

THE RECORD AND GUIDE,

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On Monday next the Real Estate Exchange will begin to justify its name and organization by doing business in the same manner as other exchanges; that is to say, the brokers will meet at stated hours on the floor of the Liberty street building and make their bargains with one another. This ought to save time and largely increase the number of transactions. THE RECORD AND GUIDE will shortly issue a supplemental sheet to record the transactions at these daily gatherings.

Two surface railroad companies struggle at once for the possession of Fifth avenue; yet Fifth avenue may prove very coy to win, immediately, even by one suitor. The desire to build railroads in New York seems to be developing into something of a craze, the cable company having appeared before the Board of Aldermen in behalf of their scheme with a petition as long as Broadway, while reports of cases in court for the promotion or prevention of new schemes have become about as familiar as a morning newspaper. There are two things to be kept in view when considering this question. We want all the new facilities for transit to be had; but it is a nice point in finance to know just when and where a new road can be built without taking the amount of the new investment from the value of roads already in operation. When a new road injures materially the value of an old road it is not needed by the public, except in cases where the route is better chosen for public convenience. It is a little curious that, in a city which depends for its continued supremacy on its commerce, the means for passenger traffic should be alone studied, while the movement of merchandise, handled here in a more extravagant and wasteful manner than anywhere else in the world, is altogether neglected. Yet, there is more money to be made in enterprises for conveniently warehousing and moving freight than in all the passenger railways that can be conceived. The cost of useless work in handling merchandise in New York is greater than the gross receipts of all the elevated and surface railroads put together.

It is more than possible that the Legislature, in the attempt at protecting buildings against the danger of fire communicated through elevator shafts, has made conditions that will lead to additional risks. Under the new law all elevators must be operated within an enclosure of brick walls. Such a system of construction necessarily makes a flue, opening out upon each floor of a building, through which flames, propelled by a strong draft, could readily leap from story to story without meeting with much resistance. But elevators are not necessarily run in enclosed shafts. As a matter of fact, the arrangements of many of these now almost indispensable conveniences for reaching the intermediate and upper floors of tall buildings do not create a flue at all. This is true of the elevators in the Boreel building, and wherever stair wells are utilized in construction no flues are formed. A law then which compels the erection of flues in all instances, even though composed of brick or other fire-proof material, seems like a defective law. Undoubtedly, in all cases where flues are created in the construction of an elevator fire-proof material should be used; but in cases where such a conductor of fire and smoke is unnecessary its construction should not be forced. Hatches for each floor to be kept carefully closed when the elevator is not running, or closed immediately on the appearance of fire, would be the best protection in a great majority of instances. The construction of a shaft which becomes a flue when fire makes its way inside through any opening should be avoided whenever possible.

The Gibbs' committee ought to find a good deal of matter for investigation in the building of the new regimental armories. The project was monstrously extravagant in the first place, and the Legislature is to blame for sanctioning the extravagance. Probably this is because no legislator cared to encounter the hostility of the National Guard. Because the Seventh Regiment built itself an armory by the aid of its friends, it was argued that every other regiment should have an armory at the public expense. The argument is very lame. In fact, two or three armories would amply

suffice for the whole city. If the project had been for brigade instead of regimental armories, there would have been more sense in it. The enormous drill-room required constitutes the main expense of an armory. There is no reason why this should not be used by three or four regiments in common since none of them holds a battalion drill every evening. The project, as it now exists, is practically to present a \$200,000 club house to every organization mustering, say 500 active members. There is no reason in this, and it is fair to presume that unless somebody had a strong personal interest in its execution, so extravagant a programme would not have been carried out. It remains to be seen whether the committee is working at random or upon information in investigating the purchase of the land for the armories.

The commissioners of accounts have spread a very thin coat of whitewash over the office of the corporation attorney. In their report submitted to the Mayor they blame the civil justices and the police. By the law the duty of the corporation attorney is to conduct "all actions to recover penalties for a violation of any law or ordinance." It is notorious that many laws and ordinances are continually violated, and that no penalties are recovered for their violation, nor any other measure taken to discourage the violators. If the civil justices do not do their duty when cases are brought before them, it is evidently the business of the corporation attorney to expose and prosecute them. He can at least make it understood where the fault lies, and if he cared anything about the duties of his office he would not be content with doing less than this. But nobody has heard any complaint from the corporation attorney until a complaint is made of him. Then he undertakes to screen himself behind the civil justices and his investigators help him to do so. The ordinances will never be enforced by an official of that kind.

The cars on the Tenth Avenue Cable road are now running with reasonable regularity and despatch, and the road is undoubtedly the ideal road for climbing a hill. Up the steep grades from the level of One Hundred and Twenty-fifth street to the altitude of Highbridge, the cars move swiftly and without friction. But it is not quite the ideal road, we fear, for level grades. In the first place, at the bend of the road from Tenth avenue into Manhattan street, the noise of the cable is like the rumbling of a huge factory, and throughout the line there is a continuous and monotonous whizzing distinctly and disagreeably audible at a considerable distance, and somewhat trying to unstable nerves. Then, again, the grip car, made to carry passengers as well as its following car, does not move smoothly, the jar being decidedly uncomfortable, while the rumbling of the two cars together is exceedingly pronounced. It is to be hoped that all these disagreeable incidents to a ride on the Tenth Avenue road will disappear when the machinery has been longer in use. But there is one thing wrong in the construction of the road that was evidently not meant to disappear. The tracks are not laid side by side in the centre of the street, like the tracks of a horse railroad, but about equi-distant from the curbs and from each other, thus dividing the avenue into three nearly equal parts. It is easy to see that on a crowded street with the road running frequent cars this arrangement would prove very inconvenient, leading to frequent collisions and making traffic, in fact, almost impracticable.

We will not say that the Treasury Department is not right in attempting to force silver into circulation by withholding small notes. It was undoubtedly the purpose of the Silver Coinage law to make silver circulate, but we all know the force of habit. When subsidiary silver coins were first made to take the place of the fractional notes we all remember with what fond regrets some men clung to their shin-plasters, and how unwillingly they yielded them up to either of the twin destroyers—Time or the Treasury. We have used a paper currency for so long a time now that it seems almost impossible to get either gold or silver into circulation. But it is unquestionably true that the use of paper currency, founded on the credit of the government, even after it becomes convertible into gold or silver, is demoralizing. We would never have had the legal tender decision, with all its extreme and revolutionary significance, had gold and silver been the only currency bearing the government stamp. It would be a good thing to get rid of some of our paper legal tenders and substitute the precious metals in their stead. Silver, up to the amount where it can be replaced by a \$2.50 gold piece, will not prove an inconvenience; and men will soon learn to like it better than these greasy and often mutilated one and two dollar notes. The change is only a mechanical question. We must change the fashion in purses. If any persons want to pay a premium for small notes that is their kettle of fish, and not a matter of public concern.

There is too much reason to fear that a prolongation of the railroad war, made manifest by a continued cutting of rates from the West, is contemplated. If this be true there can be but one reason

given in explanation; for there is but one enterprise now being prosecuted which is sufficiently comprehensive in its effect to provoke hostilities. This enterprise is found in the extension of the Baltimore & Ohio Railroad to New York, an undertaking which, as it is well known, has already cost the outlay of many millions of capital, and must call for the investment of many additional millions before it can be completed. Nothing could be more reprehensible and exhibit greater fatuity on the part of the railway managers than a continuation of the rate war for the purpose of crippling the Baltimore & Ohio road. This road has always been a disturber in railway finance simply because it had no outlet to New York, and was forced to cut rates for the purpose of securing traffic. How silly, then, would be resistance to an attempt at placing the road upon an equal footing with the other trunk line roads. A Baltimore & Ohio terminus on the harbor of New York would be the needed pledge for its future good conduct. It is not the division of through traffic that the railways have to fear. There is traffic enough for all if their managers will but have the good judgment to hold rates sufficiently above the cost of service to make their operations profitable, and the country will be the gainer by the increase. Yet it looks now as if there is not wisdom enough in railway management to discern this simple truth, the process of committing suicide for the injury of rival roads still being continued. All this talk of railway rivalries in the West is but throwing dust in the eyes of the public. The Western roads are feeders, but comparatively local roads in their interests; and if the rate war is to be continued it is a trunk line war, with its cause for hostilities here in the East.

### The Fifth Avenue Railroad.

The daily papers have shown more or less temper in discussing the project for a horse railroad in Fifth avenue. Some of them go so far as to call it "impudent" and "rascally." This state of mind may be natural, but it should not be encouraged. If there were any money to be made by running horse-cars through the Mall in Central Park or down the middle aisle of Trinity Church, and it looked as if the scheme were practicable, there would be people enough to snatch at the chance of getting a charter for that purpose. It is of no use to blame them. If these particular corporators had not taken the charter, somebody else would have been found to do so. If it be true that none of the corporators lives in the avenue, or has any property interests in it, it is nothing to the purpose. What one of the corporators called the "sentimental objection" to the use of Fifth avenue for car tracks, meaning the objection of people who lived there to having what they regard as a nuisance in front of their houses, has evidently had no effect upon the other corporators. For them the first question is whether the road would pay, and the second is whether they will be permitted to build it. It is possible, of course, that they do not mean to build it at all, but only to get hold of a charter that has a negotiable value to other capitalists. This does not concern the public aspects of the matter, or the answer to the questions just put.

As to the first, we should imagine there cannot be much doubt upon that point. The road would pay, and pay very handsomely. The movement of traffic in New York is all up and down, very little of it across. Thanks to the stupidity of the authors of the street system of 1807, there are provided for all this movement up and down the island only eleven or twelve streets, while for the less important movement across town there are provided between the Battery and Harlem Bridge very nearly two hundred streets. If the blocks had been turned the other way, when the city was laid out, and after the first blunder of laying it out in rectangular blocks had been committed, the management of traffic would have been much easier. That is to say, if the short block fronts had been at the north and south ends of the blocks and the block fronts at the east and west, the short front remaining at 200 feet and the longer at 600, there would have been forty or fifty avenues, and sixty or seventy cross streets. The business [of the city could then have been done very conveniently. There would have been avenues enough to have admitted of eight or ten being reserved for heavy trucking and eight or ten more for riding and driving in light vehicles, while there would still have remained more than twice as many conduits as the existing system supplies for the daily movement up and down. As things are now, every one of the avenues could be used as such a conduit without being superfluous. Fifth avenue is in fact the only avenue which has not already been brought into requisition. It cannot be doubted that there would be enough custom for a railroad in Fifth avenue to make it pay.

The other question, whether or not the railroad will be permitted to be built is not so clear. It ought not to be permitted, of course. The fact just mentioned that it is now the only avenue unencumbered by car tracks, and consequently the only drive in the city, is conclusive as regards the public interest. As the principal avenue to Central Park it should be kept clear, not only of horse cars, but of heavy traffic, and reserved for light equipages. There is no dis-

pute that more than nine-tenths of the property holders in the avenue would and do oppose the project. Everybody who expects to continue his residence there necessarily opposes it. The hotel keepers above Madison square are naturally in favor of it, and also the owners of the stores that have lately crept in. But the character of the avenue as a street of residence would be utterly destroyed by the introduction of horse cars. The fact that the property holders are opposed to it is so clear that one is tempted to wonder how the projectors of the road expect to circumvent their opposition, seeing that the consent of half of them is required by law before the road can be built. The projectors will evidently bear watching, unless, as we have intimated, they have procured a charter simply as a basis for negotiations, as the old Broadway "strikers," in Tweed's time, used to work on A. T. Stewart's dread of a railroad in Broadway; or unless they mean to sell their charter to other strikers and make their profit by a "quick turn" in the charter.

While it is useless to blame the corporators, who do not pretend to be consulting anything but their own interests, it does seem proper to express a mild surprise that the attorney-general of the State, whose opposition would have defeated their application for a charter, should have permitted it to be secured. He is not presumed to be "on the make" like the corporators. He is presumed to be looking out for the public interests. A brief season of inquiry would have shown him that, even if every property holder on the avenue acquiesced in the application, it was still his duty to oppose it in the interest of the public at large, which absolutely requires at least one avenue kept free from car-tracks as a drive. The best excuse that can be made for the attorney-general is that he is entirely ignorant of the local needs and wishes of New York, and this is a very poor excuse, seeing he might so easily have informed himself.

### In West Fifty-Seventh Street.

The wide streets are for obvious reasons more favorable to good architectural effects than the narrow, assuming the rectangular street system. When we get the telegraph wires down, if we ever do, people who have lived in New York all their lives will rub their eyes and imagine themselves in some strange capital, so spacious will the avenues look and so comparatively respectable even the hum-drum old brown stone fronts. It is the longitudinal streets, naturally, that are chiefly disfigured by poles and wires, that is up-town, for down-town there is little to choose.

In the meantime an architect finds his best opportunity in the wide cross streets. Fourteenth and Twenty-third have little character until one goes to the extreme east or west. Thirty-fourth street and Forty-second are not much better off, although the open space at Sixth avenue and Thirty-fourth, being irregular, gives the buildings an opportunity to be seen, of which few of them are worthy; and the group of buildings near the Reservoir in Fifth avenue, with the open square between, and the Grand Central station in Fourth, undoubtedly give individuality to that part of Forty-second street.

In Fifty-seventh street, however, there is much more of architectural interest. The street had the good fortune to be built up after the brown stone epidemic had raged itself out, and when it had occurred to rich men that the same house which would suit all rich men equally well might not suit any rich man perfectly. Among the earliest of the houses, since the old Second avenue and Washington square days, that have any character are those in Fifty-seventh street, near the corner of Fifth avenue. That at the southwest corner was the best dwelling in New York, architecturally, when it was built, and there are not many better now. It is worthily confronted by the Vanderbilt house opposite, which is stately and not without picturesqueness. With few exceptions, all the houses between there and Sixth avenue have some interest, though some are tame and others are wild.

Beyond Sixth avenue to the westward, it is not very long since the cost of excavation made living there too expensive for anybody but squatters and goats. The first noteworthy building in the block between Sixth and Seventh avenues, was the gray stone Baptist Church, on the north side, which was described and criticised at some length in these columns when it was erected. Now that it is flanked by newer buildings it is impressive by reason mainly of its unusual extent of frontage and of the good judgment of the architect in securing ample masses of wall. The spire, too, is graceful and well studied, more so indeed than most of the detail in the building proper, which can claim no higher praise than inoffensiveness. If the principal divisions of the building had been more accentuated in the treatment of the exterior, as might have been done without losing the value of the unbroken basement wall, the church would have been even better than it is, and, as city churches go, it is very good now. It looks all the easier by contrast with the uneasy and bustling structure that adjoins it on the east, and which may be its parsonage. This edifice has altogether too many things for its size or their use, and the things are not good in themselves, nor are they well combined.

To the west of the church again there is a row of five houses,

each of twenty feet or thereabouts, that are attractive and pretty. They are not so attractive as the Clark houses in Seventy-third street, with which it is natural to compare them, since the object in both cases is to secure the unity of a single building, while varying the treatment of the houses that together constitute the row. These Fifty-seventh street houses are of brick with brown stone basements and first stories, except the easternmost, which omits the brown stone first story. No lines are carried quite through the row. Even the main cornice which is very nearly so, is interrupted once or twice by a lower or higher cornice, apparently for the mere sake of variety. All have gables, but the treatment of no two gables is alike, some covering the whole wall of the house, and some narrower with little independent dormers alongside. A mansard roof covers the whole front, though the gables allow little of it to be seen. The openings of the stories below are also varied. The principal window of one house has a large elliptic arch, that of the next a square-headed opening with stone mullions and transoms, of the next a pair segment-headed, of the next a pair but square-headed, and of the last a pair square-headed also, but with round relieving arches turned over them. In its general purpose of animating the front, and of individualizing the houses of which it is composed without setting them to swearing at each other, the design is successful. The detail, though some of it is rich in execution, is only passable in design.

Nearly opposite these houses is a studio-building which proclaims its purpose with distinctness in the large north windows, and is a moderate and well-behaved piece of Gothic.

On the northwest corner of Seventh avenue is the Osborne, about the hugest apartment house yet, showing eleven stories in the principal front, that upon Fifty-seventh street, and having a frontage of about 150 feet on the street by 100 on the avenue. The material, a rough brown stone, used with wrought work and belting of a light olive, is attractive, but it is not well used, the weak color being used for emphasis. The vertical division of four parts, the lower containing two stories, the next four, the next three, and the uppermost two again, the divisions being marked by belting-courses, balconies and the like, would be effective if it were better managed. In fact it is crude and unskillful. The doorway, as usual, is the chief feature. It is here very pretentious, being a round arch of unusual height, space and depth, but the detail is less than commonplace, and the entrance is less impressive than the smaller but better proportioned and better detailed doorways of the apartment house opposite on the south side of the street. In fact there is nothing architecturally interesting about the Osborne, except the grouping of the stories, and here and there some carving that is good in execution.

### Not so very Monopolistic.

One of the most curious among the many misconceptions relating to railroads is found in the seeming popular impression that they lie at the foundation of all the most colossal fortunes in the country, and that a man has only to be made a railway manager to be started in pursuit of his first billion dollars. To this misconception is doubtless due, in great part, the intense hostility to the so-called railway monopolists, and also much of the adverse and mischievous legislation and constitutional tinkering which is crippling railway management.

There are, doubtless, a few very rich men in the United States whose principal holdings are in railway securities, and who are themselves at the same time active railway managers, occasionally even taking a hand at railway construction. It would be strange if it were not so when we consider that nearly one seventh of all the property in the country consists in railway stocks or bonds, and that this property is so easily negotiable that it can be made substantially a substitute for money in exchange, while it possesses an advantage over money not loaned in being, at least in some instances, dividend or interest paying. But to suppose that all or even a majority of the large fortunes in the country are due to connections, either direct or indirect, with railway companies is a great error. On the contrary, the presidents and chief officers of some of the largest roads in the Union are comparatively poor men; while the manifold millionaires are to be found either among general speculators on the market, or among miners, merchants, or the producers of certain specialties in manufacturing.

Take even the case of the one great fortune in the country that men are in the habit of using as an illustration of the profits of manipulating railway stocks—that of Mr. William H. Vanderbilt. It is a large fortune without doubt; but the nucleus upon which it has grown to be colossal was not drawn from railway investments. Commodore Vanderbilt was a river king, it will be remembered, before he was a railway king; and it was chiefly the profits on water transportation that enabled him to finally turn over a railway to the one son whom he made his heir. But Dean Richmond, the predecessor of Commodore Vanderbilt on the New York Central Railroad, did not leave a colossal fortune; and if any very large fortune has ever been founded on the stock or securities of this road we are unable to recall the instance. With regard to the other

great trunk line railroads but one of them has ever even produced what could be called a representative rich man, the fortunes of their presidents and chief officers, though sometimes pretty large, not comparing with the fortunes which we have seen accumulated in mining, manufacturing and trade. A. T. Stewart, whose filthy lucre at the time of his death was estimated at \$60,000,000, made his money exclusively in dry-goods, or in dry-goods combined with any kindred article of merchandise that would sell. John Jacob Astor came to New York empty-handed, and after securing a nucleus for a fortune in the fur trade concluded to settle down and grow up with the city. He died, it is said, worth \$40,000,000, and his family, who have not squandered their patrimony, persist in believing to this day that real estate is about the most profitable field for investment to be found. Asa Packer, of Pennsylvania, whose fortune was roughly estimated at the time of his death at \$50,000,000, was a mine operator; and if he was also interested to a certain extent in railways it was only because they were subsidiary to his chief industry. Ross Winans, of Maryland, worth at the time of his death \$20,000,000, was a manufacturer; a locomotive manufacturer, it is true, but no more connected with railroads than a maker of steel rails. As to the gold and silver kings of California and Nevada, the grain kings of Chicago, and the light or heavy running kings of the domestic sewing machines, whose wealth, in several instances, has become almost fabulous, they are capable of putting to shame the achievements of even some of the most successful railway operators—discounting their operations in fact, and winning easily by a great many points. Mr. Jay Gould, though interested in railroads, has not made them his only interest.

Again, with regard to the profits drawn from railway securities held as an investment. Of course it is very well known that the incomes derived from these investments are not large, rarely surpassing on the most successful railroads in the most prosperous times the interest on money loaned, and falling immeasurably below the profits which every merchant expects to draw from his capital. True, the merchant will estimate his personal labor as something demanding recognition in the question of profits, but the amount of personal labor put forth by a merchant prince with his capital of several million dollars will be hardly greater than the personal labor of the corner grocer with a capital of only a few thousands. So it seems to be mainly a question of capital after all, and upon this view of the case railway stockholders have no pretensions.

We could afford to pass these misconceptions with regard to railway property as matters of no moment were it not for the persistent determination on the part of certain persons possessed of a plethora of reform ideas, founded on no knowledge or conception of facts whatever, to embarrass our railway managers by every possible means; and at their heels are a body of demagogues sufficiently numerous to enable them to achieve a considerable measure of success. Yet there is no fact that should be clearer to any man with even the most feeble powers of observation than the fact that on the stability and productiveness of railway property depends chiefly the industrial prosperity of this community, and that this stability and productiveness can only be secured by leaving the management of the railroads in the hands of experts familiar with every incident and detail of their operations. We have causes enough to bring disorder without inventing legal and constitutional methods of obstruction. The destroying hand of unbridled and misdirected but inevitable competition can always be depended upon to keep our bath of hot water at a sufficiently high temperature for all the purposes of par-boiling.

There is nothing uncertain about the purposes of the Greenback party. It is not a numerous body of men, but the Greenbackers are political Shakers, the one measure of heaven which is to leaven the whole political earth. They propose to demonetize both gold and silver, a purpose in which they already have the co-operation of the mono-metallists to a degree that covers half their plans, and after having compassed this much they will go ahead in securing certain measures of tax reform which, to confess truth, are somewhat startling. They would begin by imposing a tax on all annual incomes exceeding \$2,000, and, increasing the ratio of taxation as the income rises, they would finally cut the story short at \$50,000 by compelling men to pay everything in excess of this income into the public treasury. We hope the reporters have not got it wrong. This seems to be the significance of the resolutions passed at the Clarendon Hall meeting on Wednesday; and it makes a very definite programme. With regard to money the Greenbackers are at least more than half as sensible as the mono-metallists. They would do thoroughly what the advocates of exclusive gold would do by halves, and between the two classes of heretics we do not know but that the latter class would be the ones to burn. But, in the matter of taxation, we are not quite so clear. Under this new scheme when a man had succeeded in securing an income of \$50,000 per year, and found that he had no more worlds to conquer, he would retire from all active pursuits. Then, of course, he

would become a drone in the community, of no further service to any one but his tailor and grocer. He would create no more property—all well-regulated accumulation is creation, it must be remembered—and would, consequently, give little more employment to workmen. Are the Greenbackers so entirely independent of a job that they could afford this style of reform? Their imaginations are inflated.

### The True Preventative for Labor Difficulties.

The unpleasant incident in the general good news in relation to our industrial interests is found in the reports of strikes and disagreements between employers and their workmen at various points, most noticeably in the mines of Pennsylvania and on the lines of the Wabash Railway system. They are the last clouds of a storm that is now passing, it is to be hoped, but they serve to darken a landscape that the sun is struggling to enliven. As they are precisely such incidents, however, as we usually witness at the end of a long business depression, when it becomes a question either of reducing wages or advancing the prices of commodities, the symptoms are not altogether unfavorable. The railroad strikes of 1879 did not retard the revival that became manifest the following year. When a ship gets in the doldrums almost any wind that sets the sails to flapping and stirs the blood of the mariners is a benefit.

Nevertheless, these disagreements between employers and their workmen are always to be regretted because they indicate that the true harmony of interests among all grades of workers in the industrial hive is only imperfectly comprehended. They presuppose the incentives to a conflict, when, as a matter of fact, there can be only a cause for misunderstanding. Broadly considered, a low compensation given to workmen works as well to the detriment of capital as of labor. It prevents a certain rapid increment in values from which capitalists may draw very material advantages, their ratio of profits on the products of labor when the cost is low being pitched upon a lower key. Add to this fact the additional circumstance that labor returns to the market, in one form or another, all that it draws in the shape of increased compensation, and we have an argument in favor of the increase which appeals as well to the capitalist as to the laborer. All experience demonstrates the fact that capital grows most rapidly in communities where the cost of labor is so high as to seem excessive, such communities having necessarily the most active and productive markets.

When we consider the subject from the workman's point of view, and from the view also of social amendment, the argument in favor of high wages becomes overwhelming. True, a high compensation for labor increases somewhat the cost of living among workmen, the necessaries of life sharing with the luxuries the increased cost of production. But look abroad in the market, study the products offered for sale, and see how equitably, between the rich and poor, an increase in the cost of labor operates. For the sum of \$2,500, the cost of land included, a dwelling may be erected which will furnish comfortable, even genteel shelter to a workman and his family at a rental entirely within the reach of his income. Adjacent may stand a dwelling constructed at a cost of \$150,000. The first building was begun and completed in a few weeks by a handful of workmen not necessarily of the highest mechanical skill. The second building cost the labor of many months at the hands of a large force of workmen. It is covered within and without with artistic decoration demanding high skill in execution, and, during the progress of the work, it furnished employment to possibly two score of the tenants of such dwellings as the one first described. Yet, the rich tenant or proprietor of the costly dwelling will pay every dollar of the cost either in the form of rent or interest, the entire \$150,000, now duplicated in the building, having been distributed among the workmen who, if they are made comfortable and given resources for the education and outfit of their families, will be very well content with their own domiciles. This is one illustration. Visit the stores from one end of Broadway to the other, examine the merchandise offered for sale, and see how small a proportion of the goods produced by the workman were produced for his own use. It will be through such investigations as these that the real significance of a high price for labor will be discovered. It will be seen that the socialistic scheme for taxing the rich to benefit the poor, advocated by Mr. Chamberlain in England, is an altogether useless project; that in its stead production may be itself taxed not to the disadvantage of capital, but for the benefit of labor, and that all parties concerned will be the better or the impost

But, unfortunately for the community, these truths are not yet clearly seen by the great body of men reasoning from the facts of their own individual experience, and without reference to general economic laws. The chief of any industrial concern, however strong his philanthropic instincts, knows that he alone cannot increase the compensation given to his workmen in the face of intense competition without bankrupting his industry, and the workmen, condemning upon equally superficial premises his unwillingness to increase wages, attribute his refusal to the greed of

capital. A dispute results, followed by a conflict in which we see again illustrated the story of the two knights and the shield. Both parties are in the right from their own point of view. The workman is right because in addition to his own personal interest, which he has the right to protect, he holds a position defensible upon broad grounds of political economy; and the employer is right because he is possibly at the time paying all the proceeds of his operations to labor, and cannot without an encroachment on his capital, a favor which no workman should ask, increase the total of his payroll. Personally, he may have been in no sense responsible for that gradual competitive reduction in the prices of merchandise which always follows a period of general prosperity, having floated only with a current too strong for his resistance; but his dilemma is none the less a personal embarrassment.

We must again urge the necessity for a broader study of this subject by all parties concerned to the end that disputes may be made less frequent and more easily settled. For the present, our only remedy against social friction will be found in a frank recognition of both the right and the policy of good wages. We know nothing yet of the possibilities of industrial co-operation, a theory which has been strongly advocated, but which rests upon no adequate foundation of fact or experience. Whatever it may accomplish in the future—and past experiments have not led us to hope for much—it can furnish no present shield against the social disorders which demagogues are always ready to promote. But a clear understanding of the wage question, comprehending as it does the entire theory of the equitable distribution of wealth in accordance with exertion and merit, will save us a great deal of strife, bitterness, and occasionally even bloodshed. It is a practical study and involves no complications among castles in Spain.

### Our Prophetic Department.

COSMOPOLITAN—I notice, Sir Oracle, that THE RECORD AND GUIDE'S correspondent in Europe calls attention to the rapid growth of the cities of the Old World, especially those of Germany. Is there any chance of New York ever rivalling Paris in splendor and attractiveness? Will we ever have the art galleries, museums, statues and public works which make foreign capitals so alluring to the American tourist?

SIR ORACLE—The concentration of population in large cities is a phenomenon as marked in old Europe as in this young America, and is due mainly to steam transportation. In the fullness of time New York may equal Paris in the features which make the latter city the capital of the world of art and pleasure, but it is difficult to see how it can be brought about. Paris is full of the memorials of a splendid past. The palaces filled with the treasures of art and industry which mighty kings collected for their own enjoyment are now placed at the disposal of the multitude. We can never have those this side of the Atlantic. Then how can we ever reproduce or even imitate the triumphal arches, pillars and statues which recall a history full of striking events. Our annals are tame compared with that of European nations.

COSMOPOLITAN—May not our public works and peaceful victories furnish as good themes for artistic treatment as the bloody events commemorated by the Arch of Triumph and the Column Vendome? Our Brooklyn Bridge is finer than anything of the kind in the whole world, and Broadway is a thoroughfare worthy even of Paris.

SIR O.—Paris had a great opportunity when it came into possession of the church property, which, at the time of the revolution, embraced one-third of the whole city. This was the beginning of the improvement of modern Paris. That city also owes a great debt to Napoleon III. The finest of the recent improvements were his. I cannot see what agency can be used to beautify New York as Napoleon and his predecessors beautified Paris. No authority with us has power to rebuild whole sections of a city. It is a government that must do this to do it wisely and comprehensively, and the average American has a terror of government work and authority. "Boss" Shepherd transformed Washington from a squalid, provincial, southern town into a capital worthy of the nation, and was bankrupted and hounded out of the country for doing so. To improve New York there should be a settled authority, with power to prevent the erection of buildings out of harmony with the neighborhood. In Paris the *ensemble* is never forgotten. The arches, pillars and statues form a part of the general plan of the municipality, and house construction is supervised by the government so as not to interfere with picturesque effects. See how incongruous are our streets compared with those of Paris or Berlin. Here everyone is permitted to follow his own sweet will in the edifice he puts up, and really fine dwellings become grotesque when placed in juxtaposition with houses that are ugly or insignificant.

COSMOPOLITAN—Some day there will be a union between New York and Brooklyn. Other bridges will be built as well as numerous tunnels. May not this involve the changing of street lines and the opening of new avenues of communication, which will admit of artistic treatment such as you so much admire in Paris.

SIR O.—Possibly. Then doubtless our system of docks when completed will greatly alter for the better the appearance of New York. We have many natural advantages over Paris. We have a noble harbor, but we neglect the Battery that looks out upon it. Governor's Island ought to be a pleasure resort, but it is used for a barracks, and the old and useless fort is a deformity. Bartholdi's statue—the work of a Parisian—is the only artistic adornment of our harbor. Our Central Park is creditable to us, and the proposed parks north of the Harlem will some day surpass the Bois du Boulogne in attractiveness. But, after all, I fear New York will never have the Boulevards, the Louvres, the Luxembourg art galleries, the Goebelin tapestries, the Hotels de Cluny's, or the museums of the capital of France. Our city is not the seat of a government, for being such helps immensely the architectural magnificence of London, Berlin and Vienna as well as Paris; but New York in time ought to have great art galleries; also museums, universities, great technical schools and private buildings equal to any in the world. Indeed, our great apartment houses and office buildings are more imposing than anything of the kind in Europe. There is no palace in any of the chief cities of the Old World comparable to several of the great flats, so-called, near Central Park. We have no Fontainebleau or Versailles near New York; but we have the great ocean and hundreds of miles of sea beaches within a couple of hours of the City Hall. Highbridge will some day be as attractive a resort as Richmond Hill near London, and then we have numberless suburbs that with a little expense can be made as charming and picturesque as any of the semi-rural settlements near the great cities of the Old World; but after all I fear that our dread of government work and the fact that New York is not the capital of the nation will always give the European chief cities the advantage over us. Then it is not by any means settled that New York will always remain the most populous city in the nation. Some day the United States will extend its sway over the whole of the North American continent, and will contain over 300,000,000 inhabitants. When that time comes some inland city, perchance Chicago, may surpass us in wealth and numbers. New York is now the only really great city on a sea coast. In every other part of the globe the most populous centres are inland, as witness London, Paris, Berlin, Vienna, Madrid, Yeddo and Peking, but during our time New York will keep its supremacy. But, alas, I fear it will never be Paris in attractiveness nor in the splendor of its improvements.

The organization of the American Economic Association, which seems like an offshoot of the American Social Science Association, is an indication of the tendency of the times; and if the new society is maintained with spirit it may prove of much public service. During more than a century problems in political economy have been much discussed, both by individual authors and by associations; but owing to the fact that until recently the statistical basis upon which all sound economic doctrine must rest has been neglected, the results of investigation have been inconclusive. *A priori* reasoning has been put forward and made to do duty in the place of facts; and it has only served us a very indifferently good turn. If the members of the new society, who are mainly college professors and presumably men of sufficient leisure for the work, will set themselves at the task of collecting statistics bearing upon this branch of social science, and classifying the knowledge thus obtained, they may be able to shed a great deal of light over subjects that are now dark and confused.

Careful examinations of railway reports show that the decrease in earnings, comparing 1885 with 1884, is most heavily manifest over the trunk line roads east of the Ohio River, the reporting roads of the South and the section lying to the northwest of Chicago showing even a slight gain. This is a truth which might have been discovered by intuition, for the East has been the battlefield in the destructive rate war that has demoralized all the business of the country. It has been observed that the South was comparatively prosperous, and this circumstance has been attributed to good crops. But the crops are usually found to be pretty good, in totals, when the figures are all in; and the exemption of the South from distress can be traced more directly to the fact that its people have been less active than the people of this section in throwing their provisions and resources overboard. Recent reports about railway doings down there, however, indicate that the conservatism of the South has been due rather to accident than to superior wisdom.

We should be practicable and know what it is worth while to undertake, and, if possible, be enabled to foresee what will fail. Had this rule been observed there would have been no massacre of Chinese laborers in the mining camps along the Union Pacific Railway, for there would have been no attempt made at employing them in competition with laborers of other nationalities. It may be a subject for great regret when we are forced to admit that, sooner or later, the Chinese question in this country must be settled by brute force if it is not settled in a certain way by law; but this

seems to be about the only forecast that we are justified in making from our experience. There seems to be only one field of competition where a Chinaman can work without much danger of arousing hostility. This is in the laundry field, and his immunity here is probably due to the fact that most of his competitors are women who are both more pacific and less capable of physical resistance than men. The charge of underworking the market, too, made against the Pacific State Chinamen, cannot be repeated against Chinese laundrymen located in New York. Every head of a family who has tested their efficiency knows that they are capable of charging fully up to schedule rates, and are as stiff as their own starch in maintaining prices.

The *Herald*, a journal with a lively imagination of the disordered sort, has set itself to showing that the eagle eye of Bismarck is intent on discovering a foothold in the Western hemisphere, the whole Island of Cuba being demanded by the rapacious conqueror as a coaling station for German fleets. For the proof of this conspiracy against our virgin continent the correspondence of an ambitious German naval officer, in relation to Costa Rica, nearly two decades old, is reproduced and hung upon the imperial crown. It would be about as reasonable to charge the United States with designs on Cuba because the late General Grant, when President, wanted to obtain possession of San Domingo. It is natural enough for German naval officers, when sailing around the world, to find here and there a mountain peak or headland on which they think the German flag would look well, and, as it fell out in Yap, try, sometimes, to hoist it on forbidden ground. But it would be hardly just to charge all the vagaries of such knights errant on the German government. Bismarck has got the colonial itch. There is not much doubt of this fact; but he will be prudent in the way he paddles in foreign waters. He is a good swimmer on dry land, but his aquatic accomplishments have yet to be tested. He will hardly care, we think, to inaugurate his colonial policy in this hemisphere by an act that would set the United States government to casting cannon and otherwise providing for complications and eventualities.

A newspaper must be very badly in want of something to say when, like the *World*, it declares editorially that if a company be allowed to build a railroad through the Eighty-sixth street depressed road across Central Park it will be only an entering wedge to a railway along the main drive. Among all the recently suggested street railways we know of none that would soon become more useful than a road through the park at the point proposed. The section west of Central Park is now beginning to grow very rapidly; yet it remains quite inaccessible to the populous district lying to the east of our great pleasure ground. The walk through the park on the surface is almost at all points considerable on account of the winding direction of the foot-paths, while the depressed ways are often damp, muddy and almost impassable for people without vehicles. Not the Eighty-sixth street crossing alone, but all the park crossings should be provided with railways as soon as those conveniences can be made to pay.

### The Real Estate Exchange.

NEW YORK, Sept. 11, 1885.

Editor RECORD AND GUIDE:

Will you please remind your readers that an opportunity will be presented on Monday to test the practicability of negotiating private real estate transactions on the floor of the Exchange salesroom.

The presence of a large number of brokers and dealers at the first meeting is quite essential to the early success of this undertaking, though its complete success is necessarily a question of time.

If all the members who favor the scheme presented will make a point of attending the first two or three meetings, each one prepared to offer one or more desirable properties for sale or to rent, there is no question but that buyers or tenants will be found there who would not be met in the ordinary channels, and negotiations will be started, if not concluded, at every call.

The rules are well adapted to protect the members against any unfairness, which fact should effectually remove the barrier of distrust that has long stood in the way of any concerted movement looking to the interchange of business among brokers.

FERDINAND FISH.

### Sand.

The new building law requires that the sand used for mortar in all buildings shall be clean, sharp sand, free from clay, loam, dirt or earthy matter, and shall not be finer than the standard sample, which must be approved by the Board of Examiners, and kept in the office of the Superintendent of Buildings for the inspection of the public.

The Board of Examiners at their weekly meeting on Tuesday last approved—1. A sample of sand contained in a glass jar marked A, as being of proper coarseness and fairly illustrating the requirements of law as to cleanliness, sharpness, and as free from clay, loam, dirt or earthy matter as is practicable to obtain sand for building purposes. 2. A sample of sand contained in a glass jar marked B, as being the minimum of fineness and quality for use in making mortar.

The sample in the jar A is sand from Manhattan Island. That in the jar B is Cowsbay sand.

## Impressions of Foreign Travel.

PARIS, August 25, 1885.

Editor RECORD AND GUIDE:

France is under a cloud and the outlook, political as well as financial, is anything but reassuring to patriotic Frenchmen. It really seems as though this once mighty nation must consent to occupy permanently a secondary place in the councils of Europe. It will probably hereafter rank with Italy and Spain and must submit to the guidance of Germany, Russia and even Austria. There is no disguising the fact also that the material prosperity of France is on the wane. In traveling through Germany, Belgium and Holland the tourist is struck with the building activity observable in all the large centres of population. Growth characterizes every department of industry in Central and Northern Europe. Belgium, indeed, in this respect surpasses Germany, but when one crosses the line into French territory the scene changes as if by magic. Dullness reigns supreme. There are but few people around the depots, there is no new building, and the very fields seem deserted. Population does not increase appreciably in France, which has fewer people to the square mile than any of the leading countries of the Old World. The growing numbers of rival nations compared with their own have induced the French Chambers to pass an absurd law granting a bonus to the heads of families on the birth of a seventh child. This giving prizes for a numerous progeny is paternal government run mad. But with little or no growth in numbers there is no demand for new dwellings in the French cities.

Then the manufacturing industries of France are suffering from a variety of causes which may prove permanent. The government debt is enormous. The expenses of its centralized machinery lay grievous burdens on the industry of the country under which it now fairly staggers. The Republic, in order to satisfy the bulk of the voters, has kept up and continued the costly and often unremunerative public works commenced during the Empire. Then the reorganization of the French army has cost gigantic sums and is a terrible drain on the resources of the nation. Bullied by Germany, and on bad terms with her natural ally England, the French people have tried to achieve distinction by distant and costly foreign wars, but this has made matters worse. The final result has been heavy annual deficits in the budget—a rapid accumulation of funded and floating debt, notwithstanding the vigorous efforts to make both ends meet by the continual impost of new taxes. As a consequence the government burdens in France are excessive. Taxation is drying up the sources of national prosperity. Paris to-day is the dearest city on the Continent. Land and rents are higher than in New York. Foreigners no longer find it profitable to spend their spare cash in the French metropolis for articles of comfort or luxury. Still silk and some other goods are cheaper in Paris than in New York, but London undersells Paris in nearly everything. A felt hat, for instance, such as would cost \$3.50 in the best stores of New York sells for sixteen francs in Paris, but can be bought for ten shillings in London. This gives a fair idea of the relative prices in the three cities for wearing apparel. Another cause for the depression of the manufacturing in France is due to the retention of the bi-metallic standard of values. Gold mono-metallism destroys values or at least reduces the prices of all the articles that gold measures. Bi-metallism tends to maintain prices, while high tariffs, of course, mean costly production. The United States as a consequence sells no goods abroad because of the cost of production, and their higher valuations are in a measure due to the fact that silver as well as gold is employed in estimating prices. France, in spite of a heavy protective tariff, has by her taste and skill laid the world under contribution, for nowhere else could such choice articles be procured as those that represent the industries of the Gallic nation. But high prices were essential to reimburse French manufacturing enterprise; hence the maintenance of the double standard. Notwithstanding the immediate bad effect of the adoption of mono-metallism in Germany the gold unit is adhered to in that country, because it injures France and enables German manufacturers to compete with those of England in the matter of prices. Germany's aim is to be the commercial rival of Great Britain, and hence she will make any sacrifice to produce goods that can be sold in competition with those of that country in all the markets of the world.

Unlike France, Germany has practically no national debt to embarrass her. Her army and administration are costly, to be sure, but then the railway system and the telegraphs that enrich individuals in the United States and Great Britain are a source of large profit to Germany. Then the other government monopolies, such as that of tobacco, adds to the fiscal strength of the Empire and relieves the community from the burdens of general taxation; hence, in the race for manufacturing supremacy, Germany has a great superiority over France. But still other countries in Europe have many advantages over Germany, notably Great Britain, Belgium and Switzerland. Free trade in the long run is a notable help, other conditions being equal, for it admits of cheap production, and this is why little Belgium and Switzerland have as great an advantage over Germany as the latter country has over France.

The gold unit adds to the burdens of debt by necessitating a greater outlay of labor to meet the obligations incurred under a cheaper monetary standard; hence the French fiscal burdens increase year by year, while Germany, with her far lighter national obligations and increasing population and wealth, scarcely notices the actual additions to her debt caused by her changed standard of values.

But, after all, Paris is the peerless city of the world. The sight-seers and pleasure-seekers will always find their way here, even though the shops lose their old attractiveness. Berlin has made giant strides within the last ten years, and is increasing in wealth and population faster, relatively, than any other great city in Europe. Paris, I should judge, is not adding to its numbers just now. I see no new buildings, and the sign "Apartments to Let" strikes the eye in every direction. There have, however, been some improvements in Paris lately, notably in the water supply. This city has had the reputation of having been behind other large cities in this regard. This is no longer true, the drinking water of Paris to-day is the best in the world, and is apparently more abundant than in New York. This fact has

not been made public to the world, it is said, out of deference to the wine interest, which wishes tourists to believe that the water of Paris is unwholesome. The principal source of supply is from La Dihuis, a distance of 130 kilometres from Paris. The height of the reservoir at the springs is 128 metres, in the city 108 metres, which gives a fall of 20 metres. This one spring, for such it is, furnishes 20,000 cubic yards of water per day. The other source of supply comes from La Vanne. There are 136 kilometres of main aqueduct, which includes 14 kilometres of arcades and 17 of syphons. The height of the city reservoir is 80 metres, and it furnishes 110,000 cubic yards of water per twenty-four hours. The total outside supply, therefore, is 130,000 cubic yards per diem. The cost of the work outside the city was 49,000,000 francs, that is \$8,000,000 of our money. The new aqueduct in New York will certainly cost \$20,000,000, and may cost \$30,000,000, for bringing the water one-third the distance. But there is no jobbery or plundering in the public works of France. I give these facts because they are not generally known. Of course this water is used exclusively in hotels and dwellings. The Seine water is devoted to fountains and street cleaning. Gallons are used on the streets of Paris to-day, where pints are employed to wash the streets of New York.

D. G. C.

## The Highest Building in the Dry-Goods District.

A HALF-MILLION DOLLAR STRUCTURE—THE LARGEST OF ITS KIND IN THE COUNTRY—THE PREPARATION OF OSTRICH FEATHERS—SIX HUNDRED PEOPLE EMPLOYED.

This is the era of high buildings. A decade ago six and seven-story structures were thought to be the acme of architectural production, and when the Equitable building was erected there was a general feeling that an extraordinarily high building had been added to New York's roll call of noble structures, and people came from far and wide to ascend its roof and look down from the dizzy height upon the marvelous stretch of scenery taking in the Bay, the Narrows, Staten Island, the North and East Rivers, and the major portion of New York and Brooklyn, with their countless piles of brick, stone and mortar. But even seven-story buildings have become wonders of the past, and an eight-story building is looked upon as a novelty no longer. Nine and ten-story structures are now not infrequently built, and among those recently completed may be mentioned those of the Standard Oil Company's on Broadway, the Potter building on "Newspaper Row," the Mortimer building, adjoining the Stock Exchange, and the Astor building on Broadway, near Wall street.

It will be noticed, however, that these are located below the City Hall, and that above that line the height of the buildings is much less. In the dry-goods district the highest buildings are those of Bates, Reed & Cooley, William C. Browning & Co., H. B. Clafin & Co. and E. S. Jaffray. But the highest building in that district, probably the highest between the City Hall and Fourteenth street, is the immense structure erected by Isidor Cohnfeld, the well-known ostrich and fancy feather importer and manufacturer.

This building is nine stories high, exclusive of the basement and cellar. It is situated on the southeast corner of Bleeker and Greene streets, having a frontage of forty-nine feet on the former and one hundred and forty feet on the latter, exclusive of an "L" twenty feet square. The first story is of granite and the second of Berea stone, while the stories above are of brick and iron, with trimmings of stone and terra cotta. The building has just been completed, having occupied fifteen months in construction. It has cost about \$500,000, exclusive of the ground. The appearance from the outside is imposing, and the structure towers high and above all the surrounding buildings, looking like a giant in the midst of dwarfs. It has added to the importance of Bleeker street as one of the great cross-town routes, and has greatly improved the neighborhood, having resulted in a considerable increase in the value of property in the immediate vicinity.

The main entrance is on Bleeker street. On entering a view is obtained of the first floor, which is the full size of the building and is a noble room. This floor and the one above are used as salesrooms. Here tens of thousands of samples of feathers and other adornments for the head-dress of the gentler sex are to be seen, from the conventional finch to the rarest ostrich. Entering the handsome Otis passenger elevator we ascend to the ninth floor to see the process of bleaching and dyeing under way. From this story we descend the floors one by one, each illustrating the various processes and the different stages through which the feathers have to pass prior to their being placed upon the market. First comes the dyeing room on the ninth story, with its vats, steam pipes and machinery. Here a number of men are engaged in dyeing the feathers in different colors of the most delicate shades. The floors are caulked, and there is direct sewer connection all over, so that the dye-water flows right into the sewers and is carried away from the precincts of the building. The eighth floor is used as a drying room, the chambers being divided according to requirement, each being heated by steam. The seventh floor is used as a stock room. This floor as well as all the others contains ice besides cold water for the use of those employed in the establishment. The sixth floor possesses many features of interest. It is devoted to the manufacture of feather trimmings. There is a special engine for working the machinery, which on this floor is very elaborate. The process of manufacture is here seen in its different stages, scores of girls being engaged in the work. The fifth floor is used as a preparing and sewing room, and the third and fourth floors as finishing and packing rooms, while the two first floors, as previously mentioned, are used as salesrooms.

Descending, the basement is reached. This floor is principally used as the shipping department. In the cellar below we find three large boilers, which furnish steam power for all the machinery in the building. It is well lighted and has vaults extending to the sidewalks. The structure has been placed back ten feet, but the vaults extend beyond the building line to the curb. The dimension of the basement and cellar is 64x165. The boiler and machine rooms are paved with blue stone flagging, while the remainder of the cellar has a yellow pine flooring. The massive piers forming the foundations of the main walls of the building are five feet six inches long and five

feet in depth, while there is a row of iron columns in the central axis of the building.

Entering the elevator on the first floor we ascend to the roof, from which an extensive view is obtained. The Brooklyn Bridge, the North River, the Jersey Heights, the Palisades and all the buildings for miles around are seen. Here it is, on glancing down at the surrounding buildings, that we discover that we are on the highest building in the dry-goods district, and on one of the highest buildings in the city. The height is one hundred and forty feet above the sidewalk. The Equitable building, which we have already spoken of as being very high is only one hundred and twenty-six feet above the sidewalk on the Broadway front and one hundred and thirty-one on the Pine street side, so that the Cohnfeld building is nine feet higher. There are three large tanks on the roof, holding five thousand gallons of water. The roof is fire-proof, and its special feature is the enclosed wire cage, which is practically a room itself, and which is utilized for drying feathers. It is so enclosed that the feathers, while drying in the sun, cannot escape from the netting in case of a very strong breeze sweeping over the roof.

The interior of the building is furnished in a much superior style to the manner in which warerooms are usually fitted up. There is hardwood trim on most of the floors. The staircases are wide and spacious up to the top story; they are six feet in width, and that on the first floor is elegantly carved in ash, the newel being of handsome design and carved by hand; the carvings on the strings are very elaborate. In the southwest wing of the building there is also an elegant staircase running from the cellar to the roof, which is entirely fire-proof, and which has highly polished marble stairs and wainscoting. On each landing, where the huge fire-proof doors give access to the various lofts, there is an office provided for the foreman of every department. The first five floors of the building are trimmed in ash and the floors above mainly in polished pine. There is hot and cold water on every floor, the former being obtained by utilizing the return steam which is carried in serpentine pipes through a high iron water tank on the top floor, thus heating the contents, which are then distributed by means of pipes throughout the entire structure. The gas fittings all over the building have electric attachments, which enables the gas to be turned on instantaneously, without the use of a match or other artificial light. Wilson's steel rolling shutters are supplied, and, besides the passenger elevator, there is a freight elevator, a sidewalk elevator and a large automatic dumb-waiter which runs from the bottom story to the roof. The building is heated by steam throughout, while the plumbing is of a first-class character, Hillyer's and Doyle's tidal wave closets being used. There are plate-glass windows on every floor and the light and ventilation are unsurpassed. In fact, every modern improvement has been adopted and Mr. Cohnfeld has spared no money in the expenditure, having almost given *carte blanche* to the architect, Alfred Zucker, under whose superintendence all the details of the construction and arrangement of this first-class business building were carried out.

### Home Decorative Notes.

—Some of the novelties in *menu* cards represent lobsters, crabs and frogs in repousse upon thin plates of copper, the *menu* being painted in oil colors at the top.

—Richly chased brass standard lamps are used in parlors, one being placed on either side of folding doors or at the entrance; they are also seen in halls.

—Many make the mistake of overloading their rooms with fancy articles and in this way inharmonious things are placed together that spoil the whole effect; a few selected with good taste will give much better effect.

—One of the chief rules to be remembered in arranging flowers is this: avoid overcrowding; very few flowers bear mixing in with other kinds, as a rule they look far better by themselves; no one with any real appreciation of the beauty of orchids, roses, lilies or camellias would ever mingle them with other flowers; when a mixed collection of flowers is desired care should be taken to choose those that have a similar mode of growth and that assort well in form.

—Antique armor for bric-à-brac mantels is seen in many styles.

—Celluloid dressing-case sets, imitating ivory, are pieces of exquisite workmanship; the resemblance to ivory is perfect and it will not turn yellow or crack as the genuine article will.

—The lattice panels of cedar wood are fitting at the tops of windows as headings to drapery and to break the draft when the sash is down at the top.

—Hungarian faience comes in forms most fanciful and grotesque, the colors are striking and gold enters into nearly every design, bright yellow, deep red, browns and greens are the prevailing shades.

—To lessen the trial of hunting for the duster, very pretty little bags can be made of cretonne or linen, the latter to be etched with figures, spiders' webs, minute brooms, etc. They should be suspended from the knob of the door by means of a gilt ring, a piece of cheese cloth with hem rolled over and caught in place with red worsted will make an excellent duster.

—To brighten carpets sprinkle with salt before sweeping.

—The rapid improvement in interior decoration results largely from the system of placing the treatment in the hands of artists especially trained in their department; the first consideration is to thoroughly study the circumstances and condition of the house and its occupants, a very important and the prime consideration, in fact, is the nature of the wall decorations, rooms with a rather cold and cheerless aspect require the use of warm colors, while apartments that are subjected to strong lights should partake of a more delicate tone of coloring, a colored ceiling suggests snugness and homely comfort, there is no particular color especially suited for ceilings, but mingled effects of color and small patterns arranged on a geometrical basis give the most desirable effect and best satisfaction.

### The Daily Meetings of Brokers on the Exchange.

The meetings of brokers on the floor of the Exchange, which will commence on Monday next, the 14th inst., from half-past ten to half-past eleven each day, are a new departure in real estate business, and will tend to greatly facilitate the operations of brokers and to economize their time. The success of these meetings will depend greatly on the energy of those who have set the movement going, and it is greatly to be hoped that every member of the Exchange will assist, so far as he can, in rendering the daily call a success. In order to do so he should provide himself with a list of all the various properties which he has instructions to obtain or to sell, so that he may be able to deal at once with another broker who wants either to obtain or to dispose of the description of property required.

In the Chicago Real Estate Exchange a very excellent system obtains under which these wants are registered with the manager, accompanied by the number of the member's seat. These wants are read out to all the members, and by so doing affect a great economy of time.

Doubtless many suggestions will occur to the committee as the meetings develop, and their success cannot fail to give an impetus to the business. Clients desiring to see their brokers will find them on the floor of the Exchange at this hour, and space will be allotted on the floor where consultations can take place.

Should the system be sufficiently recognized by the brokers as well as their clients the economy in the time to brokers and the public will be very great.

The following circular has been addressed to every member of the Exchange:

SEPTEMBER 8TH, 1885.

To the Members of the Real Estate Exchange and Auction Room (Limited):

GENTLEMEN—At the suggestion of a committee of brokers the Board of Directors decided, at the meeting on the 8th of June last, that from and after the 14th of September meetings of brokers will be held in the Exchange from half-past ten until half-past eleven every day. Members only will be allowed on the floor, but customers desiring to see their brokers will have a space allotted for that purpose.

The listing of real estate transfers has now been carried so far back that the ownership of any property which has changed hands since the year 1875, the date and the price recorded for the transfer, can be traced in a few moments. This applies to all wards except the Twelfth, Nineteenth, Twenty-second, Twenty-third and Twenty-fourth. The Nineteenth and Twenty-second Wards are already in hand, and arrangements are now in progress for handling the Twelfth Ward.

The indexing of street openings has also been so far completed that the date and particulars of any assessment relating thereto can be learned on inquiry at this office. In addition to these, proceedings pending in the public departments and before the Board of Assessors are in hand, and will probably be completed before the end of the year.

As soon as the Legislature reassembles at Albany the system adopted by the Legislative Committee last session will be resumed, whereby the particulars of any bill introduced can be ascertained at the offices of the Exchange, and the exact stage in its progress.

I am also requested to advise you, that in pursuance of Clauses 28-37 of the Rules and Regulations, Arbitration and Complaint Committees have been appointed by the Board of Directors. GEORGE H. SCOTT, Secretary.

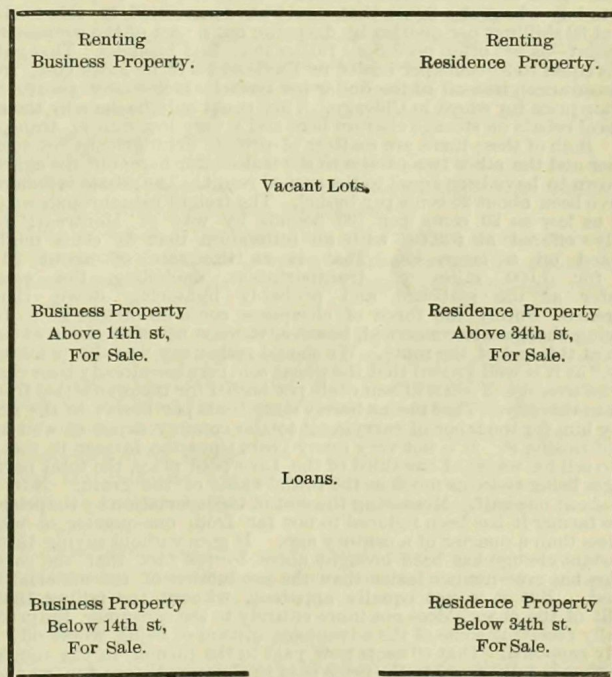
The Special Committee on the Meeting of Brokers have issued the following circular:

To the Members of the Real Estate Exchange and Auction Room (Limited):

We, the undersigned, being the committee appointed at the meeting of brokers within referred to, earnestly recommend all members to punctually attend the daily meetings and encourage by their presence a movement intended and expected to advance the interests of the Exchange, and become a permanent success.

FERDINAND FISH.  
LEONARD J. CARPENTER.  
ARTHUR MASON JONES.

The following diagram illustrates the position on the floor in which the brokers will meet:



The only business of importance transacted at the meeting of the Directors of the Real Estate Exchange, on Tuesday, was the election of William F. Redmond, of A. H. Muller & Son, as a director, in place of Charles Buek, resigned. Nothing has yet been done in the matter of declaring a dividend to stockholders.

## The World of Business.

### The Business Situation.

One of the most important industries of Wall street is the manufacture of public opinion. No politician is more cunning in manipulating the minds of his constituents than some of the professional stock speculators, and to no politician is the support of his followers more essential than is the help of the dear public to the stock jobber. From time to time special efforts are made by the "insiders" in Wall street to give direction to the thinking of the people in regard to the market. The country is flooded with reports of improvement in business, such and such securities are named as sure to go up, and in every way the natural tendency of Americans to take a cheerful view of things is nursed. The public are brought in, stocks are sold out on them, and the speculator gets on the other side of the market. Presently the telegraph instrument begins to click, and the operator hears a bear scratching at the other end of the wire. Of course the insider does not always succeed in his plans, but everybody who has given any attention to affairs in Wall street knows that this is the regular game. After the few people who knew of the negotiations in regard to the West Shore and South Pennsylvania roads had loaded up they gave the news to the outsiders, and the New York Central and West Shore securities were carried up beyond all reason in the excitement they took so much pains to stimulate. It was about the same time that the Chicago, Milwaukee & St. Paul hippodrome performance came off. If the affairs of that company are in as good condition as is represented by persons familiar with them, there was nothing so very remarkable in the rise, but it was very amusing to see the suddenness with which certain well-known operators were converted from the bear to the bull side when they saw that the manipulation was to be for higher prices. We are now told that a large bear combination has just been formed in New York. The probabilities are that it was formed some time ago, and that it has only now come to the knowledge of the outsiders. If these bears have their machinery in working order we shall soon learn from a lot of New York dispatches that this great country is not so much of an affair after all and that stocks are altogether too high. This sort of thing is well enough for people who want to gamble in stocks, but it is not business. The tide of traffic is moving on independently of the ups and downs of the stock market, and it is a rising tide. The New York bank statement of last Saturday is a valuable contribution to the evidence on the subject. There was an increase of over \$4,700,000 in the loans, and the fact that the deposits fell off shows that the funds loaned were not left in bank in the form of a deposit. There has been a decrease of nearly \$13,000,000 in the surplus reserve since the first of August. One could not have asked for a better record. That a great deal of this money has been used in legitimate business is the testimony of leading traders and manufacturers all over the country. They no longer say that trade is going to improve, but that it has improved. The textile mills at the East seem to be making both ends meet, which for a year or two past they have not been able to do. Some of the woolen mills are too busy to accept further orders for immediate execution, and the transactions in wool are larger than ever before. There has been more doubt as to any actual gain in the iron trade than in any other, but that doubt seems to be fully set at rest. The proposed resumption of work by the Union Steel Company of this city, which will employ 2,500 men, is highly significant. Among the articles in which the West is specially interested wheat has been the occasion of the utmost disappointment, and the progress of business will be impeded by the low prices at which it is selling. There has been a great deal of miscalculation among the most experienced men in the trade as to the foreign supplies. But it would seem to be a question of only a few months at the longest when the home demand will assert itself to such an extent as to give the farmer a much better price for his product. Lumber is strong, and there is every probability that the recent advance will be sustained. Much depends, however, on the prices realized by the farmers of the Northwest for their cereal crops. The railroads running into Chicago still have rather poor picking. Reduced rates bring very little business; but if the industrial revival continues there will be better times for the railroads later on, and the close of navigation will give the roads their opportunity for raising tariffs.—*Chicago Tribune.*

### Wheat at Thirty Shillings.

No. 2 spring wheat was bought in this market last Saturday for export and sold by cable to Liverpool at 30 shillings and 6 pence per quarter of eight bushels. As our market subsequently touched a price  $\frac{1}{4}$  cent below that at which the above noted purchase was made, it was possible at one time to buy wheat at a figure that would have permitted its sale to Liverpool at 30 shillings per quarter by dropping out a part of the commission at this point—as has often been done rather than lose business. That reduced sum is equal to 90 cents per bushel in England (as it includes cost, freight and insurance), instead of the dollar per bushel which many people claim is a fair price for wheat in Chicago. This could only be done by the aid of a liberal rebate on storage charges here and a very low rate of transportation. Both of these items are matters of private arrangement between the shipper and the other two parties to the transaction here, but the aggregate is known to have been equal to the named result. The rebate is understood to have been about 22 cents per bushel. The freight rate through was possibly as low as 20 cents per 100 pounds by way of Montreal; it was openly offered at \$22.60, with an intimation that 21 cents might be accepted on a large lot. That is at the rate of about \$1 per ton for 1,000 miles of transportation, including the cost of transfer at the seaboard and probably lightening down the St. Lawrence. Surely the force of cheapness could no further go so far as carrying charges are concerned, however it may be with the cost of the grain at this end of the route. We should rather say "at this point in the route," as it is well known that the wheat sold here has already been charged with an average of some fifteen cents per bushel for transportation from the farm to this city. That means barely sixty cents per bushel to the grower to pay him for the labor of carrying it to the country depot as well as the cost of raising it. It is not very many years since the farmer in the West had to sell his wheat at one-third of the Liverpool price, the total carrying charges being twice as much as the initial value of the grain. Now it is only about one-half. Measuring the cost of transportation by the price paid to the farmer it has been reduced to not far from one-quarter of what it was less than a quarter of a century ago. It goes without saying that this important change has been brought about by the fact that the carrying service has grown much faster than the production of the material to be carried. But it is not equally apparent, without the telling, that the benefit of the change does not inure entirely to the consumer, the producer actually receiving some of the advantage, instead of being worse off, as is widely supposed. That 60 cents now paid to the farmer in the much farther West is fully equal to the price paid in Chicago before the war to the men who brought it in here by team from farms a few miles distant, and the amount of labor required to produce it is less now than it was then, thanks to the introduction of labor-saving machinery in agricultural operations. The grower makes more money, except as he may pay more for the interest on the greater value of his farm, and is able to pay better wages to his help, while both can obtain a greater amount of comfort by the expenditure of the cash than was possible then, because the introduction of machinery has cheapened the cost of producing most of the things which are essential to his comfort. But how great is the benefit to the consumer of that part of the surplus which goes to Europe! He can buy three pounds of bread for the same price that he had to pay for two pounds in an average

year up to a very recent date, and for one pound in times of scarcity that are well remembered by many now living. That 30 shillings per quarter is reported to be the lowest price known in more than a century, and yet the price here at which the order was filled is 10 per cent. above that which was paid for the same grade of wheat in this market last December. At the price here of nine months ago and present freight rates the English consumer would obtain his loaf at but little more than half the average price of all the time that has elapsed since the year 1780, while if he be a day-worker his wages are fully a third above the average for the same period. So much, or nearly so much for the demoralization in freight rates. Not all but a very large part of the tremendous difference here stated is due to that fact—which is regarded by so many as an unmitigated evil, and by very few as a blessing to any. The paralleling of railroads, which in some cases has passed the limits of absurdity, and the building of ships far in excess of the apparent requirements of the carrying trade may have operated disastrously to the capitalist, and even to the disadvantage of some of those who earn their bread by the sweat of their brows; but it has been of immense advantage to the toiling masses, in this country as well as in the Old World. It has not yet filled the mouths of all who are hungry, but it has placed a sufficiency of healthful food within the reach of many millions who otherwise would not have had enough to eat; and in that respect has been a blessing of such magnitude that its value can scarcely be over-estimated.—*Chicago Tribune.*

### Autumn Promise.

It is stated that property returns for 1885, so far received in the various States, quite corroborate the impression that the South has been for a year or so relatively the most prosperous section of the country. While the great Western State of Illinois shows a decrease in assessed valuation of \$19,353,753, the State of Kentucky alone is credited with a net increase of \$12,000,000, and appearances indicate that the remaining Southern States will all prove up a handsome advance over the values of 1884. This is especially promising in connection with the industrial future of the South. For many reasons we have been spared an equal suffering from the late business depressions with the North, and capital has come to look upon this section as the probable field for productive enterprise during the next flood tide of national activity. Even with only a moderate local prosperity as a basis, confidence in the future of the South has grown to such an extent that our material growth in the next five years would almost surely outstrip that of any other part of the Union, both in dimensions and results. As we stand to-day, however, with the promise of the greatest cotton crop and the assurance of the heaviest corn crop in history, much more nearly free from debt than any of their predecessors, it follows that the certain possession of a large money surplus in the hands of our people during the next twelve months will be sufficient to start and sustain a myriad of activities, which in their turn will attract the capital and enterprise of civilization. The early effects of our present agricultural and industrial prosperity will become all the more apparent in case the harvest in the Northwest does not give better returns than current prospects seem to suggest. Depression or disappointment anywhere else would serve to make the picture of Southern advancement and success only the more vivid. We do not desire misfortune to our neighbors that we may shine by comparison in our happier plight; but if, for instance, the year 1885 should chance to teach the farmers of the sub-arctic belt how much better they would be in a land of a thousand safe crops and sunshiny life, and prompt them to seek it and share in its certain plenty, then we might console ourselves with the thought that the lesson was worth its cost in ultimate benefit. We must not forget, of course, that the promises of Providence, as written in the splendid condition of our fields, are not subject to discount enough to warrant us in whistling too loudly before we are out of the woods. There is yet time for winds and floods to do serious damage, no doubt, but the chances, based on the sum of all agricultural experience, are so much in our favor that predictions of the most flattering nature are being received with confidence by the most conservative authorities. It is estimated that the corn crop, already made, will run from 75,000,000 to 100,000,000 bushels above the crop of 1884. That means plenty of bread for the Southern population. The cotton crop will mean new houses, fences, mules, wagons, harness and comforts and luxuries, long strangers to many farmers. Together they will involve numberless other consequences, among which may be mentioned a large increase in all lines of trade, heavy traffic for trunk lines, with large earnings and ability to buy iron for repairs and extensions resulting from such conditions, active iron, coal and labor markets, and so on. Not the least result will be the means and general disposition, natural to a condition of hope and prosperity, to take in the North, Central and South American Exposition at New Orleans, which seems likely to receive as big a boom in consequence of the "good time coming" as anything or anybody.—*Times-Democrat.*

### This Year's Vintage.

As the season for wine making progresses the prognostications of the *Merchant* as to a short crop of grapes, and in some parts an almost entire failure of the crop, become more and more apparent. A few weeks ago we gave our estimate of this year's vintage at from 10,000,000 to 12,500,000 gallons. Our advices and information from all parts of the State do more than confirm our opinion as against that of interested parties who placed this year's wine crop at 20,000,000 gallons. The best yields will be from the vineyards of Fresno and Los Angeles counties. The northern counties will be lamentably deficient, varying in parts from one-third to one-fourth, one-sixth and even less of a crop. Napa, Sonoma and Santa Clara counties have been the chief sufferers. Where they were not affected by late frosts they are now showing unmistakable signs of irregularity in ripening, a few berries on each bunch being full matured while the remainder are perfectly green and only partially developed. If the fearful mistake be not made of crushing the unripe fruit with the ripe, and thus ruining the quality of the wine, then the actual amount of wine made in California this year will not reach 10,000,000 gallons.—*San Francisco Merchant.*

### Grain, Cattle and Grass.

One of the most gratifying evidences of general prosperity in the South is the increase in the quantity of other agricultural products than cotton. There is a steady increase in the production of cereals of all kinds, of the various grasses, small fruits, vegetables, and, best of all, cattle. A gentleman from Covington, Tenn., who kept account, said that in one year the value of meat brought to that place exceeded by many thousands of dollars the value of the cotton exported from there. But this is all changed. The exertions of the agricultural bureau, under the clear headed and exceedingly able administration of Maj. A. J. McWhirter, and especially Col. Robert Gates, commissioner for West Tennessee, are greatly aiding the farmers of this State in shaking off the exclusive worship of cotton, and in turning their attention to that diversity of crop which has made rich every part of the country where it has been tried. On all sides we hear of new stock farms, of the increased acreage of wheat, oats, timothy and other hays, of the vast quantity of fruit trees being set out, of the number of hogs, cows and sheep being raised. The corn crop of one year does not become meat until the year following. The immense crop of corn already assured will save Shelby county more than \$1,000,000 for meat in 1886. The attention of the whole country has been and is rapidly being turned to the Mississippi Valley, in the very heart of which is Memphis, as a cattle raising region. The New York *Nation* recently said there was no good reason why the Mississippi Valley should not successfully compete with Texas and the plains of the Northwest. Especially is this true in regard to finer grades of cattle. The Jersey, the Alderney, the Durham and the Holsteinal do well here. There is no doubt



that stock raising will be, if not the chief, certainly one of the most important industries of Tennessee in the near future. In 1875 the number of milch cows in Tennessee was 225,700; in 1885, 320,017. In 1875 the number of oxen and other cattle was 223,700; in 1885, 466,084. The value of the live stock in Tennessee in 1875 was \$41,556,367; in 1885 it was \$58,140,574. The increase in sheep and hogs has been more startling still, having almost doubled in ten years. The number of sheep in Tennessee in 1875 was 34,700, and in 1885 it was 635,558. The number of hogs in 1875 was 1,026,400, and in 1885, 2,021,568. The live stock interest has fought its way up under the grinding competition of cotton and against the prejudices of the farmers. But true merit tells in farming as in all things else, and the prejudices of the farmers are rapidly turning in favor of stock-raising and diversified farming. The outlook for the future of the whole farming interest in the South is bright, but in the Memphis plateau it is brightest of all.—*Memphis Avalanche*.

**The Northern Pacific & Chicago.**

The St. Paul *Globe* discloses what it calls one of Mr. Villard's abortive schemes for the control of the Wisconsin Central Railroad, so as to give the Northern Pacific, of which he was then the president, a direct line from Duluth to Chicago. The paper cites the fact that the Transcontinental company, with this in view, bought up 18,714 shares of stock of the Wisconsin Central Road Company, which it still holds among its assets. But Mr. Villard's scheme, which seems so abortive to the St. Paul *Globe*, probably because the line from Duluth to Chicago does not run through that city, is more likely to become a fixed fact than any within the comprehension of the *Globe*. It is well known that the Wisconsin Central Railroad is making its way into this city. It has secured the right of way through the town of Cicero, using the old Chicago & Wilmington roadbed, and has leased for seventy years a large tract of land north of Twelfth street, in that town, for its shops and transfer grounds. While this has all been done under the name of the Wisconsin Central road, it is well understood that it is, in fact, the extension of the Northern Pacific road. The completion of about one hundred miles of road will give the Northern Pacific a through line to both Chicago and Milwaukee from Duluth, the terminus of the Northern Pacific. In that event the St. Paul & Duluth and the St. Paul, Minneapolis & Manitoba roads, upon which the Northern Pacific is now dependent for a Chicago connection, would be deprived of considerable business, and St. Paul of much of its importance as a railroad centre. Although Mr. Villard is out of the Northern Pacific the present directors think so well of one of his abortive schemes that they have adopted it and are pushing it to completion with all the energy at their command.—*Chicago News*.

**Boston Investments.**

Boston is a rich city, and its capitalists once had a reputation for conservatism in their investments. That was long ago. As its wealth has increased, the lack of opportunity for placing money at home, or abroad on sound securities, has diminished. The consequence has been that staid capitalists have sought for ventures in which large returns have been promised, and of course the risks have been at least commensurate. Boston has always been a holder of many Western lands. It was the chief city of the East in the construction of the Pacific railroads, and of many other lines beyond the Mississippi. Even these enterprises did not exhaust its capital. That longed for new worlds to conquer. It has sought them in Southern investments of various kinds. It has built railroads in Florida, and has exploited them in Texas. With dazzling estimates of the future of Mexico, it has poured millions into that country for railroads and other forms of development. Railroad securities have been regarded with favor, almost without investigation, even by conservative investors. The shrinkage in so many of them long ago tempted movements in other directions. Persons not before inclined to speculation put money into mines which they never saw and about which they knew nothing, and it went to the bottom, sometimes through the knavery of managers and sometimes because of honest blunders in prospecting and locating. Boston followed if it did not lead the country in seeking schemes away from home in which money could be invested with some promise of more than legal interest. The recent action of the administration forbidding the use of Indian lands by cattlemen, has brought out the fact that Boston is the centre of the chief ranch operations of the country. They are conducted by companies, of which nine at least have their principal offices in that city. Two of these companies have a capital of \$3,000,000 each. This business depends in a degree greater than many others on personal watchfulness for success. Managed by a corporation at arm's length, it takes on many speculative features. In the land grant railroads, in the location of purchases of vast tracts in the various territories, in the construction of railroads in Mexico, and now in the leases of the privilege of cattle ranches from the Indians, Boston has asked continual favors and consideration at the hands of the national government. Perhaps it has never demanded more than it was just for it to receive. Some ungenerous barbarians intimate that Boston estimates of public men have been colored and sometimes determined by their readiness to serve the capitalists engaged in these remote and manifold speculations.—*Exchange*.

**West Side Conveyances.**

In view of the increasing activity in west side property it will interest a great many of our subscribers to know that a book containing a record of all the transfers of property in the section between Fifty-ninth and One Hundred and Twenty-fifth streets, west of Eighth avenue, for the past ten years and a-half has been published by THE RECORD AND GUIDE. A description of the property, the names of buyers and sellers, date of the instrument and recording, as well as liber and page on which these conveyances may be found at the Register's office is given with each transfer. As there are no stereotype plates, those interested should make immediate application for the volume, which can be obtained at this office, handsomely bound in half morocco; price, ten dollars. Unbound copies can be had for eight dollars.

**Real Estate Department.**

There has been very little activity at the Real Estate Exchange this week, the sales being mainly under foreclosure as for a few months past. Brokers and agents are now nearly all in the city, and business is beginning to show signs of revivification. In the up-town, as well as down-town sections, brokers report quite a fair amount of inquiry. Building operations are still pretty brisk, though there does not seem to be as much doing in the architects' offices as there was several months ago. Still it is somewhat too early in the season to predict whether we shall have an active fall, either in building or real estate. The next month or so will give clearer indications as to how the wind blows. In the meanwhile it should be chronicled that there is a hopeful feeling expressed on all sides.

The daily meetings of brokers, which commence on Monday next, are looked forward to with keen interest. They will inaugurate a new era in real estate circles, and will be a great saving of time, labor and money to

buyers, brokers, dealers and loan makers. They will depend for success upon the attendance of brokers, though it is tolerably certain both agent and client will not be slow to avail themselves of a medium for effecting business such as has never before been presented in this city.

Attention is called to the notice of the auction sale to be held by Louis Mesier on Thursday, September 17, of a handsome dwelling on One Hundred and Twenty-fifth street, near Fifth avenue. This will make a beautiful residence for a few years, but will then have to give way to the tide of business which is ever increasing in volume on that thoroughfare and will soon make it in that respect the leading street of Harlem. The other property on Eightieth street would make a very good investment as the house is admirably arranged for renting and is also convenient to the "L" road stations of both Second and Third avenues.

The following are the tables of the Conveyances and Mortgages for the past week compared with the corresponding week last year. The former are smaller in number and larger in amount, while the latter are larger in both cases.

CONVEYANCES.		
	1884.	1885.
	Sept. 5 to 11, inc.	Sept. 4 to 10, inc.
Number.....	135	96
Amount involved.....	\$1,043,362	\$1,106,774
Number nominal.....	54	31
Number 23d and 24th Wards.....	27	24
Amount involved.....	\$36,500	\$52,345
Number nominal.....	10	7

MORTGAGES.		
	1884.	1885.
	Sept. 6 to 12.	Sept. 5 to 11.
Number.....	114	126
Amount involved.....	\$1,138,802	\$1,647,834
Number at 5 per cent.....	50	56
Amount involved.....	\$507,520	\$550,688
Number at less than 5 per cent.....	.....	2
Amount involved.....	.....	\$17,000
Number to Banks, Trust and Ins. Cos.....	19	10
Amount involved.....	\$363,200	\$695,000

The number of Buildings is 218 per cent. larger than last year and 203 per cent. greater in amount. This is an extraordinary showing, and these statistics will be pleasant reading to building material dealers should they continue in the same ratio throughout the fall season. The following is the table:

PROJECTED BUILDINGS.		
	1884.	1885.
	Sept. 6 to 12.	Sept. 5 to 11.
No. of buildings.....	22	70
Amount involved.....	\$248,175	\$752,550

**Gossip of the Week.**

Charles MacRae has sold for Francis A. Palmer the four-story brick and stone dwelling on the southwest corner of Sixty-fourth street and Madison avenue, 28x90x100, for \$100,000, to E. S. Chapin of 34 Broad street.

George R. Read has sold for Wm. H. Morrison the five-story brick store and tenement No. 419 Third avenue, east side, between Twenty-ninth and Thirtieth streets, 25x100, lot 112, for \$52,500; and the three-story brick house No. 22 East Tenth street, 25x50x92, to Hon. James Otis for \$20,000.

W. W. Montague has sold for Samuel Colcord the four-story high stoop brown stone octagon front house No. 447 West Seventy-ninth street, 25x—x102.2, to R. J. Dean for \$38,000. This is the last sale of the six houses built by him on the north side of the street. Also for Terence Kiernan the 16-foot front four-story high stoop brown stone house No. 366 West Eighty-fourth street to J. S. Town for \$22,000.

John O'Brien has sold for the St. Vincent Hospital four lots on the northwest corner of Ninth avenue and Sixty-eighth street to Borkel & McKeon, for improvement.

Jas. W. Lupfer has sold for F. M. Jencks four lots on the north side of Ninety-fourth street, commencing 250 feet east of Tenth avenue, 102x100.8, for \$6,500 each, to Mulligan & Caldwell, for improvement.

Andrew Powell has sold for D. R. Wright four lots on the north side of Ninety-fifth street, between Eighth and Ninth avenues, on private terms, and for W. J. Merritt a three-story brick and stone dwelling on Seventy-fifth street, between West End avenue and Boulevard, 20x52x102.2, for \$18,750, to Christopher Hallaway.

J. Romaine Brown has sold for William McKay the gore lot on the corner of Manhattan street and Twelfth avenue, 125x139x71, with the frame building thereon, to Daniel Carroll for \$10,000.

Petor Lalor and Max H. Beringer have sold for Max Danziger the block front on the east side of Second avenue, running through from Sixty-ninth to Seventieth street, 205x100, to Higgins & Keating for \$90,000 and taxes, for improvement.

Higgins and Keating have sold the five-story brown stone store and tenement No. 1453 Second avenue, 25x65x88, to Mrs. McDonald for \$23,250.

Morris B. Baer & Co. have sold for Mrs. L. Semmacher the three-story brick house No. 123 West Twenty-ninth street, 16.8x68.6, for \$9,500, and for Dr. John J. Glover the four-story high stoop brown stone house No. 28 Beekman place, 20x46x75, for \$11,300.

Randolph Guggenheimer has sold the three-story and basement brown stone house, 17 feet front, No. 104 East Ninety-second street, to Adam Pfeiffer for \$16,750.

A. A. Franke has sold the three-story private dwelling on the south side of Sixty-ninth street, 208.4 feet east of Second avenue, 16.8x77, to Robert Fraser for \$9,500.

**Brooklyn.**

Fr. Herr has sold the plot on the northeast corner of Atlantic and Schenectady avenues, 151x91, to Julius Davenport for \$6,000.

W. F. Corwith has sold the plot, 50x100, on the west side of Diamond street, 309.10 north of Van Cott avenue, to Luther G. Corwith for \$1,100.

Haviland & Sons have sold the three-story brick dwelling, 20.10x42x102, No. 327 Greene avenue, to Charles A. Whiting for \$8,000; a two-and-one-half story brown stone dwelling No. 455 Putnam avenue, 20x45x100, to Walter Hutton for \$8,000; a three-story frame store and dwelling No. 469 De Kalb avenue, 19.2x40x80, with plot 20x47 on Kent avenue, to the same party for \$4,100, and the frame dwelling No. 209 Quincy street, 37.6x100, to M. Eggers for \$8,000.

## CONVEYANCES.

	1884. Sept. 5 to 11, incl.	1885. Sept. 4 to 10, incl.
Number.....	162	187
Amount involved.....	\$360,935	\$609,449
Number nominal.....	50	41

## MORTGAGES.

	1884.	1885.
Number.....	104	116
Amount involved.....	\$240,603	\$386,168
Number at 5% or less.....	33	44
Amount involved.....	\$113,375	\$210,600

## PROJECTED BUILDINGS.

	1884. Sept. 6 to 12.	1885. 5 to 11.
Number of buildings.....	37	63
Amount involved.....	\$164,580	\$237,653

## Out Among the Builders.

The contract has just been awarded to George Mann & Co., of Baltimore, for the erection of the spire of St. Patrick's Cathedral on Fifth avenue, Fiftieth and Fifty-first streets. It will be commenced next spring, and will be 227 feet above the ground when completed. The material will be of white granite, the cost being estimated at \$200,000. The architects are Messrs. Renwick, Aspinwall & Russell.

The Reformed Dutch Church of Harlem is about to erect a large three-story building on the west side of Third avenue, between One Hundred and Twenty-first and One Hundred and Twenty-second streets, which they have arranged to lease to a well-known dry-goods firm. The two first floors will be used for business purposes, and the story above partly for manufacturing purposes and partly for the accommodation of ladies shopping, with dressing and waiting rooms and other conveniences. The cost of the store is estimated at \$125,000. The sketches are being drawn by John R. Thomas who is also the architect for the new church being built by the above community.

Samuel Colcord is about to erect seven four-story and basement private dwellings on the south side of Seventy-ninth street, commencing 150 feet west of Ninth avenue. They will be 22 and 24x60 in dimension, with dining room extensions. The fronts will be broken up into different designs, some being of Nova Scotia stone, others of brown stone and brick, oriole and octagon fronts. They will be in cabinet finish throughout, with all improvements, and are estimated by the owner to cost about \$200,000. The architect is H. L. Harris.

E. E. W. Schneider has the plans under way for two handsome five-story and high basement apartment houses, to be built on the southwest corner of Lexington avenue and Eighty-first street. They will have fronts of brick, brown stone and terra cotta, and will be 40x94.4 and 40x100.4 in dimension, the latter being the size of the corner building. They will contain hardwood trim, electrical apparatus, and all the improvements. Each floor will contain two suites of apartments, the basements being used for office and other business purposes. The estimated cost to the owner, Fred. Correll, is \$100,000.

A. B. Ogden & Son have the sketches on the boards for ten five-story brick and stone tenements to be built on the east side of Second avenue, running from Sixty-ninth to Seventieth street. The corner buildings will be 25.5x80 each, and the inside houses 25x60, while one on Sixty-ninth street will be 26x68, and extension 16x17, and one on Seventieth street, 26x79. Eight of the buildings will front on the avenue and have stores on the first floor. They will all be of an improved character and are estimated to cost the builders, Higgins & Keating, about \$185,000.

John Brandt has the plans under way for a five-story brown stone flat, 20x62, to be built on the south side of Eighty-fifth street, 78 feet east of Avenue A, for Fred. Schuck, to cost \$15,000.

Emmeline and Elizabeth Johnston are about to build four five-story brick and stone tenements on the southwest corner of First avenue and Ninety-second street, three on the avenue and one on the street.

D. T. Atwood is the architect for the houses to be built on the south side of One Hundred and Twentieth street, 150 feet east of Ninth avenue, for Messrs. Smith & Crowley, as reported last week. They will be three-story high stoop brick, Ohio stone and terra cotta front private houses. Six will be 18.8x45 each, and two 19x45; they will contain hardwood trim and other improvements, and will cost about \$75,000.

John J. Burchell is about to build two five-story brick and Wyoming blue stone tenements of an improved character, 25x77 each, on the south side of Nineteenth street, 125 feet west of Ninth avenue, from plans by A. B. Ogden & Son, to cost \$30,000.

Borkel & McKeon intend to build a private house, 20x45x60, and five single tenements and stores, by day's work, on the four lots on the northwest corner of Ninth avenue and Sixty-eighth street, the house being built on the street and the flats on the avenue.

Mulligan & Caldwell will commence at once the erection of six three-story brown stone private dwellings, each 16.8x50, on the north side of Ninty-fourth street, commencing 250 feet east of Tenth avenue.

The following contracts have been awarded for the additional work to the Twelfth Regiment Armory: Iron work, A. R. Whitney & Co., \$10,292; carpenter work, Mahoney Brothers, \$9,900; masonry, Moran & Armstrong, \$9,250, and plumbing, John Renehan, \$4,150. The corner stone of the armory will be laid on Thursday, September 17, at 4:30 P. M.

Julius Kastner has the plans under way for a five-story brick and stone front stable and warehouse, 25x80, to be built on the north side of Seventy-fifth street, 125 feet west of First avenue, for George Droste, at a cost of \$25,000.

Daniel Carroll will build a four-story brick dwelling on the corner of Manhattan street and Twelfth avenue.

## Brooklyn.

The foundations have been commenced for a brick and stone house of prayer, 30x40, to be built for the Congregation Shearith Israel at Cypess Hill Cemetery at a cost of \$10,000. A fine Moorish gate of iron and granite is also to be constructed at the entrance, to cost \$10,000. The plans in both instances are being drawn by Vaux & Radford.

Th. Engelhardt is preparing plans for a three-story frame double tenement, 25x55, to be erected at No. 135 Meeker avenue, for Henry Bindrim, to cost about \$3,500; four two-story frame flats, 18.9x50, at Nos. 343 to 347 Evergreen avenue, for F. Doering, to cost about \$3,000 each; a three-story frame dwelling, 25x28, on the corner of Central avenue and Elm street, for Margaret Breuer, to cost about \$3,100, and three three-story frame dwellings on the southwest corner of Myrtle avenue and Cedar street, for Frederick Herr, to cost about \$12,000.

H. Vollweiler is preparing plans for the following: A three-story brick factory, 50x60, at Nos. 77 and 79 Gerry street, for R. A. Mead, to cost \$10,000; a four-story brick factory, 50x65, on Kent avenue, near Washington, for Mr. Tegge, to cost \$16,000; a three-story frame tenement, 25x55, with two-story frame dwelling, 25x26, in rear of No. 175 McKibben street, for Conrad Schmidt, to cost \$6,000; a two-story frame dwelling, 25x36, in rear of No. 97 Gerry street, for Mr. Thomas, to cost \$2,000; a three-story frame store and flat, 18x50, with one-story extension, 18x20, on northeast corner of Marcy avenue and Gwinnett street, for John McKenny, to cost \$4,200; two two-story frame dwellings, 22x36, on the south side of Johnson avenue, 193 east of Bushwick avenue, for Mr. Zippelin, to cost \$3,000 each; a three-story frame store and tenement, 25x55, at No. 183 Jefferson street, for Mr. Burkhardt, to cost \$4,500, and a two-story frame dwelling, 20x36, on the east side of Evergreen avenue, No. 40 North Jacob street, for Wm. Bischoff, to cost \$2,600.

## Out of Town.

**Rockaway Beach.**—Jacob Schloeder intends to build a two-and-a-half-story ornate frame cottage, 30x40, facing the Bay, from plans by N. Gillesheimer.

**Rondout, N. Y.**—Albert Terry is about to erect a two-and-a-half-story ornate brick dwelling, 48x60. It will contain all the modern improvements and will cost about \$14,000. The architects are Messrs. Vaux & Radford.

**Williamsbridge, N. Y.**—John Hans is about to build a two-and-a-half-story frame cottage, 30x30, from plans by Bart. Walther, to cost about \$4,000.

## Special Notices.

Herman Kamberger's real estate office in the bank building on the southwest corner of Fifty-fifth street and Third avenue, No. 906, is one of the oldest and best known on the east side. Mr. Kamberger has been established in this locality for many years and has a large clientele. He does a general real estate business, including renting, selling, etc.

The "Welcome Chimney Cap" is the pleasing designation assigned to one of the most modern inventions of its kind. It dispenses with long and expensive pipes leading to the tops of adjacent buildings and improves the draft in all cases. It was awarded the medal of excellence at the American Institute, and has been used in several hundred buildings with perfect success. The patentee offers the great inducement to purchasers that if after three months' trial they are not perfectly satisfied their money will be refunded. Information, with circulars, can be obtained from the patentee and manufacturer, C. H. L'Amoureux, No. 313 Spring street.

The French Flint Tiles have met with great approval and success since their introduction into this country. They have been laid in a large number of buildings in America as well as in Europe. Amongst the structures in which they have been placed in New York may be mentioned the Eagle Fire Company's nine-story building at No. 71 Wall street, in which they have been laid on every floor, and the president of which, A. J. Clinton, writes: "Our building committee has been much pleased with them." Architect G. E. Harney also speaks highly of these tiles, and other architects are equally strong in their praises of their color, finish, hardness, smoothness and perfect appearance. They have been laid in Hudnut's well-known pharmacy in the *Herald* building, and Mr. Hudnut states "they are hard as steel and the inlaid colors correct, all of which gives me the guarantee that they will outwear anything in the way of tiles or marble that has come to my notice." They are also being laid in the Potter building, the Osborne apartment house on Fifty-seventh street and Seventh avenue, and in many private houses and other structures. Samples can be seen at the office of the French Flint Tile general agency, No. 13 William street.

## Notes and Items.

Property owners interested in the opening of East One Hundred and Eighty-fourth street, from Webster avenue to Jerome avenue, in the Twenty-fourth Ward, and in the adoption by the Department of Public Parks of the streets and places heretofore laid out on the so-called "June 1 property," north of One Hundred and Fifty-ninth street, in the Twelfth Ward, by the owners of said property, are requested to call at the office of the Department of Public Parks, No. 36 Union square, within ten days from September 9th, and examine the grade and monument map, plan and profile, showing said street as proposed to be laid out and established by said department, and the map showing such streets and places, and make known any objections they may have thereto before final action is taken in the matter.

There has been a startling list of murders, suicides and casualties of various kinds reported during the past season. Our newspapers have not furnished pleasant reading for those who believe that the world is growing morally better, and reaching the stage where the forces of nature will no longer manifest themselves in the earthquake and the tornado.

The subscriptions to the Grant Monument Fund are not received so rapidly as they were desired and expected. A sum of less than \$75,000, after several weeks of waiting, does not promise, without some more determined exertion, an early completion of the million dollar subscription proposed. It will no do for New York to fail.

## BUILDING MATERIAL MARKET.

**BRICKS.**—The market for Common Hards does not appear to have developed any decided change during the week. We find upon questioning receivers and dealers that prices are "about the same" and that "business shows nothing new" and this form of report is so general as to make it authoritative, but upon the same basis must be accepted the additional suggestion that "of late" the tendency appears to be somewhat slower. The latter idea is in a measure endorsed by evidences of an accumulation far in excess of immediate outlet, and indeed within a day or two several million bricks were here afloat without an apparent customer for anything like the quantity seeking sale. Possibly the weather may have had something to do with the diminished demand, but the situation certainly shows more caution developing among buyers with the call almost wholly for consumption, dealers refusing to pile in stock at current cost. And cost no doubt is the main check to trade, as in making the late advance without proper calculation upon and an effort to regulate the supply, manufacturers have placed receivers and agents at more or less disadvantage. As noted above, prices are quoted much the same as last week and there is nothing to refute the claim that manufacturers abate none of their pretensions yet now and then a quiet hint dropped leads to the impression that there is a more or less irregular undercurrent that promises nothing disadvantageous to the buyer. In the brief way some of our local commercial journals have of putting the market, it might for the present be called "dull and nominally unchanged." Pales secure fair attention and command former rates. Fronts steady and meeting with very fair demand as a rule.

**DOORS, SASH AND BLINDS.**—Reports very generally are quite cheerful in tone, some of them decidedly so, and it seems to be a pretty good market throughout. Most of the leading manufacturers report a first-rate business all summer long, and find nothing in the present outlook to indicate any early falling away of demand, while some rather look for an increase especially in the way of orders from small interior dealers, as the consumption not only continues to grow in volume but also in the variety called for. Nor is trade dependent upon the interior alone as city buyers are more numerous with every turn of the season, and having been once secured are pretty sure to remain. The facts seem to be that intelligent production is carefully adjusted to every new requirement of the market, and the character of the work turned out improves rather than deteriorates, as the houses now in the business are generally first-class and well provided with all machinery, etc., required to meet their contracts. About the main complaint to be heard was the rather fine lines upon which dealings have to be conducted, as the result of increased competition, yet this does not run into a slaughter of rates in any instance or an entire wiping out of margins for profit. There does not appear to be anything unusual about the export trade, parcels being made up to about an average extent and in ordinary assortment and the shipments bringing a fair return, and there is now seldom any useless quality or superfluous quantity sent abroad. In this connection the following clipping from a recent issue of the *London Timber Trades' Journal* will be of interest.

"Some while since a controversy took place in our columns between two eminent firms in the imported joinery trade as to the relative proportions of the American and Swedish import of doors, mouldings, ballusters, rails, etc., the one maintaining that the imports from the Baltic side were far in excess of the American, the other, *pro contra*, asserting that the latter country supplied by far the greater quantity of such descriptions. The statement of values issued by the Board of Trade in their annual report would seem to bear out the assertion that the American import was the biggest. There are, of course, great difficulties surrounding the efforts to get the accurate quantities of manufactured goods, coming as they do in such great variety, sometimes in bundles and sometimes pieces, etc., but there is not the same trouble in respect to estimating values; hence we may accept the Board of Trade figures as conclusive. These are given under the heading 'Importation of house frames, fittings and joiners' work in 1884:—Sweden, £80,171; Norway, £2,846; Canada, £1,687; United States, £138,393. What proportion of the large imports of American woodwork the values give consisted of doors and mouldings we are not able to say, but the question as to the relative imports of joinery from Sweden and the United States, embracing all items, is decidedly in favor of the latter."

**GLASS.**—There is not much to add to previous reports. Most importers and dealers are doing quite as good a business as circumstances will admit, but all could do a great deal more were the supply available to meet the number and variety of orders, and there is no trouble experienced in obtaining full rates. The recent advance is in consequence well maintained with no complaints of cuts that we can hear of.

**HARDWARE.**—The current line of demand comes from about ordinary sources, and possibly in slightly increasing volume. Dealers at all events do not make quite so many complaints, and some who have a special trade in staple descriptions of builders' hardware are really cheerful in their reports. A good assortment and full supply awaits all calls and is pretty well under control, though manufacturers may still be heard occasionally complaining of the difficulty experienced in properly adjusting immediate production to the requirements of the market. Prices generally are considered as tending to greater uniformity and firmness, and there seems to be a more general adherence to regular lists.

**LATH.**—It has been a slightly irregular, but withal a pretty good market, and sellers seem to have retained the advantage with little difficulty. Arrivals were at one time quite full, including cargoes from both Maine and the Provinces, and during the flush of the supply \$2.20 was about all that could be obtained. But receivers found customers for their offering without any unusual effort, and at latest reports were asking \$2.25 and getting it in part on stock afloat. We discover no evidences of decided buoyancy, but if current fair adjustment of supply and demand can be continued there is a healthy outlook for the market.

**LIME.**—Receivers are again without features of interest to report, except so much as may be found in the retention of a steady tone at old figures and an outlet for supplies about balancing the offering.

**LUMBER.**—Probably no great addition has been made to the general volume of distributive trade since our last, but business is at least not running behind, and many dealers are speaking in a somewhat more cheerful mood. In some sections of the city deliveries on contract are lightening stocks, and yards holding a first-class assortment are drawing more or less demand on new orders against all ordinary forms of consumption. Differences of opinion prevail regarding value, but no greater than usual, and to a considerable extent may be traced to variation in size of invoices, matters of credit and delivery, and in a measure to irregularities of grading. Buyers, however, rarely secure any positive advantage on really first-class stock. In a wholesale way buyers are moving with caution. In several instances they have given some evidence of wanting additional supplies, and there is little doubt must eventually invest, but the hesitating habit is deep-rooted and negotiations drag. They are also slow to accept the evidence of hardening values at primary points, though sellers are giving them fair and timely warning, apparently, as shown by the extracts we publish from our exchange list.

Eastern Spruce is steady enough for anything that will grade up into desirable lengths required on this market. About 10@12-inch stuff may be considered standard, and there is occasionally a fair chance for something a little smaller, but short and narrow is not in favor, and even at low rates it frequently requires considerable hard work to place it. These poor grades are evidently not in as great favor as early in the season for immediate consumption, and dealers hesitate about putting them into stock. Advances from the eastward reiterate the reports of limited production, and a determination of the more wealthy mill owners to refuse to cut until values improve. About \$14@15 continues to be quoted for the average run of really desirable stuff with fewer cargoes of inferior of late handed.

White Pine in one way or another finds considerable sale. No particular outlet can be mentioned as exhausting any large amount of stock, but in the aggregate the distribution is fair, and so far as suggested through the general line of reports made a comparatively steady run of value is maintained. In regard to placing wholesale parcels there is a difference of opinion, and we find claims of good-sized sales now and then made quite balanced by reports of agents from interior points who have gone back in disgust over inability to place goods at anything like a respectable rate. Most reports from the interior tend to a stronger tone. We quote at \$15.50@18.00 for West India shipping boards; \$25@29 for South American do.; \$12@14 for box boards and \$16@18 for extra do.

Yellow Pine has a basis for steadier tone in the evident determination of many mill owners to either greatly reduce the production or shut down altogether, as well as in the scantier transportation facilities. There is as yet, however, nothing shown upon which to base hopes of any decided improvement, and the market is unlikely to show a cheerful form until demand expands into fuller and more general proportions as a means to exhaust even the diminished production. We quote: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry, do. do., \$23@26; Sidings, \$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 \$19@21 for dressed.

Hardwoods are without stimulating features, and indeed we hear complaints from sources previously giving quite cheerful reports. There seems to have been some miscalculation upon wants of manufacturers, and it is only on house furnishing woods that trade holds with any respectable volume. Walnut seems to keep a little ahead in the matter of sale, but ash, cherry and carefully-prepared quarter-sawed oak do very well. There is a grumble over poplar in a few instances owing to somewhat excessive offerings, but owners of attractive stock make no effort to force it into notice. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@42 do.; oak, \$30@55 do.; maple, \$25@35 do.; chestnut, \$28@34 do.; cherry, \$75@90 do.; whitewood, \$28@35 do.; elm, \$20@23 do.; hickory, \$45@55 do.

## GENERAL LUMBER NOTES.

## THE WEST.

## SAGINAW VALLEY.

LUMBERMAN'S GAZETTE,  
BAY CITY, MICH. }

Answers to inquiries regarding business in the lumber trade are invariably that it is good and daily improving. There is no doubt that a positive revival has struck the country and the demand for lumber, which is reaching something like the dimensions of some of the best years of the trade, is the result of the impulse which has been given to consumption. Our Philadelphia correspondent notes the wonderful building activity in the Eastern cities, which has been supplemented by an equal activity in the West, and when is added to this a revival in the industries which consume lumber and timber and an increasing consumption in other directions consequent upon the improved condition of business, there is readily seen why the Saginaw lumber market is beginning to exhibit a vigor which has been absent since 1882. There have not only been more dealers in search of stock and more orders forwarded for placing, but the yard men have been sharers in the activity and the car trade has been remarkably good.

Some very good sales have been made the past week and the quantity has been of a rather large amount. One sale of 350,000 feet of Godkin stock, at Tawas, was made by W. W. Richardson at \$21 straight measurement. Mosher & Fisher have also sold 3,500,000 feet, some at \$10, \$20 and \$38, and other lots at lower market rates. A sale of 1,400,000 feet at \$18 straight is also reported by C. Merrill of Saginaw. Other sales are 500,000 feet at \$9, \$18 and \$38, 750,000 feet at \$8.50, \$17 and \$36, 800,000 feet at \$13 straight, 900,000 feet at \$12 straight, 900,000 feet at \$8.50, \$17 and \$37, 400,000 feet of 12-inch coarse stock at \$9.50, and 350,000 feet at \$15 straight. The foregoing are only a few of the sales that have been made, sales now seemingly being only limited by the difficulty of filling orders from the depleted piles. Coarse stock is now being quite freely taken.

LUMBERMAN AND MANUFACTURER,  
MINNEAPOLIS, MINN. }

Since our last issue the news from all parts of the Northwest concerning the lumber trade is of the most encouraging character. Every holder of lumber is now convinced that his stock is worth fully its quoted value. A large per cent. of the mills in the Northwest are already closed down for want of logs and others

will rapidly follow, and but few will run as late as usual. At the close of this season there will be scarcely a log left on the waters of the Mississippi River, and there is no overstock of lumber if there is enough to supply the demand until next summer. From January to June will be the golden opportunity for the railway mills which can be run during the winter, as they will have a corner on the market and can command their own prices on all bill stuff and timber. Uppers are so scarce that no one desires to sell them except the order takes with them at a due proportion of lower grades and then at full prices. As will be seen by the receipts and shipments at St. Paul and Minneapolis they are having a maximum trade for their shipping facilities, every one here is cheerful and growing firmer. All indications point to a heavy log cut this winter, but as yet no contracts for logs have been reported. Mill men are holding off, anticipating low figures growing out of an excessive cut.

A Western exchange says:

The signs of preparation foretell a pretty lively season in the woods the coming winter, and it is safe to calculate upon a considerable increase in operations over last year. Supplies will be about the same in price as last year, but there is a probability that wages will be somewhat higher. If the demand for lumber keeps steady and the stock of logs shall be used up as closely as now seems likely to be the case, operations in the woods will begin early and be of quite liberal dimensions, but there is little danger of a repetition of the glut of 1882-3.

## ENGLAND.

The *London Timber Trades' Journal* as follows:

## LONDON.

Without being able to point to any decided advance in prices at the recent sales, yet there was decidedly an improved tone which governed the proceedings, and no clearer illustration of this improvement could be found than that supplied by the willingness on the part of the dealers present to exceed the prices which they had marked down as their limit.

We observed frequent instances of this in the course of the sale, and signs of this disposition can be seen by the fact that the starting bid in the majority of cases was nearly doubled ere the hammer finally fell.

## GLASGOW.

An auction sale of log timber and deals at Greenock and one of deals, etc., at Glasgow have been held within the week. A quiet demand was shown, though the attendance was good. About 400 logs were disposed of at the Greenock sale besides various lots of deals. A variety of goods was comprised in the catalogue for the sale here on the 26th ult., consisting mostly of deals, various qualities; also wainscot oak, billets and planks, etc.; but the bulk was withdrawn, there being little competition, and offers not coming up to the views of the brokers. A lot of first quality broad Michigan pine deals it will be observed brought 3s. 7½d. per cubic foot.

Although the import of pine deals from Quebec and Montreal to Clyde ports has up to date been on the whole rather larger than that of last year, for some period there has been a very small proportion of 1st quality deals among this season's arrivals. There are, however, some parcels of 1st Michigan deals now landing and being yarded here.

The total arrivals this year of deals at Glasgow per steamers from Quebec and Montreal amount at date to 183,000 pieces; and at Greenock per sailing vessels from Quebec, 68,000 pieces. In 1884 at corresponding date, the totals were: Glasgow 156,000 pieces and Greenock 58,000 pieces; but it is to be noted that the total import of Canadian deals last year as compared with preceding ones was exceptionally small. At present, however, in view of the generally quiet demand, the market may be considered pretty well stocked, especially as regards the ordinary qualities.

Pencil Cedar.—There have been some considerable additions to the dock stock recently. Large quantities are now being required in the manufacture of tennis racquets; this, in fact, being at present the principal channel of consumption. We think if it were not for this the trade would be flat indeed.

American Black Walnut.—The 480 logs just landed at West India Docks, ex Flid, from Newport News, may be described as an average cargo of useful sizes, in fair condition, but the wood is not of that easy-working, mild quality we so commonly find in Quebec wood; we think it very probable these logs may have come from some hilly or exposed district, as the wood seems to be of a very hard description. The logs marked A appear to be mostly butts, and consequently these are larger, and we think better in every way, than the rest of the cargo. Apart from the above the dock stock is largely composed of ordinary wood, there being comparatively little of what we should call prime.

## MAINE.

The rafting of logs in Penobscot boom will be completed during the present month. The logs passing through the boom the present season aggregate about 130,000,000 feet.

## CUBA.

This week's Havana mail reports: American bark *Antonia Sala*, from New York, has come in with a cargo of white pine on contract. Prices for this class, as well as pitch pine, are improving in accordance with the demand, as stocks in dealers' hands have decreased of late.

## SOUTH AMERICA.

The mail from Rio Janeiro, received this week, reports:

Pitch Pine.—There have been no receipts, and brokers quote the market firm at 46\$000—48\$000 per dozen.

White Pine.—The *Codorus*, from Baltimore, brought 7,200 feet. The market is rather flat, and we may quote at 120—125 reis per foot at retail.

Spruce Pine.—Nothing whatever to report.

Swedish Pine.—Receipts nil, and quotations are nominally unchanged at 38\$000—39\$000 per dozen for white, and 41\$000—42\$000 for red deals.

NAILS.—An irregular sort of tone seems to be inseparable from the market, yet after all neither buyer or seller shows much actual gain, and the average business from week to week keeps up in very fair shape and proportions. Stocks are full enough and show a sufficient assortment of all present orders, but it is claimed that no surplus accumulation is making at any point. Quoted on basis of \$2.20@2.25 per keg for 10d. to 60d., according to size of invoice.

PAINTS AND OILS.—The conditions of the general market are much the same as last noted. Business shows some little irregularity, but on legitimate out-

lets the tendency is toward increase and jobbers appear very well satisfied with matters, especially as many of them have fair stocks to work with and are not compelled to seek immediate renewals. The selection made is principally from staple goods again, promises of an outlet for a more general assortment not being fully verified, but as the season progresses it is expected that a change will develop. Linsseed Oil in very fair demand and quoted at 44@46c. for Western and 47@48c. for city. Spirits Turpentine not active, but sparingly offered and firmly held at 34 1/2 @ 36c. per gallon, according to quantity, etc.

PITCH AND TAR.—Demand fluctuates somewhat, but rarely reaches a stimulating point, and holders are in most cases willing to accept bids at full former figures. Supplies continue fair. We quote Pitch at \$1.60@1.85 per bbl.; Tar, \$1.80@2.10 do., according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending September 11:

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

Table with columns for address, description, and price. Includes entries for R. V. HARNETT & CO., SCOTT & MYERS, H. HENRIQUES, J. T. BOYD, and A. H. MULLER & SON.

BROOKLYN, N. Y.

For the week ending September 11: No sales took place. Corresponding week, 1884..... \$40,685

CONVEYANCES.

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

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

NEW YORK CITY.

SEPTEMBER 4, 5, 7, 8, 9, 10.

Beach st, No. 16, s s, 28.6 w Varick st, 26.6x100, three-story brick building and store. Catharine F. wife of Joseph R. Tillinghast and Edward L. Swift, New York, and Janette H. Sibley, widow, Bennington, Vt., to Sernanthe R. Swift, Bennington, Vt. Q. C. September 8. nom

five-story stone front building. Samuel H. Mead to Edwin Mead. Aug. 31. 18,000
Eldridge st, No. 77, w s, 100 s Grand st, 25x100. Release judgment. Samuel Tobias to Samuel Cohn. Sept. 9. nom
Franklin st, Nos. 104 and 106. Release from all claims under a party wall agreement by reason of use of extended walls, &c. Isaiah V. Williamson, Philadelphia, Pa., to Thomas S. Clarkson. Aug. 31. 250

story brick flat. Richard Austin to Franz Haenlein. Morts. \$9,000. Sept. 8. 24,500
55th st, No. 61, n s, 210 e 6th av, 20x100.5, three-story brick dwell'g. Francesco Bianchi to Emily S. Haines, late of Irvington, N. Y. See 6th st. Mort. \$15,000. Sept. 9. nom
55th st, Nos. 524 and 526, s s, 300 e 11th av, 50x100.5, part of five-story brick factory. Fred. C. Bliss to Elizabeth Russell, in trust. Morts. \$35,000. Sept. 10. 2,000

Madison av, e s, 102 n 75th st, 0.2x105. Release mort. David J. King et al., exrs. E. J. King, to John Graham. Aug. 24. nom  
 New av, first east of Av St. Nicholas, w s, 99.11 s 150th st, 2x100, vacant. William Thompson to William W. Niles. Mort. \$4,000. Sept. 1. 5,500  
 South 5th av, No. 227, e s, 203.6 n Canal st, 19x100x19.2x100, four-story brick building and one-story rear building. Benjamin B. Johnston, Brooklyn, to William H. Johnston, Brooklyn. Aug. 10. 12,750  
 1st av, No. 291, w s, 46 s 17th st, 23x100, four-story brick building and four-story rear brick building. Charles Hahn and John Uterstaedt to George Och, Jersey City. Q. C. Release of any interest acquired through a contract. Sept. 1. nom  
 1st av, Nos. 2345 and 2347, n w cor 120th st, 50.5 x84, two four-story brick flats and stores. Augustus T. Gillender to Frederick Hotze. Sept. 1. 39,500  
 2d av, n w cor 91st st, 201.5 to 92d st, x 126.10x 254.4x282.3 (coopers' yard, framed shed), vacant. Laura V. Rhineland to George Ehret. Sept. 5. 101,000  
 2d av, n w cor 96th st, 50.6x100, two-story frame buildings. Richard M. Henry to John J. McDonough. Partition. Sept. 9. 12,900  
 2d av, w s, 50.6 n 96th st, 50x100, two-story frame building. Partition. Richard M. Henry to Smith Ely, Jr., 1/2 part, Timothy Donovan, 1/4 part, and Peter F. Meyer, 1/4 part. Sept. 9. 8,200  
 3d av, w s, 49.5 n 26th st. Agreement to erect and complete building, excepting the plumbing. Johnson & Wallace to L. Lese. Mar. 17, 1885. 19,500  
 9th av, n w cor 63d st, 50.5x100, vacant. John C. Brown to John T. Farley. C. a. G. Aug. 21. 20,000  
 9th av, w s, 50.5 n 63d st, 50x100, vacant. Same to same. C. a. G. Aug. 21. 20,000  
 9th av, s w cor 69th st, 100.5x100, vacant. Charles A. Peabody, Jr., to Edward Hirsh, Q. C. Sept. 4. nom  
 10th av, No. 296, e s, 24.8 n 27th st, 18.6x75, three-story brick tenem't and store. Henriette Sperle, widow and devisee J. Sperle, to Martha Menkel, Cleveland, O. All liens. Sept. 3. 10,000

MISCELLANEOUS.

Acceptance of provision in will in lieu of dower by Eliza Storms, widow and legatee of William V. W. Storms.  
 Antenuptial agreement and concurrence in an established trust. William C. Meallo with John B. Colahan, trustee, and Miss Emily T. McCann, beneficiary. June 23, 1883.  
 General assignment. Oscar F. Hawley, Brooklyn, to Henry Patton. Sept. 8. nom  
 General release. John D. Brown, individ. and as successor in interest of his deceased wife, Julia Brown, to Matilda W. Stevens, individ. and as admrx., will annexed, of Russell D. Miner, dec'd, Caroline E. and Warren A. Miner, heirs R. D. Miner. Aug. 15. 500  
 Grantors 1/2 interest in a trust fund of about \$60,000. Morton M. Van Kleeck, Chicago, to J. Reeve Sturdivant. Assigned as collateral security for debt of \$500.

23d and 24th WARDS.

Frederick st, w s, lots 567 and 568 S. Cambreleng et al. property, Fordham, 50x125. John J. Brady to Patrick Kelly and Johanna his wife, joint tenants. Sept. 4. 250  
 Gambril st, n s, 171.8 e Marion av, 25x100. William S., Charles W. and George F. Opdyke and William Peet, assignee of G. F. Opdyke, to Christopher Gavagan. Aug. 12. 350  
 John or Cole st, n w 1/2 of lot 43 map of Fordham, 25x106.1x25x107.10. Benjamin Garno and Bridget A. his wife to Alexander Ingls. Sept. 3. nom  
 Same property. Alexander Ingls to Benjamin Garno and Bridget A. his wife. Sept. 3. nom  
 Jennings st, n s, 137.3 w Bristow st, 25x178.6x 25x177. Charlotte F. wife of Miner Trowbridge, Brooklyn, to John H. Fitzsimons. July 11. 260  
 Terrace pl, lots 347 and 348 map East Morrisania part G. Morris farm, 200x200 to Eagle av. Daisy M. Busted, an heir of Margaret Busted, to Josiah W. Thompson, Jr. All title. Aug. 10. nom  
 William st or Worth av, cor 176th st, 229.6 to 177th st, x 113.7 to Webster av, x246 to 176th st, x98.6. The Manhattan Savings Inst. to John S. Bush. C. a. G. Sept. 1. 6,500  
 139th st, n s, 99.4 e College av, runs northeast to w s Morris av, x south along av to land of Gustavson, x northwest along entire length of Gustavson's land, x southwest to 139th st, x west 25.8. Eleanor M., Sarah A. and Eleanor F. Bell, Mary M. Kelley, James F. and Julia S. King, heirs J. T. Foster, to George W. Moore, Brooklyn. All title. Taxes 1885 and asmts. Aug. 11. nom  
 Av C, e s, 550 s w Cliff st, 25x169.6. John Germunson to Frederick O. Fredricksen. Taxes 1885. Aug. 15. 800  
 Franklin av, w s, 3 e 7th st, 50x211. Mary M. wife of Bernard R. Guion to Lucy Randall Comfort. Mort. \$1,500. Sept. 3. 4,000  
 Franklin av, n w s, part of subdivison No. 1 of lot 126 map Morrisania, 103.1x103x100x125, h & l. Newbury D. Lawton, New Rochelle, to John A. Knox. July 30. 4,800  
 Monroe av, e s, 225 n Columbia av, 50x100.6. Ellen wife of Andrew Donohoe to Thomas A. Campbell and John Owens. Aug. 18. 800  
 North 3d av, late Boston road, es, 56 n 147th st,

28x82 to Willis av, x25x94.8, h & l. William H. Osborn to Levinia J. Palmer, Philadelphia, Pa. Mort. \$4,000. Sept. 8. 8,500  
 Opdyke av, n e cor 4th st, 200 to 1st av, x east 125x200 to Opdyke av, x 125. Charles P. Williams to John J. Dean, Monticello, N. Y. Sept. 3. 2,750  
 Pelham av, s s, lot 195 map of property of S. Cambreleng et al., Fordham, 25.6 x 142.5 x 25 x 137.6, with right to award for Union av. John J. Brady to Henry White. Aug. 26. 350  
 Retreat av, n w cor Henry st, 50x100. Susan A. Archer, Yonkers, to John Nimphius, Jr., and Elizabeth his wife, joint tenants. Aug. 29. 1,900  
 St. Ann's av, e s, 148.1 n Westchester av, runs east 75 to centre of Carr av, now closed, also called Benson av, x south 25 x west 77 to St. Ann's av, x north 25. James Doyle to Thomas O'Meara. Mort. \$450, taxes, assessm'ts, &c. Sept. 10. 300  
 Same property. Thomas O'Meara to Catharine wife of James Doyle. C. a. G. Sept. 10. val. consid  
 Tinton av, w s, 76 n Cliff st, 0.6x135. Paul G. Decker to Lillie T. wife of Frank Yoran. Q. C. Feb. 25. nom  
 Same property. Lillie T. wife of Frank Yoran to Mary Herter. Q. C. Sept. 8. nom  
 Valentine av, s cor Clark st, 100x348.6x100.6x 365.4. Foreclos. Richard S. Newcombe to Anna M. Cary. April 25, 1884. 2,500  
 Valentine av, s e s, 100 s w Clark st, 100x333.6x 101.2x348.6. Foreclos. Same to same. April 25, 1884. 2,500  
 3d av, northerly cor 151st st, 61.5x115.4x57.1x 91.9. Elizabeth wife of and Silas D. Gifford, Tuckaheo, N. Y., to Eliza M. wife of Addison Smith. Sept. 5. 15,000  
 Lots 425, 426, 427 and 195, 198, 199 and 200 map of property of S. Cambreleng, Fordham, with right to receive award for Union av. Release mort. United States Trust Co., trustee of W. L. Chamberlain, to John J. Brady. Aug. 28. 785

LEASEHOLD CONVEYANCES.

47th st, n s, 300 w 10th av, 25x100.5. Charles F. Southmayd and ano., trustees for Henry Astor, to Henry Riemmuller. 20 years 9 months, from Aug. 1, 1885, per year, taxes, assessm'ts and 250  
 48th st, s s, 300 w 5th av, 24x100.5. Assign. lease. George W. Bashford to William Rhineland. July 11. consid. omitted  
 Same property. Consent to assign. lease. Trustees Columbia College to George W. Bashford. Aug. 31.  
 Same property. Consent to assign. lease. Same to Everett P. Wheeler, who assigns to G. W. Bashford. July 14.  
 117th st, No. 189 E. Assign. lease. Jennie E. Loeblen and ano., admrs. P. E. Loeblen, to Thomas Farrell. consid. omitted  
 2d av, No. 922, s e cor 49th st. Assign. lease. Martin Lahm to Fred. and John Meyer. nom  
 3d av, No. 1090, store, &c. Assign. lease. John T. Malcomson to William P. Malcomson. 2,300  
 7th av, n e cor 55th st, 125.5x100. }  
 55th st, n s, 100 e 7th av, 25x115x abt 25x117. }  
 Assign. lease. The Panorama Building with the panorama La Societe Anonyme Des Panoramas de New York to Eugene and Camille Marlier. nom  
 Same property. Assign. lease. Emile Seutin, Jr., et al., liquidators of La Societe Anonyme des Panoramas de New York, to same. nom

KINGS COUNTY.

SEPTEMBER 4, 5, 7, 8, 9, 10.

Adams st, s s, 176 w of old line of the Coney Island plank road, and 160.6 from new line of said road, 2x100, h & l, Flatbush. William H. Jackson to Felix Rourke. consid. omitted  
 Broadway, s w s, 25 e Ellery st, 25x101.9x35x 76.5. Caroline Neustadter, Rosetta Stettheimer, Augusta Greenebaum, Sophia Beer, Amelie Weill, Adelaide Seligman, Nina I. Sternberger, Josephine and William J. Walter, heirs I. D. Walter, to John Stockel and Louise his wife, joint tenants. \$4,500  
 Bergen st, s w s, 60 s e Smith st, 20x50. Mary A. Lucas, formerly Brady, to William F. Mott. 2,300  
 Broadway, n e s, 22.6 n w Dodworth st, 22.6x 80. Christopher H. Rahe, New York, to Henry F. Geils. 1/2 part. Mort. \$3,000. nom  
 Butler st, n s, 250 w Bond st, 30x100, hs & ls. Patrick J. McLaughlin to Anson B. Moore. Mort. \$8,500. 13,000  
 Butler st, s s, 275 w 3d av, runs south 200 to Douglass st, x west 50 x north 100 x east 25 x north 100 to Butler st, x east 25. George Beach, Hartford, Conn., to Samuel G. Shanley and John F. Unckles, of Stanley & Unckles. Taxes, assessm'ts, &c. 2,600  
 Central pl, n e s, 109.4 s e Greene av, 40x59x37.7 x59. John and Maria De Coudures to Hannah M. De Coudures. Q. C. nom  
 Cooper st, n w s, 260 n e Knickerbocker av, 104.8 x — to point in Newtown which would be a continuation of centre of Van Voorhis st, x 117.8 along said line and also along Van Voorhis st x 230. Sarah M. Ivins, widow, and William M. Edwin W. and Augustus H. Ivins, heirs A. Ivins, to Frank S. Mott. Q. C. nom  
 Court st, s e s, 38.3 s w Pacific st, 21.8x61.7x21.9 x61.9. Stephen W. Gaines, Huntington, L. I., to Catharine wife of Patrick H. Dunne. Q. C. nom  
 Carroll st, s s, 38.9 w Hoyt st, 19.1x96.6, h & l. Elizabeth J. Jackson, of Long Island, Phil-

lips County, Kansas, to James Williamson, Hudson, N. J. Mort. \$3,000. 6,000  
 Carroll st, s s, 290 e Hoyt st, 16.4x85, h & l. George W. Edwards to Abby E. Edwards, widow. 3,000  
 Chauncey st, n s, 175 w Ralph av, 25x42.11x25x 42.3. Leopold Rauffer, New York, to Magdalena Balzer. Taxes and assessm'ts. 175  
 Duryea st, n w s, 100 n e Broadway, 20x100. Alfred J. Peuch to Mary W. Trowbridge. Mort. \$8,000. 10,000  
 Dean st, s s, 110 e 4th av, 20x100. Joseph H., Lucy A. and Alfred J. Harksen to Ann M. Harksen. gift  
 Dean st, n s, 176.8 e Bedford av, runs north 107.2 x east 56.6 to centre old Clove road, x south along said centre line 7.4 x east 13.2 x south 100 to Dean st, x west 71.4, h & ls. Annie M. wife of James R. Crawford to Daniel O. Calkins. Taxes, assm'ts., &c. 6,725  
 Dobbin st, w s, 500 n Nassau av, runs west 132 to Bushwick Creek, x northwest along creek to point 525 of Nassau av, x east 137 to Dobbin st, x south 25. Laura S. Forbes, widow, Leila S. wife of John McKesson, Jr., Cora S. F. wife of Arnold C. Saportas, Laura S. Forbes, the younger, and Louise E. Forbes, New York, to George Palmer. All taxes, &c. 62  
 Decatur st, n s, 40 e Lewis av, 16.8x100, h & l. Foreclos. Horace Graves to William H. Darnat and Charles E. Pell. 500  
 Eckford st, late 5th st, w s, 100 s Calyer st, 25x 100, h & l. Herman Wisbauer, Sr., to Emily Wedel. Mort. \$3,000. 7,500  
 Furman pl, e s, 709.10 n Brooklyn and Jamaica pike, runs south 75x125.4, &c., omissions, New Lots. Jane L. Smith to Erastus D. Benedict and John K. Powell. consid. omitted  
 Ford st, e s, 298.10 n East New York av, 25x 99.10, Flatbush. Mary wife of Stephen McElroy to Margaret Curtin. 115  
 Front st, s s, 115.6 w Garrison st, runs south 95 x northwest along property of Brooklyn Bridge to point 65 south Front st and 145.6 west Garrison st, x north 65 to Front st, x east 30, h & l. John A. Tucker and ano., exrs. and trustees R. S. Tucker, and John A. Tucker et al., exrs. and trustees of Margaret A. Tucker, to Frederick Uhlmann, New York. 5,750  
 George st, n w s, 200 n e Hamburg av, 25x100. Theodore F. Jackson to John Eimer and Barbara his wife. 800  
 Garfield pl, n s, 95.9 w 5th av, 80x76.5x80.1x 80.2. James E. Duff to George R. Brown. 3,000  
 Grand st, n s, 193 e 1st st, 25x126.2x25.2x129. Charles Beck to Susanna Vath. 6,000  
 Grand st, s s, 187 e 1st st, 25x100. Same to same. 13,500  
 Grand st, s s, 212 e 1st st, 25x100. Same to same. 13,500  
 Grand st, s s, 162 e 1st st, 25x100. Same to same. 13,500  
 High st, s s, 100 e Gold st, 19x106.8x19x106.7. Henry Kruitbosch to Amelia Bauer. Mort. \$2,000. 3,800  
 Halsey st, s s, 115.4 e Sumner av, 66.4x100, h & l. Dennis Shehan to James H. Watson. Mort. \$13,000. nom  
 Same property. James H. Watson to George R. Waldron. Mort. \$13,000. val. consid  
 Halsey st, s s, 231.8 e Sumner av, 16.8x100. George R. Waldron to Blanche E. wife of J. Herbert Watson. Mort. \$3,250. 5,000  
 Halsey st, s s, 248.4 e Sumner av, 33.4x100, h & l. George R. Waldron to John B. C. Tappan, Glen Cove, L. I. Mort. \$6,500. 10,000  
 Halsey st, s s, 165 e Sumner av, 16.8x100, h & l. George R. Waldron to Henry C. de Rivera. Mort. \$3,250. 5,000  
 Halsey st, s s, 281.8 e Sumner av, 16.8x100, h & l. George R. Waldron to Eugene Toppan, Glen Cove. 5,000  
 Hamburg st, s w s, 50 s e De Kalb av, 25x100. John B. Sutherland to Henry E. Bergmann. 500  
 Hopkins st, s s, 125 w Marcy av, 50x100. James Buckley to Conrad Wissel. 1,375  
 Heyward st, s s, 259.6 w Marcy av, 18.6x100. Emma L. Turner to Thomas Carman. 5,000  
 Ivy st, e s, 150 s Evergreen av, 25x100. Adrian M. Suydam to George W. Merrick. 900  
 Jacob st, s e s, 225 n e Bushwick av, 100x100. Adrian M. Suydam to Margaret C. wife of Henry Brehm. 2,600  
 Jay st, e s, 150 s Johnson st, 25x107.6, h & l. George H. and R. A. Granniss, exrs. G. B. Granniss, to John E. Damerel. 6,600  
 Macon st, s s, 110.3 w Verona pl, 20x80. Isabella L. wife of John R. Brown, Kansas City, Mo., to Julia E. wife of George S. Elcock. Mort. \$4,500. 8,500  
 Macon st, s s, 60 w Sumner av, 20x100, h & l. Release judgment. Albert H. and William E. Osborn to Charles H. Russell, recvr. 150  
 Same property. Charles H. Russell, recvr, to Alexander R. Brower. 5,475  
 Macon st, n s, 392 e Nostrand av, 33x100, h & l. Annie V. wife of David H. Fowler to Sybilla McCaulley, New York. Mort. \$6,000. 13,000  
 Madison st, n s, 300 e Patchen av, 17x100, h & l. Elizabeth and James Phelan to Samuel B. Goldsberry. Mort. \$3,000. 3,500  
 Madison st, n s, 317 e Patchen av, 54x100. Elizabeth wife of James Phelan to Livingston D. Goldsberry. Mort. \$9,000 and interest. 10,500  
 McDonough st, s e cor Howard av, 100x100. }  
 Decatur st, n s, 100 e Howard av, 220x100. }  
 Decatur st, n w cor Saratoga av, 300x100. }  
 Henry G. Disbrow to Jonas A. Lincoln. 15,000  
 Melrose st, n w s, 200 n e Central av, 50x100. Christian Hunken to John Biggermann. 2,200  
 Middagh st, No. 8, s s, 60 e Columbia st, 20x 50.8. Mary C. wife of and John D. Norton to Eleanore B. Serviss. 6,700

Myrtle st, s, 125 e Cypress av, 100x100, New Lots. George Beach to Elizabeth A. wife of John F. Bogardus. Mort. \$800. 2,600

Magnolia st, n w s, 325 n e Knickerbocker av, 25x126.4x25x126.10. Thomas Pitt to John H. Scheidt. 700

Magnolia st, n w s, 175 n e Knickerbocker av, 25x129.6x25x129.0.1. Julia E. wife of William S. King to Joseph Kispert. 650

Magnolia st, n w s, 200 n e Knickerbocker av, 50x128.6x50x129.6. Louis H. Dewey to Juliana M. Price. Q. C. nom

Same property. Juliana M. Price to Helen L. Tompkins. 1,300

Monitor st, w s, 200 n Richardson st, 25x100, h & l. Katie Madden, individ. and extrm. M. Madden, to Richard Madden. 1,300

Marion st, s s, 375 e Howard av, 25x100. Margaret C. wife of Robert Given to Daniel Madden. Mort. \$325. 650

McKibben st, n s, 506.10 e Bushwick av, 175x117.10x175x139.5. Daniel B. Whitlock, New York to Nicholas Dannenhoffer. C. a. G. 1,400

Moore st, s s, 100 w Graham av, 25x100. Henry Freedmann to Isaac Cohn, New York, and Jacob H. Werbeloosky. Mort. \$1,500. 3,000

Meserole st, s s, 175 w Ewen st, 25x100. Emma wife of Anton Auer to Francis Pfeiffer. 3,000

Noble st, n s, 245 e Franklin st, 25x100. James Pyle to Michael McCarthy. 4,125

Noble st, n s, 95 e Franklin st, 25x100, h & l. Helen Egbert and ano., exrs. S. D. Egbert, to Sarah D. Roe, widow, New York. 4,100

Same property. Release dower. Helen Egbert, widow, to same. nom

President st, No. 587, n s, 133 e 8th av, 21x95. Louis C. Raegenor to Hermann Raegenor. nom

President st, n e s, 359 n w 9th av, 125x95. James D. Lynch, New York to William Flanagan. 19,500

Prince st, w s, 220 s Willoughby st, 23x85, h & l. John F. Farrell to Lilly Jane Hughes. Morts. \$2,000. 5,000

Prince st, e s, 80 s Willoughby st, 19.2x80x19.10 x80. Mary A. Brown, widow, John W. and Henry C. Brown, heirs A. A. Brown, to Annie wife of George Duncan. Q. C. nom

Prospect pl, s s, 184 e Rogers av, 43.9x100. Ann Brady to Mary E. Fowler. Q. C. 250

Same property. John Brady, by The. J. Geisler, guard., to same. 1,200

Prospect pl, late Warren st, n s, 302.10 w Scheenctady av, 20.3x155.7. Joseph Dunn, admr. F. Dunn, to Lewis Varney, Saratoga Springs. 1879. 10

Same property. Lewis Varney, Saratoga Springs, to Sarah Dunn, of Hoadley, Saratoga Co. Q. C. 1879. nom

Prospect pl, late Warren st, s s, at centre line of Old Clo. e road, runs west 100 x 127.9 x east 25 x south 0.2 x east to Clove road, x north to beginning. Sarah G. Craft et al. to Robert Knight. Q. C. Re-recorded. 500

Park pl, s s, 340 w Vanderbilt av, 20x62, h & l. Paul C. Grening to Robert Sherwood, New York. Mort. \$7,000. 10,000

Quincy st, s s, 120 e Sumner av, 57.6x100, hs & ls. Elias H. Hawkins to John W. Hannan. Morts. \$14,250. nom

Quincy st, s s, 145 w Marcy av, 20x100. Harrison A. Morse to Caroline A. Morse. Mort. \$3,500. 800

Somers st, n s, 99 e Rockaway av, 126x100, hs & ls. George R. Brown to John Kenna. 32,000

Same property. Elizabeth W. Aldrich to George R. Brown. Release mort. 17,000

Spencer st, e s, 300 n Park av late Tillary st, 25 x100. John Morrison to Henry Yunker. 1-10 part. nom

Stagg st, s w cor Waterbury st, 25x100. Mary S. wife of Charles R. Baker, formerly Schenck, heir Chas. Schenck, to Henry Seiler. Mort. \$600. 900

State st, s s, 74.4 w Hicks st, runs west 188.4 x south 70 x west 62.4 x south 12 x west 75 to Columbia st, x south 28 x east 188.6 x southeast to point 64.8 n Atlantic av, x east 118 x north 43.4 x east 6 x north 84.9. Nathan Cushing, Boston, Mass., to Livingston Cushing, Boston, Mass. val. consid

Sackett st, n s, 276 e Henry st, 66x100. Henry L. Clarke, New York, to Michael Shearman. Correction deed. nom

Sackett st, s s, 176.2 w Hoyt st, 16.2x90, h & l. Mary E. wife of William E. Sheffield to Charles Burkhardt. Mort. \$2,500. 4,850

Skillman st, e s, 100 n Park av, late Tillary st, 25x100. James McCullough to Jacob H. Kohlman. 1,000

Van Buren st, s e s, 190 n e Broadway, 18x100, h & l. Anna A. Fardon wife of Alfred A. to Christina S. Ernst. Mort. \$3,350. 4,400

Walton st, n s, 350 e Marcy av, 25x100, h & l. Ulrich P. Barth to Alois Barth. Mort. \$1,800. gift

West st, e s, 75 n India st, 50x100, hs & ls. Samuel C. Wandelt, trustee G. H. L. Vogts, to Louis G. Vogts. Sub. to dower right. nom

Warren st, n s, 282.2 e 4th av, 25x100, h & l. George R. Brown to John Kenna. 12,000

Same property. Release mort. Charles B. Granniss to George R. Brown. 6,500

Wyckoff st, n e cor 3d av, late Powers st, 125x100. Austin Dunham, Hartford, Conn., and George Beach to The Reformed Dutch Church, Brooklyn. 1870. Re-recorded. 9,000

Wyckoff lane, w s, 225 s Virginia av, 50x100. Joachim H. Birkner to Frederick W. Fochlinger, Yonkers, N. Y. 1,200

Wyckoff st, s s, 140 e Bond st, 18x100. Henry Morris to Daniel C. and James W. Donohue, Mary wife of William G. Elsen, formerly

Donohue, and Lizzie Morris, heirs Jane L. Morris. Q. C. 300

South 1st st, n s, 202.2 e 1st st, 25x100. Charles Beck to Susanna Vath. 3,500

2d st, e s, 65.7 n South 4th st, 20x125. Ann Wilson, widow, to James Densmore. Mort. \$4,000. 2,000

South 2d st, n s, 100 w 7th st, 25x100. Michael H. Sullivan to Thomas H. Evans. Mort. \$1,000. 3,000

2d st, w s, 118 n South 9th st, 22x100, h & l. George Oberst to Peter and Mary Knaus, joint tenants. Mort. \$3,000. 7,600

3d pl, n e s, 200 n w Court st, 20x100, h & l. Daniel Haviland to Frederick E. Boehmicke. 8,500

South 3d st, s w s, lot 8488 Ewen assessment map, 25x95, map missing, h & l. John W. Hall to Daniel Canty. 3,000

6th st, n s, 97.10 w 6th av, 50x100. Annie Fish to Thomas Butler. 3,900

6th st, n s, 247.10 w 6th av, 16.8x100. Thomas Butler to Annie Fish. Mort. \$3,500. 5,500

North 8th st, s w s, 128 s e 3d st, 27.8x80. John Starkey to Michael O'Connor. 1,726

Same property. Michael O'Connor to Bridget Starkey. 1,726

10th st, n s, 198 w 3d av, 50x100. George Alger to Mary A. McCormick. nom

16th st, n s, 275 w 6th av, 25x100, h & l. Marianne wife of John F. Carey to John M. Sweeney. Mort. \$900. 1,335

East 16th st, e s, 175 s Av Y, 50x100.1x51.2x91.7. Gravesend. Margaret A. Teets to John Worner. 400

16th st, s s, 353.9 e 4th av, 34x100, hs & ls. Mary A. McCormick to George Alger. M. \$5,000. nom

38th st, n e s, 186.4 n w 8th av, 40 to Martense lane, x — to centre of block, x — x 100.4. Anna C. Schulz, widow, to Frederick I. Boedecker. 1,000

38th st, n e s, 125 s e 5th av, 25x100.2, h & l. Rosanna wife of Edward J. Eddington to Donald McCaskelly and Elizabeth A. his wife. Mort. \$300. 700

39th st, n e s, 125 s e 8th av, 25x100.2. Charles A. Willard to James O'Neil. 150

45th st, s w s, 140 n w 4th av, 20x80. William A. Fries to Hans S. Christian. 460

49th st, s s, 115 e 3d av, 15x100.2. Foreclos. Charles B. Farley to William C. Baker. Mort. \$927. 700

Atlantic av, s e cor Sheffield av, abt 25x—, East New York. David Horton and Charles A. Brown, Pearsalls, L. I., to Anton Ritz, trustee for Theresa Ritz. Mort. 4,500. 5,009

Atlantic av, s s, 441.8 e Utica av, 16.8x100, h & l. Sally A. wife of Thomas S. Denike to Joseph Strader. Morts. \$1,600. 2,500

Atlantic av, No. 35, saloon and business only. Assignment. Hugh McDonald to James O'Toole. 1,250

Baltic av, s s, 25 w Snediker av, 25x100, New Lots. John T. Peters to Thomas Everit. Mort. \$1,400. 3,000

Baltic av, n s, 25 e Monroe st, 25x100, New Lots. August Hepler, Hicksville, L. I., to Louis Isemann. Q. C. Correction deed. nom

Baltic av, s e cor Wyckoff av, 25x100, East New York. Maria Vradenburg, widow, to William Urff. 600

Same property. Nancy W. Williams, widow, George P., Sarah A., Ashier I. and Joshua H. Hudson, heirs J. E. Hudson, to Maria Vradenburg. Q. C. nom

Baltic av, s s, 25 e Wyckoff av, 25x100, East New York. Alfred C. Chapin, State Comptroller, to William Urff. Tax deed. nom

Same property. Nancy W. Williams (see above) to William Urff. Q. C. nom

Baltic av, s e cor Wyckoff av, 50x100, East New York. Release mort. J. Lawrence Marcellus to William Urff. nom

Bedford av, e s, 120 s Willoughby av, 20x100, h & l. Agnes wife of Alonzo E. De Baun to Julius Lipman, New York. Mort. \$6,000. exch

Same property. Release judgment. A. E. De Baun to same. nom

Bedford av, w s, 171.6 n Park av, 18x100, h & l. George C. Rose to George Underhill. nom

Bushwick av, s w s, 64 s e Eldert st, 11x100x6.9x100.2, except portion taken for Bushwick av widening; also, Interior gores beginning 68.3 s e Eldert st and 100 s w of Bushwick av before it was widened, runs southeast 31.9 x southwest 200 x northwest 23.5 x northeast to beginning. Sylvester M. Beard to Henry C. Bauer. 1,000

Buffalo av, w s, 77.9 n Butler st, 25x100. J. P. Johnson Howard to Edwin C. Mott, New York. 440

Eldert av, e s, 270 s Union av, 50x100, East New York. James Moffett to Franklin W. Taber. C. a. G. 1,500

Flatbush av, n e s, 54 n w St. Marks av, runs northeast 131.9 x north 31.5 x west 2.3 x southwest 152 to avenue, x southeast 24, h & l. Clementine R. Yates to Joseph W. Yates, Plainfield, N. J. Mort., &c. nom

Same property. Susan G. wife of Joseph W. Yates, Plainfield, N. J., to Clementine R. Yates, New York. Mort., &c. nom

Flatbush av, n e s, 54 n w St. Marks av, runs northeast 131.9 x north 31.5 x west 2.3 x southwest 152 to av, x southeast 24, h & l. Flatbush av, n e s, 126 n w St. Marks av, runs northeast 102.9 x west 3.10 x northwest 21.4 x southwest 100 to av, x southeast 24, h & l. Susan G. wife of Joseph W. Yates, Plainfield, N. J., to Clementine R. Yates. Morts., &c. nom

Same property. Clementine R. Yates to Joseph W. Yates. Morts., &c. nom

Franklin av, e s, 76.8 s St. Marks av, 12.3x100x south 37 x east 75 x north 126 to St. Marks pl, x west 6.6 x south — to beginning. Ann E. Dickinson, George F. and Walter B. Townsend to Anthony McNeely. nom

Same property. Ann E. Dickinson, trustee Harriet Townsend, dec'd, to same. 1,100

Franklin av, e s, 17 n Atlantic av, 40x100. David C. Reid to Eugene G. Blackford. 4,125

Franklin av, e s, 57 n Atlantic av, 40x100. David C. Reid to Isabella Gill. 4,125

Graham av, n e cor Conselyea st, 20x75, h & l. Martha Wolffrom to Frank X. Kuchler. Mort. \$3,000. 3,800

Greene av, n s, 225 e Tompkins av, 18.3x100, h & l. 1

Greene av, n s, 261 e Tompkins av, 18.3x100, h & l. 1

Nathaniel W. Burtis to Marietta Crowell. Mort. \$9,000. 14,000

Greene av, s s, 100 w Throop av, 40x100. Mary Hazelton wife of Abraham to Charles V. Anderson. 8,100

Same property. William M. Prichard, New York, trustee for Maria B. Pumpelly, to Mary wife of Abraham Hazelton. Release mort. 2,000

Georgia av, e s, 150 n Baltic av, 25x100, New Lots. Henry Miller to Robert Haas. 550

Hudson av, e s, 28.6 n Park av, 45x103.9. Foreclos. Edwin C. Schaffer to Alexander Underhill, Jr. 2,550

Hudson av, n e cor Tillary st, 20x52.1x25.5x48.6, h & l. William Honslo to William L. Cook. Q. C. nom

Same property. Henry Kruitbosch, Norfolk, Conn., to William L. Cook. Mort. \$2,000. 3,000

Hamilton av, n e s, 111.4 s e Centre st, runs northeast 38.2 x north 51.2 to Centre st, x west 14.2 x south 37.4 x southwest 37.6 to av, x southeast 19.7, h & l. Martin Fassnacht to William Scheelje. 4,050

Same property. William Scheelje to Caspar Ahrens. 4,050

Kent av, w s, 507.8 s Willoughby av, 24.4x100. George Smith to Mary L. wife of John M. Jacobs. Mort. \$2,500. 4,500

Kent av, w s, 250 s Myrtle av, 50x182.10. Charles R. Lynde to Thomas Tracy. 6,000

Knickerbocker av, s cor Melrose st, 25x100. Matthias Beck to Albert Dinkelaiker. 1,450

Knickerbocker av, s w s, 25 e Melrose st, 25x100. Same to J. Jacob Marquardt. 1,100

Knickerbocker av, s w cor Grove st, 40x100. Sterne Chittenden to Alexander Kennedy. 1,550

Same property. Alexander Kennedy to Edward Farnam. 1,600

Same property. Edward Farnam to George N. Sheffield. 1,000

Lexington av, s s, 241.8 e Sumner av, 16.8x100. William Godfrey to Sarah M. wife of Charles Jordan, Jr. Mort. \$2,500. 4,500

Liberty av, s s, 77.6 e Jefferson st, 25x100, h & l. New Lots. John Sakker to Ferdinand Thiede and Emilie his wife. Mort. \$1,000. 1,800

Marcy av, w s, 21.10 s Lynch st, 26x80.8, h & l. Margaret wife of Nicholas Mulvihill to John F. Loeffler. Corrects omission. Mort. \$3,250. 6,500

Myrtle av, s s, 225.2 e Broadway, 25x103.1x27x92.9. Carl Vogt to Solomon Wolf. 2,300

Myrtle av, n s, 80 w Skillman st, 20x82.9. Andrew Bissland to Michael Furse. Mort. \$6,000. 11,200

Same property. Michael Furst to Mary J. wife of Andrew Bissland. C. a. G. 11,200

Myrtle av, s s, 225.2 e Broadway, 25x103.1x27x92.9. Release mort. Carl A. Metz to Carl Vogt. nom

Nostrand av, e s, 160.6 s Herkimer st, 25x100. Noah Tebbetts to George Penniman. 1,600

Nostrand av, e s, 54 s Willoughby av, 18x100. Robert E. Maxwell to William Bagot. Mort. \$2,200. 4,000

Prospect av, n e s, 109.7 s e 4th av, 21.4x94.5x—x92.8, h & l. Mina D. Huefner wife of Anton to Catherine Von Buskirk, New York. 3,500

Putnam av, n s, 235 w Sumner av, 30x100. Release mort. Frederick F. Thompson, New York, to John C. Bushfield. nom

Putnam av, n s, 355 e Tompkins av, 20x100, h & l. Arthur Taylor to Alexander G. Brinckerhoff. Mort. \$4,000. 8,000

Patchen av, extdg. from Jefferson to Hancock st. Henry G. Wheeler with Godfrey Wheeler. Agreement as to loan, also as to settlement upon Mary E. Wheeler. 1876.

Park av late Tillary st, s s, 58.4 w Franklin av, 50x100. James Freel to Ellen T. O'Neill. val. consid

Same property. Ellen T. O'Neill to James Freel. Life estate only. nom

Rockaway av, w s, 17 s Hull st, 16.8x75. Maria wife of Essex Roberts to William Gormley and John O'Donoghue, of Gormley & O'Donoghue. Mort. \$2,000. 3,500

Same property. Release mort. William H. Palmer, New York, to Maria Palmer. nom

Rockaway av, w s, 33.4 s Hull st, 16.8x75. The Brooklyn Mill and Lumber Co. to Maria wife of Essex Roberts. C. a. G. nom

Rochester av, n e cor Union st, 75x120 to centre of an old street, x — to Union st, x 137.3. Edward L. Morrison to Joseph Boswell and Jane his wife. 800

Seigel av, e s, at s w line of Force tubes, 117.7x84.1 x north 144.7, New Lots. James H. Mallory et al., legatees and devisees of Elizabeth Halsey and John C. Halsey, exr. of said Eliz. Halsey, to Edward C. Halsey. Q. C. nom

Sheridan av, w s, 100 n Adams av, 50x100, New Lots. George Beach to Edward J. Sanger. 1,650

Schenck av, w s, 250 s Fulton av, 50x200 to Smith av, New Lots. Thomas A. Atkins, Middle-town, Conn., to John Bollmann. 2,050

Stone av, e s, 200 s Baltic av, 100x100, New Lots. Edward Rindfleisch to Christian Schwicker. 1,000

Stone av, e s, 25 s Blake av, 25x100, New Lots. G. Stuart Thatford to Pauline and William Hartman. 175

Stuyvesant av, n w cor Decatur st, 100x100. Release from covenant as to building line. Jane V. C. and Catharine Cooper, individ. and extrs. of J. M. Cooper, to Sylvester Groves-beeck. nom

Stuyvesant av, w s, 118.9 s Lafayette av, 18.9x75. Eliza wife of Henry Stark to Guntherie Holland. Mort. \$2,000. 3,550

Tompkins av, w s, 80.9 s Quincy st, 19.3x81, h & l. James W. Stewart to William H. Biersds. Mort. \$6,500. 10,500

Utica av, n e cor Dean st. 19x83.4. Emerson W. Perry to James Dunn. 3,800

Utica av, n e cor Dean st, abt 19x83.4. Release mort. John Ross, New York, to Thomas Quinn. nom

United States av, westerly cor Atlantic av, 50x116.3, Fort Hamilton. George S. Gelston to Annie wife of John H. Willis. 500

3d av, n e cor St. Marks pl, 100x80, h & ls. Corporation of Reformed Dutch Church, town of Brooklyn, to Frank G. Mintram and Charles B. W. Wardlaw. 5,750

5th av, No. 463, e s, 20 s 10th st, 20x74, h & l. Nelson J. Waterbury, New York, to James H. McKenna. Mort. \$4,000. 8,080

5th av, No. 463 1/2, e s, 40 s 10th st, 20x74, h & l. Same to some. Mort. \$4,000. 8,080

6th av, n w s, 75 s w 10th st, runs northwest 95.9 x southwest 25 x southeast 0.7 x southwest 28.2 x southeast 95.2 to 6th av, x northeast 53.2, h s & ls. J. N. Ward Kitchen, exr. Helen E. D. Kitchen, to Sara J. wife of Evert Bergen. 9,500

6th av, n w s, 92.9 s w 10th st, runs northwest 95.9 x southwest 7.3 x southeast 0.7 x southwest 10.6 x southeast 95.2 to 6th av, x northeast — to beginning, h & l. Sarah J. wife of Evert Bergen to David H. Laney, Woodhaven, L. I. Mort. \$2,000. 3,500

6th av, n w s, 110.6 s w 10th st, 17.8x95.2, h & l. Sarah J. wife of Evert Bergen to John B. Barrody, Woodhaven, L. I. Mort. \$2,000. 3,500

6th av, n w s, 75 s w 10th st, 17.9x95.9, h & l. Sarah J. wife of Evert Bergen to Francis Raymond. Mort. \$2,000. 3,500

7th av, s e cor 10th st, 140.9x80. Kate C. Henderson et al., exrs. and trustees I. Henderson, to Charles Nickenig. Mort. \$8,000. 9,000

21st av, centre line, n w s, extends from 86th to 85th st, 230x140, New Utrecht. Margaret wife of John F. Berry to Cornelius Van Sicken. 600

Gravesend Neck road, n s, adj S. I. Voorhies, 16 acres 3 roads and 10 88-100 perches. John I. Lake to the heirs of John H. Van Cleef. Q. C. nom

Gowanus road, e s, on north side of Lincoln pl, 571.3 w 6th av, runs north 110.2 x west to centre line Gowanus road, x south to Lincoln pl, x east — to beginning. City of Brooklyn to Mary A. wife of and Joseph Fletcher. Q. C. All taxes, &c. nom

Indefinite right of way, w s, 201 s East New York av, 25x81, Flatbush. William Bradshaw to Bridget Kirvan. 100

Lots 242 and 243 and 456 and 457 map of Hannah Cooper property in 18th Ward and Newtown. Partition. David Barnett to John Murphy. 480

Lots 21 to 28 inclusive and 9 to 16 inclusive, map of Hannah Cooper property in 18th Ward and Newtown, Partition. David Barnett to Rufus L. Scott. 1,940

Sidewalk laid out by F. R. Jorgensen and ano., e s, at point 125 n Shore road, 40x110, Sheeps-head. Philip Neidling, New York, to Henry Moeller. 1,000

General assignment. Oscar F. Hawley to Henry Patton.

Conant, Cornelia D., William S., Charles S. and Fred. K., and Gertrude C. Harway—Ezekiel and Elizabeth W. Fols. e s Buena Vista av, 275 n St. Mary st, 50x100. 1,200

Garrison, James M.—George C. Furman, lot on Saw Mill River, adj S. T. Radcliff. 50

Halliday, Alexander—Maria C. Ryan, w s Park av, 135 s Lake av, 100x218. 4,000

Dougherty, Andrew, assignee of Wm. S. Conant, Sr.—Heirs of W. S. Conant, Sr., e s Buena Vista av, 250 n St. Mary st, 75x100. 1

### 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 mort gage 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.

SEPTEMBER 4, 5, 7, 8, 9, 10.

Bartholomew, Frederick M., with THE MUTUAL LIFE INS. CO., New York, both mortgagees. Agreement as to priority of mortgages made by Mary E. wife of Arthur J. Metz. July 23. nom

Baum, Mayer, to William MacKenzie, Bowdoin, Eng. 72d st, s s, 145.9 e 3d av, 17.10x102.2. Aug. 17, due Jan. 30, 1888, 5 1/2 %. 2,500

Blauvelt, Charles, to Thomas Moore, Scranton, Pa. 134th st, n s, 213.7 w 5th av, 17.10x99.11. Sept. 5, 3 years, 5 %. 7,000

Bohnert, Henry, to Henry G. and Walter P. Sil-leck, exrs. H. G. Silleck. Stanton st, n s, 76 e Eldridge st, 25.4x100. Sept. 5, 5 years, 5 %. 12,000

Butler, Jacob D., and Carrie M. his wife, to the Corporation for the Relief of Widows and Children of Clergymen of the Prot. Epis. Church, New York. Grove st, No. 34, s s, 190.6 w Bleeker st, 21x100. Sept. 4, due Oct. 1, 1886. 6,000

Bannan, Michael J., to Simon E. Bernheimer and August Schmid. 1st av, No. 1607. Lease, &c. Sept. 3, demand. 450

Bliss, Hattie W., to Santiago J. Valls. 32d st, n s, 445 w 5th av, 25x98.9. Sept. 1, 3 years, 5 %. 5,000

Bush, John S., to THE MANHATTAN SAVINGS INST. Worth av, 176th st. P. M. Sept. 1, 1 year, 5 %. 5,000

Batchelor, Charles, to Lizzie Crear. 126th st, e cor 7th av, 20x80. Sept. 7, 6 months. 4,000

Caden, John B., to Edward Winslow, East Orange, N. J. 11th st, n s, 22 w Washington st, runs north 50 x west 27.8 x north 15.4 x west 18 x south 15.4 x east 1.8 x south 50 to 11th st, x east 44. Sept. 8, due Oct. 1, 1886. gold, 14,000

Cockcroft, William, Brooklyn, to Hannah L. Drinker, individ., and as trustee of C. Amelia and Emma J. Varian. Division st, No. 72, n s, 25x75. Sept. 9, due Nov. 5, 1886, 5 %. 12,000

Cohn, Samuel, to Louis Josephal. Grand st, No. 281, s s, 75 w Eldridge st, 25x125. Sept. 8, due Sept. 9, 1888. 25,000

Cohen, Elias, Samuel Groginsky and Isaac Lubelsky to Julius Rosenberg. Hester st, n s, 50 w Suffolk st, 25x75. P. M. Aug. 27, due July 1, 1891, 5 %, installs. 10,500

Cate, Hannah A., to Mathew Murray. 49th st. P. M. Sept. 8, 3 years, 5 %. 12,000

Cooper, Thomas E., Perth Amboy, N. J., Mary Pullman, widow, Ann E. McKenne, widow, and Samuel H. Cooper, New York, John W. Cooper, of Milton Minn., and Annie A. wife of Reuben A. Vance, Cleveland, Ohio, to Mary Pullman. 2d av, w s, 49.5 n 35th st, 49.4x100. July 31, 1 year, 5 %. 5,500

Same to Ann E. McKenne. Same property. July 31, 1 year, 5 %. 7,500

Curry, William, and Mary E. his wife, to John J. Hughes, Brooklyn. 47th st, s s, 250 w 9th av, 25x100.5. Sub. to mort. \$7,000, and privilege of placing another of \$5,000. Aug. 17, due Nov. 1, 1885. 1,657

Dean, John J., Monticello, N. Y., to Thomas H. Suckley, Rhinebeck, N. Y. Opdyke av and 4th st. P. M. Sept. 3, due Sept. 1, 1888, 4 %. 2,000

Dierking, Otto, to George Ehret. 1st av, n w cor 78th st, store and cellar. Lease. Aug. 29, demand. 2,200

Davidson, John, Elizabeth, N. J., to Simon Gerber. Lexington av, s e cor 107th st, 20x82.9. Sept. 10, 2 years, 5 %. 13,000

Dinkelspiel, Maggie, wife of and Simon L., to James A. Mahony. Madison av, e s, 82.5 n 67th st, 18x84. Sept. 9, 1 year. 13,000

Fonner, James S., and Sarah E. wife of John R. Lowther to Daniel Carroll. 71st st, n s, 225 e 11th av, 100x102.2. Sub. to mort. \$60,000. Sept. 7, due Dec. 20, 1885. 3,600

Farley, John T., to John C. Brown and John S. Schultze. 63d st, n w cor 9th av, 25x100.5. P. M. and building loan. Aug. 21, due Sept. 1, 1890, 5 %. 30,500

Same to same. 63d st, n s, 25 w 9th av, 19x100.5. P. M. and building loan. Aug. 21, due Sept. 1, 1890, 5 %. 16,500

Same to same. 63d st, n s, 44 w 9th av, 18x100.5. P. M. and building loan. Aug. 21, due Sept. 1, 1890, 5 %. 14,340

Same to same. 63d st, n s, 62 w 9th av, 19x

100.5. P. M. and building loan. Aug. 21, due Sept. 1, 1890, 5 %. 14,330

Same to same. 63d st, n s, 81 w 9th av, 19x100.5. P. M. and building loan. Aug. 21, due Sept. 1, 1890, 5 %. 14,330

Folsom, John G., to Francis H. Weeks. 123d st, n s, 283.4 e 3d av, 21.8x100.11. Sept. 5, due Feb. 1, 1887, 5 %. 3,500

Forrestal, Redmond, to THE UNITED STATES TRUST CO., New York. 56th st. P. M. Sept. 4, 1 year, 4 1/2 %. 15,000

Friedman, Moses, to William MacKenzie, Bowdoin, Eng. 72d st, s s, 163.7 e 3d av, 17.10x102.2. Aug. 17, due Jan. 30, 1888, 5 1/2 %. 2,500

Frost, David T., Hillsborough, N. J., to Henry A. and Edward C. Bogert, trustees for Mary A. Steward. 49th st. P. M. Sept. 5, 3 years. 18,000

Giblin, Michael, and Ernest G. Stedman to Henry E. Merriam, exr., &c. 90th st, s s, 190 w 3d av, 30x100.8. Sept. 5, demand. 20,000

Herrman, Cecelia, wife of Adolph B., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 126th st, s s, 266.3 e 6th av, 18.9x99.11. Sept. 8, 1 year. 9,000

Hotze, Frederick, to Augustus T. Gillender. 1st av, n w cor 120th st. P. M. Sept. 1, 2 years, 5 %. 10,000

Same to same. Same property. P. M. Sept. 1, 5 months, 5 %. 10,000

Hawley, Oscar F., Brooklyn, to Agnes C. Hawley et al., exrs. O. F. Hawley. Gold st, Nos. 40 and 42, s e s, 40x60.11 to Riders alley, x41.1 x58.6. Sub. to trusts. Sept. 7, demand. 14,000

Hegny, William, to Isaac Danenberg and Thomas L. Coles, of Danenberg & Coles, brewers. Clifton st, n s, 151.6 e Tinton av, 19.4x100. Sept. 7, 1 year. 1,000

Heintze, John G., and Minnie his wife, to Simon Schaefer. Concord av, w s, 210 n 141st st, 20 x100, error. Sept. 14, 1882, 2 years. 300

Hume, James, to Catherine J. wife of William M. Franklin. Orange, N. J. 2d av, No. 743, w s, 24.8 s 40th st, 24.8x105. Sept. 8, 3 years, 5 %. 5,000

Hume, Sarah M., wife of and Thomas, to Mary Van Beuren, widow. 79th st, n s, 287.6 w 3d av, 15.6x102.2. Sept. 3, due Jan. 1, 1886. 3,000

Hennessy, John, to Robert and John Boyd, exrs. J. B. Warden. Marion st, No. 59, e s, 139 s Prince, 25x100. Sept. 9, demand, 5 %. 4,000

Hughes, Anthony A., to Deborah Gervin. Lexington av, n w cor 108th st, 100.11x100. Aug. 7, demand. 1,285

Jagerhuber, Ernestine, wife of Max, to Warren B. Smith, Yonkers, N. Y. 46th st, No. 320, s s, 222 w 8th av, 22x100.5. Lease. Sept. 7, due June 30, 1887. gold, 2,000

Janes, Edward R., to THE SEAMEN'S BANK FOR SAVINGS, City New York. Westchester av, s s, 281 e Bergen av, runs east and across Brook av 508.4 to w s of Port Morris Branch R. R., x south to St. Anns av, x southerly 74 x west and across Brook av to centre of Mill Brook channel, x north following curves — x north 137 to beginning, excepting portion taken for Brook av. Sept. 7, 5 years, 5 %. 50,000

Kastner, Anna, wife of and Julius, to Peter Schupp. 2d av, e s, 65.7 s 10th st, 22.3x125. Sept. 7, due April 29, 1888, 5 %. 5,000

Kelly, Kate A. C., wife of and James, to Benjamin F. Roe, Castleton, S. I. 129th st, s w cor Lexington av, 25x99.11. Sept. 7, 5 years, 5 %. 6,000

Ketchum, Angelica S., wife of and Edgar, to Betsey A. Randell. Jerome av, w s, adj Harriet A. Anderson, 100 x 340 x abt 111 in two courses, x329.3, h & l. Aug. 7, 3 years, 5 % 2,000

Ketchum, Edgar, to Alexander P. Ketchum. Ogden av, w s, 175 s Union st, 25x150. Sept. 2, 3 years, 5 %. 500

Knapp, Charles, to Otto Huber. Maiden lane, Nos. 41 and 43. Leasehold. Building loan. July 15, installs. 45,000

Knox, John A., to Newbury D. Lawton, New Rochelle. Franklin av, n w s, part of subdivision No. 1, lot 126 map Morrisania, 1 1/2 miles from Harlem River, &c., 17.2x83.7x16.8 x80, h & l. Aug. 20, 3 years. 2,000

Same to same. Franklin av, n w s, portion of same subdivision, &c., 17.2x76.7x16.8x80. Aug. 20, 3 years. 2,000

Same to same. Franklin av, n w s, portion of same subdivision, &c., 17.2x73x16.8x76.7. Aug. 20, 3 years. 2,000

Knox, John A., to John H. Tredwell, trustee for Alexander Townsend. Franklin av, n w s, part subdivision No. 1 lot 126 map Morrisania, etc. See Conveys. Aug. 10, 3 yrs. 2,000

Same to same. Franklin av, n w s, another portion same subdivision, etc. See Conveys. Aug. 10, 3 years. 2,000

Same to same. Franklin av, n w s, part of said subdivision and lot. See Conveys. Aug. 10, 3 years. 2,100

Livermore, Raymond B., to Edwin R. Livermore. 47th st, n s, 460 e 7th av, 20x100.5. Sub. to mort. \$15,500. Sept. 8, 3 years. 10,000

Lawson, Daniel D., Charles J. Carew and William Curry to John J. Hughes, Brooklyn. 47th st, s s, 225 w 9th av, 25x100.5. Sub. to mort. \$7,000, and privilege of another for \$5,000. Aug. 17, due Nov. 1, 1885. 1,577

Lawson, Daniel D., and Charles J. Carew to John J. Hughes, Brooklyn. 47th st, s s, 200 w 9th av, 25x100.5. Sub. to mort. \$7,250, and privilege of another for \$5,000. Aug. 17, due Nov. 1, 1885. 1,657

Lyall, James and William, to John M. Davies et al., exr. J. M. Davies. 23d st, s s, 225 e 11th av, 150x98.8. Lease. Feb. 1, 5 years. 25,000

Lynch, John, to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 2d av, No. 700. Lease, &c. Sept. 4, demand. 3,000

### WESTCHESTER COUNTY, N. Y.

SEPTEMBER 3 TO 9—INCLUSIVE.

#### EASTCHESTER.

Thomas, Thomas E. G.—Wm. H. Bard, lot on w s 9th av, 600 s 3d st. \$25

#### NEW ROCHELLE.

Kene, Cornelius E.—Wm. Le Count, lot No. 3 on e s private way, 318.6 s of another private way. 1,800

Le Count, William—Columbus O. D. Iselin, same property. 1,800

#### PELHAM.

Booth, Mary A. and Elisha—Moses C. Bell, n s Scofield av, adj Jacob Brady, at City Island, 95x117. 400

Bell, Moses C.—Margaret A. Earley, same property. 960

#### WESTCHESTER.

Van Cleef, S., exr. of Mary Braiser—Wm. H. Booth, lots Nos. 377 and 412, n e cor 14th av and 4th st, 114x205. 105

#### WHITE PLAINS.

Young, John W.—Bridget Vail, lot No. 20 on e s Bronx st, also lot on w s Bronx st, opposite same lot No. 20, each 50 ft front. 900

#### YONKERS.

Williams, M. Jennie and Isaac N.—Samuel H. and W. Palmer, lot No. 120 on e s Waverly st, 476 n land of George Herriot, 25x110. 3,000

Same to same. 2d av, s e cor 40th st. Lease, &c. Sept. 4, demand. 2,000

Macdonald, Jennie S., wife of John J., to Charles A. Peabody, Jr. Crosby st, e s, 166.3 n Prince st, 21.11x84 to Marion st, x19x84. Sept. 4, 1 year. 11,000

Same to Max D. Stern. Same property. Sept. 4, demand. 4,226

Malcomson, William R., to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 3d av, No. 1090, store, &c. Lease. Sept. 3, demand. 800

Macconnell, Janette, widow, to THE MUTUAL LIFE INS. CO., New York. Washington av, w s, 350 n 171st st, 50x150. Sept. 2, 1 year. 2,500

Marx, Adolphus, to Henry Hammel, Milwaukee, Wis. 127th st, No. 35, n s, 385 w 5th av, 18.9 x99.11. April 28, 6 months. 8,195

Mellen, Abner, to THE MUTUAL LIFE INS. CO., New York. Broadway, e s, abt 30.3 n 25th st, abt 30.3x101.7 to 5th av, x28.2x90.9. Aug. 25, 3 years or installs. 5%. 50,600

Merritt, William J., to Julia A. and Nettie M. Roe, Brookhaven, L. I. 95th st, s s, 185 e 10th av, 17x100.8. Sept. 5, 3 years, 5%. 8,000

Same to Henrietta Miller, extrx. Wm. P. Miller. 95th st, s s, 202 e 10th av, 17x100.8. Sept. 5, demand 5%. 3,600

Same to Francis M. Jencks. 95th st, s s, 219 e 10th av, 17x100.8. Sept. 5, demand. 8,000

Same to same. 95th st, s s, 361 e 10th av, 87x100.8. P. M. Sept. 5, demand. 20,880

Same to Walter Howell, Brookhaven, L. I. 95th st, s s, 168 e 10th av, 17x100.8. Sept. 5, 3 years, 5%. 8,000

Same to George P. Comey, Brooklyn. 95th st, s s, 343 e 10th av, 18x100.8. Sept. 5, demand. 5,500

Murray, Margaret A., to David Frank and Ferdinand Kurzman. 2d av, s w cor 103d st, 25.9x105. Sept. 1, demand. 1,000

McCoy, Rachel E., wife of Andrew, to Mary A. Paterson. Grand st, n s, 54 e Sullivan st, runs east 16 x north 60 x west 12.3 x south 24.6 x west 3.9 x south 35.6, with use of alleys, &c. Sept. 7, due Mar. 6, 1886, 5%. 300

Menkel, Martha, wife of Henry C., Cleveland, Ohio, to John Sperle. 10th av, e s, 24.8 n 27th st, 18.6x75. Sept. 3, 10 years, 5%. 2,734

Same to Henriette Sperle, New Jersey. Same property. Sept. 3, 10 years, 5%. 1,500

Merritt, William J., to Francis M. Jencks. 95th st, s s, 168 e 10th av, 68x100.8. Sub. to mortg. \$60,000; as much as sba I have been advanced on demand. Sept. 5. 10,000

Same to same. 95th st, s s, 343 e 10th av, 105x100.8. Sub. to mortg. \$26,380; as much as shall be or have been on demand. Sept. 5. 30,000

Meyers, Augustus, to John Farrel. 21st st, P. M. Aug. 22, due Sept. 1, 1888, or sooner. 3,500

Moore, Mary E., wife of Jeremiah H., to THE EMIGRANT INDUST. SAVINGS BANK, New York. 2d av, s w cor 105th st, runs west 66.8 x south 25.9 x east 16.8 x north 3.9 x east 50 to 2d av, x north 22. Sept. 8, 1 year. 5,500

McDonough, John J., to THE METROPOLITAN SAVINGS BANK. 2d av, n w cor 96th st. P. M. Aug. 14, 1 year, 5%. 7,000

MacNally, Alexander, to Abraham Steers. Ogden av, w s, 710 n Union st, 75x100. Sept. 8, 1 year. 3,549

Merritt, William J., to Daniel Carroll, Brooklyn. 75th st, s s, 240 e 11th av, 20x102.3. Sub. to mortg. \$12,000. July 24, due July 1, 1886. 2,500

Miner, Thomas, to THE IRVING SAVINGS INSTITUTION. 40th st, s s, 233.4 e 9th av, 16.8x98.9. Sept. 8, 1 year, 5%. 1,000

McKay, Sarah M., to John Rickett. 119th st, s s, 148 w Pleasant av, 20x100.11. Sept. 9, 1 year, 5%. 2,850

Nealis, James, to Herbert B. Turner, trustee. 5th st, No. 233, n s, 155 w 2d av, 25x97; 5th st, No. 231, n s, 1-0 w 2d av, 25x97. Sept. 8, due Jan. 1, 1886, 5%. 1,000

O'Keefe, Michael, Brooklyn, to Stephen H. Olin, committee Benj. Page, lunatic. 48th st, n s, 175 e 2d av, 25x100.5. July 6, due in February, 1887, 5%. 9,500

Same to same. 48th st, n s, 200 e 2d av, 25x100.5. July 6, due Feb. 1, 1887, 5%. 8,500

O'Kane, Thomas J., to John Jardine, admr. Mary E. Jardine, dec'd. 125th st, s s, 80 w 2d av, 30x100.11. Sept. 4, 3 years, 5%. 20,500

O'Sullivan, Margaret, wife of John, to Leander Stone. 61st st, n s, 109.4 w 1st av, 69x100.5. Sub. to mortg. \$41,000. Sept. 5, 6 mos. 2,000

Pell, Walden, to John H. Rhoades et al., exrs. and trustees B. F. Wheelwright, dec'd. 6th av, s w cor 53d st, 50.2x80. Sept. 3, due Sept. 1, 1888, 5%. 38,000

Poillon, John E., to Rosalie A. Oakley. Railroad av, n e cor 148th st, 108.11x131.3x106.6x151.11. Aug. 28, due Sept. 1, 1886, 5%. 8,500

Price, Walter S., to John A. Hardy, Sing Sing, N. Y. 134th st, n s, 75 w 8th av, 75x99.11. Sept. 8, due April 1, 1886. 18,000

Rogers, George W., to P. & F. Corbin. 84th st, n s, 20.5 w Boulevard, 17x80. Sub. to proportion of a mort. for \$117,000. Aug. 26. 1,204

Romer, Jacob, to Eva Stamm. 9th av, e s, 100.8 n 95th st, 25.2x93.3x25.3x90.8. Sept. 7, due Sept. 1, 1886. 5,000

Rademacher, John, to Elizabeth A. Kelly. 49th st, s s, 225 e 11th av, 25x100.4. P. M. Sept. 10, 1 year, 5%. 2,000

Same to same. Same property. Sept. 10, 3 years, 5%. 3,000

Schmitt, Susanna, widow, to Henry Randel. Liberty st, No. 136, s s, runs south 57 x northwest 9.4 x northeast 9.9 x north 2.11 x northwest 14.3 x northeast 1.7 x northeast 36.11 to

Liberty st, x east 20.2. Sept. 9, due Sept. 10, 1887. 4,000

Schwarzler, Joseph, to William J. Beardsley. 10th av, n w cor 37th st, 49.5x100; 10th av, w s, 49.5 n 47th st, 24.8x100. Sub. to all mortg. Aug. 31, 1 month. 2,750

Simon, Esther, wife of Solomon, to Aaron Cohn. East Broadway, No. 38, n s, 279.7 e Catharine st, 24.11x69.3x24.11x69.10. Sept. 9, due Sept. 1, 1890. 16,000

Schmeckenbecher, George and John G., to Martin Schmeckenbecher. 58th st, n s, 75 w 1st av, 25x100.2. Sept. 7, 1 year, 5%. 8,000

Smith, Eliza M., wife of Addison, to Elizabeth wife Silas D. Gifford, Tuckahoe, N. Y. 3d av, 151st st. P. M. Sept. 5, 5 years, 5%. 12,000

Sterling, Edward C., to Virginia Zabriskie. 90th st, s s, 175 w 2d av, 25x100.8. Sept. 5, 1 year. 3,000

Same to same. 90th st, s s, 150 w 2d av, 25x100.8. Sept. 5, 1 year. 2,000

Same to same. 76th st, s s, 134 w Lexington av, 18x102.2. Sept. 5, 1 year. 3,000

Schaeffer, Peter, to Louisa J. Ashforth. 10th av, w s, 50.2 s 48th st, 25.1x100. Lease. Sept. 4, 5 years. 6,000

Same to same. 10th av, w s, 75.4 s 48th st, 25.1x100. Lease. Sept. 4, 5 years. 6,000

Sperle, Charles, New Jersey, to John Sperle, New Jersey. Horatio st, s e cor Greenwich st, 18.8x50. Sept. 3, 10 years, 5%. 2,734

Same to Henriette Sperle, New Jersey. Same property. Sept. 3, due in Sept. 1895, 5%. 1,500

Steinhardt, Rosalie, to Henry A. Bogert, trustee for George W. Bogert. 50th st, s s, 128.2 e 11th av, runs south 93.6 x east 17.4 x southeast 15.5 x north 102.5 to 50th st, x west 30.1. July 14, 3 years. 10,661

The Chelsea to THE NEW YORK LIFE INS. CO. 23d st, s s, 200 w 7th av, 175x98.9; 22d st, n s, 228.7 w 7th av, 16.1x98.9. Sept. 15, 5 years or sooner. 550,000

Same to William C. Spencer and Thomas C. Van Brunt. Same property. Aug. 4, issues bonds. 100,600

Thurston, Franklin A., to Isabella McCormack. 10th av, w s, 75.11 n 104th st, 50x100. Aug. 7, demand. 13,500

Thompson, James, to Samuel Thorne et al., trustees. 18th st, No. 312, s s, 196 e 2d av, 14 x78. Sept. 8, 1 year, 5%. 2,000

Tubbs, George W., to George W. French, of Randolph, Mass., trustee S. Broome, dec'd. Mulberry st. P. M. Aug. 1, due Sept. 1, 1887. 5,000

Turner, Peter F., to John Livingston. 46th st. P. M. Sept. 9, 1 year, 5%. 7,000

Weiss, Frederick J., to Simon Bing, Jr. 84th st, No. 316, s s, 200 e 2d av, 25x102.2. Sept. 8, 5 years, 5%. 3,500

Whitchurch, Julia, widow, Brooklyn, to Kate Andrews, widow. 43d st, s s, 140 e 10th av, 20x100.5. Sept. 7, due Jan. 1, 1887. 3,000

Willers, Edward, 22 Delancey st, to Peter Buckle. Party first part binds himself to use beer of party of second parts brewing for one year. penalty, 110

Wynkoop, Augustus W., Kinderhook, N. Y., to George W. Quintard and ano., exrs. O. Charlick. Av C, n e cor Houston st, 48.6x45.5x42.6 x51.8; Houston st, n s, 51.8 e Av C, 40x48.8x40x50; Houston st, n s, 216.8 e Av C, 85x70.9 to 2d st, x west along 2d st, 60.6 x south 39.2 x west abt 25 x south 40.6; 2d st n s, 292.10 e Av C, 50x100. 1/4 part. Sept. 1, due Aug. 1, 1886, 5%. 2,500

Wenskowsky, Adolphus T., to Joseph Wilson, Brooklyn. 107th st. P. M. Sept. 1, 3 years, 5%. 3,000

Wilkins, Claus, and Henry Meinken to THE IRVING SAVINGS INST. Av A, No. 1607, n e cor 85th st, 25.8x100.11. P. M. Sept. 1, due Sept. 4, 1886, 5%. 14,000

Same to same. Av A, Nos. 1609-1613, e s, 25.8 n 85th st, 3 lots. P. M. 3 mortg., each \$9,000. Sept. 1, due Sept. 4, 1886, 5%. 27,000

Same to same. 85th st, No. 509, n s, 71.11 e Av A. P. M. Sept. 1, due Sept. 4, 1886, 5%. 9,000

Wood, John S., to George E. Monroe. 54th st, n s, 196.8 w Lexington av, 16.10x100.5. Aug. 15, 3 years. 3,000

KINGS COUNTY.

SEPTEMBER 4, 5, 7, 8, 9, 10.

Alexander, James B., Jersey City, to Charles E. Rogers. Franklin av, e s, 93 s Gates av, 17x74.10. Aug. 26, due Dec. 1, 1885. \$1,000

Balmanno, Alexander, to Joseph Burt et al., exrs. Benjamin Burt. 14th st, s s, 77.10 w 4th av, 20x104.1x20x104.6. Sept. 2, due Sept. 1, 1890, 5%. 1,500

Bruens, Ida C., wife of George H. to Herman G. Sperl. Stagg st, n s, 200 w Waterbury st, 25x100. Aug. 27, 1 year, 5%. 500

Bassett, George W., to Ernestine Schwartz. Liberty av, s s, 25 w Georgia av, 25x100. Sept. 1, 3 years, 5%. 1,000

Bergen, Sarah J., wife of and Evert, to Ivan Von Auw, trustee. 6th av. P. M. 3 mortg., each \$2,000. Aug. 21, 1 year, 5%. 6,000

Beyer, Charles F., to George and John Zipp, of George Zipp & Son. 42d st, n s, 100 e 1st av, 26x100.2. Sept. 1, 1 year. 800

Bogel, Henry L., to The Greenpoint Savings Bank. Manhattan av, n e cor Calyer st, 4 lots, each 25x75. 4 mortg., each \$6,000. Sept. 5, 1 year, 5%. 24,000

Brehm, Margaret C., wife of Henry, to Adrian M. Suydam. Jacob st. P. M. Sept. 1, 5 years. 1,400

Brower, Alexander R., to Mary Van Nostrand. Macon st. P. M. Sept. 5, due Nov. 1, 1887, 5%. 3,500

Brown, George R., to Ralph G. Packard, Morristown, N. J. Garfield pl, n s, 95.9 w 5th av, 80x76.5x80.1x80.2. Sept. 3, due Oct. 15, 1885. 10,000

Bryant, Annie, wife of Jesse, to Mary A. Lang. Barbey st, e s, 152.4 s Fulton av, 25x95. Sept. 1, 1 year. 300

Burns, John R., to Matthew Hooker. Jay st, w s, 80 s Myrtle av, 20x69. Sept. 5, due Sept. 1, 1888. 1,000

Barton, John and Anne, to Thomas C. Lyman and Henry L. Greenman, of T. C. Lyman & Co. Clay st, s s, 300 e Manhattan av, 25x100. Sept. 9, 1 year, 5%. 800

Butler, Thomas, to Annie Fish. 6th st. P. M. Sept. 1, 5 months. 3,900

Carey, James, to The East River Savings Inst. Fulton st, n e s, 68.5 n w South Oxford st, runs northeast 67.6 x east 15 to Oxford st, x north 20 x west 25.1 x southwest 77.7 to Fulton st, x southeast 20. Sept. 8, 1 year, 5%. 15,000

Corwith, Henry A., to James D. Lynch. Bedford av, s s, 157.5 n Atlantic av, 40x120x36.6 x111.6. Sept. 1, 2 months. 510

Canfield, Wiley J., to New York Life Ins. Co. Madison st, Nos. 830-836, s s, 170 w Ralph av, 4 lots, each 20x100. 4 mortg., each \$3,000. Sept. 5, 3 years. 12,000

Clarke, John, to Margaret A. Hammond. Butler st, s s, 75 e Bond st, 25x100. Sept. 4, 5 years. 1,400

Clarke, Ellen, wife of Levi G., to Correa M. Walsh. Lafayette av, s s, 216.8 e Stuyvesant av, 16.8x100. Sept. 5, 2 years. 200

Carpenter, Robert L., to Elizabeth W. Aldrich. Lexington av, n s, 100 e Bedford av, 250x100. Sept. 8, 1 year. 5,439

Same to James H. Watson and James H. Pittinger. Lexington av, n s, 100 e Bedford av, 166.8x100. Sub. to mortg. \$36,126. Sept. 8, due Oct. 1, 1885. 1,854

Same to The New York Lumber and Wood Working Co. Lexington av, n s, 266.8 e Bedford av, 83.4x100. Sub. to mortg. \$18,063. Sept. 8, due Nov. 1, 1885. 2,742

Conklin, Daniel T., Jamaica, L. I., to William W. Johnson and ano., exrs. Alvin J. Johnson. Atlantic av, s w cor Smith st, 20.3x91.10x-93. Sept. 2, due Sept. 1, 1888, 5%. 12,000

Dunne, Desmond, to The Brooklyn Trust Co. Stuyvesant av, e s, 60 s Lexington av, 20x90. Sept. 2, 1 year, 5%. 500

Davis, Betsey A., wife of Hiram, to Daniel W. Reeve, Riverhead, L. I. Greenpoint av, s s, 104.6 e Leonard st, 50 x 105 x 52.3 x 120.2. June 1, 2 years. 200

de Zavala, Henry, to Thomas Malinson. Monroe st, n s, 197.1 e Throop av, 87.11x100. Sept. 3, demand. 1,000

Donohue, Daniel C., John and James W., and Mary wife of William G. Elsen and Lizzie Morris to William O'M'agher. Wyckoff st, s s, 140 e Bond st, 18x100. Sept. 3. 200

Dougherty, James L., to Francis Jezek. Carlton av, w s, 257.4 n Atlantic av, 29.10x100. Sept. 3, demand. 500

Dunne, Catharine, wife of and Patrick H., to Michael Bennett, exr. and trustee Michael Dunne. Court st, e s, 38.3 s w Pacific st, 21.8 x61.7x21.9x61.9. Aug. 11, 1 year. 600

Eimer, John, to Theodore F. Jackson. George st. P. M. Sept. 1, 3 years, 5%. 400

Fitzgerald, Thomas, to Ambrose S. Murray, Jr., as guard. of Henry C. Murray. Butler st, s s, 50 e Bond st, 25x100. Sept. 4, 3 yrs, 1,000

Flanagan, William, to James D. Lynch. President st. P. M. Sept. 2, 1 year, 5%. 18,500

Fowler, Mary E., wife of and Levi, to Theresia Bill, widow. Prospect pl. P. M. Aug. 10, due Oct. 1, 1885. 1,200

Same to Edwin Rankin. Washington av, e s, 111.8 n Douglass st, 16.8x139.6x16.8x132.6. Sept. 1, 6 months. 550

Fullagar, Elizabeth, widow, to Mary J. Williams, widow. Gates av, n s, 50 e Reid av, 50x100. Sept. 3, due Sept. 1, 1890. 2,000

Grasman, Louisa, wife of and Henry, to Mary wife of John Gannon. Hart st, s s, 169.10 w Summer av, 20.2x100. Sept. 4, 3 yrs, 5%. 3,000

Gentsch, Charles J., to Charles Gentsch. Smith st, n e cor Degraw st, 16.8x80. 1/2 part. Sept. 8, due Jan. 1, 1887, 5%. 1,000

Gentsch, Charles, to Phebe Stillwell. Smith st, e s, 16.8 n Degraw st, 16.10x80. Sept. 8, due Jan. 1, 1887, 5%. 500

Same to Maria Stillwell. Smith st, e s, 33.6 n Degraw st, 16.10x80. Sept. 8, due Jan. 1, 1887, 5%. 500

Gill, Isabella, wife of and William P., to The Union Dime Savings Inst., New York. Franklin av, e s, 57 n Atlantic av, 40x100. Sept. 8, due Nov. 1, 1886, 5%. 2,000

Goodwin, Mary A., to The East Brooklyn Savings Bank. Bedford av, e s, 350 n Park av, 25x100. Sept. 8, 1 year, 5%. 1,600

Gillen, Margaret, wife of James, to Abraham Underhill. Greene st, s s, 200 e Manhattan av, 25x100. Sept. 9, 5 years. 2,000

Hawley, Oscar F., to The First Nat'l Bank, New York. Keap st, n s, 188 w Wythe av, 66x100; Rodney st, n s, 167 w Wythe av, 304 to Kent av, x 109.4 x east 90.10 x south 14 x east 110 x north 100 to Ross st, x east 110 x south 100 x west 1 x south 100, with machinery; Ross st, s e s, 276 southwest Wythe av, 2 x100; Ross st, s e s, 298 s w Wythe av, 22x100. Aug. 29, due Jan. 1, 1886. 30,000

Hill, Mary A. C., wife of and Thomas, to Albert H. Hatch. Myrtle av, n s, 100 e Franklin av, 21x107.9. Sept. 1, 5 years, 5%. 10,000

Horn, George, to Henry Graesser. Grove st, s s, 225 e Cypress av, 50x100. Aug. 26, due July 1, 1888. 1,200



Hegarty, John, to Mary E. Hegarty. Henry st, northerly cor Carroll st, 50x104x northeast 50 x northwest 25 x southwest 100 to Carroll st, x southeast 129. Jan. 4, 1884, 3 years. 8,000

Hughes, Lilly J., to The Dime Savings Bank, Brooklyn. Prince st. P. M. Sept. 1, 1 yr. 500

Kohlman, Jacob H., to James McCullough. Skillman st. P. M. Sept. 9, 1 year, 5%. 700

Kenna, John, to William B. Collins, Poughkeepsie, N. Y. Warren st. P. M. Sept. 2, 3 years, 5½%. 7,500

Kenna, John, to Elizabeth W. Aldrich. Somers st, n s, 209.3 e Rockaway av, 15.9x100. Mort. \$1,800. Sept. 4, 1 year. 580

Krudener, Henrich, to Elise Hoffmann, widow. Partition st, w s, 200 s Conover st, 25x100. Sept. 9, due Jan. 1, 1887. 2,000

Kenna, John, to Eliza J. Lee, Windsor Locks, Conn. Somers st, n s, 209.3 e Rockaway av, 15.9x100. P. M. Sept. 3, 3 years. 1,800

Same to same. Somers st, n s, 146.3 e Rockaway av, 4 lots, each 15.9x100. P. M. 4 mort., each \$2,300. Sept. 3, 3 years. 9,200

Same to Mary E. Reynolds. Somers st, n s, 99 e Rockaway av, 3 lots, each 15.9x100. P. M. 3 mort., each \$2,300. Sept. 3, 3 years. 6,900

Lincoln, Jonas A., to Henry G. Disbrow. McDonough st, s e cor Howard av; also Decatur st, n w cor Saratoga av. P. M. Aug. 1, 3 years. 11,250

Maher, Michael, to The Emigrant Industrial Savings Bank, New York. 3d av, n e cor Carroll st, 22x70. Sept. 5, 1 year. 3,500

McCarthy, Michael, to James Pyle. Noble st, n s, 245 e Franklin st, 25x100. P. M. Sept. 3, due Sept. 1, 1887. 2,000

McCornick, Mary A., to John S. Williamson. 10th st, n s, 198 w 3d av, 50x100. Sept. 4, due Oct. 10, 1885. 1,500

Mackay, Catharine I., wife of John, to Arthur S. A. Keller. Bennets lane, now forming part of Bay Ridge av, s s, 1768.2 w 3d av, 705.7x95 x west 112.9 x south 175.7 x west 266.3 to river or bay, x westerly and southwest along shore, 378 x east 510.6 x south 87 x west 83 x south 106 x east 603.2 x north 663.10, with land under water, &c.; Highway from Narrows to Brooklyn River road, at northeast corner of land W. Bennet, 119.5x209.8x110.4x140.9x59.5; also plot at New Utrecht on bay or river, 98 x 35 to River road, x96x42.6; River road, w s, 122 n land N. Boyle, dec'd, 33.8x40.3x42.6x42.7. May 14, 6 months. 1,000

McKillop, James H., to Thomas T. Taber. Roslyn, L. I. 4th av, w s, 125 s 7th st, 50x60. Sept. 7, due Sept. 1, 1890. 2,000

Merrick, George W., to Adrian M. Suydam. Ivy st. P. M. Sept. 5, 5 years. 700

Michel, Christopher, to the town of Gravesend. Coney Island and Sheepshead Bay road. P. M. May 1, 3 years. 1,900

Mintram, Frank G., and Charles B. Wardlaw, to The Corporation of the Reformed Dutch Church of the town of Brooklyn. St. Marks pl, 3d av. P. M. July 9, 5 years, 5%. 4,000

Mugge, Henry, and William Kowalski, to the town of Gravesend. Atlantic Ocean. P. M. Mar. 20, 1884, 3 years. 5,366

Nickenig, Charles, to Kate C. Henderson et al., exrs. and trustees Isaac Henderson. 7th av, 10th st. P. M. Aug. 13, 1 year, 5%. 8,000

Noble, Henry S., to Nathaniel and Robert Fleming, exrs. W. Fleming. Jefferson st, n s, 390 e Bedford av, 20x100. Sept. 1, 3 years, 5%. 5,000

Parkhurst, Mary W., to A. Stewart Walsh. Quincy st. P. M. Sept. 3, due Aug. 20, 1889. 700

Palmer, William H., Clara E. Cobb and the Brooklyn Mill and Lumber Co., all mortgagees, with Maria and Essex Roberts. Party first part postpones his first mortgage, &c. Aug. 15. nom

Penniman, George, to Noah Tebbetts. Nstrand av. P. M. Sept. 9, 1 year, 5%. 1,000

Rourke, Felix, to William W. Wicks, as trustee for Mary W. Rossiter. Adams st. P. M. Sept. 4, due Sept. 10, 1888. 800

Same to same. Adams st. P. M. Sept. 4, due Sept. 10, 1888. 800

Raegener, Louis C., to Paul Goepel, exr. and trustee Chas. Hensel. President st, n s, 154 e 8th av, 21x95. Sept. 9, 3 years, 5%. 9,000

Same to same. President st, n s, 112 e 8th av, 21x95. Sept. 9, 3 years, 5%. 9,000

Same to Orson D. Munn. President st, n s, 154 e 8th av, 21x95. Sept. 9, 1 year, 5%. 1,600

Same to same. President st, n s, 112 e 8th av, 21x95. Sept. 9, 1 year, 5%. 1,600

Roberts, Maria, wife of Essex, to Clara E. Cobb. Rockaway av, w s, 50.4 s Hull st, 16.8 x75. Aug. 15, due July 1, 1888. 2,000

Same to The Brooklyn Mill and Lumber Co. Rockaway av, w s, 33.8 s Hull st, 16.8x75. Sub. to mort. \$2,000. Aug. 15, 8 months. 977

Ritz, Anton, as trustee of Theresa Ritz, to Caroline S. Daaken. Atlantic av, s s, 25 e Sheffield av, 25x100. Sept. 2, due Sept. 1, 1890. 500

Same to David Horton and Charles A. Brower, Pearsalls, L. I. Atlantic av, s e cor Sheffield av, 25x—. Sept. 2, due Sept. 1, 1890. 4,500

Ryan, Thomas, to The Mutual Life Ins. Co., New York. Bergen st, n s, 100 e Smith st, 20.9x100. Sept. 3, 1 year. 1,000

Schnopp, Ernest, and Christine his wife, to Barbara Belzer. Liberty av, n w cor Butler av, 25x100. Sept. 1, 3 years. 1,200

Skillman, Caroline, to Samuel M. Meeker, exr. and trustee Wm. Wall. Broadway, n e s, 25 s e Ellery st, 25x100. Sept. 2, 1 year, 5%. 6,200

Same to same. Broadway, n e s, 50 s e Ellery st, 25x100. Sept. 2, 1 year, 5%. 6,200

Stockel, John, and Louise his wife, to Caroline Neustadter et al., admsrs., &c., of Israel D.

Walter. Broadway. P. M. Aug. 1, 5 years, 5%. 2,000

Seiler, Henry, to Mary S. wife of Charles R. Baker. Stag st, Waterbury st. P. M. Sept. 5, 5 years, 5%. 600

Strader, Joseph C., to Sally A. Denike. Atlantic av, s s, 441.8 e Utica av, 16.8x100. Sept. 4, installs. 600

Stanley, Samuel G., and John F. Unckles, of Stanley & Unckles, to George Beach, Hartford, Conn. Butler st. P. M. Aug. 1, 5, years. 2,450

Stewart, James W., to The Williamsburgh Savings Bank. Tompkins av, e s, 80.3 n Jefferson st, 19.9x80. Sept. 10, 1 year, 5%. 3,400

Same to same. Jefferson st, n s, 23 e Tompkins av, 3 lots, each 19x80.3. 3 mort., each \$4,500. Sept. 10, 1 year, 5%. 13,500

Same to same. Jefferson st, n e cor Tompkins av, 23x80.3. Sept. 10, 1 year, 5%. 8,000

Tompkins, Helen L., to The Williamsburgh Savings Bank. Magnolia st, n w s, 200 n e Knickerbocker av, 16.8x129.2x16.8x129.6. Sept. 10, 1 year, 5%. 1,500

Same to same. Magnolia st, n w s, 216.8 n e Knickerbocker av. 16.8x128.10x16.8x129.2. Sept. 10, 1 year, 5%. 1,500

Same to same. Magnolia st, n w s, 233.4 n e Knickerbocker av, 16.8x128.5x16.8x128.10. Sept. 10, 1 year, 5%. 1,500

The Union Avenue Baptist Church, at Greenpoint, to The Dime Savings Bank of Williamsburgh. Manhattan av, e s, 196 s Meserole av, 54x100. Sept. 9, 1 year, 5%. 10,000

Trowbridge, Mary W., to Alfred J. Pouch. Duryea st. P. M. Sept. 1, 1 year, 5%. 5,000

Thiede, Ferdinand and Emilie, to John Sakker. Liberty av, s s, 77.6 e Jefferson st, 25x100. Sept. 5, due Sept. 1, 1888. 400

Thompson, Caroline J., wife of and Alexander, to The Greenpoint Savings Bank. Diamond st, w s, 275 n Nassau av, 25x100. Sept. 4, 1 year, 5%. 1,100

Tilly, William, to Addie W. Hislop, Palmyra, N. Y. 21st st, s s, 350 e 5th av, 25x72.8x — x 75.1. Aug. 6, 3 years. 2,000

Urf, William, to Frank C. Lang. Baltic av, Wyckoff av. P. M. June 24, 3 years. 400

Wedel, Emily, to Peter Doelger. 5th st. P. M. Sept. 5, 1 year. 1,500

Westerfield, Charles W., to Charles H. Dutcher. Evergreen av, s s, 50.5 e Woodbine st, 25.3x 99.9x25x96.4. Sept. 7, due Jan. 2, 1889. 1,000

Wetter, Xavier, to George Ehret. Fulton st, No. 126, store and basement, description omitted. Lease. Sept. 5, demand. 1,500

Willard, Jane, wife of and Andrew, to Henry Witte. 38th st, s s, 250 e 4th av, 25x100. Sept. 8, 5 years. 800

Wolf, William, to August Dannenberg. Georgia av, w s, 50 n Baltic av, 50x100. Sept. 1, 3 years 550

Woodward, Mary P. wife of and William S., to The Dime Savings Bank, Brooklyn. Clinton av, e s, 75 s De Kalb av, 100x200 to Waverly av. Sept. 8, 1 year, 5%. 15,000

Walther, Wilhelmina, to Henrietta Ulrich. Ivy st, s s, 175 w Railroad av, 25x100. Aug. 26, due July 1, 1888. 600

MORTGAGES --- ASSIGNMENTS

**NEW YORK CITY.**  
SEPTEMBER 4 TO 10—INCLUSIVE.

Bayard, Louis P., Richmond Co., to Betsy A. Randall, widow. nom

Same to same. nom

Bowes, John J. and Charles M., of John J. Bowes & Bro., to Eliza Guggenheimer. \$2,012

Brandon, Mary P., and Henry E. and Geo. H. Palmer, Bellefontaine, Ohio, to Henry Meigs, Jr., and ano., trustees. 1,072

Carreau, Cyrille, to Joseph S. Carreau. 1,560

Same to same. 9,300

Cowperthwait, Montgomery B., Yonkers, to Bernard M. Cowperthwait. nom

Cronly, John E., to Phoebe Smith. 4,000

Same to same. 5,000

Cauldwell, William A., to Wilbur B. Maben, Brooklyn. 3,000

Edwards, Robert, admr., will annexed, of R. Edwards and Richard T. Edwards, trustee for William Edwards, to William Edwards. nom

Foster, Frederic de P., to Joseph Koch. 1,850

Gasteyger, Ernst C. F., to Annie Heuzner. 3,700

Giese, John, to Moise Giessmann. 300

Jencks, Francis M., to John F. Comey. 20,880

Losey, Henry E., Poughkeepsie, guard. Sarah A. and Robert L. Stewart, to Sarah A. Stewart, one of above wards. 11,833

Mylius, Cornelia K., to Patrick Kennedy and Thomas J. Dunn. 6,063

Nauss, Emma A., to Charles E. Nauss. 3,500

Palmer, Nicholas F., as trustee of Frances B. Hegeman, dec'd, to Jessie E. Clarke. 22,000

Schmitt, Jacob, to Alexander Algeo. 7,000

Schmidt, Andrew, to Ernst C. F. Gasteyger. 3,700

Schweiler, John, Jersey City, to Alexander T. Watson, trustee. 2,800

Sherman, Josephine L., wife of George W., to Ellen A. Wood. 9,000

The Irving Ins. Co., New York, to James B. Gillie, Alexander Walker and Martha A. Lawson. 4,000

The National Fire Ins. Co. to Eliza Storms. See following assign. 2,250

Storms, Eliza, to The Harlem Savings Bank. Assigned as collateral to a bond and mort. for \$2,250. nom

Ward, Kate, East Orange, N. J., to John E. Cronly. 4,000

Webb, Edward D., to The Mutual Life Ins. Co., of New York. 3,300

Wilkins, Claus, to Henry H. Glass. 6,138

Willets, Charles R., to Adelbert S. Nichols. nom

KINGS COUNTY.

SEPTEMBER 4 TO 10—INCLUSIVE.

Cook, Harriet B., admrx. C. Smith, to Mary C. wife of Valentine Smith. \$500

Same to Elizabeth A. Voris. 2,000

Same to James B. Voorbies. 2,000

Carreau, Cyrille, to Joseph S. Carreau. 2,095

Dikeman, Remsen, to Jaques Cortelyou. 7,000

Donnelly, Rose, to Margaret McKee. nom

Fleming, Nathaniel and Robert, exrs. Wm. Fleming, to Aaron Adams, as trustee of Florence Wright. 5,000

Fall, Sarah, wife of Edward, to William R. Grace. 1,700

Hopkins, David, to Mary A. Lang. 250

Harrold, Robert, to William F. Corwith. 750

Jackson, Christianna, to Sarah A. M. Kent. 900

Klots, Walter T., to Ernst F. Sutterlin. 900

Lang, Frank C., to Erastus D. Benedict. 175

Lyles, Henry, Jr., and ano., exrs. J. Stothoff, to James Stothoff. 2,500

Same to Mary C. Lyles. 4,000

Moesch, Anna, to Sophia wife of William H. Schmidt. 1,500

Ostrander, Thomas E., and ano., admsrs. C. V. B. Ostrander, to William C. Ostrander. 1,300

Pogue, John, Oysterbay, to Clara E. Dodge, Glen Cove. 600

Rowland, George, assignee James W. Valentine, to Sarah A. Valentine. nom

Same to same. nom

Schneider, Jacob, to John Wills. 2,400

Sullivan, Johannaf F., to Louis Bossert. 1,200

Stohlmann, Frederick A., to Max H. C. Brombacher. 5,000

The Metropolitan Life Ins. Co., New York, to Richard Major. 3,265

Same to same. 3,265

Same to same. 3,265

Thomson, James J., to George W. Ludlum. 1,809

Tilden, Samuel J., to Sarah A. wife of James W. Valentine. 2,385

Vandewater, Samuel H., to Hattie S. Crowell. 5,600

CHATTELS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

**NEW YORK CITY.**  
SEPTEMBER 4 TO 10—INCLUSIVE.  
SALOON FIXTURES.

Bannon, M. J. 1607 1st av ... Bernheimer & Schmid. \$450

Bechtle, C. 68 Willett ... H. B. Scharmann. 150

Bernius, J. G. 92 Prince ... P. & W. Ebling. (R) 600

Boylan, Martha. 70 Av C ... T. C. Lyman & Co. (R) 1,052

Byrne, J. 328 E. 39th ... T. C. Lyman & Co. 150

Barhmann, F. 423 5th ... Geo. Winter Brewing Co. 392

Biegen, P. L. 944 9th av ... Mary R. Gies. 300

Bonjorno, S. 35 Spring ... J. Kress Brewing Co. 400

Bowne, E. 324 E. 56th ... J. Kress Brewing Co. 400

Brossard, O. A. 138 Norfolk ... Brunswick B. C. o. Billiard Table. 275

Butzbach, H. 36 Delancey ... Bernheimer & S. (R) 1,500

Cassiano, F. 54 Mulberry ... Budweiser Brewing Co. 200

Craven, M. 614 W. 51st ... D. Jones Co. 350

Campbell, H. 428 1st av ... H. McKeon. 1,200

Cody & Coffey. 102 Cedar ... J. O. Nay. 1,148

Conolly, W. J. 1435 3d av ... H. Clausen & Son Brewing Co. 1,200

Day & Smith. 378 Grand ... Mary M. Smith. Bar and Restaurant. 200

Deichelmann, J. 62 Ann ... G. C. Engel. 624

Diercks & Sperling. 200 W. 42d and 948 Broadway ... J. H. Bearings & Co. 6,139

Dierking, O. 1495 1st av ... G. Ehret. 2,200

Donnelly, P. J. 375 Canal ... L. A. Bates. 1,300

Dowling, J. W. 3 7th av ... D. G. Yuengling, Jr. (R) 502

Ebel, J. 641 E. 6th ... C. Iba. 133

Ficke, W. 168 2d ... W. Ulmer. 425

Finck, H. 208 E. 22d ... J. C. G. Hupfel. 150

Formanek, J. 197 E. 3d ... Williamsburgh Brewing Co. 500

Fund, E. 311 E. 5th ... Brunswick B. C. Co. Billiard Table. 130

Fuchs, I. 132 Stanton ... H. Baer. 350

Garbade, Emilie C. C. 84 W. Houston ... S. Moorehouse & Co. (R) 100

Goerway, M. 1837 3d av ... J. Rintoul. 125

Hastner, W. C. 241 Bleeker ... Bernheimer & S. 300

Hegny, W. 148 South 5th av ... W. Bertsche. 1,000

Heincke, L. 52 E. 4th ... G. Bechtel. (R) 500

Hertel, C. 97 Rivington ... J. Hoffmann. (R) 500

Heym, N. and Elisa. 75 3d av ... J. Hoffmann. (R) 8,000

Hoffmann, C. 206 Delancey ... F. O. Turkowsky. (Sept. 6, 1884). 250

Hughes, T. P. 137th st, near 3d av ... D. G. Yuengling, Jr. 150

Karges, G. 699 2d av ... Hirsch & S. 130

Keller, E. 1002 2d av ... Bernheimer & S. 350

Krauss, J. 317 Broome ... A. & J. Doelger. 250

Kruger & Luley. 201 South 5th av ... C. Schaedler. 300

Kruthoff, A. 246 1st av ... W. Merz. 500

Keegan, T. 510 E. 13th ... T. O'Hare. 400

Koehler, C. 443 W. 26th ... G. Ehret. (R) 500

Lamprecht, A. 111 Orchard ... Budweiser Brewing Co. 150

Larney, P. 836 3d av ... M. P. Breslin. 298

Leonard, T. 2 1/2 1st ... Bernheimer & S. 500

Leopold, J. 276 Grand ... J. Hoffmann. (R) 1,550

Liebach, G. 1680 Av A ... A. G. Hupfel. (R) 100

Lynch, J. 700 2d av ... Bernheimer & S. 3,000

Lynch, J. 40th st and 2d av...Bernheimer & S. 2,000  
 Maher, T. 512 Pearl... H. Koehler & Co. 2,500  
 Malcomson, W. P. 1090 3d av... Bernheimer & S. Lease. 800  
 Madden, M. 822 2d av... P. Padian. 800  
 Mallon, P. 267 34th... T. C. Lyman & Co. (R) 2,500  
 Mangels, J. D. 2220 1st av... A. G. Hupfel. 300  
 McBride, J. 108 Av D... S. Liebmann's Sons. 1,150  
 McCoy, J. 1329 3d av... T. C. Lyman & Co. 1,000  
 Meyer, J. 108 South... J. and H. Stemme. 949  
 Miller, W. 110 Madison st... Williamsburgh Brewing Co. (R) 450  
 Muller, H. C. 332 E. 26th... Schmitt & S. 300  
 Munz, L. 513 10th av... H. Elias. 175  
 Mahlmann, H. 508 10th av... Burr, Son & Co. 647  
 Maurer, G. 415 E. 10th... Geo. Winter Brewing Co. 166  
 Michaelis, E. F. 113 Norfolk... P. Buckel. 700  
 Mueller, E. 177 East Houston... Rubsam & H. 500  
 Munz, L. 513 10th av... P. Buckel. 200  
 O'Neil, J. 58 Washington sq... H. Clausen & Son Brewing Co. 600  
 Placeck, W. 556 1st av... A. & J. Doelger. 1,800  
 Reilly, E. A. 2399 3d av... H. Peetsch. 1,500  
 Rothe, R. 315 E. 8th... P. Buckel. 125  
 Rainey, W. J. 732 Courtlandt av... S. Kramer. 100  
 Reiner, J. 792 8th av... Bernheimer & S. 500  
 Schlamp, H. J. 119 Lewis... J. Kress Brewing Co. 130  
 Steinberg, F. 317 E. 115th... C. Iba. 150  
 Strobel, F. 120 Hester... B. Rourke. 400  
 Schnetzler & Smith. 45 College pl... T. C. Boyle. 400  
 Schoemer, N. 86 Ludlow... Bernheimer & S. 110  
 Seebeck, J. H. 357 Pearl... Bernheimer & S. 350  
 Slavin, M. 94 Washington... A. Stauff. 1,142  
 Smith, E. 17 Centre... C. W. McAuliffe. 1,000  
 Speck, H. 177 Broome... C. Speck. 700  
 Stapf, C. 240 W. 10th... Metropolitan Brewing Co. 100  
 Statmann, F. 241 Delancey... J. Kurz. 300  
 Volkmar & Rankin. 45 W. 125th... Bernheimer & S. (R) 400  
 Warganz, J. 229 Monroe... C. Frese. 300  
 Wahl, A. 317 Front... Williamsburgh Brewing Co. 300  
 Wahl, A. 526 E. 12th... Williamsburgh Brewing Co. 200  
 Weber, E. 443 East Houston... Williamsburgh Brewing Co. 200  
 Werner, E. 185 Chrystie... G. Ehret. 350  
 Wesbecker, L. 1116 1st av... G. Ehret. (R) 300  
 Winters, H. 88 Greenwich... M. Eckstein. 60  
 Winkler & Goslin. 342 6th av... J. Marette. 2,723

HOUSEHOLD FURNITURE.

Adams, Hattie. 53 W. 28th... Epstein, K. & Co. 1,068  
 Bailey, W. M. 86 Jane... N. Y. Furn. Co. 190  
 Balance, Mary. 146 Av C... Jordan & Moriarty. 120  
 Boynton, W. O. 60 W. 38th... L. Baumann. 315  
 Ballard, Hellen. 339 W. 23d... F. D. Kernochan. 100  
 Bach, G., Mrs. 606 9th av... Thoesen, U. & Co. 123  
 Boyle, E. 236 E. 111th... H. Spies. 193  
 Buchanan, Elizabeth A. 222 W. 38th... Anna M. Anderson. 130  
 Bullinger, H. 581 Grand... J. Rubenstein. 169  
 Burke, T. 300 E. 46th... Thoesen & U. 146  
 Coughlan, M. A. and Jane A. 452 W. 20th... J. Hetherington. Piano. 156  
 Curtis, Emma H. 158 W. 15th... N. Y. Furn. Co. 262  
 Duft, Isabella. 230 W. 46th... Degraf & Taylor. (R) 1,081  
 Eagleson, Mary E. 104 4th av... G. Kessler. Piano. (R) 40  
 Emes, V. H. 31 W. 26th... D. O'Farrell & H. 212  
 Fairbanks, F. 143 E. 42d... C. Scofield. 531  
 Farrell & Call. 1283 Broadway... Delehanty & McG. 180  
 Fischer, G. N. 603 5th st... Fennell & Co. 117  
 Fitch, Adelia R. City... H. A. Fitch. (R) 375  
 Farrell, Agnes D. 19 South William... Wheelock & Co. Piano. 280  
 Glanz, Anna. 513 W. 20th... J. F. Manges. (R) 223  
 Goldschmitz, L. City... H. Bosky. (R) 236  
 Goldstein, H. and Gussie. 146 Forsyth... Epstein, K. & Co. 120  
 Grandperrin, Hortense. 38 W. 27th... J. Jacob. 200  
 Hamilton, Mary L. 8 East 84th... C. F. Palmer. 1,500  
 Hartson, G. and Mathilde. 34 Stanton... S. I. Herschmann. (R) 481  
 Hawcroft, Sara, and Nellie Newsome. 542 W. 45th... Rose McKenna. 30  
 Hawley, Isabella M. 355 W. 23d... G. Dorrance. 100  
 Henry, W. 157 W. 14th... A. Baumann. 539  
 Hirsch, Eliza. 1323 3d av... R. M. Walters. Piano. (R) 41  
 Hauscheld, G. W. 218 E. 7th... Fennell & Co. 131  
 Jacobs, H. 40 Hudson av, Brooklyn... J. Rubenstein. 115  
 Jagerhuber, Ernestine & M. 320 W. 46th... W. B. Smith. 2,000  
 Jones, Annie. 119 W. 19th... A. Baumann. 182  
 Kenehan, Margaret. 522 W. 21st... R. M. Walters. Piano. 230  
 Kraft, J. 123 Broome... Fennell & Co. 173  
 Krebs E. C. 307 E. 81st... Fennell & Co. 145  
 Levy, L. 24 Division... J. Rubenstein. 185  
 Lathrop, C. A. 114 E. 90th... E. H. Morrey. 125  
 Mackaye, J. S. 107 W. 44th... J. M. McKaye. (R) 4,000  
 Mainey, George. 115 W. 40th... Jordan & M. 148  
 McCartney, R. 849 7th av... R. C. Cashin. Piano. (Sept. 2, 1884). 350  
 McCarthy, Mary. 1453 Broadway... A. Baumann. 638  
 McCloskey, D. 128 E. 19th... O'Farrell & H. 219  
 Mensing, Eliza. 49 Delancey... J. F. Manges. (R) 212  
 Mercer, Bessie. 17 Western Boulevard... A. Baumann. 317  
 Meyers, Pauline. 156 3d av... Epstein, K. & Co. 220  
 Monteith, W. S. Franklin av, near 173d st... De Graaf & Taylor. 268  
 McKain, Fannie. 315 E. 73d... G. Ruebel. 101  
 Molvant, Emily H. 95 Hudson... Fennell & Co. 128  
 Nathan, A. 326 E. 79th... Alexander Bros. (R) 232  
 Norton, W. H. 448 W. 55th... E. H. Morrey. 100  
 Oberndorfer, L. 208 E. 41st... L. Baumann. 234  
 O'Hare, J. 1104 3d av... Wentworth's Sons. 152  
 Paige, Lottie. 231 W. 40th... W. Trevett. 414  
 Paul, Emma. 519 E. 153d... H. Spies. (R) 133  
 Phillips, F. W. East 120th... E. J. Heavy. 52  
 Pollock, Alice. 112 W. 29th... C. Scofield. 159  
 Peary, G. H. 150 W. 126th... Sarah H. Whitworth. secures rent  
 Ray, May. 998 6th av... R. C. Cashin. Organ. (Sept. 4, 1884). 86  
 Reeves, Emma C. and P. L. 1895 Lexington av W. F. Parks. 125  
 Reilly, Mary W. 131 Av B... R. M. Walters. Piano. (R) 15  
 Rogers, C. H. 406 W. 46th... Fennell & Co. 136

Sawyer, Sarah J. 114 E. 25th... J. Seach. 500  
 Silberman, J. 209 Madison... J. Rubenstein. 136  
 Sinclair, Mamie. 138 W. 27th... F. T. Higgins. Carpets. 237  
 Stone, Jennie. 122 W. 31st... Elizabeth H. Cole. 100  
 Sanchez, Jennie. 469 4th av... Jordan & M. 125  
 Saxl, P. 44 Great Jones... S. I. Herschmann. (R) 111  
 Schaeffer, Maria. 143 E. 120th... Fennell & Co. 1,014  
 Shear, R. P. B. City... J. Early. 409  
 Simson, M. 116 Norfolk... S. I. Herschmann. 123  
 Stafford, Bettina. 252 6th av... C. W. Smith. 100  
 Sternglanz, M. 230 E. 107th... M. Rosen. 300  
 Stott, Marion E. 43 E. 9th... G. C. Flint & Co. 989  
 Thorne, Sarah A. 750 5th av... Libbie F. Evans and ano. 2,500  
 Totten, Maud W. 335 W. 45th... Jordan & M. 281  
 Vanderhoof, Kittie. 104 E. 124th... C. Scofield. (R) 324  
 Vreeland, Julia A. 235 W. 79th... L. Baumann. 201  
 Walsh, Margaret. 416 W. 55th... O'Farrell & H. 100  
 Wildermann, C. 342 9th... E. Wolf & Sons. 250  
 Weinach, C. 14 Suffolk... J. Rubenstein. 115  
 Williams, J. R. and Anna. Boston av, near 170th st... E. H. Morrey. 125  
 Wilson, Hanna M. Rutherford Park, N. J... C. Scofield. 122

MISCELLANEOUS.

Attanasio, G. 22 Catharine slip... A. Coglianese. Barber Fixtures. 210  
 Bangs, F. C. Broadway and 29th st... J. P. Matthews. Jewelry, &c. (R) 400  
 Beck, M. E. 707 E. 12th... J. Grasenauer. Machines. 100  
 Bennewitz & Niebuhr. 485 Pearl... D. and A. Kuver. Horse, Wagon, Grocery Fixts, &c. 1,500  
 Bohn, H. and M. 68 Canal... J. Seedorf. Grocery Fixtures, &c. 1,600  
 Borrmann, E. 177th st near 3d av... Archer Mfg Co. Barber Fixtures. 33  
 Buehler, F. 3 East Broadway... F. M. Weiler. Type, &c. (R) 131  
 Baxter, M. 19 W. 64th... J. McDermott. Horses, Wagon, &c. 1,000  
 Bedell & Bro. 175th st and 3d av... R. Webber. Type, &c. 1,000  
 Same... Molleson Bros. Printing Fixtures. 1,000  
 Same... J. Chapman. Printing Fixtures. 800  
 Same... W. A. Bedell. Printing Fixtures, Presses, &c. 3,527  
 Calvert, H. J. 26 Frankfort... Globe Mfg. Co. Press. 425  
 Camien, J. and Johannes. 186 Orchard... H. Dreyer. Store Fixtures, &c. 150  
 Cordes, J. H. 182 Hudson... H. Grohbrugge. Grocery. 625  
 Canale, I. 79 Mulberry... E. Marini. Drug Fixtures. 360  
 Child, J. P. 7 New... Firm J. Matthews. Soda Water Apparatus. 1,100  
 Conti, V. 57 Beach... G. Donato. Barber Fixtures. 235  
 De Lacy & St. John. 15 Vandewater... C. Corson. Presses, Printing Fixtures, &c. 850  
 Dillon, F. W. 58 W. 125th... J. A. Hardy. Oil Paintings. 150  
 Dutchking, D. 406 E. 11th... T. Weinberg. Cigar Fixtures. 50  
 Edwards, E. P. 2316 4th av... S. Moorehouse & Co. Grocery Fixtures. 234  
 Emans, I. 113 Bowery... M. Byk. Cigar Fixtures. 270  
 Foot, J. B. 3 Beach... J. B. Wildman. (Sarah J. Foot, by assign.) Printing Fixtures. 600  
 Same... A. T. Bates. (Sarah J. Foot, by assign.) Printing Fixtures. (R) 1,057  
 Force, F. H. and B. H. 94 Walker... S. H. Conklin. Printing Fixtures. (R) 200  
 Fina, C. 2 New Chambers... A. Schwaab. Barber Fixtures. (R) 37  
 Finn, M. 118th st, near 5th av... L. Hurst. Horses, Trucks, &c. (R) 450  
 Geils, J. L. 220 W. 16th... J. H. Evers & Co. Grocery. 291  
 Hage, F. W. 99 9th av... J. Von Oesen. Grocery. 1,100  
 Heinecke, A. Broadway and Houston st... Mosler, Bowen & Co. Safe. 355  
 Hendrick, L. P. 170 E. 123d... H. Killam Co. Carriages. 2,417  
 Hennig, C. 318 Av B... J. Gottsleben. Carriage. 1,650  
 Hetherich, J. 230 E. 106th... J. Weiss. Barber Fixtures. 68  
 Hummel, C. 264 2d... M. Hoellerer. Horse, Wagon, Undertaker's Fixtures. 475  
 Klepper, O. 107 Greene... R. Thompson. Machines. 1,000  
 Kopf, H. 1144 1st av... A. Vorrath. Grocery. 400  
 Keller, Eva. 355 E. 4th... Catharine Schlag. Milk Fixtures, Horse, Wagon, &c. (R) 150  
 Kuhl, L. P. 819 Broadway... M. N. Johnson. Presses, &c. 475  
 Levy, I. 281 South... F. Levy. Horses, Coal Carts, &c. 400  
 Lord & Ludovici. 889 Broadway... E. & H. F. Anthony & Co. Studio Fixtures, &c. (R) 1,064  
 Landesmann, B. 280 E. 3d... J. Flaster. Store Fixtures, Horse and Wagon, &c. 300  
 Le Forestier, H. A. A. 23 Park row, New York, and 730 Monroe st, Brooklyn... Florence M. B. Leforestier. Office and House Furniture. 550  
 Lindheim, M. 1244 3d... R. Lindheim. Cigar Fixtures. (R) 1,200  
 Long, J. 97 5th av... Archer Mfg. Co. Barber Fixtures. 27  
 Luck, H. 208 Elm... J. Weiss. Barber Fixtures. 85  
 Lyons, S. 104 Fulton... A. Schwaab. Barber Fixtures. (R) 23  
 Marcellas, A. R. 304 East Broadway... F. Trapp. Fixtures, Moulds, &c. (R) 400  
 Marier, P. E. 1433 1st av... A. D. Puffer & Sons. Soda Water Fountain. 115  
 Maroldo, N. 352 3d av... A. Schwaab. Barber Fixtures. 50  
 McCandless, R. 825 North 3d av... W. W. Edwards. Grocery. 550  
 McConnell, J. and J. 60 Sheriff... J. McBride. Horses, Wagons, &c. 1,200  
 McWilliams, J. 242 Centre... Wilkinson Bros. & Co. Printing Fixtures. (R) 2,735  
 Montrose & Martin. 355 W. 27th... C. Abele. Machinery. 500  
 Muller, F. 38 Madison st, Hoboken... P. Prybil. Machine. 165  
 Mistrello, G. 762 8th av... J. Weiss. Barber Fixtures. 75  
 Nichols & Huntley. 408-438 W. 12th... Eliza C. Grandin. Storage Fixtures, &c. 9,000  
 Oswald, J. 130 Chrystie... M. Rosen. Horse, Wagon, &c. 200

Overin & Hastings. City... Cunningham, Son & Co. Carriages. (R) 7,268  
 O'Connell, T. I. 411 E. 119th... Nuffer & Lippe. Carriage. (R) 614  
 Pallimmerri, V. 419 3d av... Archer Mfg Co. Barber Fixtures. 45  
 Same, same... same. 15  
 Peluso, B. 7 Ludlow... A. Schwaab. Barber Fixtures. 23  
 Pfefferling, J. City... J. Gootsleben Carriage. (R) 96  
 Polhemus, J. 102 Nassau... H. Lindenmeyr. Printing Fixtures, &c. 10,000  
 Pondir, J. 50 University pl... H. P. Baltzer and ano. Paintings. (R) 8,000  
 Postal Telegraph Co... Farmers' Loan and Trust Co. Franchise, &c. 10,000,000  
 Reichhold, C. 296 Elizabeth... H. Vander Wyk. Machinery, &c. 100  
 Reifenburg, N. 93 Suffolk... S. Joyce. Show Case, &c. 34  
 Riordan, W. J. City... W. B. Davis. Cab. 260  
 Roberts & Alexander. 126 W. 27th... Sarah A. Sanchey. Butcher Fixtures. 63  
 Rowan, C. W. 239 E. 106th... G. H. Robinson. Press. 135  
 Reffel, J. P. 318 8th av and 528 10th av... C. Von Haugen. Fixtures, Stock, &c. 850  
 Schwarz, J. 191 Stanton... Catharina Von Hagen. Machines. 340  
 Suppes, G. 516 W. 43d... J. Neff. Frames, &c. 500  
 Sanders, W. 541 E. 11th... Cunningham, Son & Co. Carriage. (R) 14  
 Sawicki, J. 75 Allen... F. C. Frost. Barber Fixtures. 30  
 Schramm, M. 10th av and 138th st... A. Schramm. Gardener's Fixtures. (Sept. 1, 1884). 1,300  
 Schwarz, J. City... S. Green. Machines. 350  
 Seher, J. 2323 2d av... C. Ott. Fixtures. 465  
 Somberg, E. 112th st near 10th av... M. Geismann. Milk Wagons, Horses, &c. 233  
 Steinhardt, T. 185 8th av... B. F. Yates. Photograph Gallery. 120  
 Stickle, H. E. City... C. F. Weintze. Furniture, Horses, Truck, &c. 1,000  
 Theim, P. 660 10th av... Johanna Theim. Milk and Butter Store. 250  
 Thompson & McEathron. 1171 North 3d av... W. W. Edwards. Grocery. 350  
 Thumann or Thurman, J. 252 W. 23d... J. Horn. Greenhouse Fixtures, &c. 600  
 Todino, P. 320 Bowery... A. Schwaab. Barber Fixtures. (R) 30  
 Trabant, G. 431 W. 40th... J. Dummermuth. Candy Fixtures. 60  
 Tucker, T. 8th av and 155th st... A. Schwaab. Barber Fixtures. (June 27, 1884). 19  
 Underwood Reporter Co. 18 Spruce... J. C. Heineman. Printing Fixtures. 600  
 Volpa, M. 303 E. 45th... Archer Mfg. Co. Barber Fixtures. 107  
 Vonhaus, N. 220 5th av... Emma Vonhaus. Tailor Shop. 3,000  
 Willey, J. S. 7 E. 4th... L. C. Hascall. Office Furniture, Fixtures, &c. 560  
 Wurslin, F. 335 W. 44th... W. Peter. Ice Box. 105  
 Weidner, C. 3d av, near 117th st... H. Tiering. Frame Building, &c. 272  
 Weir, P. T. 1119 1st av... Dull & Browne. Carriages. 719

BILLS OF SALE.

Barney, C. W. 118 W. 129th... Adele S. Barney. Furniture. 1,000  
 Bedell & Bro. City... A. G. Bedell. Printing Fixtures. 1,600  
 Bedell, E., G. C. and A. G. 175th st and Fordham av... W. A. Bedell. Frame Building, Printing Fixtures, &c. (Aug. 31, 1883). 5,000  
 Boyle, T. C. 45 College pl... R. Schnetzler and ano. Saloon. 950  
 Coffee, T. 121st st and 2d av... P. B. Sweeney. Horses, Trucks, &c. 6,000  
 Disken, M. City... Hack & Faherty. Horses, Carts, &c. 800  
 Elias, H. 513 10th av... L. Munz. Saloon. 280  
 Epstein, Rosa. 1253 1st av... Maria Volmar. Dry Goods Fixtures. 300  
 Galle, M. 429 6th av... H. Morris. Cigar Fixtures. 450  
 Hass, H. W. 63 Spring... H. Von Oesen. Saloon. 1,200  
 Healy, T. 324 E. 56th... E. Bowen. Saloon. 400  
 Heber, C. 1756 2d av... G. Krauss. Restaurant Fixtures. 500  
 Hurst, A. D. Broadway, bet 80th and 81st and 107 E. 13th... J. Wagner. Fixtures, Horses, Carriages, &c. 1  
 Lahm, M. 922 2d av... J. and F. Meyer. Grocery Fixtures. 1,800  
 Latz, L. City... L. Minsheimer. Fixtures. 500  
 Loeblen, Jennie E. and J. Costello, admsrs. 189 E. 117th... T. Farrell. Saloon. 350  
 Lowey, F. 96 Fulton... G. G. Herrschaft. Mfy. Scientific Instruments. 200  
 Lustig, J. 176 Stanton... D. Sturmwald. Machines. 1  
 Mitchell, Julia. 256 Bleecker... J. Stahl. Candy Fixtures. 900  
 Monnet, E. 168 Bleecker... J. Mandaria. Fixt. 45  
 Pick, E. 297 Bowery... V. Morawski. Cigar Fixtures. 464  
 Rosengarten, Babette. 895 8th av... L. Schwabe. Cigar Fixtures. 250  
 Sturmwald, D. 176 Stanton... Eliza Lustig. Machines. 1  
 Wagner, J. Broadway, bet 90th and 81st and 107 E. 13th... Celina Hurst. Fixtures, Horses, Carriages, &c. 1

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Danenheimer, P., to J. Weiss. (P. Morg, Dec. 4, 1884). 100  
 Elias, H., to C. Becker. (C. H. B. Becker, July 18, 1885). 715  
 Fermenella, V., to A. Bracco. (W. A. Sequinn, Mar. 30, 1885). 273  
 Gerken, D., to J. W. Haaren. (C. McRobert, May 27, 1884). 2,000  
 Haaren, J. W., to M. Sweeney. (C. McRobert, May 27, 1884). 525  
 Henn, A. A., to W. Steinway, extr., &c. (F. Fritz, Nov. 27, 1883). 750  
 Same... same. (Henriette Burian, Dec. 17, '84). 1,200  
 Hupfel, J. C. G., to L. C. Bruns. (L. Zucker, May 28, 1884). 150  
 Laubenberger, C., to P. Freudenberg. (C. Hauk, July 27, 1885). 250

KINGS COUNTY.

SALOON FIXTURES.

Allgeier, J. A. 264 Ralph av... T. C. Lyman & Co. \$298

Table listing names and addresses such as Branagan, F. 238 6th st... Budweiser Brewing Co. 100

Table listing names and addresses such as Rosenblatt, J. 123 and 125 Water st... T. Bamberger. Soap Factory. 200

Table listing names and addresses such as 8 Donnelly, John E.—Peter McQuade. 103 20

HOUSEHOLD FURNITURE.

Table listing household furniture items and prices such as Beckwith, Emma. 29 Elm pl... J. F. Manges. 567

BILLS OF SALE.

Table listing bills of sale items such as Bartsch, Charles, to Ferdinand Gundrum. 488

Table listing bills of sale items such as 7 Hatfield, W. F.—W. S. Hale. 202 93

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

Table listing judgments such as 7 Jaffe, Moses—M. L. Marks, recvr. 45 50

NEW YORK CITY.

MISCELLANEOUS.

Table listing miscellaneous items such as Belan, M. A. 303 Adams st... B. Hollenrieder. 1,300

Table listing names and addresses for New York City such as September 7 Aspell, John W. S. } Annie M. Ray-Aspell, Henry G. } nor. \$454 91

Table listing names and addresses for New York City such as 8 Kraus, George—G. W. Herbert. 109 28

Table listing names and amounts, including Pierson, James—F. W. Rowles, Pollock, William E.—Seligman Trier, Purssell, James, Jr.—Farmers' Loan and Trust Co., trustee, etc.

Table listing names and amounts, including New York Silicia Paint and Color Co.—H. W. Hemingway, The Mutual Trust Co.—W. E. Cox, The Plymouth Steamship Co.—The Atlantic Works, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including Annette, Jr., James—Press Publishing Co., Aldama, Miguel de—J. M. Ceballos, Brown, John—B. Hahn, etc.

Table listing names and amounts, including the same—M. Gramlich, the same—G. Hart, the same—A. Vigelius, The City of Brooklyn—J. Prescott, etc.

SATISFIED JUDGMENTS.

NEW YORK.

Table listing names and amounts for Satisfied Judgments in New York, including Alger, George—R. M. G. Dodge, Anderson, Ezra F.—David Beers, Boyen, James—Chas. Schlesinger, etc.

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

KINGS COUNTY.

September 5 to 11—inclusive.

Table listing names and amounts for Satisfied Judgments in Kings County, including Alger, George—R. M. G. Dodge, Brown, John W.—Mary H. Smith, assignee, etc.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index has been published in pamphlet form by THE RECORD AND GUIDE. Copies can be obtained at the office of publication, No. 191 Broadway, price 25 cents. This valuable work should be in the hands of every man interested in building or in the sale of building material.

NEW YORK CITY.

Table listing mechanics' liens in New York City with columns for date (Sept.), address, owner/contractor, and amount. Includes entries for Av A, n w cor 73d st, 102x100; 5 Eighth av, w s, 100 n 93d st, 47x75; 5 Ninety eighth st, s s, 110 e 3d av, 125x100; etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County with columns for date (Sept.), address, owner/contractor, and amount. Includes entries for Dean st, No. 2048, s s, bet Hopkinson and Rockaway avs; 5 Surf av, s s, bet 12th and 13th sts, Coney Island; etc.

Table listing mechanics' liens in New York City (continued) with columns for address, owner/contractor, and amount. Includes entries for plank road, runs east 125.1, B. F. Gates agt Dora Fagan; 9 Same property, John Reilly agt same; etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City with columns for date (Sept.), address, owner/contractor, and amount. Includes entries for 5 Walton av, e s, 100 n 151st st, Willson, Adams & Co; 5 Same property, Same agt same as last; etc.

\* Discharged by depositing amount of lien and interest with County Clerk.

† Discharged by order of Court.

KINGS COUNTY.

September 5 to 11—inclusive.

Table listing satisfied mechanics' liens in Kings County with columns for address, owner/contractor, and amount. Includes entries for Atlantic av, n w cor Stone av, 98x167.7; Madison st, Nos. 830-836, s s, 250 w Ralph av; etc.

BUILDINGS PROJECTED

The first name is that of the owner; ar't stands for architect, m'n for mason and b'r for builder.

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, 75 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing buildings projected in New York City with columns for address, description, and amount. Includes entries for Grand st, No. 229, five-story brick store and dwelling; 30th st, n s, 225 e 10th av, five-story brick chocolate factory; etc.

BETWEEN 14TH AND 59TH STS.

Table listing buildings projected in New York City (continued) with columns for address, description, and amount. Includes entries for 30th st, n s, 225 e 10th av, five-story brick chocolate factory; 41st st, n s, 57 w 1st av, three five-story brick tenem'ts; etc.

Table listing buildings projected in New York City (continued) with columns for address, description, and amount. Includes entries for tin roof; cost, \$15,000; Michael Lapp, 457 West 50th st; ar't, R. H. Bscheidner. Plan 1343.

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

Av A, w s, 79th to 80th st, nine five-story brick tenem'ts, one 25.4, five 25 and three 18 front and rear, two to be 71 and seven 60.4 in depth, tin roofs, cost three, each, \$10,000, and six, each, \$20,000; Francis J. Schnugg, 19 Av A; ar'ts, Herter Bros., 314 East 43d st. Plan 1323.

86th st, n s, 336 e 2d av, one-story frame and corrugated iron temporary church, 35x52; cost, \$3,000; Rev. Jarvis Worden, 332 E. 87th st; ar't, J. C. Burne; b'r, not selected. Plan 1332.

92d st, No. 313 E., two-story stone stable, 25x35; cost, \$500; Edward Roberts, 99th st and 3d av; ar't, D. Murray; b'rs, C. Chenowith and W. Dohn. Plan 1336.

93d st, n s, 125 w 1st av, one-story brick office, 15x12, gravel roof; cost, \$350; Piesbach & Strahan, 428 E. 92d st; b'rs, H. Chenowith and F. Roehr. Plan 1335.

75th st, n s, 125 w 1st av, five-story brick stable and lofts, 25x80, tin roof; cost, \$10,000; Geo. F. Droste, 330 East 87th st; ar't, J. Kastner. Plan 1349.

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

64th st, No. 605 W., shed for gravel, 13x50; cost, —; August Kampfner, 530 West 53d st. Plan 1328.

99th st, s s, 125 e 10th av, thirteen three-story and basement brick dwell'gs, 15.6x42, tin roofs; cost, each, \$7,500; P. J. O'Brien, 143d st, bet 7th and 8th avs; ar't, W. P. Anderson; b'r, not selected. Plan 1325.

104th st, s w cor New av, two three-story and one four-story brick dwell'gs, 21, 18 and 17x56 and 64, tin roofs; cost, two, each \$12,000 and one \$17,000; Alphonse P. Ramel, 37 West 10th st; ar't, R. S. Townsend; b'r, not selected. Plan 1346.

105th st, s s, 225 e 10th av, five-story brick flat, 30x88, rear 23, tin roof; cost, \$20,000; Louisa Schnoering, 338 Manhattan av, Brooklyn; ar't, Wm. Graul. Plan 1347.

105th st, s s, 255 e 10th av, five-story brick flat, 20x88, rear 16.6, tin roof; cost, \$15,000; ow'r and ar't, same as last. Plan 1348.

110TH AND 125TH STREETS, BETWEEN 5TH AND 8TH AVENUES.

119th st, n s, 510 w 5th av, three three-story brick (stone front) dwell'gs, 16.8x55, tin roof; cost, each, \$8,000; ow'r and b'r, Oscar E. Perrine, 308 West 20th st; ar't, J. E. Terhune. Plan 1334.

NORTH OF 125TH STREET.

145th st, n s, beginning at n w cor 145th st and first new av, ten three-story and basement brick dwell'gs, 16x45, and one four-story brick flat, 18x45, tin roofs; cost, dwell'gs, each \$10,000, and flat \$15,000; ow'r and b'r, P. J. O'Brien, 143d st, bet 7th and 8th avs; ar't, W. P. Anderson. Plan 1331.

165th st, s e cor 10th av, one-story frame stable, 12x15, tin roof; cost, \$80; Terence Quinn, on premises; b'r, E. J. Conway. Plan 1337.

10th av, e s, 50 s 186th st, frame stand, 15x12, tin roof; cost, \$175; Patrick Dunn, Kingsbridge road and 186th st; b'r, E. J. Conway. Plan 1338.

On n s private st, 125 e Kingsbridge road and 200 s Macomb st, two-story frame dwelling, 16x26, tin roof; cost, \$1,000; Joseph H. Goodwin, Kingsbridge; ar't and b'r, S. L. Berrian. Plan 1350.

23D AND 24TH WARDS.

150th st, s w cor River av, one-story frame storehouse, 25x60, gravel roof; cost, \$150; ow'r, ar't and b'r, Thomas L. Sturges, 232 East 127th st. Plan 1324.

Madison av, w s, 100 n Columbia av, one-story frame stable, 20x16, shingle roof; cost, \$120; Joseph Biernesser, 179th st and 3d av; b'r, John Kern. Plan 1326.

2d av, e s, abt 250 n Ogden av, two-and-a-half-story frame dwelling, 32.6x41.10, shingle roof; cost, \$5,000; Angus MacIntosh, Highbridge; ar't, J. E. Kerby. Plan 1329.

156th st, n s, abt 200 e Courtlandt av, two-story frame tenem't on rear, 24x25, tin roof; cost, \$1,500; Michael Kerchner, 154th st, near Courtlandt av; ar't and b'r, J. J. Barnes. Plan 1339.

156th st, n s, 200 w Elton av, one-and-a-half-story frame stable, 13x26, gravel roof; cost, \$175; ow'r and b'r, same as last. Plan 1340.

Mott av, w s, 130 s 138th st, one-story open shed, abt 40x40, felt, cement and gravel roof; cost, —; Willson, Adams & Co., 138th st and Mott av. Plan 1333.

KINGS COUNTY.

Plan 1303—St. Felix st, No. 116, rear of lot fronting No. 285 Raymond st, one story brick wagon shed, 17x19, tin roof; cost, \$250; J. C. Gibbs, on steamer W. W. Coit, foot Beekman st, New York; ar't and b'r, O. K. Buckley, Jr.

1304—Saratoga av, w s, 40 s Park pl, one one-story frame dwell'g, 18x18, tin roof; cost, \$275; John H. Thompson, East New York; b'rs, Mr. Culver and J. H. Thompson, East New York.

1305—Lafayette av, n s, 250 e Broadway, six two-and-a-story basement and attic frame dwellings, 18.8x40, tin cornices; cost, each, \$3,000; Anna A. Fardon, 1145 Lafayette av; ar't and m'n, Alfred A. Fardon; c'r, not selected.

1306—Seabring st, s s, 175 e Richards st, one two-story brick shop, 25x60, gravel roof; cost, \$1,825; ow'r's and ar't's, Steele & Metcalf, Seabring st, near Richards st; b'rs, P. Kelly & Son.

1307—Cook st, w s, 100 e White st, one three-story frame shop and dwell'g, 25x35, and one-story extension, 25x25, tin roof; cost, \$3,500; A. Flue

gal, 73 Ten Eyck st; ar't, H. Vollweiler; b'r, not selected.

1308—4th st, n s, 109.5 e Hoyt st, one one-story brick oven or kiln for burning tiles, 44x40, no roof; cost, \$6,000; ow'r, ar't and b'r, International Tile Co., 92 3d st.

1309—Dean st, s s, 278 w Franklin av, one one-story frame shed, tin roof; cost, \$100; ow'r, ar't and b'r, Budweiser Brewing Co., 946 Dean st.

1310—9th st, Nos. 15 and 17, n s, one one-and-a-half-story frame storage building, 13x28, felt roof; cost, \$100; E. J. Beggs; b'r, J. Byrne.

1311—Elm st, Nos. 82, 84, 86 and 88, s s, 25 e Evergreen av, four three-story frame (brick filled) tenem'ts and one store, 25x50, tin roofs; cost, total, \$16,000; ow'rs and b'rs, C. C. Grau and C. Hartmann, Sumner av and Hopkins st; ar't, Th. Engelhardt.

1312—Leonard st, No. 682, e s, 150 n Meserole av, one three-story and basement frame dwell'g, 25x45, gravel roof; cost, \$6,000; Mrs. Abby J. Bartlett, 209 Calyer st; ar't, F. Weber; b'rs, S. F. Bartlett and I. & J. Van Riper.

1313—Prospect pl, s s, 184 e Rogers av, three two-story and basement brick dwell'gs, 14.7x45, gravel roofs, wooden cornices; cost, each, \$7,500; Mary E. Fowler, 8 Verona pl; ar'ts, Parfitt Bros.; b'r, L. Fowler.

1314—Jewel st, w s, 65 s Greenpoint av, one one-story brick boiler house, 12x29, gravel roof, brick cornice; cost, \$300; ow'rs and c'rs, Young & Gerard, Greenpoint; ar't and m'n, Logan Iron Works.

1315—Willow st, n e cor Pineapple st, three four-story and basement brick and brown stone dwell'gs, 16.8x45, tin roofs, wooden cornices; cost, total, \$25,000; Charles Arbuckle, Willow st; ar't, W. B. Tubby.

1316—Dikeman st, s s, 116 w Van Brunt st, one two-story frame tenem't, 30x28, tin roof; cost, \$1,310; M. Hynes; ar't and b'r, J. J. Cody.

1317—Troy av, e s, 100 s Bergen st, one three-story frame (brick filled) tenem't, 29x25, tin roof; cost, \$1,300; Owen McManany, Troy av and Bergen st; ar't, M. Walsh; b'r, P. Sullivan.

1318—5th st, e s, 75 n North 11th st, one two-story frame factory and dwell'g, 25x25, and one-story extension, 25x75, felt roof; cost, \$4,500; Daniel Culhane, 4th st, cor South 5th st; ar't and c'r, Thos. A. Akert; m'ns, Mead & Son.

1319—Graham av, No. 466, e s, 75 s Meeker av, one three-story frame tenem't, 28x50, tin roof; cost, \$4,800; Antone Lang, 38 Meeker av; ar'ts and c'rs, Sammis & Bedford; m'ns, Doyle & Brazil.

1320—Chanuncey st, n s, 200 e Patchen av, two three-story frame (brick filled) tenem'ts, 17.9x45, tin roof; cost, each, \$3,500; Johanna F. Sullivan, 1804 Fulton st; ar't, M. Walsh; b'r, J. F. Sullivan.

1321—Columbia Heights, No. 158, w s, 25 s Clark st, one four-story and basement dwell'g, 24.9x51.6, and two-story brick extension, 12x25, tin roofs, brick stone and terra cotta cornices; cost, \$25,000; Wm. A. White, 125 Remsen st; ar't, W. B. Tubby; b'rs, J. Thatcher and F. D. Norris.

1322—Park av, being rear of No. 23 Carlton av, one two-story brick dwell'g, 15x34, gravel roof, wooden cornice; cost, \$1,000; Elizabeth Althisar, 251 Carlton av; ar't, B. G. Althisar.

1323—6th st, n s, 97.10 w 6th av, three two-story and basement brown stone dwell'gs, 16.8x40, tin roofs, wooden cornices; cost, each, \$3,500; ow'r, ar't and b'r, Thos. Bulter, 371 6th av.

1324—Ten Eyck st, No. 207, n s, 150 e Humboldt st, one four-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$5,800; Herman Wild, 226 Graham av; ar't, Th. Engelhardt; c'r, D. Kreuder; m'n, C. Wahler.

1325—Siegel st, s s, 100 w White st, one one-story frame shed, 50x100, gravel roof; cost, \$1,500; ow'r and c'r, Wm. Wall's Sons, on premises; m'n, C. Schwerer; ar't Th. Engelhardt.

1326—Union st, s s, 110 w 3d av, one two-story frame factory, 20x50, gravel roof; cost, \$800; Patrick Martin.

1327—Central av, Nos. 170, 172 and 174, s s, 73 from Elm st, three three-story frame tenem'ts, 24x64 and 58x24x52 and 58, tin roofs; cost, total, \$12,500; Margaretha Schwab, 166 Central av; ar't, E. Schrempf; b'r, G. Schwab.

1328—Ivy st, No. 75, n s, abt 300 e Bushwick av, one two-story frame dwell'g, 25x33, tin roof; cost, \$3,000; John A. Hopper, 75 Woodbine st; ar't, A. Gariopy; b'rs, Simpson & Lowe.

1329—Reid st, n s, 220 w Van Brunt st, one two-story frame dwell'g, 20x33, tin roof; cost, \$800; T. Detlefsen; ar't and b'r, C. M. Detlefsen.

1330—Rochester av, No. 305, e s, 305 n Union st, one one-story frame dwell'g, 20x24, tin roof; cost, \$450; Jos. Boswell; b'r, J. Stephens.

1331—Vanderveer st, n s, 125 e Broadway, one one-story frame dwell'g, 20x32, gravel roof; cost, \$600; James Savage, on premises; b'r, J. J. Collins.

1332—Wolcott st, s s, 52 e Van Brunt st, one three-story frame tenem't, 20x25, and extension 14.10x25, tin roof; cost, \$2,200; B. Gilbride, on premises; ar't and b'r, C. M. Detlefsen.

1333—Walworth st, n w cor Park av, rear, being about 82 from Park av on Walworth st, one two-story frame stable, 18x25, tin roof; cost, \$500; Patrick McNamee, on premises; ar't, S. Harrison; b'r, R. Ford.

1334—Degraw st, s s, 100 w 3d av, two one-story frame buildings for ventilating lime, 20x55, board roofs; cost, \$500; James Gowdry, 398 6th st; ar't and c'r, J. Heaney; m'n, J. Bell.

1335—Hamilton av, No. 572, being 200 w 3d av, one three-story frame barn, 25x25, tin roof; cost, \$175; D. Reuschenberg, 209 19th st; ar'ts and b'rs, Chapman & Purgold.

1336—Broadway, w s, 25 s Ellery st, one three-story frame store and tenem't, 35x35, tin roof;

cost, \$4,800 to \$5,000; ow'r and ar't, John Stockel, 249 Ellery st; b'r, not selected.

1337—Wallabout st, s s, 175 e Harrison av, one three-story frame tenem't, 25x50, tin roof; cost, \$4,500; George Schoch, 374 Wallabout st; ar't, H. Vollweiler; b'rs, Mr. Hoepfer and Mr. Fuchs.

1338—Monroe st, s s, 80 w Patchen av, one three-story brick tenem't, 20x48, gravel roof, wooden cornice; cost, \$4,000; Phebe M. Saxton, 75 Willoughby av; ar't and b'r, R. Van Brunt.

1339—Herkimer st, n s, 50 w Buffalo av, three two-story and basement frame (brick filled) dwellings, 16.8x34, tin roofs; cost, each, \$4,500; W. Wubke Grothe, Herkimer st; ar't, E. Schrempf; b'r, J. Hertlein.

1340—Stagg st, s s, 125 w Humboldt st, one one-story frame factory, 23x25; tin roof; cost, \$250; Charles Koch; b'r, U. Maurer.

1341—Lafayette av, n w cor Lewis av, five two-and-a-half-story and basement, brown stone stores and flats, one 24x60, and four 19x42, tin roofs, wooden cornices; cost, corner, \$7,000, others, each, \$4,500; ow'r and b'r, P. F. O'Brien; ar't, I. D. Reynolds.

## ALTERATIONS NEW YORK CITY.

Plan 1783—154th st, n s, 100 w Elton av, building moved to rear of lot, new foundations; cost, \$300; Susan Mullin, 685 154th st; b'r, G. Mand.

1784—154th st, n s, 125 w Elton av, raised 3 feet, side walls taken down and rebuilt so that house will stand 16 in. more westerly; cost, \$500; ow'r and b'r, same as last.

1785—10th st, n s, 130 w Washington st, malt kiln and storage building on rear raised 3.6, interior reconstructed, iron being the chief material used; cost, \$15,000; Beadleston & Woerz, 10th st, bet Washington and West sts; ar'ts, A. Pfund & Son.

1786—25th st, n s, 150 w Broadway, new stone porch on westerly side of church; cost, \$800; Corporation of Trinity Church, 5 Church st; ar't, C. C. Haight; b'rs, G. Brown & Co.

1787—8th av, No. 174, basement extended to full depth of building; cost, \$500; A. Shotwell, 220 East 4th st; lessees, T. R. Beardsley and C. Van Houten; b'rs, C. R. Voegel and P. D. Ackerman.

1788—143d st, No. 490 E., attic raised to full story; cost, \$800; Michael Kennelly, Morris av, s w cor 143d st; ar'ts, Schmidt & Garvin; b'r, F. Stey.

1789—177th st, s e cor Franklin av, one one-story frame extension, 24x13, tin roof; cost, \$700; Albert Etzel, 118 Hudson st; ar't, C. S. Clark; b'r, D. O'Connell.

1790—150th st, s w cor River av, one one-story frame extension, 40x46, gravel roof; cost, \$300; ow'r and b'r, T. L. Sturges, 232 East 127th st.

1791—1st av, No. 1539, new show windows; cost, \$300; Nathan Feist, on premises; b'r, J. Davis.

1792—23d st, No. 69 W., one one-story brick extension, 20x37, side walls of present building strengthened and first and second tiers of beams removed, stairs rebuilt, &c.; cost, \$10,000; Mrs. V. F. Mildeberger, care H. M. Whitehead, 96 Broadway; ar'ts, D. & J. Jardine.

1793—31st st, No. 40 E., one one-story frame closet extension, 4.11x8, tin roof; cost, \$200; Mary C. Brown, on premises; ar'ts, L. C. Tiffany & Co.; b'rs, Mead & Taft.

1794—3d av, No. 116, sash and glass roof to replace present one of canvas over summer garden, cost, \$60; lessee, James White, on premises.

1795—8th av, No. 119, rear woodhouse, repair damage by fire; cost, \$50; Janet Rudd, 114th st and Riverside av.

1796—Duane st, Nos. 167 and 169, repairs; cost, abt \$700; L. Schepf, 165 Duane st; b'rs, F. Bloodgood and M. Berry.

1797—160th st, No. 683 E., three-story frame extension, 22x12, also attic raised to full story, tin roof; cost, \$800; Mrs. Annie L. Sherwood, on premises; ar't, W. W. Gardiner.

1798—Greene st, No. 16, new stairs; cost, \$900; R. Adams & Co.; b'r, A. S. Banta.

1799—Pearl st, No. 475, raised 1.10 and internal alterations; cost, \$12,000; George Ehret, 4th av and 94th st; ar't, J. Kastner.

1800—15th st, No. 39 W., two-story brick extension, 78x36, tin roof; cost, \$11,500; John J. Murphy, S. J., President College of St. Francis Xavier, 39 West 15th st; ar't, T. H. Poole; b'r, not selected.

1801—Division st, No. 269, raised one story; cost, \$1,450; J. Mentz, on premises; b'rs, P. J. Lavelle and F. Sackett.

1802—Centre st, No. 142, rear building raised one-and-a-half stories; cost, \$100; Theodore Weed, 128 West 150th st.

1803—71st st, s s, 311.1 w Grand Boulevard, one one-story brick extension, 16.8x6, tin roof; cost, \$175; Elizabeth Steinmetz, 531 West 71st st; ar't, J. H. Steinmetz.

1804—10th st, No. 31 W., new stoop, doors, lintel, &c.; cost, \$2,000; Laura F. Hearn, 46 East 69th st; ar't, J. B. Snook; b'rs, J. J. Murdock and G. Schasty & Co.

1805—Frankfort st, No. 15, internal alterations; cost, —; William Mackellar, 22 East 128th st; b'r, Central Iron Works.

1806—Front st, No. 256, new floors; cost, \$150; William Pettit, 240 Pearl st; b'r, J. Tonjes.

1807—Av C, No. 135, new front on two lower stories; cost, \$1,200; Morris Eschwege, 92 Av C; b'r, G. Culgin.

1808—3d av, No. 1390, internal alterations; cost, \$100; Simon Bachmann, 117 East 85th st; b'r, J. H. Morrow.

1809—Grounds of Bloomindale Insane Asylum, 114th to 122d st, 10th to Riverside av, raised one story; cost, \$7,500; Chas. H. Nichols, medical superintendent, on premises; ar't, R. S. Townsend, b'rs, S. Gaul and K. Townsend.

1810—Madison av, No. 671, one one-story brick ex-

tension, 9.9x7.6; cost, \$500; J. F. Dillon, on premises; b'rs, P. Smith and J. J. Clarke.

1811—Grand st, No. 322, rear wall taken down and rebuilt; cost, \$125; Charles Tillotson, 59 Liberty st; b'r, P. J. Ward.

1812—Watts st, No. 71, hoistway covered; cost, \$75; Samuel McCullough, 109 Leroy st; b'rs, Tucker & Connor.

1813—1st av, No. 54, new front in first story, iron columns and girder; cost, \$800; Valentine Klemann, on premises; ar't, J. Kastner.

1814—Riverdale av, n s, 30 w Bailey av, one one-story frame extension, 25x24.6, tin roof; cost, \$300; J. H. Godwin, Kingsbridge; ar't and b'r, S. L. Berrian.

## KINGS COUNTY.

Plan 820—Veranda pl, No. 10, flat gravel roof, front and rear attic walls rebuilt; cost, \$500; A. Hanway, 67 Court st; ar't, J. S. Glover; b'r, not selected.

821—Hudson av, No. 411, flat tin roof; cost, \$400; H. Oppermann; b'r, L. Herz.

822—Broadway, w s, 50 s Willoughby av, repair upper stories of four buildings damaged by fire; cost, \$3,000; Benj. Warner; b'r, S. Faintoute.

823—Penn st, No. 165, one one-story brick extension, 7.6x9, tin roof; cost, \$100; Mr. Daniel Scully, on premises; b'r, D. Manninger.

824—Putnam av, n s, 395 e Tompkins av, rebuild west gable wall; cost, \$200; J. F. Saddington, 462 Willoughby av; ar't, F. D. Vrooman; b'r, J. Soffy.

825—John st, Nos. 110 and 112, three-story brick extension, 40x29, gravel roof; cost, \$2,500; S. V. & F. P. Scudder, 6 Cedar st, N. Y.; b'r, S. Rippingale, Jr.

826—Troutman st, No. 40, flat tin roof; cost, \$250; Josephine Buckley, on premises.

827—Greene av, No. 1090, one one-story frame extension, 4.6x10, tin roof; cost, \$250; Mrs. Le Courdes, on premises; b'rs, Stryker & Baldwin and G. T. Burns.

828—Court st, No. 468, front altered; cost, \$100; ow'r and ar't, G. Damen, on premises; b'r, H. J. Skinner.

829—Hicks st, n w cor Rapelyea st, new flue; cost, \$150; Mr. Kerns, 287 Columbia st; b'rs, M. Gibbons & Son.

830—Verona st, s s, 170 w Richards st, concrete foundation, new brick wall, &c.; cost, \$250; Mrs. White, on premises; b'rs, M. Gibbons & Son.

831—Gates av, No. 885, three-story brick extension, 22x25, tin roof, wooden cornice, interior alterations and new front walls; cost, \$3,300; A. S. Walsh, Madison st, near Reid av; ar't, C. Lincoln. b'r, A. Miller.

832—Graham av, No. 299, extend cellar; cost, \$50; H. Borsman, on premises; b'r, G. Manninger.

833—Smith st, No. 124, new store front; cost, \$1,000; Henry Birek, on premises; b'r, J. J. Geraghty.

834—4th av, n e cor 11th st, rear raised 2.6 on brick foundation; cost, \$150; Mrs. G. L. Wagner, 141 11th st; b'r, — Stoothoff.

835—Franklin av, No. 417, s e cor Monroe st, new brick piers and iron columns, rear wall; cost, \$300; Abner W. Pollard, on premises; b'rs, Otto & Burhaus.

836—4th pl, No. 8, rear cellar doorway, build area walls front and rear; cost, \$175; Mr. Bowman, on premises; b'rs, M. Gibbons & Son.

837—Graham st, w s, 95 n Myrtle av, house moved; cost, \$150; M. Cody, on prem ses.

838—Hope st, No. 27, three-story brick extension, 18x14.3, tin roof; cost, \$500; James Cavanagh; ar't and c'r, J. T. Miller; m'n, A. Hayes.

839—Manhattan av, No. 463, add one story, also three-story frame extension, 25x15, gravel roof; cost, \$2,800; Dennis Campbell, on premises; ar't, J. Dennin; b'rs, J. Cashman and Port & Walker.

840—Macdonough st, No. 35, one one-story brick extension, 11x9, tin roof; cost, \$250; Chas. Sherwood, on premises; b'rs, E. Rutan and J. Shirlen.

841—Sumner av, Nos. 49, 51 and 51½, new sills; cost, \$75; Geo. Schmitt, on premises; b'r, W. Smith.

842—Bremen st, No. 34, flat tin roof; cost, \$650; ow'r, ar't and m'n, Michael Mehling; b'r, F. Herte.

843—Van Buren st, No. 497, two-story brick extension, 8.6x11, tin roof; cost, \$410; Wm. P. Kookogey, 497 Van Buren st; b'rs, Striker & Baldwin and W. G. Hotaling.

844—18th st, No. 276½, foundation walls, brick basement; cost, \$400; Amelia L. Bull, on premises.

845—Myrtle av, No. 1301, one one-story frame extension, 1.1x19, tin roof; cost, \$160; Mrs. Prescott, Cedar st; ar't and b'r, Thos. D. Cadie.

846—Madison st, No. 906, raised 4 feet on brick wall; cost, \$450; Dick Rademacher, Ralph av, cor Madison st; b'rs, C. Horn and J. Pirring.

## MISCELLANEOUS.

### BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending September 11:

	Liabilities.	Nominal Assets.	Real Assets.
Davidson, Louis S .....	\$43,679	\$55,835	\$36,195
Emmens & Roach .....	27,050	31,822	12,724
Hanfield & Jemison .....	17,450	20,282	3,770
Pollock, Wm. E .....	9,027	4,524	3,027

### N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

5 Carman, Ringgold W., and Fannie Mandelbaum (flowers and feathers, 33 Union sq.) to Harris C. Baker; preferences, \$26,800.  
8 Hawley, Oscar F. (packing boxes, 40 Gold st and 604 West 36th st, N. Y., and Kent av, Brooklyn), to Henry Patton; preferences, \$73,269.

- 7 Lowrey, Thomas H., to Thomas H. Smith.
- 8 Latz, Louis (clocks, 46 Walker st), to Edward R. Dodge.
- 5 Robinson, Seth B. (doing business as S. B. Robinson & Co., buttons, 388 Broadway), to John G. H. Meyers.
- 7 the same to same.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- September
- 7 Brown, Mary J., and Elizabeth R. Frost, to Wm. R. Lewis.
- 8 Hawley, Oscar F., to Henry Patton.
- 10 Eassenpflug, George, to Henry Fuehrer.
- 7 Reynolds, Alfred P., to David Simpson.

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, September 8, 1885.

REGULATING, GRADING, ETC.

Bathgate av, from 173d to 177th st.\*

MAINS.

- 6th av, w s, from 124th st to point 30 feet north of north building line of 122d st; Croton.\*
- 31st st, bet 1st av and East River; water.\*
- Lexington av, from 87th to 89th st; Croton.\*
- 123d st, from 8th to New av; Croton\*
- Jerome av, from Kingsbridge road to Southern Boulevard; gas.\*
- 158th st, from Mott to Gerard av. } gas.\*
- Gerard av to 161st.
- Southern Boulevard, from 145th to 149th st; water.\*

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, (NEW YORK, Sept. 9, 1885.)

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessment has been completed and is lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

REGULATING, GRADING, SETTING CURB AND GUTTER STONES AND FLAGGING.

No. 1-62d st from 10th to 11th av.

[The limits embraced by such assessment include all the several houses and lots of ground situated as follows:

No. 1-62d st, both sides, from 10th to 11th av.

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 10th day of October ensuing.]

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.

- Sept. 2d av, No. 1903, w s, 26 n 98th st, 26x75, five-story brick store and tenement, by J. T. Boyd; (4th mort., amt due \$2,010; prior mortgages, \$11,835) 12
- 14th st, n s, 325 w 7th av, 100x99.11, vacant, by J. T. Boyd. (Amt due \$5,406) 15
- Madison av, n w cor Taylor st, runs northeast 155 x northwest 100 x northeast 25 x northwest 85 x southwest 180.2 to Taylor st, x southeast 182 to beginning, by J. T. Stearns. (Amt due \$6,392) 16
- Liverside av or drive, n e cor 81st st, 102.2x102.2 x103 on 81st st, one-story frame dwell'g, by R. V. Harnett. (Amt due \$43,538) 17
- 61st st, Nos. 536-544, s s, 175 e 11th av, 125x100.5, five five-story brick flats two with stores, by R. V. Harnett. (Amt due \$13,363) 17

KINGS COUNTY.

Sept.

- Fulton av, s s, 25 e Butler av, 25x100, New Lots, by C. F. Cossum, ref., at Court House. 12
- 4th st, w s, 85 n North 3d st, 37x180, by D. F. Manning, ref., at Court House. 12
- Pacific st, No. 948, s s, 50 w Grand av, 25x55, three-story brick tenement, by J. Cole, at 398 Fulton st. 15
- North 7th st, southerly cor North 2d st, 106x38x38x106, by C. J. Fox, at 45 Broadway, E. D. 17
- Marion st, n s, 200 e Stuyvesant av, 25x100, three-story frame dwell'g, by T. A. Kerrigan, at 35 Willoughby st. 18
- Rochester av, n e cor Atlantic av, 18.9x68, by E. C. Schaffer, ref., at Court House. 19

LIS PENDENS, KINGS COUNTY

Sept.

- Union av, w s, 237.8 s 10th st, indef. dimensions. Abner B. Mills, exr. of A. Mills, agt Frances A. Mills et al.; action to have 1/2 of premises charged with portion of taxes, &c.; att'y, T. T. Sherman. 4
- Kosciusko st, s s, 219 w Stuyvesant av, 25x100. Alonzo E. De Baun agt Charlotte Hervey; att'y, R. A. Davison. 4
- Adelphi st, e s, 333.4 s Park av, 16.8x100. Lydia A. Brackett agt Sarah E. McKean et al.; partition; att'y, D. W. Northrup. 5
- All property, rights and franchises of The New York, Greenwood & Coney Island R. R. Thomas S. Bullock and ano., trustees, agt said R. R., att'y, B. N. Harris. 5
- Stewart st and Manhattan Beach R. R., two parcels, 18th Ward. John H. Blake agt Alfred Ogden; action to enforce contract; att'y, C. Noyes State st, s s, 74.4 w Hicks st, 188.4 x south 70 x west 62.4 x south 12 x west 75 to Columbia st, x south 28 x east 188.6 x southeast to point 58.4 n Atlantic st, x east 118 x north 37 x east 6 x north 84.9. H. L. Judd & Co. agt Nathan Cushing; action for damage to personal property; att'ys, Richards & Heald. 7
- Flushing av, s s, 197 w Broadway, 20x100. Samuel M. Meeker agt Elizabeth F. wife of Stephen Hally and George Kinzey; att'ys, S. M. & D. E. Meeker. 7

- 3d st, s w s, 118.4 n w 6th av, 18.4x95. E. Clarke Seelye and ano., trustees L. Chapin, dec'd, &c., agt Frederica M. Kinney et al.; att'ys, Peckham & Tyler. 8
- Ryerson st, e s, 320 n Myrtle av, 20x100. Samuel Van W. Fleet agt Minnie C. Lynch, individ. and admr. of W. Lynch et al.; att'y, C. E. Mills. 8
- 8th av, n cor 17th st, 100.2x100. Edwin C. Bradley and ano. agt James H. Darrow et al.; att'y, J. C. Gulick. 9
- All property, rights and franchises of The New York & Sea Beach Railroad Co. Peter S. Ross and ano. agt said railroad company; foreclosure of mechanic's lien; att'y, J. P. Osborne. 9
- Hicks st, e s, lot 5 map J. J. Swift property, 25x88.6. 9
- Cheever pl, w s, 226 n Degraw st, 22.7x—x22.3x88.6. 9
- Emma A. Schley agt William A. Thompson et al.; att'y, O. S. Ackley. 10
- Fiske pl, n w cor Garfield pl, 132x66. Ashley A. Vantine agt Wray S. Littlefield et al.; action for performance of contract; att'y, W. W. Smith. 10
- Bergen st, s s, 235 e Troy av, 2x127.9. Angelina B. Terry agt Eliza wife of and Michael Brady; att'y, F. W. Taber. 10
- 10th st, n s, 212.3 w 6th av, 16.6x80. Calvin Burr agt Charles Martin; att'ys, Wendell & Wendell. 10
- Sumner av, n w cor Pulaski st, 73.4x82. The Poultney Slate Works agt William Wyeth et al.; foreclose mechanic's lien; W. Stone. 10
- 1st pl, n s, 158 e Court st, 25x193.5. Ellen Wilson agt Jacob Wilson et al.; action for dower; att'ys, Carpenter & Roderick. 10
- 10th st, No. 41, centre line, s w s, 247.4 n w from centre 3d av, 22x130. Isabella C. Baker agt George H. Wells et al.; att'y, G. H. Decker. 11
- Atlantic av, n s, 84 w Columbus pl, 16x98.7. Mary L. Haldane agt George H. Bishop et al.; att'y, J. D. Pray. 11
- Myrtle av, n e cor Gold st, runs north 80 x east 48.9 x south 20 x west 24.3 x south 60 to Myrtle av, x west 24.6. Samuel M. Meeker and ano., exrs. W. Broisted, agt Peter Alsgood et al.; att'ys, S. M. and D. E. Meeker. 11
- Broadway, e cor Woodbine st, runs southeast 200 to Ivy st, x northeast 230 x northwest 100 x southwest 20 x northwest 100 to Woodbine st, x southwest 210; a-o Bushwick Boulevard, s cor Woodbine st, runs southeast 200 to Ivy st, x southwest 240 x northwest 100 x northeast 40 x n rthwest 100 to Woodbine st, 200. Mutual Life Ins. Co., New York, agt Louisa A. Ingersoll et al.; att'ys, H. C. & G. I. Murphy. 11

RECORDED LEASES.

NEW YORK.

Per Year.

- Grand st, No. 290, n e cor Eldridge st. Francis J. Kowing to Isidor Lewkowitz; 10 years, from Oct. 1, 1885. gold, \$3,000
- Leonard st, Nos. 159 and 161. John A. Derainnes, for estate of J. F. J. Derainnes, to Elias Sanders; 1 year, from May 3, 1885. 800
- Rivington st, No. 133, stable. Christian Reiner to George Reisser; 3 years, from May 1, 1885. 375
- 12th st, No. 507 E., store. The Manhattan Ern-wards Soc. No. 3, New York, to Conrad Muehlhaus; 3 years, from April 1, 1885. 240
- 43d st, No. 516 W., three-story rear building. Jacob Neff to George Suppes; 5 years, from Sept. 1, 1885. 216
- 75th st, No. 416 E. Mary Smith to Joseph P. Doreck; 4 years, from July 1, 1885. 300
- 15th st, Nos. 644, 646 and 648 E. John Knobloch and ano., exrs. Mary E. Knobloch, to Charles Weinz; 3 years, from Jan. 8, 1885. 216
- Courtlandt av, n e cor 157th st, south store, also basement and second floors. Adolph Konemann to George Fressel; 3 years, from Sept. 1, 1885. 490
- Madison av, No. 142. William H. Neilson to Alexander Wright; 3 7-12 years, from Oct. 1, 1885. 3,200
- North 3d av, No. 294, bet 139th and 140th sts. August Stumpfelf to William H. Brandt; 1 year, from May 1, 1885, with privilege of 2 years' renewal. 540
- 1st av, n w cor 78th st, store and part cellar. Delia Strickland to Otto Dierking; 5 years, from Dec. 15, 1884. 1,200 and 1,300
- 1st av, No. 1607. John W. Sibbald to Elizabeth and Conrad Schmidt; 3 years, from May 1, 1884. 720 and 780
- Same property. Assign. lease. Elizabeth and Conrad Schmidt to Edward Pfuge. nom
- Same property. Assign. lease. Edward Pfuge to Michael J. Bannon. 200
- 2d av, No. 700. S e cor 38th st, store and basement. Christian Stoehr to John Lynch; 5 years, from May 1, 1885. 1,800
- 3d av, No. 452. William Sampson to Henry J. Ruopp; 6 1/2 years, from Aug. 1, 1885. 1,800
- 3d av, No. 1400. Henry Luhrs to Otto Kuhlman; 4 1/2 years, from Sept. 1, 1885. 1,800 and 2,000
- 3d av, No. 1472, second story. Walter and George Reid to William Muench and Elizabeth Yungbecker; 2 1/2 years, from Sept. 1, 1885. 300
- 3d av, No. 529. Thomas E. Cooper, Perth Amboy, N. J., to Charles Hoenninger; 5 years, from May 1, 1884. 1,200
- 3d av, w s, 75.7 s 120th st, 25x100. Jeremiah M. Ridley, exr. J. Ridley, to John A. Hardy; 10 years, from May 1, 1886. taxes and 425
- 6th av, No. 288. John L. Tonnele, trustee, to Ernest F. Sandkuhl; 5 years, from May 1, 1886. 2,000 and 2,200
- 8th av, w s, second house from 145th st, store and first floor south. L. Weiher to Mary E. Fogarty; 2 1/2 years, from Aug. 1, 1885. for first 9 months \$561, and then 564

- Baldwin, Joseph, by exr—H Sheridan, N Y av. 1
- Battin, S S—G E Howard, Sumner av. 1,200
- Same—O M Hinds, Sumner av. 700
- Clinchard, Caroline—B H Clinchard, Gotthardt st. 1
- Condit, M L—D J Creeden, Thornton st, E Orange 1,075
- Coe, J D, by exr—G Gran, Jones st. 1
- Crump, Samuel—C Shea, Fidelity pl, Montclair. 1,550
- Corbet, Margaret—A Devine, S Orange. 100
- Condit, A M—C J Creeden, Clinton st, E Orange. 900
- Cook, S J—I V Young, Springdale av, E Orange. 3,500
- Condit, O H—M J Richmond, Clinton st, E Orange. 1,200
- Dollinger, Fred'k, et al—G Schetelich, Central av, s s, 150 E Morris, 205x25. 2,800
- Everts, Hervey—M E Williams, Bank st. 1
- Everett, E A—E A Scott, Hill st, Orange. 375
- Farrington, J T—S A Fowler, Caldwell. 1
- Fairbanks, Joseph—C Hess, Lake st, Bloomfield. 200
- Same—G Volk, Lake st, Bloomfield. 200
- Forman, H J—L L Ward, Union st, n s, 900 s Lafayette, 25x107. 3,000
- Higgins, Michael—M Fallon, Montclair. 350
- Hesse, J N—G E Pettit, 18th av. 1,300
- Harrison, A B, by exrs—P Shine, W Orange. 520
- Same—C M Sexton, W Orange. 560
- Hargan, W H, et al—S Gibian, n e cor Market and Madison, 27x71. 8,675
- Herche, August—H Drake, Central av, Orange. 900
- Hesse, J N—A E Quinn, 18th av. 1,400
- Holbrook, M R and A E—J B Stobaues, Elm st, w s, 330x819. 3,400
- Henschel, A M—F Lebkecher, s w cor Kinney and Broome sts, 50x100. 2,300
- Kennally, E M—W O Callaghan, Frankfort st. 1
- Mackin, Sarah—C H Wright, Broad st and Clinton av. 5,800
- McMahon, Julia—M S McGarry, Montclair. 1
- McGarry, John—J McMahon, Montclair. 1
- McPartland, Patk—J McPartland, 4 tracts in Newark. 1
- McPartland, John—P McPartland, 4 tracts in Newark. 1
- Mulford, S F—E M Berrian, Mulford st, E Orange 5,500
- Miller, W P—F M Olds, Clinton. 1
- McClachey, Annie—W H Hargan et al, n e cor Market and Madison, 25x71. 1
- Petrie, Catharine—N Vollmer, S Orange av, n s, 86 e Camden, 17x100. 2,000
- Peshine, J S, by exrs—E O Teyler, Peshine av. 285
- Pell, M E L—M J Pell, Wright st, s s, 125 e Pennsylvania, 25x100. 3,556
- Pell, Stephen—M E L Pell, same property. 3,556
- Rodman, D S—A H Dike, Gates av, Montclair. 8,240
- Smith, J C—P F Smith, Jones st. 500
- Smith, Peter—J C Smith, Kinney st. 1
- Sayre, Moses, by exrs—C Ebbecke, Montgomery st. 750
- Smith, John—C Nolap, Berwick st, Orange. 300
- Snow, Robert—H D Miller, Carleton st, E Orange. 4,150
- St James' Catholic Church—J Kanzler, Van Buren st. 1,400
- Same—M McGinn, Van Buren st. 1,400
- Smith, J R—F L Stiles, Land st. 1,100
- Simonson, C S—Verong M E Church, Caldwell. 400
- St James' Catholic Church—C Schmitz, Van Buren st. 1,500
- Thorp, A G—L F Mosley, Park st, E Orange. 2,000
- Taylor, M H—M L Clough, Elliott st, 40x130. 2,000
- Thistle, H B—A A Richmond, Harvard st, E Orange. 50
- Ward, M S—M E Chittarling, Woodland av, Bloomfield. 1
- Williams, M O—E M Cowdry, Hillyer st, E Orange. 2,400
- Williams, M E—P Everts, Bank st. 1
- Wilson, H M, by admr—C Waidner, Bowery st. 950
- Wright, C H—S Mackin, Wickliffe st, w s, 150 s Bank, 25x104. 4,500
- Young Men's Christian Assoc—C Schlueter, James st. 1,000

MORTGAGES.

- Albrecht, John—C B & L Assoc, Belmont av. 3,400
- Alling, E P—D B Coe, Prospect st, E Orange. 1,500
- Adam, Franz—N G B & L Assoc, Badger av and Boyd st. 5,000
- Brady, Edward—F Bonykamper, Brill st. 250
- Buchanan, M J—M S Mark, Spring st. 500
- Booth, George—Franklin Sav Inst, Main st, E Orange. 8,000
- Baldwin, F H—Orange Sav Bank, Walnut st, E Orange. 2,000
- Clare, Eliza—E McCormick, Prince st. 1,600
- Conklin, Ellen—S S Doughty, Clinton and S Orange. 1,000
- Ebbecke, C W E—J S Higbie, Montgomery st. 250
- Forden, M E—E O Doremus, Mt Prospect av. 1,000
- French, A H—H D Ingalls, Park av, E Orange. 3,000
- Gelasky, Simon—A Hartmann, Prince st. 800
- Gibian, Saml—C B & L Assoc, Market st. 6,000
- Same—W H Hargan, Market st. 1,675
- Hess, Chas—J Fairbanks, Lake st, Bloomfield. 1,800
- Hefferman, Pierce—G D Cook, Sumner av. 1,000
- Jacobus, A L—A Traver, Livingston. 400
- Keast, J H—S L Cairnes, South st. 5,000
- Lanzler, Jacob—St James C Ch, Van Buren st. 1,000
- Ludwig, Edward—W A Righter, Houston st. 675
- Lee, C M—A L Ward, Broad st. 200
- McGinn, Michael—St James C Church, Van Buren st. 1,000
- Meeker, Edward—Howard Sav Inst, Evergreen av, E Orange. 4,500
- Maus, Henry—H J Schaedel, Newton st. 1,700
- Mueller, Peter—F Staeger, Charlton st. 1,500
- Miller, H D—M L Ins Co, New York, Carleton st, E Orange. 3,000
- Osborne, F S—M B L I Co, Park st. 3,000
- Piez, Catharine—Prudential Ins Co, Springfield av. 7,000
- Quinn, A E—J N Hess, 18th av. 200
- Rippel, A A, et al—A Coe, Washington st. 1,000
- Raller, Emanuel—Ballantine & Co, Mulberry st. 300
- Rudder, Patk—S N Potter, S 7th st. 1,000
- Schmitz, Christian—F Bonykamper, Polk st. 500
- Same—same, Van Buren st. 1,000
- Schmidt, L H—H M Lay, Bedford st. 2,200
- Stout, H P—Merchants' Ins Co, Washington st, E Orange. 2,000
- Schlueter, Charles—same, James st. 2,000
- Sexton, C M—F M Williams, W Orange. 300
- Schetelich, Gustav—R C Crane, Central av. 2,500
- Thalheimer, Morris—H Thalheimer, Burnett st. 2,500
- Vreeland, Jeremiah—M C Heath, 14th av. 1,000
- Wardner, Charlotte—J Hoelzel, Bowery st. 1,800
- Wolf, Franz—F Lebkecher, Jones st. 800

CHATEL MORTGAGES.

- Busse, John, 27 Commerce—C Feigenspan, sa-loon. 300
- Burger, John, 348 Springfield—F J Kastner, sa-loon. 170

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

- Allen, W L—C H Rieff, Clinton. \$200
- Baldwin, E M—F H Baldwin, Walnut st, E Orange. 1

Cornwell, C C, 24 Stirling—W Rankin, Jr, furni- ture.....	120
Chapman, R E, 615 Orange—F J Kastner, sa- loon.....	260
Crigin, Henry, 91 Howard—G Krueger, saloon.....	186
Dameron, George, 406 S Orange—F J Kastner, saloon.....	200
Dunlap, H F, 11 Mulberry—F C Edwards, furni- ture.....	58
Earl, G E, 35 Liberty st—H W Gedicke, books.....	75
Freman, C A, 152 S Orange—C Feigenspan, sa- loon.....	350
Graham, Robert, 85 Belleville av—C Feigenspan, saloon.....	475
Glori, Jacob, 31 W Kinney—C Feigenspan, sa- loon.....	250
Gruber, A C, 20 S 13th st—F C Edwards, furni- ture.....	54
Gutman, August, 123 Market—F J Kastner, sa- loon.....	470
Hibler, Irving, 157 Sherman—C W Clayton, furni- ture.....	150
Kingsley, Chas, 48 State—F C Edwards, furniture Kingston & Walker, 832 Broad—Bramhall, Deane & Co, oyster fixtures.....	56
Lang, A A, Montclair—G Emmons, horses, wagons, &c.....	260
Nulty, Bernard, 33 Commerce—G Krueger, sa- loon.....	100
Prindle, C A, E Orange—J C Rankin, Jr, furni- ture.....	196
Price, E L—M L Price, on property in Ocean Co. Sheets, A E, 449 Broad—F C Edwards, furniture. Sunzenhensler, Fred'k, 69 Morton—C Feigenspan, saloon.....	750 5,000 275
Stout, Joseph, Orange—J P Olerly, horses, &c.....	100
Tilley, J G, Bloomfield—C W Clayton, horses, &c & Vetter, John, 281 15th av—C A Feick, horses, wagons &c.....	165 550
Vogt, Theodore, 264 Broome—G Krueger, sa- loon.....	337
Wanocheck, Catharine, 256 Norfolk—F J Kast- ner, saloon.....	150
Wrigley, Sam'l, 334 South st—G D Drake, iron, &c	200 475

JUDGMENTS.

Hahn, Leopold, and Nussbaum Meyer—M E Kaehler et al.....	639
Phillips, Alexander and Henry—Second Nat Bank of Newark.....	1,631
Strauss, Bernard—J N Arbuckle.....	914
Williams, W H—S Paddock.....	233

HUDSON COUNTY.

CONVEYANCES.

Bevans, Fannie S—J T Kelly, J City.....	\$17,125
Berry, Maria, by exr, and Wm S Banta—O McDon- nell, West Hoboken.....	400
Black, C W—Henrietta I Holmes, J City.....	nom
Blauvelt, J A and C D, heirs of Letitia Blauvelt —F E Dittrich, J City.....	650
Br oks, Susan O—M W Oliver, Bayonne.....	nom
Brown, Ellen J—G B Turrell, J City.....	100
Butts, Theophilus—J H Geayer, Union.....	800
Burke, M J—J C Nirjen, Bayonne.....	350
Clark, C G—J Murphy, J City.....	400
Same—Julia Russell, J City.....	400
Same—F Carrall, J City.....	400
Condon, Margaret A, G J, P J, Catharine, Clara, Mercedes R, Margaret, Grace and Garret, by admr, Mary Pearson, Annie Bambuch and Patrick Corrigan, by master—Margaret A Condon, J City.....	12,040
Cox, George—Katharina Breitwieser, Union.....	2,000
Crouse, Otto—Eugenie Vreeland, Bayonne.....	50
Currie, Margaret J—D Sullivan, Bayonne.....	255
Detwiller, J J—C H Detwiller, J City.....	nom and love and affection
Same—G Holmes, J City.....	nom
Same—same, Bayonne.....	nom
Dorner, Bernard—F Albers, Union.....	4,600
Eggert, Henry—Eliza Kearney, Hoboken.....	1,000
Foote, Nathaniel—The Jersey City Ins Co, J City	nom
Holmes, George—C C Black, J City.....	nom
Same—Cecilia Detwiller, J City.....	nom
Same—same, Bayonne.....	nom
Houston, S W, Mary J, Thomas and G W, Cath- arine A Boylan, Sarah I Bosch, Mary E Brett, Rebecca Von Drehle and Gerhard Hintze, exr of Herman Von Drehle—Mary J Houston, West Hoboken.....	600
Inhabitants of the Town of Union—T Hamilton, Union.....	3
Keeler, Mary G—J J Losey, J City.....	362
Kemp, Cecelia—Margaret Sheridan, J City.....	2,500
Lilliendahl, Lucinda—Juliana C Schnitzer.....	1,700
Mansfield, Mary, by commissioner—G C Rose.....	3,160
McGee, Flavel—Eugenie Vreeland, Bayonne.....	395
McLaughlin, G S—J J Reilly, J City.....	nom
Mechanics' & Laborers' Savings Bank, by recr —W H Corbin, J City.....	35
Mihm, Charles—B Meyer, Hoboken.....	3,500
Ogden, Wm B, by exr—Frederick Drasel, J City.....	850
Phillips, M S—Sophie Meyenberg, Hoboken.....	2,000
Porrett, Helen—F Payne, J City.....	300
Radley, Squire and A N—H W Clouse, Kearney.....	400
Reilly, J J—Delia F McLaughlin, J City.....	nom
Requa, E B—Emma Greenleaf, J City.....	3,500
Runtion, George—Sophie Knoke, Hoboken.....	1,300
Ryan, William—Catharine Slack, Hoboken.....	2,500
Scarlett, John—W V O'Connell, J City.....	2,700
Solomon, David—H Solomon, J City.....	150
St John, C E—E A Lynes, J City.....	3,284
Stratton, J B—Louisa W Knapp, J City.....	700
The Hoboken Land and Improvement Co—P Hexamer, Hoboken.....	3,200
Same—L Pfeiffer, Hoboken.....	4,387
Same—Louise Goussett, West Hoboken.....	1,050
The Hoboken Land and Improvement Co—F L Meystre, Hoboken.....	720
Tonnele, John, by trustees—Dewitt Van Bus- kirk, Bayonne.....	600
Vanderhoff, B P—W R Vanderhoof, Harrison.....	250
Van Horn, Agnes—C E St John et al, J City.....	nom
Vreeland, I W—O Crouse, Bayonne.....	500
Washburn, A H—D B Day, Bayonne.....	nom
Williams, W B—J T Kelly, J City.....	7,830
Young, David—P Boyle, Kearney.....	1,200

MORTGAGES.

Breitwieser, Katharina—G Cox, Union, 3 years.....	500
Condon, Margaret A—J E Andrew, 5 years.....	4,500
Same—same, 5 years.....	4,500
Crevier, J C—J Winstanly, Hoboken, 4 mort., each \$4,000, 3 years.....	16,000
Dittrich, F E—C D Blauvelt, 2 years.....	150
Dreesse, Wilhelm—D Felter, Bayonne, 2 years.....	500
Dunn, Christopher—P Hancks, Kearney, 1 year.....	500
Ellison, Josephine D—D B Day, 1 year.....	460
Foley, Michael—Wm Vreeland, Bayonne, 2 years	600

Goussset, Louise—The Hoboken Land and Im- provement Co., W. Hoboken, 2 years.....	600
Goldberg, Sarah C—Lizzie Smith, Harrison, 2 years.....	1,000
Greenleaf, Emma—E Requa, 2 years.....	500
Holste, Henry—The Hudson City Savings Bank, 1 year.....	3,500
Hering, J G W—Adaline White, 5 years.....	1,000
Hess, C A—Mary A Throckmorton, Bayonne, 1 year.....	400
Hickey, Lawrence—F J Mathews, 3 years.....	400
Hynes, Patrick—H Husheer, W Hoboken, 3 years.....	900
Jones, Mary—The Hudson Mutual Building and Loan Assoc, W Hoboken.....	800
Kelly, John—J Mullins, 5 years.....	12,000
Keenan, P J—J Bolz.....	500
Keuffel, W J D—The Hoboken Bank for Savings, Hoboken, 2 years.....	10,000
Kleenan, J P—J Bolz, 1 year.....	500
Knapp, Louisa M—J B Stratton, 3 years.....	500
Lowenstein, Marie—E Du Bois, W Hoboken, 1 year.....	800
Merritt, William—American Ins Co, Kearney, 1 year.....	1,000
Meyer, H L O—G Luyster et al, all damages they may have to pay on account of indorsing promissory note.....	875
Murphy, John—W H Corbin, 2 years.....	400
O'Brien, James—J Mullins, 6 years.....	6,000
O'Connell, W V—J Scarlett, instalments.....	2,500
Rochford, Michael—R W Webb, 2 years.....	233
Rose, G C—E Kimball, 3 years.....	2,500
Von Duisburg, J A—C A Von Duisburg, Hoboken, 3 years.....	1,500

CHATTEL MORTGAGES.

Allen, Uriah—H Traphagen, pictures.....	125
Bulmer, J T—C Meyer, saloon.....	60
Diovlo, Angelo—Vito Bologna, barber shop.....	45
Engel, Frederick—L Heilbrunn, pigs, cows, horse and wagon.....	160
Freed, J S—Wm Heidech, oyster store.....	350
Gabby, W J—Hoos & Schulz, furniture.....	89
Gauly, Catharine, Union—T C Kinkead, piano, horse, wagon and furniture.....	75
Haffner, Jacob, Hoboken—C Witte, butcher shop fixtures.....	60
Hohe, Jacob, Hoboken—Hoos & S, furniture.....	60
Eyeman, J G—West Hoboken—Mary Fox, gro- cery and liquor store.....	125
Jahn, Lucy S, Bayonne—Hoos & S, furniture.....	119
Kaltschmidt, M F W, Union—D G Yuenling, Jr, saloon.....	250
Kuster, August, Hoboken—Rubsam & H, saloon	250
Londrigan, Eliza, wife of Patrick, Hoboken—R P Francis, kindling wood yard, horses, wagons, &c.....	500
Lombardi, Virgilio—Vito Bologna, barber shop..	125
Meyer, Henry and John, partners as Meyer Bros —N Topping, grocery and liquor store.....	150
Miller, Mathilda, Union—Hoos & Schulz, furn..	207
Muehlhaus, Henry, and Jacob Haffner, Hoboken —W Staude, butcher shop fixtures.....	49
Myer, Mynders, Bayonne—D W Oliver, horse, wagon, 400 hot bed sashes.....	450
Nyegaard, Herman and Christine—A Nyegaard, dry, fancy and millinery goods, 29 sewing machines.....	497
Same—W Kramer et al, dry, fancy and mil- linery goods, 29 sewing machines.....	167
Porrett, F M and R A, partners as Fredk Powett Sons—E F C Young, stock and fixtures, car- riage factory.....	2,500
Sailer, R W—J R Durr, saloon.....	250
Scanlan, John, Newark—S Klotz et al, saloon.....	408
Shevlin, M J—G H Gilmore, tinsmith and stove store.....	500
Taylor, W H and W H, Jr, partners as Wm H Taylor & Son—W H Beard, blacksmith tools, machinery, &c.....	2,500
Unrath, Otto—J Schweiler, barber shop.....	50
Zeiger, Henry—G Dessecker, coach.....	911

BILLS OF SALE.

Champlin, G A—Elizabeth G Loesch, furniture..	nom
Loesch, R C, Jr—R C Loesch, coalyard, horses, wagons, &c.....	2,000
Same—G A Champlin, furniture.....	nom
Simpson, Reuben—Margaret Schumacker, farm- ing utensils, crop, horses, wagons.....	4,000
Urns, John, Sr, and Ferdinand Sauer, Union—J Golz, frame house, &c.....	180

JUDGMENTS.

Clark, J J—E Dettelbuch & Son.....	24
Dooley, Jeremiah M—The First National Bank, Jersey City.....	4,546
Lynch, Catharine and James—M Paul.....	88
The Hackensack Water Company Reorganized— J G R Dun et al, damages.....	5

ASSIGNMENT FOR BENEFIT CREDITORS.  
John Scanlan to G M Ballard. Assets consisting of  
saloon and fixtures, 166 Market st, Newark, N. J.,  
\$2,400; liabilities, \$3,879.

BUILDING MATERIAL PRICES.

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.		
Pale.....	Ⓜ M.	\$2 75 @ 3 25
Jerseys.....		4 62 1/2 @ 5 75
Up Rivers.....		5 37 1/2 @ 6 00
Haverstraw.....		6 00 @ 6 25
Choice cargoes.....		6 50 @
Hollow Fire Clay Brick.....		11 00 @ 13 00
FRONTS.		
Croton and Croton P'ts—Brown Ⓜ M.	\$10 00	@ 13 00
Croton do do—Dark.....	11 00	@ 14 00
Croton do do—Red.....	11 00	@ 14 00
Wilmington.....	22 00	@
Philadelphia, alongside pier.....	24 00	@ 25 00
Trenton, do.....	24 00	@ 25 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 \$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, Ⓜ 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.....	Ⓜ bbl	\$ 90 @ 1 00
Portland, English, general run.....	2 15	@ 2 50
Portland, German, general run.....	2 15	@ 2 40
Roman.....	2 75	@ 3 25
Keene's coarse.....	4 50	@ 6 00
Keene's fine.....	9 00	@ 10 00

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Portland Burham.....	2 40	@ 2 50
Portland, K., B. & S.....	2 50	@ 2 65
Lafarge.....	2 90	@ 3 25
Portland, J. B. White & Bro.....	2 45	@ 2 85
Portland "Star" German.....	2 50	@ 2 75
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 90	@ 3 25
Portland, Gibbs & Co.....	2 60	@ 2 85

(Continued on page VIII.)

MISCELLANEOUS.



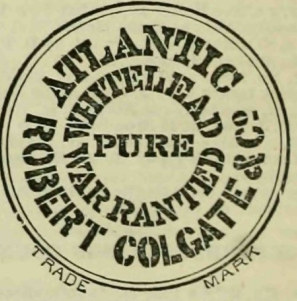
**WILSON'S Rolling Venetian Blind.**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
Wilson's "English" VENETIAN BLINDS, to pull up with cord. See cut.  
Wilson's Rolling TELE SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON**  
527 and 529 W. 23d St. New York.  
Mention this paper.

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Manufacturers of  
**"Atlantic" Pure White Lead.**

**Atlantic" Pure White Lead.**



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

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