

THE RECORD AND GUIDE,

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In an Antwerp letter published in these columns last week a prediction was made that the war would probably break out in Europe next spring. Our correspondent seemed to be of the opinion that Germany would probably be the aggressor and Russia the victim in the war; but, according to the news that has reached us during the past week, it is the Czar who seems to be the aggressor. The revolt of West Roumelia against the Porte was clearly instigated by agents of the Russian government. It is hardly likely, however, that actual hostilities will break out this fall. European wars that amount to anything are begun early in the year. Campaigning would be very difficult in the Balkan Mountains during mid-winter. There is a world of explosive material in Europe to-day, and a war is certain to take place in the not distant future.

If the business outlook continues to be as good in October and November as it has been in September, it will greatly advantage the administration in the fall elections. Prosperous times always help existing governments. This ought to surprise President Cleveland himself, for he placed himself on record, before he took his seat as chief magistrate, when he predicted there would be a financial convulsion if the silver coinage acts were not repealed. He failed to make any impression upon the majority of his own party in Congress, the coinage act was not repealed and the business outlook was never so promising.

It is singular how political theories will warp the judgment of otherwise sound business men even when they fly in the face of all past experience. A free-trader will say that the way to bring about good times is to reduce import duties. A protectionist is certain that the only way to revive business is to make the tariff still more stringent. Yet trade has been good and bad the world over, without reference to the different local revenue systems. The recent depression is true of business in protective France as of free trade England. There is a current impression in certain business circles in New York that if the coinage of the silver dollar would stop there would be an immediate revival of commercial activity. Yet the most prosperous period within the memory of the present generation was that succeeding the enactment of the Silver Coinage Bill in 1878. The present revival in business has come in spite of the silver dollar, and the longest heads in Wall street say that one of the greatest factors in a bull market, should we have one, would be an abundance of currency, which, as the merest tyro knows, has been the result of the issue of silver certificates.

Retail trade in New York, it is claimed, is not as profitable just now as it has been in former years. As we have repeatedly pointed out in these columns, the price of real estate has been kept up in this city by the large profits of the dealers and their disposition to purchase the property in which they had made so much money. The shrinkage in the wholesale prices for a long time benefited no one but the retailers, who continued to charge the retailers the prices that were current when trade was prosperous. But when a general liquidation is under way it finally affects all classes of traders, and the retailers are now beginning to feel the pinch. Our consumers have been paying too much for their groceries, loaves of bread and all kinds of meat, but the unnatural profits of the dealers have brought into existence rivals who threaten, temporarily at least, to bring down prices below the profitable point. But this cannot continue long. New York is a rapidly growing city, and, in the long run, its storekeepers are certain to make a good living.

What has hurt many of the minor dealers in this city is the concentration of business in large establishments. Places like Macy's and Ridley's are very often mere clearing-houses for large manufacturers. Great producing concerns in want of ready money, or with a surplus stock on hand, often send goods to these great stores and sell them to the public for less than they do to their own regular customers. This, indeed, is the secret of the

success of such mammoth establishments as the *Bon Marche* and the *Louvre* of Paris and similar establishments in London and Berlin. This method of doing business is to the advantage of the retail buyer, but is often disastrous to the retail dealer.

The nomination of Governor Hill to succeed himself by the Saratoga Convention does not seem to have been a wise move on the part of the Democrats. It has given an excuse for the "Mugwump" journals, such as the *Times* and *Evening Post*, to return to their old party affiliations. The Democrats could not have elected Mr. Cleveland without the aid of the Independent Republicans who were a desirable element to keep permanently attached to the Democratic party, but the leaders of the latter organization, in their hot hunt for office and bitter antagonism to civil service reform, have thrown the Mugwumps overboard, at least in this State. If the election were held right away there would be little doubt of the return of the ticket headed by Ira Davenport. But elections in this country in off years are always uncertain. A comparatively small vote will be cast this fall, and then the prohibition issue may draw a great many votes away from the Republicans. The party platforms are discreditable to those who drew them and the conventions which endorsed them. They are full of demagoguism. It is an open secret that Mr. Cleveland, though he did not directly interfere, did not desire the nomination of Governor Hill. His pronounced civil service letter, addressed to Dorman B. Eaton, was furnished in advance to the local Saratoga papers. It did not appear that morning either in the *Troy* or *Albany* papers, but the Convention did not take the hint. The attitude of the President on civil service reform notwithstanding does him credit.

The *New York Times* is delighted. The nomination of Hill by the Democrats gives it a chance to return to the Republican party, which, had it consulted its own interest as a Republican paper, it would never have left. A newspaper cannot afford to go back on its own history or its *clientele*. It always makes a mistake when it neglects to cater to the good sense of its patrons. Editors and proprietors who use the journals in their charge to air their personal whims or private dislikes always come to grief.

The police in all the great cities of the world have taken great delight in cracking the skulls of the socialists and communists whenever the latter hold public meetings. In every case it is the police who break the peace. So universal is the detestation felt for these agitators that the ruling classes and the business public have never taken exception to these violations of the law by the police. The latter have been as belligerent and as unreasoning in New York as in London, Paris, Vienna or Berlin. But the recent attack in London upon a peaceable gathering of socialists, headed by a poet and artist so well known as Robert Morris and men like him, has met with a very different reception from the press and the public. Our own as well as the London newspapers are tolerably unanimous in saying that it is time enough for the police to commence clubbing the socialists when the latter break the peace, but not before. Governments have not dealt wisely with these malcontents. In persecuting them unjustly they have often given them a hold on popular sympathy that is often undeserved. Herr Most was constantly imprisoned in Germany and England, but he has been allowed to air his folly in this country unmolested, and no harm has come of it. It is the police and the reporters who have made Justus Schwab so conspicuous a personage. As a matter of fact, the man can neither write nor speak, and is merely a very harmless beer-seller. The way to meet socialistic folly is not to club or imprison the agitators without provocation, but to deal wisely with social problems, and in every way remove all the real grievances of the working classes.

There was a grain of real interest at the bottom of the ridiculous hubbub raised by the press over the races of the *Genesta* and the *Puritan*. The question of what is the best model for a sailing vessel is an important question, in spite of the supremacy of steam. Natural forces that can be applied directly will always be employed, as water power for mechanical operations and wind power for transportation. The newspapers, with all their columns of rubbish about the races, have paid no intelligent attention to this matter. So far as the question of speed goes, the races showed that there was very little to choose between a vessel which owed her sail-carrying power to the natural stability given by her form, and one the stability of which was almost wholly artificial and supplied by ballast. But as regards safety and comfort the sail of the *Genesta* to Newport and back showed that the deep, narrow and loaded cutter is a very bad type of sea boat. She does not ride the waves but plunges into them, taking whole seas aboard. It was a matter of luck that the *Genesta* did not drown half-a-dozen of her crew. For this reason sensible American yachtsmen will be more likely to follow the model of the *Puritan* than that of the *Genesta*.

New York and Kings County Contrasted.

The figures we give below show how great was the activity in real estate in the neighboring city of Brooklyn. It will be noticed that for four months the total number of Conveyances is larger than in this city by over a hundred. But the character of the trading is shown by the fact that whereas the money invested in Brooklyn was but little over fifteen millions, in New York it was nearly sixty-one millions. Then the Brooklyn business was more speculative, as is shown by the ratio of the mortgage indebtedness to the total of the purchase money. Twelve millions against fifteen millions in one case, and some thirty-four against sixty-one millions in the other case. The following is the table:

	KINGS COUNTY.				NEW YORK.				
	Conveyances.		Mortgages.		Conveyances.		Mortgages.		
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	
1885.	1,179	\$4,742,748	263	904	1,118	\$18,581,271	231	958	\$9,294,744
May..	922	3,582,261	228	712	1,014	20,550,963	212	904	10,863,383
June..	1,027	4,035,505	177	879	917	13,387,944	182	882	8,358,366
July..	627	2,720,491	146	491	600	8,464,205	138	595	5,774,339
Aug..									
	3,755	\$15,081,005	819	2,986	3,649	\$60,984,383	763	3,339	\$34,290,832

So far trade in real estate has been very dull, especially in this city. This is shown by the falling off in the official transfers compared with last year and the year before. This fact has interfered with the success of the brokers' daily meetings on the floor of the Real Estate Exchange. There is so little doing at present that private sales are almost at a standstill. However, we will shortly have a revival, and we expect, as a matter of course, to see Brooklyn go ahead of New York in the number of transactions, while the amount of money involved will of course be far less. Brooklyn would seem to be an inviting field for the operator in real estate as well as the builder. The bridge and the elevated road have been splendid improvements for owners of realty in Kings County.

Reform of the Land Laws.

Editor RECORD AND GUIDE:

Is anyone at work preparing bills for the reform of our land laws to be presented to the Legislature early in the session of 1886? It seems to me that no time should be lost. The report of the Land Transfer Reform Commission of last year furnishes valuable information as to the reforms to be effected, and in some instances the draft of the laws required are given. Should not the real estate men of New York have this matter attended to at once?

LANDOWNER.

The directors of the Real Estate Exchange have already taken action on this matter. It has been referred to the Executive Committee of the Legislative Committee, of which Mr. J. M. Varnum is chairman, with the request that the proper laws be drafted in time for early presentation to the Legislature. The committee consists, besides the chairman, of Constant M. Andrews, Geo. H. Scott, Albert Bellamy and C. W. Sweet. These gentlemen are all in earnest in desiring swift legislative action on this important matter. We have not heard that this committee has as yet been called together, but doubtless when they are the chairman will have everything in readiness. We can promise "Landowner" that there will be no delay in preparing the proper measures as there was last year until the end of the legislative session. The real estate owners and dealers must decide what enactments they wish to have passed first, and then bend all their energies to getting the needful legislation at Albany early in the session. It is to be hoped that the candidates for Governor will be interrogated as to their views on land transfer reform. It ought to make a difference at this end of the State of many thousands of votes against a party that will put up an upholder of the present system.

The Real Estate Exchange.

The meetings of the brokers on the floor of the Exchange continue daily, and from all reports considerable business is being done. Trade is dull just now, but when it revives next month there is reason to hope that these daily meetings of brokers will become much larger and that the business will grow steadily. There is a prospect also of the Exchange being useful in other directions. Several real estate lawyers attend these meetings negotiating loans of money. Applications have been received from Western cities to see if mortgages cannot be placed on Western city property offering 6 and 7 per cent. interest. Indeed, this Exchange ought to be the headquarters for loaning money on real estate in all parts of the Union. There was never a better chance for opening new lines of lucrative business than this institution now affords. A project is before the Board of Directors of the Exchange to permit brokers from distant cities becoming annual subscribers at a small cost. It is proposed also to allow city annual subscribers to pay their dues in quarterly installments. Doubtless in time also there will be a regular call of insurance, apartment house and land improvement stocks. The Real Estate Exchange is fast justifying all the expectations of its founders.

The proposed utilization of the Millbank and Pentonville prison property in London for residence and industrial purposes has brought to light the fact that the ground of the former is worth

£30,000 an acre and of the latter £20,000. If there are seventeen New York lots to an acre this would make \$8,823 and \$5,882 per lot. These, of course, are not by any means the highest prices for ground in London, which in the older portions of the city are dearer than anywhere else in the world. The part of Paris where the price of ground is the highest appears to be the district lying between the Opéra and the Rue Montmartre, or, to designate the area in question more clearly, the space which would be comprised in a triangle whose three points would be the Opéra, the *carrefour* Montmartre, and the new Hotel des Postes. In this favored region the square mètre of ground will sell at from 2,500 to 3,500 francs. Ground in the Avenue de l'Opéra, which was expected to be very dear and has turned out less successful than supposed, is worth, on an average, 2,000 francs the square mètre. One thousand five hundred francs is the price on the Boulevard Malesherbes. Or to translate the highest figure, 3,500 francs, into American currency and measurement would be \$47,083 per New York City lot. Property on the corner of Wall and Broad streets has brought as high as \$387 per square foot, whereas \$3,500 per square metre is only \$226 per square foot English measurement, so that America supersedes France in the highest valuations of its property.

The Land Programme in Great Britain.

It is now authoritatively stated that Mr. Gladstone will not consent to make the question of the disestablishment of the church an issue in the forthcoming parliamentary contest, but he will favor land legislation in England similar to that which is proving so satisfactory in Ireland. To Mr. Joseph Chamberlain belongs the credit of bringing this question to the fore. At first his utterances were savagely denounced as communistic, but it is clear that his views in a somewhat modified form will be those of the Liberal party and that they will be embodied in legislation should the Conservatives be defeated in the coming contest.

As a matter of interest to real estate owners in this country we give the following extracts from a recent speech by Mr. Chamberlain, showing his views on this important matter. He says:

The evils of the present land system are apparent to everybody. They are greater than those accompanying the land system of any other country in the world. Our laws and practice seem to have been over a long course of years designed in order to build upon and maintain vast estates until at the present moment something less than 1,000 people hold one-third of the land of the United Kingdom. (Shame.)

To correct this state of things he would have the State authorize the municipalities to purchase land and resell it to persons who would themselves till the soil. On this head he observes:

I would leave the supervision of this duty to the local authority, and in order to meet every case that might arise I would give to the local authority power to acquire land on their own behalf and to let it out in allotments for laborers and small farmers. (Hear, hear.) I believe that this would meet the case to which I have called your attention. Where a landlord will not do his duty by the land, local authority would have the power to step in. In the case of the Highlands, local authority would be able to acquire pasture land, which is absolutely necessary for the livelihood of the crofters. All these things could be done. Only one condition is absolutely necessary, and that is that when the local authority acquires land for this or any other public purpose, it should not be called upon to pay an extravagant or unnatural price; it should be able to obtain it at the fair market value, a value which a willing purchaser would pay to a willing seller in the open market without any condition for compulsory sale. I believe that if these additional powers were conferred upon local authorities, and these additional obligations were enforced upon landlords, that at all events so far as the laborers are concerned the land difficulty will have disappeared. (Hear, hear.) I would go a step further and revise the taxation of land. I would equalize the death duties, as the late government proposed to do. (Hear, hear.) To that extent, at all events, I would invade the sanctity of landed property, and I would tax all unoccupied and sporting land at its full value. (Loud cheers.)

Mr. Chamberlain has been widely denounced for his advocacy of a graduated income tax. On this point he says:

In my opinion there is only one way in which this injustice can properly be remedied, and that is by some scheme of graduated taxation (hear, hear), a taxation which increases in proportion to the amount of property taxed. (Hear, hear.) It need not necessarily be a graduated income tax. It might be more convenient to levy it in the shape of a graduated death tax or graduated house tax. I care nothing at all about the method. What I want to bring before you for your earnest and serious consideration is the principle of such taxation. (Hear, hear.) I have been told by Mr. Goschen and other persons that in making such a proposition as this I am flying in the face of the greatest of modern financiers, the late Prime Minister. It is very singular that Mr. Goschen is so ready to quote Mr. Gladstone against me, and not pay much attention to me in other matters. But I think that Mr. Goschen is entirely wrong. I am not aware—and I have some authority for what I am saying (hear, hear)—that Mr. Gladstone has ever expressed an opinion against the idea of graduated taxation. He has opposed, and opposed very strongly, what is called differential taxation, which means taxation varied according to the character of the income. But I believe he has never opposed graduated taxation—that is, taxation varied according to the amount of the property taxed. (Hear, hear.) That is a principle which has the authority of Mr. Pitt, who proposed it in the last century in the House of Commons. It has been adopted in the United States of Amer

ica at the time of the Civil War; it was adopted in France at the time of the First Republic; it was proposed by Prince Bismarck the other day to the German Reichstag, and it is at the present moment in operation in some of the Swiss cantons, and I believe in a different form in some of our Australian colonies, where land is taxed in proportion to the number of acres held. (Cheers.) All that I can say is that in my opinion it is the only principle of taxation which is fair and just to all classes of the community. (Cheers.) Now I go on to what is the last, but also the most important of the reforms to which I want to call your attention, and that is the reform of the land laws. (Hear, hear.)

We do not care at present to discuss these matters, but as the contest in England has opened it will be well for American readers to keep informed as to the views of the leading statesmen of that country on these very important matters.

Our Prophetic Department.

VOTER—The political situation should afford you a topic this week, Sir Oracle. What have you to say respecting our national and State politics?

SIR ORACLE—What strikes an independent observer is the absence of any vital issues dividing the two historic parties of the country. I fancy as our country gets larger and more populous that party platforms will become vaguer and greater independence of action will be permitted in the different sections of the country. Senator Sherman was evidently nonplussed in trying to formulate a programme for his party in Ohio. Hence he fell back on the old "bloody shirt" business.

VOTER—Do you think that old civil war issue is virtually dead?

SIR O.—I do; yet as presented by Senator Sherman it may be effective in some sections of the country. His contention is that the Southern negroes are disfranchised by direct and indirect means, and that therefore the white voter in the South has an advantage over the white voter in the North. In the House of Representatives and the Electoral College the basis of representation is the populations as given in the census. Now if the white voters South practically cast all the black votes as well as their own, it gives them an unjust advantage in the way of political power. But there is a question of fact involved which should not be difficult to settle. Is it true that the negroes of the South are disfranchised? I am not in a position to say whether this is so or not, and I judge that ninety-nine out of every hundred of my fellow citizens are no wiser than I am.

VOTER—But surely there are three topics which will excite a good deal of discussion in the coming Congress, civil service reform, the tariff and the silver question. May not one or all of these make or mar President Cleveland's administration.

SIR O.—These are not, nor can they be, from the nature of the case, party questions. Civil service reform is a fixed fact. It makes no difference what attitude parties or candidates take for or against it, the reform of the civil service keeps right on. It is a part of a world-wide movement. The assimilating of the civil to the military service has been going on in Europe for over a hundred years. There it is practically settled. The last to adopt it was Great Britain. We have simply lagged behind other civilized nations in making ability and merit the test for holding political offices. Civil service reform has triumphed, or is triumphing in this country, in spite of the most powerful obstacles put in its way. It has been vigorously combated by every party and by every practical politician in all the parties, yet the common sense of the people has abolished the spoils system, forever I trust.

VOTER—You think, then, that the attitude of the Democratic politicians is unwise in condemning civil service reform?

SIR O.—The position taken by the working Democrats is very natural. After twenty-four years of exclusion from power they elect a President and expect to get their share of the offices of the country. With more than half the voters in their ranks they think they ought to have at least half the offices, and there is equity in their claim. They therefore chafe at the restrictions imposed in the civil service laws. But, as I have said, the battle has been fought and won, and hereafter there is no danger of the spoils system being restored. For my own part I think that President Cleveland deserves infinite credit for his resistance to the pressure brought to bear upon him by his own partisans in this matter. The Democratic organs and conventions which antagonize civil service reform are helping the Republicans.

VOTER—How about the tariff question?

SIR O.—This matter will come up in the coming Congress, but I judge very little will be done with it. For one, I am a believer in largely increasing the number of articles that should be placed on the free list. Duties on raw material should be entirely abolished and then the trade of the country would be advantaged by reducing many of the duties now imposed. But, as business seems to be reviving, I doubt if anything will be done with the tariff, in view of the division of opinion among the Democrats themselves.

VOTER—Then there is the silver problem?

SIR O.—There again the trouble is that party lines are confused in dealing with the coinage act. The South and West are for silver,

and the Middle and Eastern States for gold. In other words, the debtor sections of the country want cheap money and the creditor sections dear money. The latter have the great banking interest on their side and will make a strong fight to repeal or modify the coinage act. But I doubt if they will succeed, for say what the Eastern newspapers may, the fact is patent to the country that this generation was never so prosperous as it was after the passage of the silver coinage act in 1873. The depression which followed the death of President Garfield and the failure of the corn crop of 1881 would have been much more severe if the supplies of money had been cut off; that is, had we had a currency panic and high rates of interest the nation would have been steeped in misery to the very lips, but the continued issuance of silver certificates kept money easy from 1881 to the present time, and one of the best auguries for the recovery of values is the abundance of currency available for all who wish to buy stocks or engage in new enterprises. On the whole I doubt if the next Congress will make much of a mark in history. With a Democratic House and a Republican Senate there will probably be little affirmative legislation. I am in hopes, however, that the administration will do something towards giving us a navy and coast defences. But if we have a merchant marine it will be in spite and not with the aid of the party in power.

VOTER—What is the prospect in this State?

SIR O.—The Republicans have put forward an admirable ticket. The candidates are all excellent, and independent voters and mugwumps will be very much puzzled what to do. They will want to sustain the administration of President Cleveland, but in the equivocal position of the Democratic party on civil service reform and the superior merit of the Republican State ticket will embarrass them. Still, they will probably remember that the Republicans have a very bad record in this State, and that it is because "the devil was sick" he would be a monk. The outlook next November is very puzzling.

VOTER—What have you to say respecting the Prohibitionists?

SIR O.—They will poll a much larger vote in this State and Ohio than is generally suspected. Moral issues have always been a disturbing influence in American politics. As party cries are losing their attraction to the voting public, temperance issues are likely to take their place, as anti-slavery and anti-masonry have done in the past. The average voter in this city is unaware of the remarkable progress made in the way of prohibitory legislation. In four States prohibition is part of the constitution of the State—that is, in Maine, Iowa, Kansas and Vermont. New Hampshire prohibits the sale of liquor by legislation. Then there are local option laws in a number of Western and Southern States under which the sale of liquor is absolutely prohibited in large sections of the country. Every year sees some addition to the legislation against the sale of liquor. In many localities it takes the form of high license laws. Then it is a remarkable fact that there are no steps backward in this anti-liquor crusade. In seven States of the Union there are laws in force ordering the teaching in the public schools of the evil effects of alcoholic stimulants. In other words, the future voters of these States are in training to become prohibitionists in time. Politicians of both parties don't like this issue, as it upsets all their calculations. It is remarkable how little is known of this very important movement in the large cities of the East.

VOTER—The business outlook continues favorable?

SIR O.—Very favorable. There is an undoubted revival of industry, but I see no prospect of any very great boom. I expect, however, to witness a steady improvement in the price of securities, though there will of course be setbacks because of certain vexed matters between the trunk lines which have not yet been adjusted.

The St. Louis *Republican* is pleading with the authorities of that city to make it more attractive. It points out the fact that New York, because of its parks, drives, theatres and splendid stores, attracts thousands daily within its gates who would not visit for merely business reasons. St. Louis is the chief city of the Mississippi valley, and the grain and cotton of that region will steadily increase the population and wealth of that centre; but cities do not live and thrive on money alone, as is shown by the growth of European capitals. There great cathedrals, art galleries, museums and monuments of the past prove more potent in bringing visitors from afar than all the allurements of trade. This is a lesson that should not be forgotten by our municipal rulers. Picturesqueness pays, and money spent on the adornment of our city is not wasted.

It is to be hoped Mayor Grace may succeed in getting some attention paid to the ordinances forbidding the encumbering of the sidewalks. It is so long since they have been enforced that storekeepers have forgotten all about them, and look upon the sidewalks as extensions of their warehouses. The result is that people going to or coming from the ferries near Washington market have to pick their way as best they can, the passage provided for them being occupied for private use. It is curious that in all these minor points

a popular government should take so much less care for popular comfort and convenience than monarchical governments that are not responsible to the people. Of course the explanation is, that what is everybody's business is nobody's business.

Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN

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XII.

Possession of Premises is Notice.—If the contract is recorded, and the buyer goes into possession of the premises, then any subsequent purchaser or mortgagee would be deemed to have notice of the contract. And bear in mind that possession of property is always notice of a claim of ownership; so that before you pay your money for a deed (or hand it over for a bond and mortgage), carefully inquire of all persons, tenants or others, in possession of the property, who owns it, and how they hold possession.

Possession of Wild Land.—Of course it is difficult to say what is actual possession of wild lands; in one case a man was sued for having cut bark on wild land and he showed a receipt for money for which the owner had contracted to give a deed for the land, and the court held that this receipt was a contract for the sale of the land and that by cutting bark or timber from it the person who paid the money, having taken such possession of it as was possible, had become the equitable owner and could not be made to pay the value of the bark cut, although he had not paid the balance of the price, and the former owner had continued to pay the taxes on it.

Possession.—The contract is not of itself permission to the buyer to go into possession, unless it expressly says so, and the buyer who enters and is turned out by force by the owner could not successfully sue the latter for trespass; if, however, the land be vacant and the purchaser has paid the entire price and has done all that he agreed to, and all that remains for the seller to do is to give the deed, there is an implied agreement or license that the buyer may at once take possession and have the use of the land.

If the buyer, however, before he examines the title takes possession under the contract and makes improvements and it afterwards turns out that the seller is unable to convey, the former cannot recover the cost of the improvements if the latter contracted in good faith and has not refused to perform.

Taxes.—Different views are often entertained by buyer and seller as to which shall pay taxes; for example, a contract might be signed early in September, the deed to be given in October, and in the meantime the tax levy be confirmed, say on September 23d; then the buyer insists that the seller shall pay them, and *vice versa*; in this case the seller must pay. On the other hand, the contract might have been made August 23d, to be closed thirty days from date (September 23d). Here the buyer would receive all the purchase money, and the very next day the buyer's property would be liable for a whole year's taxes. These facts are usually, but not always borne in mind when the contract is made. To produce any different results any desired different arrangement must be distinctly specified in the contract.

Party Walls.—Of course it is of importance to know if a house has a party wall on either side. While each adjoining owner has an easement in the land of the other upon which the wall stands, such a wall is not an "encumbrance" under the covenant in a contract or deed against encumbrances; but a sound party wall cannot be taken down except by mutual consent. Repairs to it must be paid for by each owner ratably, but one party has not the right to make the other pay towards rebuilding it should it be totally destroyed as by fire. The right to such a wall continues so long as it is sufficient for the purpose and the adjoining buildings remain in condition to need it. Division fences must be maintained, in New York at least, by the adjoining owners under State statutes and city and village ordinances.

Title.—When you agree to sell land you impliedly agree to give a good and unencumbered title. Every purchaser has a general right to require such a title without its being written in the agreement; and certainly where the seller contracts "to give a deed free of all encumbrances," or "a good warrantee deed," or "a good and sufficient deed," unless the contract shows on its face that he has merely agreed to sell the title which he has, whether defective or not; but this is only true of a contract, and as soon as that is consummated by the delivery of the deed the buyer must look out for himself and see that the deed contains express covenants. If the contract is merely to convey the land, that means a conveyance in fee. You cannot be compelled to pay your money and take a doubtful title or an encumbered property. It would be a doubtful title if it were to expose you to a lawsuit, but you cannot reject it simply on a possibility of its proving to be imperfect. Where a husband has agreed to sell, the wife must sign the deed, although she may not have signed the contract, in order to give a good title.

Deed.—You must take care what kind of a deed you agree in

your contract to give, or agree to take. If it says that the seller is simply to give a deed, that is satisfied by his giving one without warrantee or covenants. If the agreement is simply to give a deed in fee, that will not be satisfied by giving a title subject to encumbrance. If the words "good and sufficient deed" are used the seller is bound to convey a good title; he must give a warranty against encumbrances, and must convey the legal estate in fee, free from all other claims or liens whatsoever; the seller's wife must join in such a deed. If the contract says the "title to be satisfactory," that implies only that the title shall be good and marketable. The best way to put it is "a full covenant warrantee deed."

Quit Claim Deed.—A quit claim deed does not give a very good title; it simply conveys whatever right or title or interest the grantor may have in the property described, at the time that he signs and delivers the deed; it would, however, take precedence of a prior unrecorded warrantee deed from the same grantor, if the purchaser under the quit claim has no notice of the prior deed and if there is nothing stated in the quit claim which suggests an earlier conveyance; but a quit claim deed will not operate, as a warrantee deed does, to carry subsequently acquired title of the grantor; if you take such a deed you can hardly be regarded as a *bona fide* purchaser without notice of outstanding titles and equities; you obtain just such a title as the seller had, and the land in your hands would remain subject to all the equities attaching to it in the hands of the seller, though they may be unknown to you; even in the absence of fraud by accepting such a deed you take the risk of the title; the seller virtually declares that he will not warrant the title even as against himself; a buyer might much better take a

Deed of Bargain and Sale, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

Executor's Deed.—Of course if the contract is made by executors under the will of a deceased owner they can only agree to give an executor's deed in the usual form.

A Full Covenant Warrantee Deed contains six covenants: First, the covenant of seisin; second, of right to convey; third, against encumbrances; fourth, for quiet enjoyment; fifth, further assurance; sixth, warranty. And these covenants are all worth having.

Covenant of Seisin; Covenant of Right to Convey.—The first two are practically the same thing, that the seller has possession of the premises and the right to sell them; you know that it is unlawful to convey land when you are not in actual possession or control of it—that is, where some one is holding it in adverse possession; so if the grantor is not then possessed of the legal title and is not in possession of the premises when he delivers the deed, that covenant is broken as soon as it is made, and the grantee (but no one else) may at once bring an action for damages for the breach of it.

The Covenant Against Encumbrances provides security against the assertion of every right to or interest in the land which may exist in third persons, inconsistent with the passing of the fee by the conveyance; such as a mortgage, taxes, an inchoate right of dower, judgments, conditions and covenants restricting the use of the premises; also existing easements upon the land, such as private rights of way, rights of artificial water courses, or drains, or sewers, or a right to cut trees, or to mine, or to maintain a dam. A seller, when he makes his contract, must therefore be very careful to satisfy each and every encumbrance or lien of such a character that it would be allowed to remain on the property when he gives his deed, for he cannot put it in his deed if it is not written in the contract, and if it should be left out of the deed any one of these circumstances will constitute a breach of this covenant even though the grantee is aware of its existence when he takes the deed and pays the consideration.

Inchoate Right of Dower.—It may be remarked here that an *inchoate* right of dower is a right that the wife has while her husband is alive; she really has not got any dower until she is a widow, and that is why the blank space usually found in the printed forms of deeds is written in with the words *dower and right of dower*.

The Covenant for Quiet Enjoyment is an assurance against the consequences of a defective title and any disturbance thereupon; however, nothing but actual or constructive eviction from the land by the assertion of a paramount title will constitute a breach of this covenant; and indeed it is almost entirely covered by the covenant of warranty.

The Covenant of Further Assurance is that the seller and his heirs will hereafter sign, obtain, and give any further deeds that the buyer or the latter's lawyer may demand, but at the expense of the buyer; and of course such a covenant is worth having.

Covenant of Warranty.—That the latter may be broken there must be an actual or constructive eviction from the whole or from a part of the premises. But the grantee need not resist the claim

of the contestant until he has been evicted by process of law; he may voluntarily yield the possession upon the demand of the owner of the paramount title; but he does this at his peril, and if he should bring a suit upon the covenant the burden of proof would then be on him to show that the title to which he yielded was really paramount; a judgment against the buyer in an ejectment suit would be a breach of this covenant, or one in favor of a right to an easement, or to a widow's dower, or in favor of a mortgage, when either is enforced.

Time of Performance.—At law you are held very strictly to the time fixed by the contract for the actual delivery of the deed; this is a case where time is said to be of the essence of the contract—that is, a vital provision of it. If the contract should happen to leave that out a reasonable time must be allowed. But the time named may easily become immaterial by the conduct of the parties, especially if they have once acquiesced in extending it. As a general rule, if a party has not been guilty of great neglect, if his delay can be easily explained consistently with good faith, the court of equity will afford relief. Each case, however, will depend upon its own circumstances, and the neglect or default of one party will not be excused where it would seriously injure the other party. If by accident you name in your contract a legal holiday or a Sunday as the day for closing the contract, the law says it shall be closed the next following day.

Tender of Deed.—The seller cannot sue for the price or for damages for the non-performance of the contract, without having tendered the deed, unless the buyer has waived the tender, or has otherwise made it useless to offer it. And in New York it is not necessary for a vendor to make out and tender a deed on the day the purchase is to be completed; he is not bound to prepare it until the vendee is ready to demand it, and even then he is allowed a reasonable time to draw and execute it. If several lots were sold the seller is bound, if required, to give separate deeds.

When Title Passes.—The title to the land passes to the purchaser when he accepts the deed, and, as we said before, the agreement then becomes *functus officio*, and the rights of the parties are thereafter to be determined by the deed and not by the contract; still, the contract might contain collateral covenants or stipulations, for instance, to do a series of acts at successive periods, for which purposes the contract would still remain alive. If either party with good cause desires to rescind the contract he must act promptly; and the vendee especially should offer to rescind it as soon as he discovers the defect that entitles him to do so.

The Deed, Not the Contract, Gives Title.—A contract for the sale and purchase of land is in its nature executory and does not give the buyer any present title; it is the deed which passes the title, and the acceptance of the deed is an execution of the contract which thereby becomes void and of no further effect. Equity sometimes treats of a contract for the sale of land as if it had been executed, the purchaser being regarded as the owner of the land, and the seller as owner of the price for it and as holding the land in trust for the purchaser.

Prussia is noted throughout the world for the promptness of the decisions in its law courts. This is one of the blessings which has come down from the time of Frederick the Great. That wise monarch codified the laws and provided that every law suit should end in a year. Only three decisions were permitted. Under his sway justice was cheap, expeditious and certain. The lawyers in his time as bitterly opposed the codification of his law commissioner Cocceje as the New York lawyers to-day do that of David Dudley Field.

Financial Points.

The stock market remains unsettled, and yesterday Lake Shore declined more than any other stock. This was owing to the demand made by that road in connection with the Michigan Central for the abolition of all differential rates on purely export business. This demand means uncertainty about the end of the railway war, and if persisted on means a further struggle among the trunk lines. How the Baltimore & Ohio can yield this point without a direct connection with New York is not evident to an outsider.

Jay Gould is on the war path. He is after the scalps of John W. Mackay, the mining millionaire, and James Gordon Bennett. He proposes to drive those gentlemen out of the cable telegraph business. It is understood that both are very sick of their enterprise. Mr. Bennett has put up all the money he cares to invest in that way, and a very large hole has been made in Mr. Mackay's great fortune. He lost some two million and a half in the rapid telegraph, and the cable will probably cost him five or six million. This represents solid money, for Mr. Mackay's property in mining shares and real estate is not available for loans. The war of cable rates would have been under way now only for the hesitancy of the European directors, but the upshot will be that Messrs. Mackay and Bennett will finally retire from the telegraph business wiser but poorer men.

The depression in the market, which followed the meeting of the railroad residents on Tuesday, was in large part due to the knowledge of the war

in cable rates that was impending, but the market is naturally a bull one and selling short is a dangerous business, except for a short turn.

A meeting of bondholders of the three mortgaged divisions constituting the Lake Erie & Western R. R. Co. was held Wednesday at the Mills building. A practical suggestion made was by Mr. Hollins that the property should be held together as a whole. Nothing is easier. Let the junior securities pay the first mortgage bondholders their interest and all foreclosure proceedings will cease, and the tie of consolidation be as strong as ever. Mr. Hollins also, as a director of the company, disowned any connection with the confession of judgment by the directory for a debt due to themselves and through which the property was plunged into the chaos of receivership. Mr. Hollins went further and expressed himself doubtful as to the legality of the proceedings and the honesty of the debt. The committee appointed to report some plan of action will fail in their duty if they do not properly denounce this most audacious proceeding on the part of directors elected by stockholders to honestly administer a property and then throw it in the hands of a receiver for their own purposes.

Mr. Isaac N. Rice thinks the next excitement will be in natural gas stock. He says there is shortly to be placed a million dollars worth of stock of a natural gas company which has contracts that will net 25 per cent. on their total stock of five million dollars. They will commence to pay 1 per cent. a month in November, and expect to increase the dividends within a few months time. The promoters would like to keep all the stock themselves, but they have "bitten off more than they can chew," and they want the million to make payments becoming due. There is no question but what this natural gas has made marvelous changes in the industries of Western Pennsylvania. It has cheapened the production of iron by economizing fuel, and its possibilities are still very great, but it seems rather an intangible article to put into a stock company. Some new speculative frenzy is, however, in order. Perhaps it is natural gas that will supply fuel to the flame.

It is proposed to reduce the membership of the Consolidated Stock and Petroleum Board to two thousand. This is to be done by purchasing the surplus seats or cancelling them on death. There are about three hundred and fifty active members in this board. There are too many brokers in all the exchanges, and a thinning out is in order.

There is no need of any new "Bourse" or Stock Exchange. There are too many boards and brokers now. A new project of this kind suggests a seat-selling speculation.

Impressions of Foreign Travel.

AT HOME, September 24, 1885.

EDITOR RECORD AND GUIDE:

An American with his eyes open who goes abroad returns with a much more modest estimate of his own country—not of its possibilities, indeed, but of its past performances. We have a great deal to learn from the civilization of the Old World, and he must be a very blind and bigoted person who thinks that everything on this side of the Atlantic is perfection compared with what one sees and experiences in the Old World. We pride ourselves with some reason upon the education of our people, but the fact remains that whereas sixteen per cent. of our population cannot read or write, the number of those who are illiterate in Germany is less than two per cent. Our public school system is creditable to us as a nation, but Germany, France, Belgium, Holland and Switzerland are certainly far beyond us in technical and art education. The continent swarms with mechanics of all kinds who are trained in every form of manual labor, and who are graduates of institutions which practically have no existence in the United States. New York has its Cooper Union, it is true, but in Berlin has just been completed a technical school far more complete, which occupies a whole block of ground and which will turn out literally thousands of master mechanics and artisans. If we look into our leading American factories, where the highest industrial and art knowledge is required, we will find the experts are all foreigners, Americans furnishing the unskilled labor.

On the voyage over on the Belgenland, I was told by a professor in John Hopkin's University that the draughtsmen and experts in mechanical and industrial drawing in the government scientific bureaux in Washington were all Germans. We have some scientific schools which graduate engineers, but as yet we have not begun to train the children in our common schools so that they can earn a livelihood by the work of their hands or their skill as artisans and artists. We are a quarter of a century behind the great nations of the world in this needful education.

Then look what Germany does to induce those who can afford it to take degrees in the universities. A student is in great part relieved of military duty, only one year being exacted from him instead of three. Nor is that year wasted, for the drill, discipline and bodily exercise is useful to the young German all his life. Concessions are made to the students on the railway trains, and in the price of clothing and food in the university towns. Indeed, so many are the students' privileges that young men of means continue taking lectures until middle life. Admissions to the civil service are confined exclusively to university graduates. They are accepted only after a competitive examination, that great bugbear to the Democratic politicians of this country. In a word, official prizes are all confined to the educated. As yet we have not reached that plane in this country, and the average Republican or Democratic politician, as well as the party organs, would protest lustily against any such monopoly of offices by the educated young men of the country. Yet our service, civil and consular, will always be inferior to that of Germany until we imitate the Germans in this respect. The traders and merchants of Germany to-day are superseding the English merchants to-day all over the world, because of the superior thoroughness of their education and their more economical methods of doing business. Our American traders have energy and persistence, and

are adventurous enough, but they lack the experience of the Englishman and the thoroughness and intellectual culture of the German. These may not be palatable statements to make to American readers, but they may as well understand first as last that there is something else besides tariffs that stand in the way of our foreign commerce. Our educational and political systems do not yet train merchants who can compete with the English and the Germans.

I was struck shortly after my arrival at the discussion which was going on respecting the scarcity of the small notes and the clumsiness of the silver dollar for retail trade. But during the summer I have been in Europe I saw no small notes except in paper-money-ridden Austria. There is no superabundance of silver coin in Germany or Holland, nor even in France, although in the latter country there are fourteen five-franc pieces (the equivalent of our silver dollar) per capita, whereas there are less than four dollars per capita of silver dollars in this country. If my memory serves me there are far more five franc pieces in the Bank of France than the total silver dollar circulation of the United States; that is, there are six hundred million of the former coined against somewhat over two hundred millions of silver dollars, yet our population is twenty millions more than that of France. Still there was no surplus of five-franc pieces in the trade of Belgium and France when I was there, for the reason that there was an abundant supply of ten-franc gold pieces. Our mint directors have persistently refused to coin quarter eagles, and have turned nearly all our gold bullion into twenty-dollar pieces, for the convenience of exporters of gold. The ten-mark gold pieces of Germany do away with the necessity of handling the silver thalers of that country.

Another thing which strikes an American traveler is the probity in the administration of municipal affairs in Europe. It is sickening to read the American press, because of the prominence given to stories of corruption in office. No doubt there is sinecurism in Europe, and official favors are showered on noble and royal families, but public money is honestly spent because there is responsibility in its disbursement. The military system obtains, and whatever its defects it apparently enforces efficiency and economy in all public works. In our own country the party papers are vigorously fighting to maintain the old spoils system, which is unknown abroad.

Of course I shall be charged with being un-American and unpatriotic. But if there were occasion for it I could pick a great many flaws in the institutions of Old Europe and a great many perfections in the institutions of my own country. But writers for the press are too much given to feeding out taffy to their readers. It is wholesome for us occasionally to look at the beams in our own eyes rather than in the motes of our neighbors. I have no doubt that in time we will remedy the defects in our administration, but to do so we must profit by the lessons furnished us by the working of European institutions.

How admirable, for instance, is the management of European cities compared with our own. A few days after I returned I saw four horses dragging a huge boiler through Wall street, which finally turned up into the most crowded part of Broadway. In London, Paris and Berlin these huge trucks are not permitted on the principal streets, except when there is little travel, such as early in the morning or late in the evening. In the crowded parts of London vehicles of all kinds can only go in one direction in certain busy streets. This prevents overcrowding, and an ordinance like this in New York would put a stop to the opposing currents of vehicular travel which so often block up West Broadway and Chambers street, Fulton street and Broadway, on West and Chatham streets, and other thoroughfares which might be mentioned. Then look at the cleanliness of every city in Europe compared with New York. But it would take a volume instead of a paragraph to describe the superior management of municipalities in Europe as compared with this country.

D. G. C.

Concerning Men and Things.

The exultation with which the nomination of Mr. Davenport has been received on the part of all the newspapers of Republican tendencies seems rather queer. Until he was nominated nobody supposed that Mr. Davenport was anything beyond a common-place young man, who had inherited money. Certainly nobody ever thought him a great man. People who are puzzled by this sudden admiration for him on the part of the press ought not to find the explanation difficult. It is notorious that the Republican papers which bolted Blaine's nomination have suffered pecuniarily by reason of their defection. If their proprietors foresaw this fact their course is all the more creditable, but nobody cares to suffer after the occasion for which he was willing to suffer is past. It was perfectly evident that these journals would seize the first opportunity to reinstate themselves in their party, and would hail a decent and inoffensive nomination with enthusiasm. The thick-and-thin Republican organs would, of course, grind out enthusiasm anyhow, and the result is an expression of admiration that must considerably surprise Mr. Davenport himself, until he reflects how it came about.

Mr. Davenport is another example of the rich young man in politics. Mr. Gladstone, in his manifesto the other day, talking about the House of Lords, urged the people in any modification they might make in the constitution of that body, to preserve the "hereditary principle." The hereditary principle, in so far as it means merely hereditary wealth, is making its way informally among ourselves. James W. Wadsworth, Congressman Perry Belmont, Theodore Roosevelt and Mr. Davenport are all examples of its success, for it can be truly said that all these men have succeeded in politics more or less. On the other hand, young Mr. Astor has made a very doubtful success, and Hamilton Fish, Jr., a decided failure. The truth is that inherited money, wealth, that is to say, without the habit of money-getting, is a pretty good guarantee of independence and of superiority to pecuniary temptation in politics. People like to be represented by men of that kind. As soon, however, as a man is suspected, justly or not, of using

his wealth to secure his advancement he becomes unpopular, as Mr. Astor did in his canvass for Congress. Neither must a rich young politician join, even innocently, in the schemes of men who are in politics on the make, nor run with the political machine. This was the political ruin of young Mr. Fish. It looks as if this taking up politics as an employment were going to be commoner than it has been heretofore, as great fortunes become commoner, though it is not likely it will ever become so common here as it is in England. So far as it has gone with us it is without doubt a good thing, for all the rich young men we have named, and others whom we might name, have made their official service creditable to themselves and useful to the public.

George Wilkes, who died on Wednesday in his sixty-eighth year, was the last specimen of an almost extinct type. He was the aggressive and abusive American of forty years ago, the "b'hoj" who had taken to journalism, and was in that vocation what Edwin Forrest was on the boards and Isaiah Rynders in politics. His writing had the vigor that proceeds from a combination of ignorance with self-confidence, and any question that he had occasion to discuss in the *American Gentleman's Newspaper* very soon took on the aspect of a personal controversy, which it was his pride to carry on "without gloves." He stopped at nothing in order to "smash" anybody whom he disliked. About twenty years ago an article appeared in a literary newspaper chiding General Grant for allowing himself to be seen in public on terms of intimacy with Wilkes. At this Wilkes' rage boiled over, and he retorted by twitting his supposed critic with a personal deformity and by inventing the most monstrous calumnies upon his character. Not very long since he published a book called "Shakespeare from an American point of view," or some such title. It was a very ignorant and absurd performance, which showed that he had learned little about Shakespeare from his works, and nothing at all from the works of competent commentators.

Said Eli Perkins to the writer: "I wish THE RECORD AND GUIDE would ventilate a suggestion of mine about the Grant monument. My idea is that it should be of brass and be a statue of the general himself four hundred feet high. I would have Congress pass a law allowing every man, woman and child in the United States to send through the mails a chunk of brass free, these contributions to form a part of the great statue, which would be the most wonderfully thing of the kind ever erected on this planet. The Colossus of Rhodes would be a tiny toy compared with this four hundred feet high statue. The City of Cologne spent twenty millions upon its great cathedral, which attracts crowds of tourists yearly. It is some one or two things in a great city which draws the multitude of sightseers. I confess I got this hint from the way in which the great bell of Moscow was cast. It represented the voluntary contributions of the Russian people." "If popular fame does not belie you," said the writer, "you might add greatly to the bulk of this brazen monument." "In what way?" said Mr. Perkins, inquiringly. "By contributing your cheek."

Seriously, it is to be hoped that this memorial of General Grant will be worthy of New York and the nation. It ought to be something stupendous. The great fair which it is proposed to hold in Madison Square Garden will in all probability be the most multitudinous thing of the kind ever held on this planet. It is to last for three months, from December 1st to the last day of February. Everything will be put at the cheapest rates, and the voluntary contributions from the store-keepers will be unprecedented. It will pay the merchants and hotel-keepers of New York to make this a most memorable event, for it will crowd our city at a time when it is usually empty. That million dollars ought to be raised to commemorate the services of the greatest of American generals.

General George S. Wingate has returned from the Yellowstone region quite charmed with his trip. He says it need not take more than three weeks' time, and every expense will be covered by an expenditure of two hundred and fifty dollars. This will allow ten days in the park proper and a day each in Chicago and St. Paul. He says the wonders of the Yellowstone region have not been half told. The photographs give no idea of the weird and striking grandeur of the scenery, for the coloring of the rocks and foliage is inconceivably varied and must be seen to be even dimly appreciated. He thinks of writing a book, to be published with lithographic illustrations, to draw attention to the wonders of this marvelous region.

Judic will appear at Wallack's theatre next Thursday evening, under the management of Maurice Grau. Her reputation, as all who have seen her declare, is not undeserved. French opera bouffe seems to be on the decline. Certainly there are no new French composers who are as popular as Gilbert and Sullivan on the English stage, or as the author of *Nanon* in the German. It is not improbable that this is the last season Mr. Grau will present French opera bouffe, but it will be seen at its very best at Wallack's on and after the opening next week. Judic is handsome, is still young, and will wear some of the most ravishing of Parisian toilets. The cane-sucking dudes will all be worshipping at her shrine.

"Billy" Florence is one of the best eccentric character-actors in the country. It is a pity he is not attached to some splendid stock company, one that would correspond in a measure to the fine artists which shed such a lustre on the Theatre Francais in Paris. In that case he might not make as much money as he does as a star, but the American public would have an actor who might fairly claim to be the peer of Coquelin and Got. Mr. Florence has appeared as Captain Cuttle during the last week, and he very faithfully reproduced the humor and unctiousness of William E. Burton, the greatest comic actor that ever appeared on the American stage. Burton has been dead a quarter of a century, but he lives again in Florence's wonderful impersonation. When originally

produced, Dombey and Son was remarkably well performed in all its parts, but the stock which support Mr. Florence are a poor lot.

* * *

The public should carefully avoid the Fifth Avenue Theatre. It is conducted so as to be an annoyance to all who enter its walls. The box-office is to all appearances in league with the ticket speculators. No matter how early you apply there is no possibility of getting a seat at the box-office at the regular price. There are often plenty of vacant seats in the parquet after the performance commences, but the speculators outside will not lower their price. Manager Stetson is clearly to blame, for Mr. Daly has shown that the speculator can be foiled and the public protected. Manager Brooks of the Star Theatre is allowing his establishment to become a nuisance in the same way. There is no such trouble at the Standard Theatre as there is at the Fifth Avenue, and the Mikado can be seen as well at one place as at the other.

* * *

Mary Anderson will open October 10th as Juliet and, of course, is assured of great houses in advance of her appearance. She is an artist of whom Americans are justly proud. Manager Hill proposes to play Margaret Mather at the Union Square Theatre in opposition. The two Juliets will naturally be the talk of the town. Miss Mather has not yet appeared in this city, but she has had a phenomenal success in the provinces. At the rate we are developing histrionic talent our dramatic firmament will soon be thickly studded with stars.

The Beef Problem.

A representative of THE RECORD AND GUIDE was recently thrown in contact with a gentleman largely interested in the cattle business. The information he furnished seems to be so important that we introduce it here, throwing it into interview form for convenience sake.

WRITER—The price of meat kept up long after other products had fallen off in value, but in the last two years there seems to have been a large reduction in the wholesale price without, however, any corresponding reduction in the retail price. How is this to be accounted for?

CATTLE DEALER—There is quite a history connected with the cattle trade of this country which is not generally understood. When railroads began to be extended into the West and Southwest they opened up immense sections of grazing lands, with the result of developing a vast speculation in cattle ranges. The land being unoccupied there was no one to forbid the cattlemen using it gratis. The cost of breeding cattle was a mere trifle, as all the herder had to supply was the bull, cows and attendants. Hence it came about that a four-year-old steer could be produced at from three-fifty to four dollars and twenty-five cents a head. Then some steers could be sold at the nearest railway station for eighteen dollars and upwards. These enormous profits were made for several years in succession, with the result of inducing large investments in cattle and ranches. When we went into the business we bought several thousand cattle at sixteen dollars per head, and we saw the price go up to forty-five dollars. Of late years the cost of breeding cattle has greatly increased, and with it the competition in the markets. The available ranges near railroad stations and streams have all been taken up. The land, in many cases, has to be purchased instead of being obtained free, and I judge that there are very many thousands of persons who have invested in cattle ranches during recent years to their own loss.

WRITER—But we do not hear of many failures. And then why is it that meat at retail is still held so high?

CATTLE DEALER—I was coming to that. Just at the time that there was a surplus stock of meat, the practice of killing cattle at Western points and the conveyance of dressed meat East was commenced. We had many difficulties to overcome, as the railroad officials were interested in cattle yards and they made the rates extortionately high. But the railroad wars has brought the companies to terms, and recently we have been establishing depots at the East for the sale of the meat prepared in the West. The price has cheapened in the East and has been maintained in the West because of the economies rendered possible by the saving in railway freight and the better prices we receive for the refuse of the carcasses in the Western country. It is quite true that the butchers of the Eastern cities have been making extravagant profits, but that day is over and hereafter they will have a hard road to travel as they are brought into direct competition with the Chicago vendors of dressed meat. It is this transfer of slaughtering to the West which has saved the cattle dealers on the plains from heavy losses. There is no difficulty in now sending dressed beef in refrigerators to any part of the world. This cheapening of beef, and, for that matter, mutton, has hurt the pork trade. Pork commanded from seventeen to eighteen dollars a barrel a year ago, but has recently been sold under eight dollars a barrel. I think the world consumes vastly more beef than it did; it has taken the place of pork in a great measure.

WRITER—What is to prevent the utilization of the beeves and sheep of Australia and South America? In those countries the carcasses are often thrown away, the cattle being killed for their skins.

CATTLE DEALER—That is what is disturbing the owners of the ranches in the West. They know that there is no obstacle in the way of the transportation of dressed meats from the plains of Australia or the pampas of South America. The world of late years has seen a glut of wheat, in other words the price has been cheaper than the cost of production. The same fact may be true of meat if the great stores of animal life in the Southern Pacific and South America are made available. It seems to me as if mankind were assured of cheap food for many years ahead. The more long-headed cattle dealers in the West are, I think, getting out of the business. There is time enough yet, for it will take many years before the machinery can be set in motion to procure any large supplies of meat from the Southern hemisphere. In the meantime cheap beef and pork is assured, as far as this country is concerned. Our large and increasing crops of corn and oats, and the vast extent of our grazing grounds, insure us, beyond all peradventure, abundant supplies of animal food at cheap prices.

Home Decorative Notes.

—Some of the new pieces of furniture are made of mahogany and cherry wood, with the under portion inlaid with carved figures of lighter wood.

—Laundry pincushions, on which are printed the names of such articles as require to be washed, are among the articles for convenience.

—The prettiest decoration for nurseries and children's sleeping rooms is Walter Crane paper; it has delicate-tinted scenes from childhood in Japanese villages.

—Antique masks in repoussé appear as centres of deep-sunk metallic fruit dishes.

—A popular design in Eastern silks for draperies is the Japanese pine tree or the tea-rose designed by Mrs. Wheeler; among the colors most frequently chosen are orange and various greens, including Nile, sage and olive.

—Among the prettiest of humble flowers for the decoration of rooms is the common buttercup; these golden flowers have the advantage of enduring and looking perfectly fresh for a week or more, and often it may be noticed how the stems lengthen, thus giving an appearance of buttercups really growing in water.

—Chairs are much wider than of old; some of the massive designs are finished in mahogany and leather with very pretty gilt patterns.

—Triplicate folding mirrors are shown in brass frames.

—For lamp shades the silk and lace trimmed parasol still retain their past favor; many are seen with the foundation of velvet, and decorated with paintings of flowers or whatever fancy dictates.

—A trophy of antique arms is a noble decoration for a hall.

—Ladies interested in needlework are giving much attention now to bedspreads, white coverings are no longer sufficient for people with luxurious tastes; some of the recently finished appointments for bed-rooms have a regal significance, in the first place the bed stands on a dais and commands the room, and in addition to its own richness of carving and inlay of precious woods, it is hung and covered with the richest of stuffs; a very elegant covering for one of these regal beds is of canary colored Tussah silk, embroidered with straggling branches of the wild rose, wrought with embroidery silk and fine crewels; the combination of the silk and crewel is a very happy one; the lining of the spread is turquoise blue silk, and the edge finished with a heavy blue silk cord.

—It is said that the dado is no longer to be used, still many fine houses will have the dining-room still finished with dado in hard wood.

—An adjustable piano light removes all trouble and annoyance from the mind of the performer and admirer of an upright piano, it has long been a difficult task to adjust an ordinary lamp or even gas fixture so that the light would fall upon the music; and this fixture is so constructed as to give a brilliant and perfect light upon the notes used; the light is raised, lowered, turned aside or back of the instrument to suit the convenience of the performer, and can be adopted for the use of gas or oil.

—Wall paper grows continually lighter in color, and the new fall papers are even lighter in hue than those for spring; floral designs are decreasing in popularity, as they have been printed so much in cheap lines that the most stylish and expensive papers are in other designs, the finest being in imitation of tapestries and figured cloths; the English designs for this year are very unique and are very extensively used; the American wall papers have, however, during the past few years improved so wonderfully that much of the work now offered here quite equals the English or French productions.

—Kismet cloth is an effective material for decorative purposes and may be employed for scarfs, curtain bands, chair backs, sofa pillows, etc.

—Innumerable are the forms in waste paper baskets; among the recent fancies are those of paper made in perfect representation of leather and cut in arabesque patterns; most of the designs are square and fastened at the corners with bows of bright ribbon, a lining of bright silk aids very much in making this article attractive.

—The combination of cherry and light oak proves an excellent one for over-mantels.

—Shell forms are much in favor in repoussé work.

—In order to clean out glass and obtain the original brilliancy, the article should be washed in warm water with brush and soap, then placed in a box of dry sawdust and rubbed with the sawdust until all moisture has been absorbed, brush the sawdust off with a hard dry brush, and wipe the plain parts with a dry linen cloth.

—With the spread of wealth and refinement greater attention is now directed to table appointments, and an effort to produce unique effects is the height of our ambition; the following suggestions may prove advantageous to those who are specially desirous of producing a Japanese style of ornamentation: place two strips of bright-colored Korah silk, from eight to ten inches in width, on the white damask cover, one in the centre of the table from one end to the centre and the other from the centre starting to the opposite corner; take six Japanese fans of varied shape and place one opened in the centre to hide the join, and the others partly on and off the stripe; mingled with these fans should be flowers and foliage in as Japanese a design as possible irrespective of the stripes or fans, and crossing the former in some parts and along the edges in others, add a few rare Japanese vases filled with single blooms and copper trays holding fruits and confections; and as fashion has passed the decree that the dinner table should be lighted with candles, the fanciful candlesticks should be employed using Japanese shades, have the menu's written on tiny fans, and crêpe pictures bordered with flowers for doilies.

The New Departure of the Real Estate Exchange.

NEW YORK, September 23, 1885.

Editor RECORD AND GUIDE:

We notice in your issue of last week the "new departure" of the Real Estate Exchange, and congratulate the management on the introduction of a measure that must commend itself to every broker who gives it more than a passing thought. We refer to the daily "call" of property on the floor of the Exchange. This new feature requires only the support of the leading brokers to insure its permanency, and we predict that as its advantages become better understood the question will be, "Why was it not practiced before?" As the vital point in the matter is exclusive employment for a period long enough for the broker to get the benefit of his efforts, we desire to "tell our experience" in this line. We have for many years made the sale of country real estate a specialty. Some years ago we concluded to try to bring order out of the chaotic manner of handling this class of real estate, and resolved to take no property for sale the owner of which would not give us the exclusive agency for a certain period, etc. Upon canvassing the question with brother brokers, many of whom had grown grey in the business, we developed that while our proposed new departure was regarded as the proper method, there was an almost unanimity of opinion that it could not be successfully carried out. In the belief that it could be accomplished we inaugurated it some six years ago, and, alone and unaided by any other firm doing business in this manner, we have persevered in it and our increasing business has demonstrated the wisdom of our conclusion. We have no interested motive in encouraging the members of the Exchange to sustain the management in their efforts to establish this new order of affairs, as we are not members of their honorable body—the class of property we deal in having no place in its organization. This is an age of progress and improvement. The profession of a real estate broker is an honorable and responsible one, and it remains with those engaged in it whether the method of conducting it shall remain in the slough of disorder it has wallowed in for so many years, or be lifted to a plane in keeping with its importance and responsibilities. Success to the Exchange and its new departure.

Very respectfully, PHILLIPS & WELLS.

More About Single Representation.

Editor RECORD AND GUIDE.

The suggestion made by me in last week's RECORD AND GUIDE, when taken in connection with your comments, permits a different signification than that intended.

While it is true, as you state, that I have determined to make it a rule of my office not to take any property on my books that I have reason to believe is in any other broker's hands (in which action I am happy to find I have such distinguished company), yet I do not propose that brokers generally shall adopt that rule *at present*, though I predict that eventually they will do so.

My suggestion is, that a number of brokers shall agree among themselves outside of the Exchange that they will not offer any property *at the meetings* that is not in their exclusive control as regards other brokers.

I propose this as a test of the practicability of the scheme, in the belief that such a custom would result in benefit to both owners and brokers, and would contribute to the success of the present movement.

The quickest way to correct the existing evils is to adopt the course I have suggested. If there are enough brokers who desire a reform to start the movement there will be plenty to follow.

I am convinced that there are many owners of property in this city who would favor this plan, for good reasons, and that property will be offered in this manner that never gets into the brokers' offices, and is only advertised by owners "sub rosa" for fear of being demoralized by the "Street," and that in the not distant future the use of the term "No brokers need apply" will be confined to a class of the fraternity who seek property direct from the owners, rather than by owners who are disgusted with the methods at present in vogue.

In support of my argument that there is benefit to be derived from publishing the offerings and wants permit me to add, that on Monday following the publication of THE RECORD I received more than a dozen memorandums of property such as I desired and several applications for those I had offered, and they have been coming in all the week.

It stands to reason therefore that if the average attendance of twenty-five members was increased to one hundred, and the offerings and applications in the same ratio, there would undoubtedly be a large amount of business done each week.

The argument in favor of single representation, with full authority, is also supported by the fact that it has been found necessary to remove the bulletins during the auction sales, because some unprincipled persons have sought to profit by the information furnished at the expense of brokers who have no special control of what they offer. It has been tried on me also, but without result.

Let the discussion go on, and may much good come of it.

FERDINAND FISH.

More Suggestions.

ORANGE, N. J., September 25, 1885.

Editor RECORD AND GUIDE:

I have carefully read the communication of Mr. Ferdinand Fish in your issue of September 19th. Will you permit me to briefly meet his points in your columns?

Inquiry into important innovations affecting the vast property interests of New York City and the welfare of so many citizens cannot be too calm, rigid and searching.

The relationships growing out of the care and disposal of valuable real estate subject to ever multiplying obligations are of very delicate nature and require the protection of the most carefully matured safeguards.

Notwithstanding these plain facts, Mr. Fish cheerfully prophecies a radical departure in real estate methods and laws; in fact, a little revolution. It would hardly be supposed that we need to be cautioned against hastening into extreme changes of business systems, so often resulting, like civil overturnings, in benefit to a few and distress to many.

Mr. Fish, in his good-heartedness and self-denial, maintains that the burdens of the newly-proposed scheme will be sustained by its few upholders till its advantages are demonstrated to the many. Who would object to so magnanimous a proposal, until this plan should prove a boon to all, or, what is so much more likely, fail to accomplish anything except force the real estate business of this metropolis into a few kingly offices. But who believes that all the disadvantages and loss apparent will be meekly assumed by these self-sacrificing champions?

Mr. Fish claims that "a system of registration is needed whereby offerings of one day may be referred to after," etc. Doubtless this is a very necessary part of the proposed scheme; but look at it a moment! Does anyone need to be reminded how soon such wholesale exposure of valuable holdings will become "flat, stale and unprofitable," like the peddler's sidewalk pies, or the upholsterer's outside carpets? Who requires to be told that the appetite of every would-be purchaser will rebel at such a surfeit of property, begging pitifully for buyers day in and day out, week after week, till the cancelling ink is called in to restore it to proper privacy.

Again, if choice property be registered in open exchange and boldly offered to all comers, how long will it be before owners will be deluged with reasons for change of brokers only to end in compelling the distracted holder to throw overboard the services of the entire profession and resort to his own skill as broker, agent and auctioneer.

On the other hand, it is a notorious fact that the tribulations of respectable real estate brokers from over-inquisitive and under-scrupulous brother dealers are many and grievous to be borne, and experience has amply proved that the only remedy is to closely guard the important details of the trusts committed to their care from all eyes till the difficult negotiations are past peril from meddlesome or thievish interruption. What broker, be he ever so faithful, could otherwise pillow his head at night in peaceful slumber.

Once more, it will be seen that this affable champion of change starts out with a pleasing promise of benefit to *all*, "owners, buyers and brokers alike."

But observe how effectually he destroys the fair prospect:

"There is no doubt," he says, "but that owners will accept the services of the better class of brokers," etc. What is meant by the "better class" of brokers?

Is it not plain that from this select circle all will be excluded, save the favored few who shine in long-established and conspicuous offices, of which Mr. Fish's may be a fair example?

But what becomes of the brotherhood of earnest, faithful, young brokers who seek in this occupation an honorable livelihood worthy their energy and talents. Relinquishing the prospects and promises of other callings they enter this field full of ardor and determination to rise to high attainments, only to find themselves thus suddenly chained to serve a few so-called "better class" brokers, to whom the splendid possessions of a great city have been signed, sealed and delivered. Respectfully, J. D. COLERIDGE.

"Here's a Pretty How D'ye Do."

BROOKLYN, September 23, 1885.

Editor RECORD AND GUIDE:

DEAR SIR: Having read with much interest the articles in the last issue of your valuable paper with reference to the placing of property exclusively in the hands of one broker, I beg to mention an instance which came to my notice recently and which, I think, is very apropos to the question now being discussed among the brokers on the Exchange.

Mr. A. wanted to sell his house, but, being warned by an experienced friend to keep clear of brokers, he inserted an advertisement of the house in the leading dailies, adding the words (now, alas, so common), "No agents," but, notwithstanding, he was besieged by a number of them, each in turn claiming to have a *special customer* for his house; upon *this* representation each was given permission to offer the property at \$40,000, and was promised the usual commission if he effected a sale. Special care was taken by the owner that each one in turn should know how great was the inquiry for the property. Offers came in every few days, until finally the house was sold for \$32,500 by one of the brokers, who had induced the seller to accept this price; the contract was duly signed and the commission paid. It, however, very soon became evident that there was more than one broker in the transaction, as three others claimed to have offered the house to the purchaser, and a suit was brought by the one who claimed to have first presented it to him, on the ground that *he* was the *procuring cause*. It was shown on trial that the plaintiff had in fact first called the attention of the purchaser to the property, although through another broker, but that he (the purchaser), in the expectation of getting it at a lower price, had himself employed the broker who finally completed the transaction, and who thus secured a double commission, and had used as means to this end the two other brokers. The court held that no service had been proven and dismissed the case.

Now comes the broker through whom the house had first been offered, by the broker who had it from the owner, and sues said broker for half commission, the attorney for this claimant taking the ground that his client had performed the service for which he was employed by presenting the house to the final purchaser, and was therefore entitled to his fee. On the advice of the defendant's attorney that he could be held the matter was compromised, and the real broker in the transaction had to pay his assistant out of his own pocket and without redress from the seller.

This may be good law, but to my mind it is poor equity. The only parties who benefited by the transaction were the buyer and the unprincipled broker who received double commissions. Now, if the owner of the house in question had employed but one reputable broker, he would have received

in all probability a better price for his property and have saved his attorney's fee.

Ko-Ko.

Title Insurance.

NEW YORK, September 23, 1885.

Editor RECORD AND GUIDE:

In your editorial columns of last Saturday's issue you say, very properly, in referring to the improvements that are needed to facilitate real estate transfers, that "dealers must come with guaranteed titles so that transactions may be closed immediately," and add that "it would be well if some title guarantee company were in the position to insure the property that may be offered in the Exchange."

You could have gone further and said that the Title Guarantee and Trust Company is already in a position to insure the titles offered, and has done so again and again, both in the new Exchange and in the old, and always with the same result—a saving in annoyance, time and ultimate cost to the purchasers, and a decided enhancement in price to the sellers.

The sale of the Fox estate last October, the sale of the executors of John McConvill last May, the sales of the receiver of the Knickerbocker Life Insurance Company in Brooklyn last April and May, and many others have made complete demonstration of the proposition advanced by your editorial that to enable the new Exchange to effectually accomplish its objects the property offered should be sold with title insured.

The same principle has been applied with the same results to improved property both on the floor of the Exchange and at private sale. A notable recent example is the rapid sale of the fifteen houses on Seventy-fifth street, now being offered by Mr. W. J. Merritt, who tenders with his deed at his expense a title policy of this company, guaranteeing the purchaser to the amount of the purchase price.

A single examination by an independent authority carries the whole fifteen houses into the hands of the respective owners, and they save at least \$150 each in expenses at the outset.

It costs the owner a little more, but it sells the houses, and he saves the additional expense twice over in interest.

The additional remark in your editorial above referred to, that a title insurance company like this is an enemy to legislation reforming the registry laws, entirely misconceives the true relation of the various interests. Nothing can be of greater value to this company than the simplification of the wretched land laws now existing, so as to get rid of the complicated liens that make insurance of title so full of risk and yet so necessary for the safety of owners or lenders. The simpler the record the safer will be the business of title insurance. But, however simple the record, insurance will still be necessary, and if every reform proposed by the Land Transfer Reform Commission were accomplished to-day, or were the new indexes which this company is endeavoring—against the determined opposition of the official searchers—to make completed, dealers on the floor of the Exchange would still be met with the question, "Does the chain of title, now so easily ascertained, make a good title in law?"

Until some professional authority is set up to put its seal on the answer to this question, and make the title pass current, there will still be the same delays, confusion and duplication of expenses.

This is the province of title insurance and a proper and legitimate field for corporate enterprise. It simply offers to the real estate interest an opportunity to abandon here, as they have elsewhere, a system that requires a property to pay again as often as it is dealt in for work which it has already paid for perhaps fifty times before, for a system that makes that examination once for all, if anything with greater care, and guarantees the result with a paid-up insurance fund. TITLE GUARANTEE AND TRUST CO.,
55 Liberty street, New York.

New Book on Real Estate.*

CONVEYANCES.

This is the title or topic of the ninth volume of that excellent encyclopedia of practical use, the "Federal Decisions," edited by Mr. William G. Myer, and published by the Gilbert Book Company, of St. Louis, Mo. This volume is full of the most valuable information for the daily use of business men, and especially of all who deal in real estate. It contains the cases argued and determined in the Supreme, Circuit and District Courts of the United States, comprising the opinions of those courts from the time of their organization to the present date, together with extracts from the opinions of the Court of Claims and the Attorney-General, and the opinions of general importance of the territorial courts on the whole subject of conveyances, comprising deeds, their form and execution, delivery and acceptance, registration and notice, validity, operation and construction, and proof of deeds. Then all about mortgages and foreclosures and deficiency judgment; also trust deeds, which are equitable mortgages; and especially the whole subject of railroad mortgages, and bonds and coupons, receivers' debts and certificates. The volume concludes with a full statement of the decisions of the aforesaid courts on the law of chattel mortgages. This particular volume of the "Federal Decisions" is edited by Leonard A. Jones, Esq., of Boston, the well-known author of several treatises on mortgages. It is a handsomely printed and bound royal octavo of 900 pages, and worth its weight in gold; but it can be obtained by mail of the publishers for only \$8.

* Federal Decisions, Vol. IX., Conveyances. The Gilbert Book Company, publishers, St. Louis, Mo.

The residents of New Rochelle and the surrounding neighborhood are about to receive additional accommodation in the way of street travel. A company has been organized, of which Major W. R. Bergholz is the president, to run a horse-car line from Pelham to New Rochelle, running to the depot, and thence to Starin's Island. Should the local board grant the necessary permission, Major Bergholz states that the road will be in operation December 1. This line will bring a large section of ground into the mar-

ket, hitherto but slightly improved, including the fine high ground known as Huguenot Park.

The reasons given for the Treasury Department declining to issue silver certificates in return for deposits of gold are, according to the *Mining Record*, inadequate or misleading. One of these reasons is that the expense to the government for sending silver certificates from New York to Western and Southwestern points is \$1.65 per thousand dollars, or \$16.50 for every million dollars thus put into circulation. There must be some mistake here, for there is a large surplus of silver dollars in New Orleans, as is shown by the fact that naval vessels, the Swatara and the Yantic, are transporting ten millions of silver dollars from New Orleans to Washington. Hence there is nothing to prevent the government issuing the silver certificates at New Orleans upon the deposit of the gold for the face value in New York. Then, again, at the present price of silver bullion the government makes \$150 on every thousand it coins; paying out \$1.65 and receiving \$150 cannot be called a losing business for the Treasury—quite the contrary. Then, again, it is quite preposterous to say that after receiving the gold for the silver certificates the former is finally drained out of the Treasury again by the use of the certificates for the payment of customs' duties. It is notorious that the bulk of the silver certificates paid out in the West and South remain there as a permanent paper currency, taking the place of the bank notes. The clamor the national banks and their organs are making is because of this substitution of silver certificates for bank issues. The producers of the South and West are no longer forced to pay heavy rates of interest for the use of currency in the spring and fall where the crops are being moved. Hence the outcries of the press representing the banks.

The *Commercial Bulletin* quotes THE RECORD AND GUIDE'S paragraph on the race between the Puritan and Genesta, in which occurs the following sentences:

"We may beat the English in our model of a sailing craft, but the fact remains that the steam vessels of Great Britain are seen on every sea and in all the ports of the world, while the flag of the United States is conspicuous by its absence outside the shore limits of our own land. It is this victory of Great Britain over the United States which our people should take to heart."

The *Bulletin* makes the following comment:

"But the writer might have added the 'victory' is one which England has won not so much by her superior genius as by our own folly. The time is come when a true 'national feeling' should demand that we depart from that folly. Remove the artificial fetters which at present paralyze American enterprise, American skill and American capital on the ocean, and these will speedily restore the old flag to its former prestige and once more divide the world's carrying trade with the 'mistress of the seas.'"

The *Philadelphia Ledger* also points out the moral in the following paragraph:

"Quite soothing to the superficial currents of national pride was the victory of the fleet little sailer, the Puritan, over the almost equally fast English Genesta, and comforting likewise to the same emotion is the victory of our gentlemen cricket players over the gentlemen players of England; but the thing that should fire American ambition and the successful rivalry needed, is in the restoration of our commercial marine to the rank it formerly held in comparison with that of England and the world. There would be some substance in a hurrah for that."

If the Democratic party in Congress has the wit to change our tariff laws and give government help to re-establishing our merchant marine, we may yet gain a victory over Great Britain on the seas that will be a real credit to us. But it is pitiable to see the same journals which are magnifying this trivial yacht-racing business into a great national event, doing all they can to discourage steamship building and ship owning on the part of Americans.

The World of Business.

Canadian Opposition to Reciprocity.

The *Week*, which is a strong supporter of commercial union with the United States, asks why complete reciprocity should destroy the tie with Britain since partial reciprocity, such as existed from 1854 until 1866, did not weaken it. The reason is this. The treaty of 1854 provided for the free exchange of natural products only. The Canada of that day, *i. e.*, Upper and Lower Canada, repealed the duties on those articles as against the mother country, and the Americans made no objection, for the simple reason that Britain did not export animals, lumber, coal, breadstuffs, etc., to Canada; hence their free admission to this country could not in any way prejudice American interests, for as they were not imported here they could not be re-exported into the States under the treaty. But if commercial union means complete reciprocity, the free interchange not only of all natural products but of all manufactured articles, then the Americans would, unquestionably, make it a condition *sine qua non* of the treaty that we should rigidly maintain our duties against the manufactures of Britain. Why so? Simply because they would not permit us, while enjoying complete reciprocity with them, to give free admission to British goods which might be sent from here into the States as Canadian goods. Commercial union with the States would therefore involve discrimination against Britain, and that would mean the sundering of the connection, or we are much mistaken. But the *Week* may say that Mr. Brown proposed the free interchange of certain manufactured articles in the projected treaty of 1874. True, but, as may be seen by reference to the report of the Privy Council, dated March 26, 1874, they were "manufactured articles not produced in or exported from Great Britain to this country," and none other. So that here again there was no objection on the part of the Americans to the repeal of the Canadian duties on such goods as against Britain. On the other hand, the scheme which the *Week* is advocating so eloquently contemplates the free interchange between Canada and the United States of everything produced out of doors and of everything manufactured within. The Dominion, in fact, is to trade as freely with the States as the States with one another; and that, as we have already pointed out, would necessitate discrimination against Britain. If the *Week* doubts our statement that the Americans would insist upon our keeping up the duties against England, let it ask the first American manufacturer who comes its way, or look at Mr. Fish's papers for 1874. Commercial union with the United States means that, so far as her commercial and manufacturing interests are concerned, Canada shall become part and parcel of the United States. We are to submit ourselves to the American tariff, with its well-nigh prohibitory duties upon European products, for the sake of securing free trade with the sisterhood of States. In other words, these Young Liberals ask Ontario to occupy a position identical with that of inland and agricultural States like Iowa and Ohio, which, according to the teaching of Sir Richard

Cartwright and Mr. Mills, are robbed by the industrial monopolies created under the American tariff, and deprived by the same oppressive instrument of all the benefits derivable from free intercourse with the Old World. Will somebody tell us how Mr. Pattullo and his friends can reconcile the advocacy of commercial union with the party's advocacy of free trade? What would be thought of Bright if he were to preach commercial union with France and Belgium upon the basis of the Belgian and French tariffs? Commercial union is incompatible not only with the free trade views of these young men, but also with their aspirations for the political independence of Canada. Free trade between the Dominion and the States would, at the outset, place Canadian industries at the mercy of all-powerful and conscienceless rivals. Our iron and steel shops, furniture factories, cotton mills, sugar refineries, shoe shops and agricultural implement foundries would at once find themselves face to face not merely with formidable rivals, but with rivals who would resort to every conceivable device to compass their ruin. If the day ever came for the abrogation of the treaty, it would probably be found that the older provinces of Canada had been resolved back to the condition of a pastoral community, raising flocks and herds for barter with the American mechanic and wheat grower. At all events we should emerge from the Union practically undone as a progressive people, since even with free access to the American market our manufacturers could not hope to hold their own against the overwhelming weight of American capital, backed as it would be by American experience in industrial occupations, and by American wealth in such essentials as coal, iron and cotton. Would such a course of training be likely to fit us for assuming the duties and obligations of political independence? How can young men who long for a Canadian republic support a scheme for emasculating the colony? Further, commercial union could not fail to sap the foundations of confederation. If the maritime provinces were annexed to the United States commercially for a period of ten or twenty years, how should we charm them back again to the old shore? They would not have entered confederation in 1867 had it not happened that the reciprocity treaty of 1854 had just expired, and that they saw no way of recovering the New England market. Commercial union would also deprive us of the Northwest, for we should never be able to coax or compel the settler to deal with Toronto and Montreal again if he had the run of the St. Paul and Chicago markets for any lengthened period. The *Week* will no doubt retort that this is a confession that confederation is an attempt to divert trade from the natural channels. We answer that in some respects it is; that there are few countries in the world of whose political systems the same may not to some extent be said. If what Seward called the argument from the configuration of the continent is to be logically pursued, as the *Week* so often suggests, then political annexation as well as commercial union is our doom. But the Young Liberals challenge the correctness of that hypothesis, and declare that independence is the destiny, and should be the aim of the Canadian people; and we are calling their attention to the fact that commercial union would render the fulfillment of that dream impossible, for it would dismember the country upon whose development into a homogeneous State the vision is based. To sum up the adoption of commercial union by the Young Liberals involves the abandonment of the doctrines of free trade and "Canada First," with which they have always been identified. It has already been shown that it would also involve the sundering of the connection with Britain, for to place ourselves under the American tariff would be to discriminate against the mother country, and therefore to invoke the severance of the tie. British connection is not perhaps held in much esteem by the callow philosophers who are being sent to the convention; but if they are sincere in advocating independence they cannot support a movement that would precipitate disintegration; nor, if they are orthodox Liberals, preach the Americanization of our tariff. If the young men will consult some trusted friend like Mr. Mackenzie, he will say that the journals which are urging them to stultify themselves do not want independence but annexation, and are prepared to recant free trade and everything else that stands in the way of their sinister ambition. —*Toronto Weekly Mail*.

Alien Land Monopoly.

The questions of land-holding and title to real estate in the United States demand searching investigation in the interest of reform and of the actual, individual, intending settler. A cablegram has just announced that "General" Booth, of the Salvation Army of England, has invested the large sum of \$1,250,000 in real estate in this country. When so uncommercial an institution as this finds it to its interest to invest such a large capital in American lands, some idea may be had of the enormous sums disposed of in a similar manner by individuals, business firms, and corporations of that country. In fact, the amount of such investments is so great as to call for a warning from a late London *Economist*, and to indicate that large sums under the deterrent influence of low prices for agricultural realty in England are being diverted to realty in the United States. In its timely warning to British investors the *Economist* treats them to much excellent advice. Among other homely and truthful thrusts delivered to British speculators in American lands it informs them that they cannot be surprised at bringing down a storm of unpopularity on their heads when they fly in the teeth of laws intended to protect settlers, or, worse still, endeavor to undermine them; that they have not dealt honestly with the American land system or the American people, hence the prejudice they have raised against themselves all over the States. The advice of the *Economist* these alien speculators would do well to heed, not but that America is one of the finest fields for investments of foreign capital when such do not run counter to popular rights and prejudices. When such is the case, however, and these investors violate or circumvent laws enacted to protect settlers, they must be prepared to take the consequences. —*Chicago News*.

American Leather Abroad.

The present consul-general at London, ex-Governor Waller, of Connecticut, has made his first consular report. It relates to leather and the boot and shoe trade of Great Britain. There is no part of the country more interested in this matter than Chicago. Thousands of cattle are slaughtered and dressed in Chicago daily. The hides are owned here and in a large measure tanned here. Whatever effects, however indirectly, the value of leather concerns Chicago more than any other city in the Union. About seven thousand firms are engaged in the leather handling in one way or another in London and its suburbs. Last year the United States exported to Great Britain 29,420 hundred weight of wet and 4,119 hundred weight of dry hides. But this is not a profitable trade. When it comes to raw hides the United States cannot attempt to compete with South America and Australia. It is far more encouraging to know that more than half the dressed leather imported into England goes from the United States. There are two particularly discreditable features of the report. First, the value of American leather is not more than one-half that per pound of French leather. No doubt this is largely due to the fact that we ship sole leather and the French uppers, to a large extent, but after making due allowance for all this it remains that the quality of American leather is inferior; at least it has that reputation. This is a needless national reproach. This country ought to make as good leather as can be made anywhere. There is no tannic preparation equal to bark, and if there is a prejudice against hemlock, as compared with oak, there is, we repeat, no reason why that prejudice should not be overcome. John Bull clings tenaciously to his whims, but still they can be made to disappear under proper treatment. The second point in mind is that American inventions in the line of making boots and shoes have been largely copied. The British manufacturers were forced to adopt American improvements. Otherwise they would have been undersold in their own

markets, and their trade wrested from them upon an enormously large scale. What is true in the boot and shoe trade holds good on a large scale. The fact is that if it were possible to confine American inventions to America, that of itself would not only serve as ample protection from foreign competition, but give this country an irresistible advantage in competition in the great marts of Europe. In a word, it is only by the use of American weapons that Europe is able to protect itself against American skill, enterprise and industry. —*Chicago Inter-Ocean*.

The Telegraph Conference.

At the international telegraph conference which has recently been held at Berlin, the chief obstacles in the way of securing uniformity in rates were the wishes of some of the European governments to make a profit out of their telegraph systems, and the unwillingness of the cable lines owned by private companies to bring themselves under the rules governing ordinary telegraphic business. The idea of having a uniform scale of prices for the use of the telegraph, just as there is a uniform scale of postal charges, originated with the postmaster-general of Germany, and he has done all that a man could do to make converts to his views of those who attended the conference at Berlin. But it has been pointed out that, while such a system might be advantageous to a country located in the centre of Europe, as Germany is, it would entail a loss to the government telegraph systems of those countries which are on the border of Europe, such as Sweden and Norway, Italy and Spain. They would receive nothing for transmitting messages, except those that were sent either to or from their respective countries, while Germany, on the other hand, might hope to share in the profits of a large part of the international business carried on over her domain. The cable companies are so thoroughly bound up in their pooling systems that they could not or would not see the possibilities of profit in the plan which the committee of the conference suggested. Indeed, it may be admitted that the time has not yet come for treating the rates of cable lines in the same way that ordinary telegraphic rates are treated. On the land, each reduction in rate is almost always followed by an exceedingly large increase in business, but it is denied that the same proportionate increase in business results from a reduction in the rates of charges established by the cable companies. The international conference was, in many ways, a satisfactory gathering, and a nearer approach was made towards harmonious action than had previously been attained; but it will require time and more extended experience to build up an organization of international telegraphs similar to the International Postal Union. —*Boston Herald*.

Where the Choicest and Cheapest Iron is Made.

The iron deposits of Alabama are receiving a good deal of attention in English trade circles. Manufacturers have sent experts to examine the region and make estimates on the cost of producing iron in that State, and the reports have been so favorable that a company is said to be forming to purchase land in the vicinity of Talladega and erect a furnace. The *London Iron Trade Exchange* says the company is already formed, with a capital of \$250,000, and negotiations for the purchase of 2,000 acres of land rich in deposits of brush, needle and manganiferous ores, completed. The experts report that at Talladega the best quality of hematite pig iron can be made at a cost of no more than \$8.98 per ton—in round figures, \$9 per ton. The cost includes an allowance of \$1.50 for interest and repairs. They say: "The distance from furnace to river for shipment is 100 miles, and the railway freight about 3s. per ton. The land surrounding the furnace can be sold for nearly sufficient to cover the cost of the plant. There is also an abundant supply of the finest fire clay on the estate, and fire brick would be made for the furnace at minimum cost. The vendor proposes to take shares in the company for the whole amount of the price to be fixed on the mines, and to receive no money whatever for the same. The iron can be delivered to the iron districts of the Northern States at a much less price than it can be manufactured there, after adding a profit of \$1½ a ton." Northern iron-makers have known of the facilities offered in Alabama for iron making for years. They cannot view with unconcern this invasion of foreign capital in the hands of foreigners. But they must blame themselves for permitting outsiders to take possession of the choicest iron district in the United States. For it is the choicest, if all that is said of the cost and quality of the iron that can be made there, and of the cost and quality of the iron made in Pennsylvania, Ohio, Virginia and New York, is true. It may not be too late for American capitalists to get possession of and work the Alabama mines. But there is no time to waste. —*Utica (New York) Herald*.

The Canadian Pacific Extension.

The almost unnoted opening of the Canadian Pacific Railway from Halifax to the Rocky Mountains is nevertheless a most important event in the history of railway building on this continent. Among the trade questions which this new line opens up for the consideration of the northwest, especially Chicago, is the effect which it will have in diverting trade from the older and more southerly routes. Duluth has already become an active competitor with Chicago in the grain trade. Now, Port Arthur, north of Duluth, and at the western end of Lake Superior, comes forward as a competitor of Duluth. It will be the eastern terminus on that lake of the Canadian Pacific line, stretching from the Pacific to the most westerly of the great chain of inland lakes and waterways. There thus promises to be a notable rivalry between this road just completed and those on the American side of the boundary. —*Chicago News*.

The Lumber Supply.

The lumber manufacturers at their annual meeting at the Grand Pacific are giving special attention to the matter of production and price. There is perhaps no business in which more improvement has been made in what may be called the manufacturing processes than in the lumber business. All the ingenuity of the inventive and practical minds in the lumber trade has been directed to the improvement of mill machinery and to the perfecting of schemes looking to the transportation of logs and lumber. Wide districts of timber land have been purchased with a view to the transportation of logs from the point of growth to places where mills could be advantageously located. Timber lands have been bought on streams and rivers or on railways, and mills have been located at points within easy reach of the markets. In the gathering of logs all the energies have been directed to the speedy cutting and to the means of easy transportation to the mill. Lumbermen have combined to bring about a system in logging that is almost perfect. They have made the seasons come to their aid, and have thought more of getting logs to the mill than of the future of the lumber business. They have devoted all their energies to stripping the lands of timber, and have given very little attention to the future of the lands after the timber has been taken from them. They have succeeded in reducing logging to a science; but this is only one step, the first in a business which in the Northwest is scarcely second to any other. In the old times the saw mills, pushed to their best, could not supply the demand. The demand, of course, increased with the settlement and improvement of the country, but it has not increased as rapidly as has the supply. The saw mills of the lumber regions of to-day are as much in advance of the saw mills of thirty years ago as are the perfecting printing presses of this day in advance of the first rotary presses. People who get their idea of the saw mill from the establishments outside of the lumber regions have little idea of the capacity of the mills in which lumber is manufactured. One of the great mills in the Michigan lumber district will handle from 1,000 to 1,500 logs every day. The mills will probably average 5,000 logs a week or 20,000 logs a month. All the ingenuity and energy of the lumbermen has been directed to the quick handling of these logs or the rapid turning

of the rough material into lumber. They have so far succeeded that each mill will turn out from 80,000 to 110,000 feet of lumber every day. Every contrivance that can aid the men in handling and turning the logs or in turning out lumber has been pushed to wonderful perfection. It is little wonder that with so many of these great mills tearing away every day there should be a tremendous supply of lumber. It is little wonder that when lumbermen come together they should consider means by which the supply can be regulated to suit the demand. The manufacturing capacity is, through enterprise and ingenuity and energy, going beyond the demand. The capacity will remain the same for a good many years. It will not be increased as rapidly as in the past, because there is less enthusiasm now in the matter of investment in lumbering ventures. With a fair-minded policy on the part of lumbermen the question of supply and demand will regulate itself, but the whole matter of turning pine forests into lumber will always remain one of the most interesting features in the business development of the Northwest.—*Chicago Inter-Ocean.*

Canal and Railroad Transportation.

The business of the canals has diminished, notwithstanding the abolition of the tolls; and let us look at this matter a little more in detail. Here is a statement of the comparative tonnage brought to tide water by the Erie and Champlain canals in 1874 and 1884, which we derive from the annual report of the Superintendent of Public Works upon the trade and tonnage of the canals for 1884:

	1874.	1884.
Products of the forest.....	1,192,681	1,097,450
Agriculture.....	1,470,872	1,054,041
Manufactures.....	49,436	56,399
Merchandise.....	12,905	45,538
Other articles.....	497,228	377,259
Total.....	3,223,112	2,631,190

Thus we see that the traffic of the canals is steadily diminishing, although the people of the State have taxed themselves \$700,000 a year in order to cheapen transportation over them, and although the general traffic of the country has increased enormously. Where has the business gone that the canals have lost? and where has our proper share of the general increase gone? To answer these questions, let us contrast the whole movement of the canals in tonnage with that of two great railways of the State during the same year. We take the figures from the same report of the Superintendent of Public Works:

	1874.	1884.
New York canals.....	5,804,588	5,009,488
New York Central Railroad.....	6,114,678	10,212,413
Erie Railway.....	6,364,276	16,219,598
Total.....	18,283,542	31,441,504

Here we see that the railroads have competed successfully with the Erie Canal, and have carried off all the increase in the tonnage. Notwithstanding the State has ceased to charge tolls, and has imposed an annual tax of \$700,000 upon the taxpayers to maintain the canals, the Erie Canal has failed to keep up its business. It holds on to a portion of the lumber and the grain, but the rest has gone; and there seems to be no probability that the canal will regain any part of it. A certain portion of the business naturally belongs to the railroads, and that portion is likely to be increased as the network of the railroads is perfected and more and more points are touched. Besides, the railroads will compete for additional business at less than cost, charging the loss upon the paying portion of their traffic. Within the last ten years the cost of transportation by rail has been reduced one-half. All the improvements tending to cheapen transportation have been made by the railroads.—*Sun.*

The Commercial Centre of Civilization.

In an interesting paper from the pen of Herr von Neumann-Spallart to the *Deutsche Rundschau* it is claimed that the commercial centre of civilization is moving steadily from England to the United States by way of Germany. In support of this theory the following figures are given: The share of the world's commerce controlled by Great Britain in 1868, amounting to 24 per cent., by 1882 had fallen to 19.5 per cent., and that of the total foreign commerce of the world in 1868 Great Britain is credited with 34.5 per cent., and in 1882 only 29. In 1868 Great Britain produced 53.6 per cent. of the coal mined in the world; in 1883 only 40.7 per cent. In 1868 British production of pig iron amounted to 44.1 per cent. of the total; in 1883 it had fallen to 39.1 per cent. The future, he asserts, of 4,000,000 persons directly and indirectly engaged in the cotton trade is by no means bright. From 1856 to 1860 England consumed 60.3 per cent. of all the raw cotton manufactured abroad and the continent of Europe 39.7; in 1883 the continental consumption had risen to 47.7 per cent. and that of Great Britain had fallen to 52.3. Arguing from such statistics Herr Neumann concludes that the general commerce of Great Britain has been decreasing at the rate of 1 per cent. per annum for the past seven years.—*Bradstreet's.*

Silver Hoards.

There is an argument in favor of the coinage of silver and the use of it as money which has been little considered in the discussion of the subject, and yet is one that will have no unimportant effect upon the welfare of the nation if the proper course is taken. Few appear to have noticed the effect produced upon the saving habits of a people by the kind of money in use among them. In our opinion silver is the favorite money with the thrifty poor. It is well adapted to hoarding. Gold is too valuable; its coins are too small when reduced to the limits of the possible savings of the poor. The most attractive coin for the hoard is the silver dollar or its equivalent. Paper money is unfit for the hoard because of its destructibility. Beside, paper money never appeals to the acquisitive secretive sense as does the bright, hard, enduring coin. Many men, and many more women, will handle a silver dollar with a caress, where the paper dollar would fail to excite a feeling of regret at parting with it. The world's modern history is full of the bad effects produced upon nations by an inflation of the paper money, but no one ever heard of a people bewildered by an expansion of its gold and silver money. A story has recently been printed which points this moral: A merchant's wife asked him for a check for a thousand dollars, with which to buy a lace shawl. He did not give her a check, but instead sent her a thousand silver dollars. She had never seen so much real money together in her life. She was shocked at the idea of giving all that silver for a filmy shawl that she did not need, and asked permission to invest it instead of spending it. This is to the point. On a smaller scale a million of people would be affected in the same way. It would be worth fifty millions a year to the wealth of the nation if the bulk of the money that passes through the hands of the workers was in metal instead of paper. Two millions a month would easily be absorbed in hoards after the people had begun the process. It is also a mistake to suppose that because the people in the cities prefer paper to coin that anything like a majority of the people of the country have a prejudice against coin. The weekly wages of the millions do not weigh them down. When bankers and brokers say that "the people do not want silver," they mean the people with whom they deal. They know nothing of the wishes of the real people—the producers, those who create the wealth, which makes it possible for bankers and brokers to exist. At the close of the war of the rebellion millions of dollars in coin were discovered to exist in the Confederate States which had resisted the terrible strain of four years of civil war before the hoards which had absorbed them could be broken up. Only the absolute destruction of the paper money known to the people brought out the coin savings. Nineteenths of it was found in the possession of the freedmen. It was then calculated that twenty millions in silver had thus been in the possession of

slaves, representing their hoardings under most adverse circumstances. It is undoubtedly true that the trading classes and the idlers of the United States prefer paper money. Those who live upon the earnings of others, those who live by managing the affairs of others, those who live upon the necessities of others, are annoyed by the weight of the "cart-wheel dollar;" but the man who tills the fields, who wields the hammer, who bends his back in the mine, does not feel the weight. Pay the laborer in silver and he will not object. He will spend the bulk of it because he must, but some of it will stick to his hard hand or to that of his thrifty wife. It will be put by for the rainy day, when the mere representative of money, the paper dollar, would slip through the fingers.—*The Capital.*

Range Cattle.

The State of Texas has some vast cattle ranches. There was the sale of one, not very long ago, near San Antonio, for \$4,000,000. But the Texas cattle business, however large the scale, is not after all a part of the range business of the country, and that for two reasons: First, none of the land belongs to the United States, nor did it ever belong to it; the State of Texas has absolute control of the whole area. Second, the land is good soil, adapted to general agriculture. In time those immense tracts will be cut up into farms and tilled. There may be some parts of the State not suited to cultivation, but for the most part Texas is as truly an agricultural State as Illinois, only less developed. But there is a tract stretching from Mexico to British America, hundreds of miles in width, which can never be utilized for farms, except to a very limited extent, and which is really the largest and best pasture in the world. These stock ranges now belong, for the most part, to the United States government, and Congress sits supinely by and sees them utilized by capitalists, many of them foreigners, to undermine the live-stock prosperity of their agricultural constituents. This sort of stupor ought to give place next winter to an intelligent appreciation of the situation, and effective legislation should be secured for the protection of farm values. We do insist that the "cattle kings," as they are well called, shall pay for their land the same as other people, and not by buying a little water frontage get miles upon miles of pasturage for nothing. It is a low estimate to say that the United States has in the Rocky Mountain region 1,000,000 square miles of these pasture lands. The variety of grasses grown is very great, some of it as nutritious as the best grazing of Kentucky or Hungary can afford. Nature has been provided a field for stock-raising where pasture and meadow, grass and hay, may be said to be one and the same. The green blades of spring and early summer ripen and cure where they stand, needing no mowing, raking, stacking and feeding. Here is an advantage over our more Eastern farmers which is legitimate and constant. The dryness of the atmosphere cures the grass on the stem, insuring winter feed without the expense and trouble of foddering. Some idea of the growth of this interest may be formed from the fact that Colorado, which had only 300,000 head of cattle fifteen years ago, now has at least 2,000,000, and of the profits of the business from the fact that a recent gathering of cattlemen at Cheyenne represented a wealth of \$100,000,000. A volume could be filled with the truthful stories of great fortunes realized by raising range cattle, the veritable Monte Cristo of the United States. It is estimated that starting with 100 cows, taking care not to sell any of the female progeny, the natural increase in ten years would be 2,856. The mere expense of caring for the herd would be light. The actual value is mainly in the land, and why, we insist, should the government furnish that for nothing, or the next thing to it? Let Congress formulate an answer to this question in the shape of such legislation as the prairie and Eastern farmers have a right to demand.—*Chicago Inter-Ocean.*

Building Associations.

The growing interest exhibited in building and loan associations in Missouri is one of the healthiest evidences of thrift and prosperity our State exhibits. One of these associations at Hannibal has just increased its capital stock from \$200,000 to \$400,000. There is one at Macon City, one at St. Charles, one at Mexico, one at Neosho, one at Webster and one at Kirkwood, and the reports from all show good management and successful operation. It is said that those at Webster and Kirkwood in St. Louis County have supplied the means for building and enlarging twenty comfortable houses this season, and when it is added that these houses are owned and occupied by persons of limited means, who, but for the aid received from the associations in which they are shareholders, would not have secured them, some idea of the advantages they offer may be formed. One of these advantages is that it encourages and enables renters of houses to become independent proprietors by placing it in their power to pay for their homes in moderate monthly instalments; another is that it builds up the towns and cities of the State; and a third is that it begets habits of thrift and method among those classes who constitute the blood and bone of a community. There is not a thriving town in Missouri where a building and loan association prudently managed would not do well, and which would not be benefited by it. The principle at the bottom of them is that of co-operation, which has worked such striking results in England and Philadelphia, and which has never failed of happy results in any part of this country when given a fair trial.—*St. Louis Republican.*

Charleston Public Spirit.

There is an important aspect of the Charleston disaster which may be profitably considered as an offset to the lamentable story of distress and loss. There is such a true revival of energy, such true business activity, in the South that a calamity like this has not the power to crush one of its representative cities. Not long ago such losses as Charleston suffered from the tornado of last week would have been deemed irremediable. The city would have sunk back in despair under a load of misfortune which it was quite unable to carry. We pointed out on the first estimate of losses that Charleston had suffered as Philadelphia would have suffered on a population ratio if \$20,000,000 had in like manner been here wiped out of existence. But in fact the Charleston losses have proved far heavier than were at first supposed. A revision of estimates places them at nearly \$1,700,000, and as Charleston is about one-twentieth the size of Philadelphia, a loss of \$34,000,000 to this city would be about equivalent to what the Southern city has to bear. Nothing could possibly better demonstrate the prosperity, force, and business resources of the New South than the bold front that is turned to this calamity. "The work of reparation," we are told, "is active; all business offering is fully accommodated, and in a short time facilities for trade will be as good as ever." In short, the Charleston tornado was as good a proof—perhaps a better proof—of Southern vigor, of assurance of its future, than the Atlanta and New Orleans expositions. The present state of things has a significance that cannot be overestimated.—*Philadelphia Telegraph.*

Trade papers throughout the country are discussing plans for a thorough revival of the old system of apprenticeship. They argue that a large amount of the unskillful work that is performed, particularly in the trades connected with building—such as carpentry, brick-laying, stone-cutting, plastering and plumbing—grows out of the loose way in which untrained men are permitted to commence work and, by the mere claim to knowledge and the payment of fees to a trades union, to rank as high and demand as much pay as the most skillful who have spent years in the acquisition of knowledge. The claim is now made that all the trade organizations, that is, all those where practical skill and education are essentials among their members, should combine their forces and devise some general scheme of apprenticeship under which no man could very easily obtain recognition as, say a carpenter, smith or brick-layer, without being able to show a certi-

ficate of competency. In other words, instead of wasting money and time in vain or suicidal endeavors to injure the capitalist employers—which simply means injury to themselves—to concentrate at least a portion of their energies on the prevention of competition by incompetent pretenders.—*St. Louis Globe-Democrat.*

A movement is on foot to colonize the counties lying in the Senegambian belt of Texas with colored people. Fifty thousand acres of the best farming lands have already been secured in Brazoria and Matagorda counties at prices ranging from \$1 to \$3 per acre. The same lands sold all the way from \$25 to \$50 before the war. It is said that they will produce from one to two bales of cotton to the acre, fifty to seventy-five bushels of corn, and the best of sugar. The colored men of Texas and other States appear to be quite interested in the project and are forming clubs with a view to colonizing. The plan is undoubtedly a good one, and if properly managed the time will come when Texas will owe to her colored farmers no inconsiderable part of her material wealth.—*Cleveland Leader.*

Operators in Baltimore real estate give encouraging reports of an active tendency which has set in with the return to business of summer sojourners. The demand is for buying and renting dwelling houses, and ground rents and real estate loans.

Litigants would like to reverse court customs. They would like to pay lawyers by the day, and pay judges fees according to the importance of cases. This would be more profitable to a judge, who must feel mean sitting for half a day, at the rate of \$3,000 per year, listening to a brief drawn up by the clerk of a lawyer who gets \$10,000 for the case.—*N. O. Picayune.*

Constant A. Andrews was on Thursday elected a director of the Real Estate Exchange in the place of Nathaniel Niles, resigned.

Real Estate Department.

While the auction room does not resound with the din of eager bidders and the Conveyances continue to show a steady falling off compared with last year, it is nevertheless true that there is quite a hopeful feeling in real estate circles. It is said the records will shortly show that a good deal is doing even now. The points of special activity just at present seem to be the west side, the region just north of Central Park and the Twenty-third and Twenty-fourth Wards. Should the Court of Appeals decide that the law requiring parks for this city outside its limits is unconstitutional, the effect will be excellent on property north of the Harlem River and just west of the Sound. Those interested think there is no doubt of the favorable action of the court.

As will be seen by our "Gossip" department, several large private sales are reported this week.

E. S. Crank informs us that \$35,000 was paid for the apartment houses Nos. 1467 and 1469 Park avenue, between Eighty-second and Eighty-third streets, but the deed in the Register's office, dated September 19, 1885, gives the consideration as \$38,000. Mr. Crank states that while it was consented to the larger consideration being named in the deed he stipulated in the contract that the buyer should only pay the lesser sum. The Legislative Committee of the Real Estate Exchange last year drafted the form of a law making it a misdemeanor to give a false consideration in a deed. It is very desirable that the real estate interest should have the same knowledge of the price actually paid in sales as other interests. Dealers in cotton, wheat, petroleum and stocks are never deceived as to the actual prices published officially by the various boards, but real estate considerations, although published officially, have no such guarantee.

Richard V. Harnett opens the fall auctions next Tuesday, September 29th, by the sale of a house, No. 337 East One Hundred and Fifteenth street. On Thursday, October 1, Mr. Harnett will sell the four-story tenement No. 430 East One Hundred and Twelfth street.

On Tuesday, October 6th, Mr. Harnett will sell, under order of executors of Samuel Cohen, some very desirable Long Branch property situated on Ocean avenue and on Cottage place. One parcel is a house with fourteen rooms, and the others are fine villa sites.

John F. B. Smyth will sell at auction at the Real Estate Exchange, on Wednesday the 30th inst., the northwest corner of Madison avenue and One Hundred and Twenty-eighth street, and also the northeast corner of Stanton and Goerck streets.

CONVEYANCES.

	1884.	1885.
	Sept. 19 to 25, incl.	Sept. 18 to 24, incl.
Number.....	122	120
Amount involved.....	\$1,293,781	\$1,719,279
Number nominal.....	27	30
Number 23d and 24th Wards.....	33	32
Amount involved.....	\$49,427	\$87,107
Number nominal.....	5	12

MORTGAGES.

Number.....	138	158
Amount involved.....	\$2,108,008	\$1,408,868
Number at 5 per cent.....	55	63
Amount involved.....	\$636,872	\$659,027
Number at less than 5 per cent.....	1	7
Amount involved.....	\$12,000	\$74,250
Number to Banks, Trust and Ins. Cos.....	23	19
Amount involved.....	\$720,300	\$249,000

PROJECTED BUILDINGS.

	1884.	1885.
	Sept. 20 to 26.	Sept. 19 to 25.
No. of buildings.....	43	66
Estimated cost.....	\$375,050	\$888,350

Gossip of the Week.

L. J. Adams has sold for Anthony Mowbray the four-story stone front dwelling No. 13 East Sixty-third street, 20x65x100.

V. K. Stevenson & Co. report the sale by Daniel Hennessy, of the four-story stone front dwelling No. 54 West Fifty-eighth street, 25x60, with extension x100, to James O'Connor, of Camden, N. J., for \$80,500.

V. Freund & Son have sold for John Davidson the four-story stone front cabinet trimmed dwelling No. 40 East Sixty-fourth street, for about \$42,500, to a prominent brewer.

Seton & Co. have sold for the estate of John M. Furman the three-story high stoop brown stone dwelling, No. 149 Second avenue, 33x100x125, to Mrs. Barrow, for \$30,000.

E. H. Ludlow & Co. have sold the three-story brick dwelling No. 18 East Twelfth street, 19.6x50x103.3, for \$17,500, and for G. A. Seixas, about four

lots on St. Nicholas place, running to New avenue, 375 feet north of One Hundred and Fiftie th street, for \$17,500, to Joseph Pollack.

M. McCormick has sold for John Bannon the four-story single flat, No. 1884 Lexington ave nue, to Daniel J. Sheehy, for \$15,750.

V. T. Hervey has sold for N. Witherell the house No. 120 East One Hundred and Thirteenth street, to Thomas Bradburn, for \$13,000; the house No. 433 East One Hundred and Sixteenth street, for Mrs. Stephens, to P. Moloney, for \$8,000; the house and lot No. 783 North Third avenue, for Mr. Palmer, of Philadelphia, to E. Goldman, for \$5,700, and the four lots on the northwest corner of Madison avenue and One Hundred and Fifteenth street, for Thomas Bradburn, to N. Witherell, for \$22,000.

Geo. Wolfe has sold the five-story front and four-story rear brick store and tenement, No. 247 Stanton street, 25x75, for \$13,700.

W. D. Pennefather has purchased from Edward Hillen the three-story dwelling, No. 233 Henry street, for \$13,000.

Martin & Bro. have leased for John Mack the premises No. 365 Fifth avenue, for a term of years, for business purposes.

James L. Wells has sold for Mrs. Rebecca S. Marcher a plot of twenty acres on Old Macomb's Dam road and Featherbed lane, Highbridgeville, for \$38,000 cash.

F. Yorán has sold one lot on the west side of Tenth avenue, near One Hundred and Forty-second street, 25x71 to Bloomingdale road, x25x51, to J. S. Warren for \$2,000.

D. H. Gould has sold the four-story stone front dwelling No. 54 East Sixty-eighth street, 20x100.

S. Cardwell has sold a plot on the north side of One Hundred and Third street, 150 feet west of Ninth avenue, 75x100.11, and a plot 57x100.11 in the rear of above to Squire & Whipple, for improvement.

M. H. Cashman has sold one lot on the east side of Eighth avenue, 75 feet south of One Hundred and Forty-third street for \$4,500.

Three lots on the west side of Ninth avenue, 25 feet north of One Hundred and Sixth street, have been sold to Newman Cowen, for \$14,000.

Lamb & Rich have sold one of the new three-story brick and stone dwellings on the east side of West End avenue, south of Seventy-fifth street.

Benner & Zeller report the purchase by Adam Munch of the property Nos. 130 and 132 Mulberry street, 25x50 and 25x100, for improvement.

W. N. Sternkopf has sold the southeast corner of Avenue A and Thirteenth street, with three-story brick store and tenement thereon, 26x96, for \$19,000.

Brooklyn.

Fr. Herr has sold the two-story frame flat, 20x48x98, No. 663 Kosciusko street, to Charles Krummd, for \$4,200.

W. F. Corwith has sold the house and lot, No. 129 Greene street, to Mary Kiernan, for \$2,500.

CONVEYANCES.

	1884.	1885.
	Sept. 19 to 25, incl.	Sept. 18 to 24, incl.
Number.....	199	193
Amount involved.....	\$605,270	\$874,196
Number nominal.....	38	47

MORTGAGES.

Number.....	150	142
Amount involved.....	\$495,854	\$665,951
Number at 5% or less.....	52	75
Amount involved.....	\$233,161	\$395,755

PROJECTED BUILDINGS.

	1884.	1885.
	Sept. 20 to 26.	Sept. 19 to 25.
Number of buildings.....	59	88
Estimated cost.....	\$426,270	\$419,225

Out Among the Builders.

Hoefler & Vincent are about to erect four four-story and basement brown stone front private dwellings, 18.9 feet front each, on the south side of Ninetieth street, 100 feet east of Ninth avenue, from plans by Thom & Wilson.

A. B. Ogden & Son are the architects for the tenements to be built on the southwest corner of First avenue and Ninety-second street by E. & E. Johnston, as previously reported. There will be two on the avenue, the corner 25.8x63, and the one adjoining, 25x62, with one-story store in rear; one on the street 25x40, and one adjoining 25x76. They will cost about \$50,000.

In our issue of the 12th inst. we inadvertently stated that Borkel & McKean were about to erect five tenements on the northwest corner of Sixty-eighth street and Ninth avenue. We have since been informed that the houses on the avenue are to be first-class flats with all the latest improvements, four stories with stores underneath, and that they are to be built by day's work throughout. On the street they will erect one private dwelling, 20x50x100, and extension, and finished in hardwood.

Adam Munch intends to build a six-story factory at Nos. 130 and 132 Mulberry street.

Th. Engelhardt is preparing plans for three two-story frame brick basement dwellings, 16.8x40 each, to be erected on Van Voorhis street, near Bushwick avenue, for George Schwartz; cost, \$7,500. A two-story frame dwelling, 25x42, with one-story frame extension, 17x13, on the southwest corner of Bushwick avenue and Suydam street, for Charles Vorgang; cost, \$5,500. A five-story brick ale brewery, 36x60, on Garden st, near Bushwick avenue, for Claus Lipsius; cost, \$12,000. Three four-story brick flats with stores on Broadway, Myrtle and Stuyvesant avenues, 138 front on Broadway, 28 on Stuyvesant avenue, x 60, for A. Vigelius; cost, about \$28,000. A three-story brick machine room, 36x35, a two story brick boiler house, 35x50, a two-story brick storage and washhouse, 55x70, and a two-story brick office, 33x45, on the corner of Belvidere and Beaver streets, for William Ulmer, to cost about \$40,000.

E. F. Gaylor will erect two four-story brick flats, 26x60 each, on Sixth street, near Division avenue, at a cost of about \$10,000 each.

A. Herbert has the plans for a four-story frame tenement, 25x50, to be built at No. 248 North Fifth street, for H. Hussennetter; and a similar dwelling at No. 214 North Sixth street, for Wm. Gomer.

Brooklyn.

H. M. Taylor will shortly commence the erection of three three-story and basement private dwellings, 16.8x45 each, on the north side of Halsey street, between Stuyvesant and Lewis avenues. They will have fronts of Vermont marble with blue Vermont trimmings and will cost \$30,000. The architect is R. Rosenstock.

Out of Town.

Montclair, N. J.—Geo. W. Da Cunha has the plans under way for a two-and-a-half-story stone and frame cottage, 45x60, to be built on Walnut street, near Grove, for John Burns. It will be in Queen Anne style and will contain electrical apparatus, hardwood and all the modern improvements, the cost being estimated at \$20,000. The same architect has the sketches on the boards for a handsome two-and-a-half-story frame cottage, 140x50, to be built on Park, near Chestnut, for C. Van Riper, with all improvements, to cost \$12,000.

The Athletic Club has organized and intends to purchase a plot of ground on which to build a gymnasium, and lay out lawn-tennis, base ball and bicycle grounds, the latter an eighth of a mile track.

Newark—The following are the principle plans filed at the Building Department since our last: A 2-sty fr dwg at 100½ Actein st, for Wm. Allen & Son. A 3-sty store and dwg for same party, cor Actein st and Central av. A 3-sty tent, 26.9x48, at 65 Jacob st, for Margt. Morris. A 2-sty dwg at 292 Fairmont av, for Ch. Klingel. A 3-sty brk store and dwg, at 22 Belmont av, for J. Baumgartner. A 2½-sty dwg, at 352 Sumner av, for J. S. Searing. A 2-sty dwg, at 181 Parker st, for Thomas Keho. Four 2-sty dwgs, 17x50 ea, on 8th av, opposite Boyden st. A 3-sty brk washhouse, 44x56, on Oxford st, bet Bowery and Ferry sts, for P. Ballantine & Sons; archts, A. Pfund & Sons. A 1-sty brk boiler house, 50x54, on Ferry st, nr Oxford, same owner and archts. A 4-sty brk ice house, 56x156, on Freeman st, nr Ferry, same owner and archts. A 5-sty dwg. at 45 Bremen st, for W. C. Schrick. Two 2-sty fr dwgs, w s Hunterdon st, nr Waverly pl, for Arthur Devine. A 2 sty dwg, on Winthrop st, for Margt. Donds. A 3-sty dwg, 25x45, cor 13th av and Hunterdon st, for J. Baumann. A 3-sty store and dwg on s e c Bloomfield av and Garside st, for J. H. Hawes. A 2-sty dwg, at 263 Adam st, for John Kenney. A 2-sty dwg, 27x36, on Stone st,

nr Bloomfield av, for John Carr. A 3-sty dwg, 40x42, on Kinney st, for Chase & Wharton. A 2-sty dwg, 33x42.6, for S. S. Day. A 2 sty dwg, cor Summer and Verona avs, for P. Heppermann. A fr church, at 308-10 Bergen st, for German Reformed Church. Two 2-sty dwgs, on Chester av, for A. Manwell. A 2½-sty dwg, 23x30, at 266 Warren st. Two 2-sty dwgs, at 79½ and 80 Ann st, for Sarah D. Osborne. A 3-sty factory, 57x42, on Central av, for Jas. Bowers. A 2-sty store and dwg, 44x40, on Bloomfield av and Garside st, for H. B. Doremus. Four 2-sty dwgs on 18th st, nr S. Orange av, for J. F. Fort. Three 3-sty dwgs, on Nelson pl, for J. H. Storm.

H. C. Klemm has the plans under way for a three-story store and flat, 26x54, to be built at No. 293 Lafayette street, for Dealman Bros., to cost \$5,000; a two-story frame dwelling, on Schalk street, for Patrick Lee, to cost \$2,000, and a similar dwelling at No. 21 Wall street, for M. Helmsteader.

Newport, R. I.—Pierre Lorillard has sold "The Breakers," his well-known villa and grounds at this place, to Cornelius Vanderbilt for \$400,000. Charles MacRae, of New York, was the broker.

Contractors Notes.

Bids will be received until Friday, October 2, at 12 o'clock M., by the Commissioner of Public Works at 31 Chambers street, for laying water-mains in 134th, 94th, 72d, 81st, 101st, 93d, 164th, 165th, 156th, Worth, Ash, Clinton and Gray streets, and in 11th, Anthony, Monroe and Sheridan avenues.

Proposals for estimates for the erection of three frame pavilions on North Brother Island, City and County of New York, will be received by the Commissioners of the Health Department, at their office, No. 301 Mott street until 2.30 o'clock P. M. of the 6th day of October, 1885.

Special Notices.

That old-established house, Messrs. Robert Colgate & Co., who have been in existence for nearly half a century, do about as large a business as any in the trade. This is not due merely to the well-known courtesy and accommodating spirit of its members, but to the excellence of its goods. Their white lead, in particular, is said to be without a rival.

BUILDING MATERIAL MARKET.

BRICKS.—About all the current line of reports are on the "no change" order and we have found it simply impossible to draw out anything really new this week. At times the supply appeared to be excessive but would in some way work out of sight without leading to difficulty, and in turn there could now and then be found a call quite equal to if not in excess of the offering, yet as a rule the quantity available and the demand for it struck a fair balance leaving the market in substantially the same position as last week. As near as any judgment can be formed from the prevailing condition of affairs, buyers are in the most independent mood. They do not hesitate to handle all the stock for which they can see immediate use and no doubt an occasional "cheap" cargo is laid away, but there is an entire freedom from the least display of anxiety, and every effort to add to cost meets with prompt and successful resistance. Manufacturers, however, exhibit signs of dissatisfaction, and while thus far there has probably been no holding back of supplies, except here and there in individual cases, expressed intentions to resort to that measure are becoming more common. Over quality we hear little complaint, the offering keeping up very well to the usual average. Pale Brick sell fairly and at unchanged cost. Fronts continue to be reported firm and selling close to supply on all first-class stock.

CEMENT.—On foreign stock a considerable degree of irregularity continues to exist, and variable quotations are named, some of them remarkably low. Still, it is not difficult to find importers who have been lately making some very good sales, and indeed there are few brands of which the stock is entirely exhausted, and we know of cable orders sent out this week for steamer shipment. This and an advance in freight rates from abroad tends to steady up the position somewhat on what may be considered standard stock. Unfortunately, however, the old incubus of heavy accumulations of doubtful grade remains and prevents any decided buoyancy. Domestic Portland is in good demand, and Rosendale of popular brand is going out well at steady rates, but poor qualities dull. In short all cements, foreign and domestic, that sell themselves upon reputation, incline to a better market, but goods that have to be brought into notice are slow.

GLASS.—There is not much that can fairly be called new on the market for window glass. Everything seems to be in first rate form, and reports are of a cheerful character throughout, with the selling interest readily and fully retaining the advantage. Indeed values are really stiffening as the little extra allowances in the way of discounts, and corresponding favors shown buyers are gradually being withdrawn and the list figures more rigidly adhered to. The greatest difficulty is to obtain sizes, and a great many orders are of necessity delayed as neither the importation or the domestic production can at present make good the deficiency. Local calls commence to swell somewhat, and add an additional supporting element. Plate glass has met with a good call, the foreign selling close to offering, and domestic product meeting with increased attention from all sources.

HARDWARE.—Business is "pretty good" according to the majority of reports and tending toward further increase if anything. The selection of goods also is of a more general character, and in that respect the market has made a gain that brings it into quite seasonable shape. There is, however, room for still greater improvement as the caution of buyers prevents much investment in anticipation of future wants, and many reduced and broken assortments among small jobbers and dealers have yet to be filled. Manufacturers commence to show the influence of better trade by working more in harmony and adhering closely to the regular price lists.

LATH.—There has been more business because there is a larger supply, and this endorses the claim of

receivers as to their ability to dispose of stock. Indeed, with the progress of the season and reports that manufacturers in several instances have expressed a determination to shut down, early dealers do not seem to hesitate much about investing, and some of the largest buyers have been among this week's customers. The cost has remained very uniform, and upon the basis of the latest reported sales quotations remain at \$2.20@2.25 per M for Eastern. It is probable that on a concerted effort those figures might have been exceeded, but sellers evidently hesitate about running cost higher lest they open the door for the interior product. Indeed, we understand that some "canal" lath have already come in, and it is intimated that this will account for claims of buyers who assert their ability to secure stock at \$1.15 per M.

LIME.—The market is without quotable change and presents nothing of special interest this week, if we except the fact that a somewhat larger supply was met by a balancing demand, and no inconvenient accumulation went over unsold. Prices as before all around.

LUMBER.—The promises of improvement in tone, if not generally felt, are certainly somewhat progressive with a portion of the distributive trade, and the market as a whole is gaining. This, however, is seasonable and coming on time begets confidence and generates hope of a still better showing to follow. The various ramifications of the manufacturing interest offers quite a liberal proportion of the exhaust, but there is a great deal of stuff going in building consumption and more will be wanted. Dealers seem to be able to meet all the calls made upon them without much difficulty as regards either quantity or assortment, but are not liberally stocked, and in consequence commence to turn up more frequently upon the wholesale market as buyers. A great many are fortified against growing wants by supplies expected forward on previous engagements, especially so from interior points, but some good customers are left, and conservative methods are likely to keep the market in good form and place probably an average supply. At about all primary markets there is a tendency to strengthen values.

Eastern Spruce has been subject to no really new influences, and the changes in tone seem to come simply in natural order. The usual variations are being played upon the "diminished cut and indifferent shipment" tune, with, of course, an extra loud burst whenever arrivals happen to run short, but the general impression appears to be that there will prove no scarcity of accumulation when winter sets in, and there need be no important addition to cost. When scant offerings and immediate wants of some buyers stimulate bidding, dealers who take randoms to pile away quite frequently withdraw temporarily, and when in due time some little reaction takes place as competition is reduced, they again appear and absorb anything really useful. There has been no change of late on the general tone of quotations, the average standing at \$14@15, but \$15.50 probably a little more frequently mentioned, and \$13 is inside for the poorest. Randoms will show \$16.50, and we have heard even as high as \$17 in exceptional cases.

White Pine makes but little show, and is unquestionably complained of by many operators as dull, but as before noted a great deal of stock finds sale on the various home outlets, and with the addition of such parcels as can be placed for export the distribution runs up pretty well. There is supply enough to meet all the requirements of the market and some to spare as considerable stuff is now coming forward. Differences of opinion exist over valuations, but buyers are unable to substantiate claims for better terms on really first-class goods. We quote at \$15.50@18.00 for West India shipping boards; \$25@29 for South American do.; \$12@15 for box boards and \$16@18 for extra do.

Yellow Pine has such steadiness as a promised reduction in the product can give it, but lacks the vitalizing force of a direct general demand, and sellers have to do the principal portion of the work in negotiating, that almost as a positive sequence precludes the pos-

sibility of any present improvement in price, though the declining tendency is evidently checked. 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 wanted if carefully selected and running uniform in condition, and that will apply to almost any leading grade. Dealers are still willing to stock up and the consumption is increasing, while on export orders a fair quantity can be placed. Selections for the latter outlook, however, are very carefully made as a great many complaints have come back from carelessness shipments. 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.

The second regular sale by the New York Lumber Auction Company on Tuesday last attracted a very good attendance, and possibly of a more varied character than the first one, with results considered satisfactory on most of the offering.

The following is the detail of the sale from marked catalogue obtained direct from the company:

	Per M.	Per 25.
Ash, 1¼ inch, narrow, 6,852 feet.....	at \$24 00@	25 00
Ash, 1½ inch, narrow, 8,212 feet.....	" 21 00@	—
Ash, 1 inch, 1sts, 2ds and culls, 4,520 feet.....	" 24 00@	25 00
Ash, 1¼ inch, fine Indiana, 10,000 ft.....	" 35 00@	—
Ash, 1¼@1½ inch, 1sts and 2ds, 6,857 feet.....	" 30 00@	—
Ash, 1 inch, 1sts, 2ds and culls, 8,381 feet.....	" 20 00@	21 00
Ash, 2 and 3 inch, 1sts, 2ds and culls, 3,797 feet.....	" 25 00@	—
Ash, 2 inch, 1sts, 2ds and culls, 3,841 feet.....	" 25 00@	—
Basswood, 1 inch, 1sts and 2ds, 22,723 feet.....	" 14 00@	—
Basswood, 1 inch, 10,000 feet.....	" 15 00@	16 00
Box Pine, 1½ inch, 11,910 feet.....	" 12 00@	13 00
Cherry, 1@1¼ inch, 1sts, 2ds and culls, 7,965 feet.....	" 51 00@	—
Cherry, assorted, 1½ to 6 inch, 1sts and 2ds, 3,195 feet.....	" 70 50@	—
Cherry, 1½, 2 and 2½ inch, 1sts, 2ds and culls, 4,034 feet.....	" 46 00@	—
Oak, 1 inch, quartered, 9,075 feet....	" 52 00@	54 00
Walnut, 1 to 2 inch, 1sts, 2ds and culls, 6,410 feet.....	" 46 00@	—
Walnut, 1 to 2½ inch, 1sts, 2ds and culls, 7,056 feet.....	" 37 50@	—
Walnut, assorted, 1st, 2d and culls, 9,782 feet.....	" 54 00@	—
Walnut, 4 inch, 1sts and 2ds, 1,258 ft.....	" 110 00@	—
Walnut, 2 inch, 1sts, 2ds and culls, 3,462 feet.....	" 89 00@	—
Walnut, 2 inch, 1sts, 2ds and culls, 3,543 feet.....	" 75 00@	—
Whitewood, ¾ inch, 1sts, 2ds and culls, 8,950 feet.....	" 21 00@	—
Whitewood, ¾ inch, 1sts and 2ds, 24,023 feet.....	" 23 00@	24 00
Whitewood, 2 inch, 1sts, 2ds and culls, 4,937 feet.....	" 23 00@	—
Whitewood, 4 inch, 1sts and 2ds, 3,464 feet.....	" 31 00@	—
Whitewood, 1 inch, 2ds and culls, 10,241 feet.....	" 18 00@	—
Whitewood, squares, 1sts, 4,037 feet.....	" 31 00@	—
Whitewood, ¾x2½ inch and upwards, 1sts and 2ds, 17,105 feet.....	" 24 25@	—
Whitewood, 1½ inch, 1sts, 2ds and culls, 10,492 feet.....	" 23 00@	26 00
Whitewood, 4 inch, 1sts and 2ds, 7,831 feet.....	" 30 50@	—
Rosewood veneers, 9,991 feet.....	" 30 00@	—
Cherry veneers, ¾ inch, 3,130 feet....	" 17 00@	—
Cherry veneers, 1-16 inch, 2,289 feet.....	" 1 ¾ per ft.	—

GENERAL LUMBER NOTES.

THE WEST.

We last week gave a brief extract from the remarks of President A. G. Van Schaick before the Lumber Manufacturer's Association of the Northwest. The following somewhat more extended clipping gives his points in better form:

A review of the lumber trade of the Northwest for 1885 to this time will show a decline in values of fully 15 per cent. below the prices of 1883, and a reduction in the amount sold of 10 per cent. compared to 1884.

With no idle saw mills, unless closed recently, and but a moderate amount of night sawing; with a demand for lumber at wholesale unsatisfactory to manufacturers, which even low prices do not increase, candid men cannot deny that the supply has been fully 25 per cent. too great to allow a price to prevail that would pay 6 per cent. upon capital employed, and provide for the ordinary wear of machinery and a reasonable profit for the risks incidental to business.

If this is the true condition of the lumber trade a further reduction must be made in the annual supply before the business will afford a reasonable profit unless the demand for lumber increases greatly during 1886, or the cost of production is reduced, or both.

Three methods suggest themselves, however, by which good results may be secured:

1—Reduce the cost of manufacturing lumber, which will naturally follow a large reduction in the annual supply.

2—Increase consumption by enlarging the territory supplied.

3—Reduce production 20 per cent. compared to 1885, and pile and carry at the saw mills any surplus above the legitimate demands of business.

Of the three methods the last can be made successful, being absolutely under the control of manufacturers; and while the others are correct in theory, they are not likely to succeed, as labor will naturally advance rather than decline, now that other branches of western industry are recovering from the depression of the past, and the number of immigrants from abroad has been greatly reduced.

Should the area of sale and consumption be enlarged, new saw mills will be built in the Northwest and an increased supply of Southern pine may be expected to meet in part the increased demand.

Assuming, however, that the demand for lumber in 1886 will not increase materially, and that timber and logs will be no cheaper than at present, and the cost of transportation remain the same (each of which is a debatable question, however), we have a smaller supply of lumber, as the only certain remedy to restore the market to a satisfactory condition.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE
BAY CITY, Mich.

The pleasant condition of the lumber trade in the Saginaw Valley has not been disturbed by the Chicago Convention or any other event. This district has had its curtailment, and feels better and stronger for it. There is not a great over-production here, and three-fourths of the mills having adopted the 10-hour system the cut will be still further curtailed. Commission men, dealers and manufacturers report trade good and say they have all they can do, and we notice that some of our planing mills are running day and night in order to keep up with orders. The low rates are stimulating orders and shipments. Rates have been made as follows the past week: Buffalo, \$21; New York, \$30; Boston, \$35; Philadelphia, \$26; Baltimore, \$24; Albany, \$30. These are not guaranteed and may have ceased before this is printed.

Sales have not been quite as numerous as last week, but a good amount has been sold at prices not varying from those previously reported. Sales are 200,000 and 300,000 feet lots at \$10, \$20 and \$33, 200,000 feet at \$8, \$16 and \$35, 1,000,000 feet at \$9, \$18 and \$28, 450,000 feet straight measure at \$14, 500,000 feet at \$8.50, \$17 and \$37, 300,000 feet at \$8, \$15 and \$35, and a number of other sales at similar figures. A sale is noted at Cheboygan at \$8, \$16 and \$36, and an offer of \$15.50 straight for another cargo.

Water freights have been somewhat advanced, prevailing prices being as follows:

Bay City to Buffalo and Tonawanda.....	\$ 1 50
Saginaw to Buffalo and Tonawanda.....	1 62½
East Saginaw to Ohio ports.....	1 37½
Bay City to Ohio ports.....	1 25

CARGO QUOTATIONS.

Shipping culls.....	\$7 50@10 00
Common.....	14 00@20 00
3-uppers.....	35 00@40 00
Bill stuff.....	7 50@9 00

The Chicago Northwestern Lumberman says:

The week is characterized by the commission men as a very quiet one—the most so of any this season. The result of meager offerings, higher freight rates and the increasing demand in the yards, is to stiffen the market a degree. Short green piece stuff is now quotable at \$8.75 sharp, with an upward tendency. The holders are now looking for the time to come quickly when they can jog this class of stock up another notch, and make it hook on the ratchet at \$9, and hang there.

There is a slight looking up in inch lumber. No. 2 stock, that is sawed out of straight No. 2 logs, now sells at \$10 and upwards. The inch lumber that has been selling lately at \$9 to \$9.50 is of inferior quality to straight No. 2, and has a large proportion of Norway in it. We hear of a sale of No. 2 stock this week at \$11.12½.

There is much inquiry for strips, fencing appearing to be the crying want of the yard men. There is a disposition also to buy only dry lumber when it can be obtained.

No. 1 boards and strips are also doing well, and are selling at outside figures quoted this year. One sale was made this week at \$18 a thousand, and another at \$19, though the latter figure is not a common one.

Commission men speak of the increased dealings on the market in Michigan hardwoods. One dealer asserts that double the amount of maple strips have been handled through the commission houses this season than in any former one. The commission men do not like hardwood, however, and pronounce the handling of it a disagreeable business. They will doubtless think in the same way until there is more certainty about inspection than now.

Quotations are as follows:

Dimension, short, green.....	\$8 75@9 00
" long, green.....	12 00@14 00
No. 2 boards and strips.....	10 00@11 50
Medium stock.....	13 00@15 00
No. 1 stock.....	16 00@18 00

The demand for oak and ash from the agricultural implement and wagon factories continues to improve, though it has not reached any large proportions. Ash boards are still not much wanted, about all that are sold going to the furniture makers, who take some black ash. But there is no particular life in any line.

Yellow pine is still in the dumps, and we are obliged to note a still lower range on finishing lumber. Higher prices may sometimes be obtained, but only for choice lots.

LUMBERMAN AND MANUFACTURER, }
MINNEAPOLIS, MINN. }

The volume of business is entirely satisfactory at all points in the West. As to prices, the air is full of rumors of cutting prices, but a large portion of these cases we find without foundation. A few firms from which better things ought to be expected are doing the song and dance act once more on the remnants of stock.

Nearly all lumber sold from this centre is sold at list. Present cargo rates at Chicago will not admit of any such discount. Reports from St. Louis agree that a steady trade with moderate stocks is making the fraternity happy.

The chief topic on all sides is the coming log crop. The recent advance in the prices of logs and lumber has certainly stimulated the log cutters to the extent of making them arrange for a large cut on all our streams. There will be a vast amount less logs on hand at the close of the year than last season, and from this fact it is argued that logs will bring a good price next spring. If logs are not lower next spring it will not be the fault of the crowd of stumpage sellers and loggers who are forcing the market for a chance to put in logs.

ENGLAND.

The London Timber Trades' Journal says:

LIVERPOOL.

During the past week a rare fleet of timber-laden vessels have arrived, notable amongst them being several large steamers with cargoes of deals from North America, and pitch pine timber from the Southern States. The timber docks are now full to their utmost capacity, and many vessels are waiting in the river for their turns for discharging berths. Under these circumstances there is no reason for surprise that the market should show a downward tendency in nearly every branch, especially when no considerable quantity is brought forward week by week for sale by public auction, and forced off in many cases practically without reserve. Of course much of this is due to the fact that the cargoes are principally consigned by the shipper for realization, and in the present state of the trade buyers are by no means easy to find who will buy cargoes of 1,000 to 1,500 loads in one line, so that really the consignee has no alternative left but to sell if possible in the way which is most likely to bring him the most satisfactory return and least risk.

Walnutwood.—American black comes forward in moderate quantities only, but still sufficient to meet the wants of the market. Common wood is difficult to sell, even at ruinous prices, but on the other hand very prime logs are firmly held. Medium quality has been sold at 4s. 7d. and good at 5s. 2d. to 5s. 8d. per foot.

American whitewood of prime quality has been sold at 2s. 6d. per foot, but common logs are realizing only about 1s. 6d. to 1s. 9d. per foot—i. e., from the ship's side.

Sales at auction of Californian sequoia, ex Chas. Bal from San Francisco, 232 logs (1,576 ft.), 2s. 4d. and 3s., average 2s. 6¾d. per ft.

American walnut, ex Roman from Boston, 20 logs (460 ft.), 4s. 7d. per ft.

American walnut, ex Baltimore from Baltimore, 3 logs (104 ft.), 5s. 6d. per ft.

American walnut, ex Guillermo from Baltimore, 6 logs (262 ft.), 5s. 2d. and 5s. 8d. per ft.

St. Domingo sabcu, ex Pavia from New York, 3 logs (183 ft.), 4¾d. per ft.

Sales at Glasgow of 400 logs American black walnut, avg. depth at mid. (calliper) 22 in., sold at 3s. 2d. to 6s. 7d. per cub. ft. string measure, avg. 4s. 2d.

55 logs American whitewood, calliper depth at mid. 26 in. avg., sold at 1s. 7d. to 2s. 6d. per cub. ft. string measure, avg. about 1s. 11½d.

At London: American Black Walnut.—There was rather more demand at the auction this week, and although prices were about the same, it looks as though some little improvement is likely to show itself. By private contract, we hear some sales of importance have also been made.

AILS.—Demand has been fluctuating somewhat and a portion of our dealers report less business, but the probabilities are that where iron nails drop off in sales their place is taken by steel and wire nails, both of which are in good favor. Production in the meantime goes on steadily and no actual scarcity of supplies seems to have occurred when calls developed. Quotations remain at \$2.20@2.30 per keg for 16d. to 60d., but the outside figure only on very small lots.

PAINTS AND OILS.—There is nothing positively new on the general market. Demand shows a number of irregular features and occasional hasty complaint is made over the condition of business, yet the more careful and conservative operators claim a really good volume of supplies quietly moving into consumption through ordinary channels. Stocks are not reduced to any serious extent, but there is no surplus of standard assortments, and buyers generally are willing to admit that they secure few favors on cost and none that are really quotable. In odd lots quite a little amount of stock goes out for export. Linseed Oil finds very good demand at 44@46c. for Western and 47@48c. for City. Spirits Turpentine firmly held and, though not active, buyers are coming up somewhat with their bids. Quoted 34@35½ per gallon, according to quantity, delivery, etc.

PITCH AND TAR.—A good trade demand continues, and with some increase in the shipping orders business has a generally satisfactory sort of tone. About former rates are ruling steadily. 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 25:

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

R. V. HARNETT & CO.

Carmine st, No. 76, s s, abt 125 e Varick st, 25x62, two-story brick store and dwell'g. Dan. Shay.....	\$10,400
Downing st, No. 31, n s, 25 e Bedford st, 25x70, three-story frame (brick front) building. Henry Jones.....	7,700
47th st, No. 627, n s, 475 w 11th av, 25x100.5, three-story brick building. H. Wronkow. (Amt due \$6,783).....	8,425

D. M. SEAMAN.

122d st, s e cor 1st av, runs east 40 x south 35 x west 16 x northwest — to av, x north 10 to beginning, one-story brick building. Thos. O'Meara.....	550
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JOHN T. BOYD.

*123d st, No. 436, s s, 218.9 w Av A, 18.9x100, two-story frame dwell'g. Aaron S. Robbins, admr.....	3,300
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WM. B. LYNCH.

*128th st, No. 41, n s, 585 w 5th av, 20x99.11, three-story frame dwell'g. Henry H. Brown. (Amt due \$9,914).....	7,500
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Total.....	\$37,875
Corresponding week, 1884.....	\$273,910

BROOKLYN, N. Y.

In the City of Brooklyn, Messrs. J. Cole, T. A. Kerrigan and Taylor & Fox have made the following sales for the week ending September 24:

*Degraw st, s s, abt 280 e Nostrand av, abt 130 x80x130x abt 110, more or less. Ann Stockholm.....	\$1,225
Dodworth st, s e s, 155.4 s w Bushwick av, 25x91.6. Geo. Loffler. (Mort. \$1,000).....	1,650
Harrison st, n s, 80 w Court st, runs north 100 x west 23.9 x north 99.10 to Baltic st, x west 75 x south 99.10 x east 53 x south 100 x east 51.3. Theo. Berdell.....	5,000
Newell st, e s, 25 s Nassau av, 14x75. Wm. Sutton.....	2,200
Van Buren st, s s, 490 w Patchen av, 20x100. } Van Buren st, s s, 510 w Patchen av, 20x100. } Cath. Marsden.....	1,200
Wilson st, No. 77, abt 20x100, three-story brick dwell'g. A. D. Gunnison.....	6,800
North 3d st, northerly cor 5th st, 50x97. Henry Haas.....	8,750
*6th av, n w cor Carrol st, 20x70, four-story stone front flat. Margaret A. Jones.....	9,500
*6th av, w s, 20 n Carroll st, 20x70, four-story stone front flat. Same.....	8,500
Total.....	\$44,825
Corresponding week, 1884.....	\$27,650

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 18, 19, 21, 22, 23, 24.

Broadway, e s, 64.8 s 130th st, runs south 18.5 x east 16.3 x north 2.6 x east 55.9 x north 16 x west 72, two-story frame building, error. Frederick W. Flannery to Elizabeth wife of Bartholomew Doyle. M. \$800. Sept. 23. \$1,850
Bowery, s w cor Great Jones st, 26.4x107.10x25x100.
Interior lot off rear of No. 344 Bowery, beginning 90.8 w of Bowery and about 25 s Great Jones st, 25x25.
Grand st, n s, 125 w Attorney st, 25x100.
14th st, s s, 225 e 9th av, 25x103.3; also 4 inch strip with party wall.
14th st, s s, 200 e 9th av, runs south 103.1 x east 25 x north 57.1 x west 0.4x north 46 x west 24.8.
Delancey st, n w cor Lewis st, 25x100.
D'Arcy Lake, of Corder, Lafayette Co., Mo., to Charles E. Hobby. All title. Sept. 16. 372
Christie st, No. 176. Bill of sale of furniture and fixtures of store and lease of premises. Gerhard Elbers to Charles Wassmann. 500
Clinton st, No. 150, e s, 150 n Grand st, 25x100, three-story frame tenement and three-story brick rear tenement. Louis Tekulski to Morris Rosendorff. Mort. \$7,000 and taxes 1885. Sept. 23. 13,150
Clinton st, No. 146, e s, 75 s Broome st, 26.4x100, two-story brick building and six-story brick rear tenement. Edward Harris to Samuel Joseph. Mort. \$8,000. Aug. 31. 14,500
Cherry st, No. 156. 1-5 share. Also all title of grantor in estate real and personal bequeathed to him by Thomas Norton, dec'd. Thomas G. Norton to Daniel L. Cain. Sub. to trusts, &c. Sept. 23. nom
Same property. Share as above, &c. Daniel L. Cain to Mary T. Norton. Sub. to trusts, &c. Sept. 24. nom

East Broadway, No. 48, n s, abt 300 w Market st, 25x68.9x25x68.8, five-story brick flat.
 Water st, n s, lot 1080 map Col. Henry Rutgers property, 22.7 x 1/2 block, map so defaced cannot locate.
 Edward J. Brockett, East Orange, N. J., to William C. Renwick. C. a. G. Oct. 1. 25,300
 Grand st, s w cor Pitt st, 57x64.4 to Division st, x63.9x34.9, being Nos. 455 1/2, 457 and 459 Grand st, No. 272 Division st and No. 1 Pitt st, three three-story and one four-story brick and frame stores and tenem'ts. Mary H. Le Count, widow, Emily M. Yates, Josephine A. Ryan, widow, Sarah Le C. and Thomas Palmer, to Robert, William A. and Thomas Edwards. Mort. \$15,000. Sept. 18. 32,000
 Hawthorne st, w s, 200 n Vermilyea av, 25x146.6x25x146.5.
 Emerson st, n e cor Post av, 101x100.
 Post av, n s, 200 e Emerson st, runs north 160 x east 25 x south 156.6 to 10th av, x west 6.1 to Post av, x west 20.
 211th st, west cor 10th av, runs northwest along street 92 x southwest 59.6 x south 59.6 to Sherman av, x east 75.5 to 10th av, x northwest 31.10.
 Sherman av, s s, 25 e Isham st, 50x110.5, to 10th av, x61x145.5.
 10th av, east cor 208th st, 99.11x100.
 Harriet E. Kerr to Mary L. Kerr, St. Andrews, Quebec, Can. May 2. nom
 Lewis st, No. 165, w s, 42.6 s 4th st, 20x75, three-story brick tenem't. Peter Kerner to Jacob Kerner. Sept. 21. 10,400
 Mulberry st, No. 132, e s, 75 n Hester st, 25x50, three-story frame building with store. Caroline Conley, Mary wife of John Mohan, William Conley and James McLaughlin, legatees Ann Conley, to Joseph Dellert. 1/2 part. Mort. s, taxes and assessm'ts. June 5, 1873. 2,500
 Same property. Edward J. McGeau and ano., exrs. Ann Connolly, to Joseph Dellert. 1/2 part. June 5, 1873. 2,500
 Madison st, No. 203, n s, abt 60 e Rutgers st, runs east to engine house, x north 30 x northwest 3.6 x north 12.6 x west 18.4 x south 46.3, bounded on rear by alley, three-story frame building. John Greenan, of Donn, Ireland, to John Holloway, Brooklyn. Mort. \$1,000. Sept. 23. 4,400
 Same property. William J. Greenan to same. Mort. \$1,000. Sept. 23. 4,400
 Morton st, No. 25, n s, 87.8 e Bedford st, 18.8x81.3, three-story brick dwell'g. Julia Haif, widow, William E., Alexander, Mary W., Agnes B. and Franklin R. Haif to Charles B. Stevens. Re-recorded. Mar. 24. 8,900
 Perry st, No. 48, s s, 50 e 4th st, 25x95, five-story brick flat. Forman Whitney, referee, to Anna J. Bennett. July 23. nom
 Stanton st, No. 340, n w cor Mangin st, 19.11x70, four-story brick building. Joseph D. Baker to Sarah J. wife of Martin L. Ricker-son. Mort. \$5,000. Sept. 19. 9,600
 5th st, No. 647, n s, 134.6 w Av C, 19.9x97, four-story front and four-story rear brick tenem'ts. Mary Griffin, Dresden, Saxony, to Erwin P. H. Martin. Aug. 21. 5,000
 9th st, No. 58, s s, 152.7 e 6th av, 16.8x93.11, four-story stone front dwell'g. Carrie R. wife of Charles L. Watson, Oakland, Cal., to Mary C. Blanck. Mort. \$6,000. Aug. 29. 12,500
 12th st, No. 614, s s, 183 w Av C, 16.8x103.3, four-story brick build'g. William B. Rogers to Charlotte Fromann. Sept. 24. 4,300
 12th st, s s, 245.6 w Av B, 25x103.3. Release dower. Ann M. Knelles, widow, to Lena Boehner, Lizzi, Lena, George H. and Louis H. Bohner. Sept. 8. 650
 13th st, No. 251, n s, 25 e Greenwich av, 25x103.3, three-story frame (brick front) building and four-story rear brick building. Geoffroy R. Bourke and ano., exrs. Margt. McIntyre, to Hugh McGinty. Sept. 22. 13,000
 17th st, Nos. 452 and 454, s s, 100 e 10th av, 50x92, two and three-story frame buildings and two two-story frame rear buildings. Randolph Guggenheimer to John P. Decker. Mort. \$14,000. Sept. 21. 20,000
 26th st, No. 553, n s, 150 e 11th av, 25x98.9, four-story brick tenem't and store. Ada M. Glidden, widow, Toms River, N. J., to Jerusha A. Glidden. Mort. \$1,500. May 7. nom
 26th st, No. 442, s s, 325 e 10th av, 25x98.9, four-story brick build'g and two-story brick rear build'g. Letitia McMurtry, widow, to John McMurtry. 1/2 part. June 25. 4,500
 33d st, No. 141, n s, 52.6 e Lexington av, 19.6x28, four-story brick dwell'g. Cornelia K. Griswold, widow, to Matilda L. Schoonmaker. Mort. \$5,000. Aug. 17. 9,000
 39th st, No. 520, s s, 300 w 10th av, 25x98.9, five-story brick tenem't and store.
 39th st, No. 524, s s, 350 w 10th av, 25x98.9, five-story brick tenem't.
 John Hein to Samuel Weil. Mort. \$18,000. Sept. 18. 25,000
 45th st, No. 431, n s, 375 w 9th av, 25x100.5, five-story brick flat. Treumund T. Reinhardt to George Pepler. Mort. \$12,000. Sept. 15. 24,000
 46th st, No. 448, s s, 175 e 10th av, 25x100.5, five-story brick flat. Magdalena M. wife of Nicholas Joost to Philipp Schneider. Sept. 14. 19,500
 46th st, No. 450, s s, 150 e 10th av, 25x100.5, five-story brick flat. Same to Henry Schneider. Sept. 14. 19,500
 47th st, No. 179, n e cor 7th av, 20x60.4x20x—, three-story stone front dwell'g. Abraham V. W. Van Vechten to Effie V. V. wife of Chas. H. Knox, and Maria R. Van Vechten. Sept. 17. gift
 52d st, No. 510, s s, 100 w 10th av, 31.8x100.5, two-story frame building and one-story frame

rear building. Elsworth L. Striker to Michael Cain. Sept. 22. 8,000
 52d st, s s, 125 w 10th av, 6.8x100.5. James A. Striker to same. All title. C. a. G. Sept. 21. nom
 Same property. Elsworth L. Striker, exr. J. M. L. Striker, to same. All title. Sept. 22. nom
 53d st, No. 62, s s, 178 e 6th av, 21x100.5, four-story brick dwell'g. Aaron H. and Julius Schutz, Eliza wife of Edward Strauss, Fanny wife of Henry Blath and Clara Bloom, widow, to Louisa R. wife of Jose Menendez. Sept. 17. 41,250
 Same property. A. H. and Julius Schutz, exrs. M. Schutz, to Louisa R. wife of Jose Menendez. Sept. 17. 41,250
 58th st, No. 445, n s, 126.5 w Av A, 20x100.4, four-story brick dwell'g. Francis M. Meade, Julia A. Vesey and Mary A. Mulligan to Ellen M. Cowen. 1-5 part. Sept. 22. nom
 59th st, No. 218, s s, 230 e 3d av, 25x100.4, three-story frame building and two-story frame rear building. James Naley to Joseph F. Nealy. Sept. 22. nom
 Same property. Joseph F. Nealy to Bridget A. wife of James Naley. Sept. 22. nom
 59th st, No. 226, s s, 280 w 2d av, 25x100.4, two-story brick build'g. Mary E. Farrell, widow, and John Reilly to Anna wife of Thomas Kine. All title. Sub. to all liens. May 9. nom
 61st st, Nos. 536-544, s s, 175 e 11th av, 125x100.5, five five-story brick flats; Nos. 536 and 538 with stores. Foreclos. Sidney J. Cowen to Henry Lipman. Sept. 17. 10,000
 68th st, No. 26, s s, 41 w Madison av, 18x100.5, four-story stone front dwell'g. William T. Colbron to William E. Wheelock. Mort. \$14,000. Sept. 18. 45,500
 69th st, No. 326, s s, 208.4 e 2d av, 16.8x77.4, three-story stone front dwell'g. Adolph A. Franke to Robert Froese. Mort. \$5,500. Sept. 23. 10,000
 70th st, n s, 425 w 9th av, 100x100.5, vacant. Ferdinand Forsch to Owen Donohue. Aug. 25. 52,000
 70th st. Party wall agreement. William P. Earle with Owen Donohue. Aug. 28. nom
 74th st, No. 335, n s, 325 e 2d av, 25x102.2, four-story brick dwell'g. Elizabeth Brock, heir F. Brock, to Sarah Brock, widow. All title. Sept. 19. nom
 78th st, No. 247, n s, 194.4 w 2d av, 13.10x102.2, three-story brick dwell'g. Peter Sheridan to Edward Reilly. Sept. 23. 6,850
 83d st, n e cor Madison av, 25x102.2, vacant. Jacob Ruppert to John Weber. Aug. 2, 1883. 20,000
 90th st, s s, 100 e 9th av, 75x100.8, vacant. Frederick K. Keller to Herman Hoefer and William E. D. Vincent. Mort. \$4,000, &c. Sept. 10. 17,500
 90th st, n s, 100 e 9th av, 150x100.8, vacant. James H. Coleman to George A. Thomas. Sept. 23. nom
 Same property. Release mort. The Mutual Life Ins. Co., New York, to George A. Thomas. Aug. 12. 18,000
 90th st, s s, 200 w 2d av, 100x100.8, vacant. Leopold Levy to Caecile wife of Moritz Bauer. Sub. to mort. Sept. 22. 32,000
 103d st, n s, 260 e 3d av, 25x100.11. Release mort. Henry A. Bogert to Jonas Weil and Bernhard Mayer. Sept. 24. 1,250
 103d st, No. 217, n s, 260 e 3d av, 25x100.11, five-story brick flat and store. Jonas Weil and Bernhard Mayer to Samuel Weil. Mort. \$14,000. Sept. 10. 25,000
 Same property. Samuel Weil to Margaret wife of John Hein. Mort. \$14,000. September 18. 25,000
 104th st, n s, 140 e New av, 50x100.11, vacant. }
 105th st, s s, 140 e New av, 50x100.11, vacant. } Maurice Moore to Nelson M. Whipple. Aug. 23. 21,000
 104th st, s s, 230 w 4th av, 25x100.10, four-story stone front flat. John H. Summerhayes to James D. Dalton. All liens. Q. Q. Apr. 16. nom
 109th st, No. 169, n s, 173.9 e 4th av, 18.9x100.11, three-story brick dwell'g and two-story frame rear building. Archibald Mitchell, Jr., to Sarah O. Mitchell. Sept. 19. 15,000
 111th st, No. 245, n s, 74 w 2d av, 26x75.7, four-story brick tenem't. Matilde wife of Theodore Von Ellert to Hannah M. Hand. September 21. 10,050
 116th st, No. 332, s s, 275 w 1st av, 15x100.10, three-story stone front dwell'g. Caroline wife of Columbus Sprotto to Catherine Barry. Mort. \$7,500. Sept. 21. 11,000
 117th st, No. 405, n s, 94 e 1st av, 16.8x100.11, four-story brick dwell'g. John Schwegler to Patrick Daly. Sept. 19. 9,500
 122d st, n s, 262.6 w 7th av, 13x100.11, three-story stone front dwell'g. Phebe wife of and Addison P. Smith to Robert Underhill, Yonkers. Mort. \$9,500. Sept. 17. 13,250
 126th st, No. 127, n s, 535 w 3d av, 12.6x99.11, three-story brick dwell'g. Abbie H. Wightman wife of Frederick B. to James S. Wightman. Release dower. Sept. 16. nom
 Same property. James S. Wightman to Mary A. Davis. Sept. 19. 6,150
 127th st, No. 72, s s, 140 w 4th av, 25x99.11, three-story frame dwell'g and stable. Francis Geis to William C. Boyd. Mort. \$5,000. Sept. 19. 11,000
 127th st, No. 142, s s, 275 e 7th av, 15x99.11, three-story stone front dwell'g. Melvina P. wife of Robert M. Cugle to William H. De Forest. Mort. \$10,000. See 6th av. Sept. 17. 15,000
 127th st, No. 134, s s, 337.6 e 7th av, 15.10x99.11, three-story stone front dwell'g. Benjamin F. Edsall to Ann E. wife of Matthew L. Harney. Mort. \$6,500. Sept. 23. 11,600
 129th st, No. 28, s s, 335 e 5th av, 25x99.11, two-

story brick dwell'g. John H. Bellamy to Lavinia B. Hayward. M. \$7,500. Sept. 19. 10,250
 131st st, No. 214, s s, 175 w 7th av, 16.8x99.11, three-story stone front dwell'g. James S. Wightman to Sarah H. Whitlock. Mort. \$7,000. Sept. 19. 13,500
 132d st, Nos. 231-245, n s, 275 w 7th av, 125.6x99.11, eight three-story stone front dwell'gs. Isaac E. Wright to Albert Minnerly. All liens. Sept. 24. 112,000
 156th st, s s, 425 e Grand Boulevard, 50x99.11. Release mort. Mary E. Miller, New Windsor, Orange Co., to Jacob and August Dux. Sept. 16. 2,500
 214th st, centre line, runs north to an angle which is a little south of 215th st, x west 40 x north to centre 215th st, x west to a point which would be the intersection of centre line of 14th av, x south along said centre of 14th av, to a line which would be the centre of 214th st, x e to beginning, contains 4713-1,000 acres, excepting any part that may be included in a deed from S. Thompson to I. and M. Dyckman, two-story dwell'g. Foreclos. Chas. E. Lydecker to Isidor Straus. 30,000
 Av A, Nos. 306 and 308, s e cor 19th st, 42x90, two four-story brick tenem'ts and stores on av and three-story brick build'g on st. Mary Griffin, Dresden, Saxony, to Magdalena O'Connor and ano., exrs. Thomas I. O'Connor. Aug. 21. 15,000
 Lexington av, Nos. 71 and 73, e s, 49.4 s 26th st, 49.4x100, two four-story brick dwell'gs. Isaac Prince to Austin Gibbins. Mort. \$30,000. Sept. 15. val. consid
 New av, first west of 8th av, n w cor 145th st, } 99.11x100, vacant. }
 145th st, n s, 100 w New av, 73x99.11, vacant. } Michael H. Cashman to Edmund Coffin, Jr. Mort. \$13,000. Sept. 19. 24,500
 1st av, No. 1455, w s, 54.4 s 76th st, 25x100, five-story brick flat and store. Peter Jaeger to Elka Marx. Mort. \$13,000. Sept. 21. 26,000
 1st av, s e cor 122d st, runs east 100 x south 118.10 x northwest — to 1st av, x north 10, vacant. Cornelia Austin to William Austin. All liens. May 29. nom
 1st av, s w cor 92d st, 50.8x100, vacant. }
 92d st, s s, 100 w 1st av, 25x100.8, vacant. } William C. Renwick, et al., exrs. W. R. Renwick to Emeline and Elizabeth Johnston. Sept. 21. 19,000
 1st av, s e cor 122d st, runs east 40 x south 35 x west 16 x northwest to 1st av, x north 10, one-story brick building. Foreclos. Louis M. Doscher to Thomas O'Meara. Sept. 23. 550
 2d av, No. 1558, e s, 20 s 81st st, 17x77, four-story stone front store and tenem't. Susanna wife of Lorenz Burghardt to Richard Bishop and Auguste his wife. Mort. \$6,000. Sept. 24. 13,000
 2d av, e s, 75.5 n 103d st, 25x74.7, vacant. John D. Karst, Jr., to William Bernard. Mort. \$8,000. Sept. 21. 14,500
 3d av, Nos. 1860-1864, s w cor 103d st, 75.8x102.6, three five-story brick flats with stores. Thomas Maguire to Joseph J. Carberry. September 18. 95,000
 4th av, Nos. 1467 and 1469, e s, 64.8 s 83d st, 37.6 x100, two four-story stone front flats. John B. Squier to Mary M. Crank. Mort. \$28,000. Sept. 19. 38,000
 4th av, No. 1641, e s, 36.5 n 91st st, 16x70, three-story stone front dwell'g. Contract, party first part to make improvements before delivering. Susan wife of John Sullivan to Lillie E. wife of Horace D. Sherrill. Sept. 18. 13,500
 6th av, No. 2265, w s, 46.11 n 130th st, 25.8x90, three-story brick dwell'g. William H. De Forrest to Melvina P. wife of Robert M. Cugle. Mort. \$13,000. See 127th st. Sept. 21. 20,000
 8th av, w s, 50 s 133d st, 49.11x100, two five-story brick flats and stores. Contract. Peter McCormack to William W. Egbert, Montclair, N. J. Sept. 21. 44,000
 8th av, w s, 39.11 n 140th st, 60x90, three three-story brick stores and dwell'gs. Patrick J. O'Brien to Amelia Bader. Sept. 15. 24,500
 9th av, s e cor 66th st, 100.5x100, vacant. }
 66th st, s s, 100 e 9th av, 50x100.5, vacant. } John T. Daly to James Flanagan. Mort. \$62,000. Re recorded. Oct. 21, 1873. 68,500
 9th av, n w cor 68th st, 100.5x100, vacant. St. Vincents Hospital to John Borkel and William McKean. Sept. 18. 44,000
 11th av, Nos. 740 and 742, e s, 25.1 n 52d st, 65.11 to centre old Hoppers lane, x southeast along centre line 60.9 x south 56.5 x west 60, two four-story brick buildings and stores.
 52d st, No. 573, n s, 60 e 11th av, runs north 81.6 to centre Hoppers lane, x southeast along lane 20.3 x south 78.4 to 52d st, x west 20, four-story brick building.
 Herman H. Ausderoh to Anna A. wife of John C. F. Iblenburg. C. a. G. Aug. 23. nom
 11th av, n w cor 58th st, runs north to s 59th st, x west to high water mark, x south to 58th st, x east to beginning, with land under water, &c., vacant. The Union Stock Yard and Market Co. to Joseph Eastman. Sept. 18. 300,000
 Interior lot, 222 e Madison av and 98.9 n 33d st, runs east 34.6 x south 4.6 x west 34.6 x north 4.9. Bryan Lawrence to Mary Rogers. Sept. 18. 1,800

MISCELLANEOUS.

Certificate of incorporation of the Congregation Anshi Libowitz
 General release. Hebrew Benevolent Orphan Asylum, New York, consid. \$1,000; The Mount Sinai Hospital, consid. \$1,000, and Home for Aged and Infirm Hebrews, consid. \$500, to Aaron H. and Julius Schutz, exrs. Mayer Schutz. Sept. 23.

General release, legacies, &c. Julius Schutz, individ., consid. \$5,000, and Aaron H. and Julius Schutz, trustees, consid. \$36,000, for benefit of minor children, to A. H. and J. Schutz, as exrs. of Mayer Schutz. Sept. 24. Last will and testament of Warren Harriot, dec'd.

23d and 24th WARDS.

Lyman pl, s e cor Freeman st, 50x93.11. Release mort. Lyman Tiffany and ano., exrs. and trustees Charlotte L. Fox, to Lyman Tiffany, individ. Sept. 19. 140
Rockfield st, n s, 900 e Marion av, 25x100. William S. and Charles W. Opdyke to Elizabeth wife of Clement H. Wainwright. Sept. 10. 350
Rogers pl, w s, 283.10 n Westchester av, 73.4x100x72.4x100. Release mort. Lyman and H. D. Tiffany and ano., trustees Mary P. Tucker, to Herman Wronkow. Aug. 12. 300
Summit st, n s, 439.3 w Williamsbridge road, 25x100. James E. Miller, Syracuse, N. Y., to Annie Sutcliffe. Sept. 15. 350
Washington st, lot 27 map of property Eliz. Ashe, Morrisania, 25x102. Thomas Green to Thomas De Grasse. Sept. 8. 450
Same property. John Heald to Thomas Green. Re-recorded. Q. C. Sept. 3, 1868. nom
Washington st, lot 26 map of property of Eliz. Ashe, Morrisania, 25x102. Patrick Green, Williamsburg, L. I., to William J. Pragnell. Sept. 8. 450
2d pl, n s, 350 w Grove av, 100x100. John L. Lindheim, exr. and trustee Moses Lindheim, to Abraham B. Frank. Sept. 16. 4,000
Same property. Hannah wife of and Moses Oppenheimer, San Antonio, Texas, Max and Louis Lindheim and Helen J. Lindheim and Sarah wife of Abraham B. Frank to same. July 21. nom
138th st, n e s, 46.3 s e Mott av, runs north 88.4 x east 35 x north 125 x east 66 to New York & Harlem R. R., s south 233 to 138th st, x northwest 73.5. Release mort. Frederick W. Bampton to Mary Hopkins. Sept. 18. 2,000
148th st, n s, 300 w Courtlandt av, 50x106.6. John Weisbrod, usually called J. Disbrov, of Columbus, Ga., to Cyrillus Nitsch. Aug. 1. nom
151st st, n s, 375 w Courtlandt av, 25x116.6x25x116.5. John Winter to Herman Herold and Annie M. his wife. Sept. 19. 3,300
152d st, n s, 425 e Courtlandt av, 25x100, h & l. John Frees to Xavier Schafer. Sept. 17. 1,675
Franklin av, n w s, part lot 131 map Morrisania, 9x95x98. Theodora Ernst to N. D. Lawton, New Rochelle. Sept. 5. 150
Same property. Release mort. Lucy R. Comfort to Theodora Ernst. Sept. 5. nom
Grant av, w s, south 1/2 of lot 215 map of East Tremont, runs north 33 x west 150 x south along Southern Boulevard 35, x east 140, with 42 foot right of way, &c. Sarah A. Reid to Walter C. Reid. July 22. nom
Grant av, w s, north 1/2 lot 215 map East Tremont, 33x150. }
Grove av, north part lot 13 map East Tremont, 80.5x150.5x94x150, with 42 foot right of way. }
Sarah A. Reid to Annabella C. Ford. July 22. nom
Morris av, n cor Van Stall st, 46x100x54x100.2, hs & ls. Bryan Gaffney to Joseph Gaffney. Mort. \$5,000. Sept. 19. gift
Prospect av, n w s, lot 47 map Woodstock, 120 x350. Margaret M. S. Welner to John E. and Anna Welner. 1/2 part. C. a. G. Sept. 21. nom
Railroad av, e s, part of lot 59 map Upper Morrisania, 54x150. Foreclos. Silas D. Gifford to Thomas Thwaite, Yonkers. July 7. 2,700
Strong av, n s, 16.6 e Tinton av, 20.6 x abt 83. Release mort. R. Clarence Dorsett to John W. Decker. Sept. 10. 168
Same property. John W. Decker to Stefano Civiletti. Mort. \$1,250. Sept. 17. 2,600
Same property. Release mort. Fannie McCormack to John W. Decker. Sept. 17. 150
Stebbins av, e s, 413.4 n 165th st, 25x154.1x25.4x150. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. Sept. 15. 114
Westchester av, s s, 53 e Bergen av, 25x202x35.10 x177. Henry K. Du Bois, of De Land, Florida, Frances E. and James H. Du Bois, heirs K. Du Bois, and Mary H. Du Bois, widow, to Samuel G. Douglass. Sept. 4. 1,900
Same property. Release mort. George C. Glacius to Francis E., James H. and Mary H., widow, Du Bois. Sept. 17. nom
West Farms to Hunts Point road, e s, adj. C. Erdenbrechers land, runs east 5 rods to centre West Farms creek, x north following creek 2 1/2 rods, x west 5 rods x south 2 1/2 rods, 24th Ward. Joseph Horridge to Edward K. Sherwood. C. a. G. Sept. 16. 300
2d av, s s, 10.5 s w from junction Devoe st, 25x125. Margaret A. Donobue, formerly Leddy, to John J. Leddy. Q. C. Aug. 18. nom
3d av, w s, 75 s 169th st, 128x102x130x95. William N. Lewis, Sarah F. Kelsey, Euretta L. Clocke and Charlotte S. Heiberd to John Eichler. Sept. 21. 15,500
Lots 351, 352, 353, 354. 355 and 356 map West Morrisania, part W. H. Morris farm. Harvey Kennedy to William F. Shirley. Contract. 1/2 part. Oct. 1, 1884. nom
Same property. Assign. of contract. William F. Shirley to Henry Rosever. nom
Same property. Assign. of contract. Henry Rosever to Louis Rosenfeld. nom
Plot on boundary bet. A. Denike and land late of Eliza Hunt and Mary A. Hunt at point 435 northwest of road from West Farms to Hunts Point, 159x138x173.6x46.6x82.6, being 1/2 acre. Alexander V. Davidson, Sheriff, to Mary R. Purdy. Deed on execution. June 10. 10

LEASEHOLD CONVEYANCES.

Chatham st, No. 150. Saloon. Andrew Petersen to Michael O'Connell. Assign lease. nom
Houston st, No. 413 East. Assign. short leases. Frank Freidank to Christian Kunold. nom
Lewis st, w s, 100 n Rivington st, 25x100. Frank Roosevelt to Charles G. Bitz. 21 years, from Sept. 2, 1885, per year, 300
4th st, s s, 263.4 w Av C, 24.8x96.2. Assign. lease. Rosalie Cohen to Ignaz Waizmann and Margaretha his wife. 7,350
22d st, n s, 125 e 11th av, 50x88.8. Mary C. wife of John D. Ogden to Alfred W. Budlong. 21 years, from September 1, 1885, per year, taxes, &c., and 800
23d st, s s, 125 e 11th av, 50x98.8. William T. Moore to Alfred W. Budlong. 21 years, from Sept. 1, 1885, per year, taxes, &c., and 900
23d st, Nos. 6 and 7 E., store and basement. Assign lease. Cornelius S. Conklin to Chas. H. Capen. nom
43d st, No. 64, s s, 125 e 6th av, 20.8x100.5. Glorvina R. Hoffman, widow, to Richard P. Smith. 21 years, from May 1, 1885, per year, taxes, &c., and 600
9th av to 10th av, 85th st to 86th st, lots 16-32 block 174, 22d Ward. The Mayor, &c., New York, to W. B. Ludlow. Tax lease for taxes 1869 and 1870. 100 years. 87
Same property. Assign lease. Wm. B. Ludlow to Joseph C. Pinckney. nom
Same property. Charles C. Pinckney exr. J. C. Pinckney to Mary C. Ludlow. nom
Same property. Assign lease. Mary C. Ludlow to George Hoadley. nom
10th av, w s, 25.1 n 47th st, 25.1x100. Assign. lease. Peter Schaeffer to John M. Canda and John P. Kane. 20,000

KINGS COUNTY.

SEPTEMBER 18, 19, 21, 22, 23, 24.

Butler st, n s, 90 w 5th av, 20x144.8x20x144.9. Partition. George B. Abbott to Max T. Michaelson. \$750
Bartlett st, n s, 225 w Throop av, 25x100, h & l. Christian Gunkel to John E. Heitmann and Lucia his wife. 2,500
Bond st, w s, 20 n Douglass st, 20x50. Partition. Bernard J. York to Mary wife of John Kelly. 530
Butler st, s w cor East 29th st, 42.9x100x45.8x100. }
Nostrand av, s e cor Grant st, 670.4 to Vernon av, x 5.11 to Franklin st, x671.6 to Grant st, x25.6, Flatbush. }
John Lefferts and ano., exrs. and trustees J. McKinney, to Patrick J. Kenedy. 525
Boerum st, n s, 597.9 e Bushwick av, 25x50.8x25.1x52.5. Marvin Cross, Sherlock Austin and John H. Ireland to Elizabetha and Heinrich A. Mahla. 2,250
Boerum st, n s, 274.4 w White st, 25x43.8x25.1x41.1. Marvin Cross, Sherlock Austin and John H. Ireland to Anton Gahz and Victoria his wife. 2,175
Cedar st, n w s, 475 n e Evergreen av, 25x80.9x29x95.6. Henry Katzmann to Jacob Goedtel. Mort. \$6,000. 7,300
Chestnut st, w s, 800 n 4th st, 25x150, New Lots. Sarah M. wife of Samuel Rowe, Portland, Me., to Jacob Clute and Elizabeth his wife, joint tenants. 300
Chestnut st, w s, 675 n 4th st, 25x150, East New York. Elizabeth wife of Jacob Clute to Francis Flynn and Ellen J. his wife. Mort. \$500. 950
Columbia st, w s, 100 n Union st, 21x80. Abraham Grenabaum to Louis Dreyfuss. nom
Same property. Louis Dreyfuss to Julia Granabaum. nom
Crown st, s s, 175 w Franklin av, 47.10x167.2x67.2x25x100. Sidney V. Lowell to Bernard Burke and Catharine his wife. 250
Conselyea st, s s, 250 w Lorimer st, 25x75. Joseph P. Cuthbert to Augustus Sandblown. 3,000
Clinton st, No. 27, e s, 188.2 n Pierrepont st, 25x100.3x24.11x100.6. Leila B. wife of and Clarence H. Scrymser, New York, to Martin D. Tyrrell. Mort. \$7,000. 11,800
Cumberland st, e s, 210.3 s Park av, 17x100. Amelia C. Mole, Philadelphia, Pa., to Margaret A. and Catharine F. O'Connor. 4,500
Douglass st, n s, 130 w 5th av, 20x100. Partition. George B. Abbott to Edward F. Fletcher and Annie his wife. 480
Douglass st, n s, 90 w 5th av, 20x100. Partition. George B. Abbott to James Reilly. 600
Duryea st, s e s, 250 n e Broadway, 125x100. James Christopher to Mary W. Trowbridge. Mort. \$1,875. 6,000
Dean st, n s, 450 e Buffalo av, 200x107.2. Charles L. Cocke, of Sussex, Va., and Susan B. Emerson and Oscar V. Smith, Portsmouth, Va., to Christopher P. Skelton. 1,600
Debevoise st, n s, 100 e Humboldt st, 25x100, h & l. Peter Fritz to Melchior Franz and Barbara his wife, joint tenants. 2,700
Decatur st, n s, 450 w Patchen av, 50x100. Julius B. Davenport to Elizabeth Phelan. 3,000
Diamond st, n s, 1,202.1 e Main st, 100x200, Flatbush. George H. Stone to Henry Martin. Mort. \$1,800. 4,000
Devoe st, n s, abt 155 e Judge st, 25x100. Frank Schaefer to Xavier Schoch. nom
Ellery st, n s, 275 w Marcy av, 25x95.5. The City of Brooklyn to Caspar Volhard and Charles Rissler. Q. C. nom
Fulton st, s s, 100 e Saratoga av, 300x100. Isaac H. Herbert to Emeline R. Herbert. Mort. \$22,500. 22,500
Freeman st, n s, 300 e Manhattan av, late Union av, 25x100, h & l. Harrison Gordon to Adam H. Ward. Q. C. 1,000

Franklin st, e s, 110 s Oak st, 20x70. Elizabeth Lockwood, extr. T. J. Lockwood, to Mary Fay. val. consid
Gerry st, n s, 275 e Harrison av, 25x100, h & l. Caspar Volhard to Henry C. McBair, of Livingston, N. J. 4,900
Gold st, w s, 97 n Tillary st, runs north 102.11 x west 70 x north 60 x west 10 x north 25 x west 23 x south 22 x west 25 x south 68 x east 26.6 x south 96 x east abt 26.1 x south 25 x east 25 x north 22 x east 50. Adelaide E. wife of Alfred Van Derwerken to The Hopkins & Dickinson Manufacturing Co. 11,000
Graham st, e s, 386 s Willoughby av, 24.4x182.10 to Kent av. Maria L. Lyons, Emporia, Kansas, to Nancy B. Wheeler. Q. C. 900
Same property. Nancy B. Wheeler to George S. Wheeler. Q. C. nom
Graham st, e s, 386 s Willoughby av, 24.4x182.10 to Kent av. George S. Wheeler to Thomas F. Harrington. 2,200
Grove st, s s, 185 w Hamburg av, 100x100. Justus Schoenewald to Henry Spengler. 3,000
Halsey st, n s, 160.10 e Reid av, 17.10x100. Frederick, John and Frederick, Jr., Dhuy, to Fredericka Zehner. 4,500
Same property. Mary T. Fox to James Connolly. nom
Halsey st, n s, 160.10 e Reid av, 17.10x100. Contract. John, Frederick and Frederick, Jr., Dhuy, to Fredericka Zehner. 4,500
Hamburg st, n e s, 50 s e Prospect st, 25x100. Margaret A. Connolly to Mary T. Fox. nom
Harman st, n w s, 100 n e Evergreen av, 20x100. Adam Edelmant to Ernest J. Eisemann. 600
Harman st, n w s, 260 s w Central av, 20x100, h & l. James Gascoine to Emil Kieser. val. consid
Harman st, n w s, 240 s w Central av, 20x100, h & l. James Gascoine to Jacob K. Eberle and Mary L. his wife. nom
Harman st, n w s, 220 s w Central av, 20x100, h & l. James Gascoine to John Ernst. val. consid
Hancock st, s s, 360 e Nostrand av, 22x100. James D. Lynch, New York, to Robert W. Gleason. 3,410
Hart st, s s, 40 e Nostrand av, 20x75, h & l. Thomas E. Greenland to Sherlock Austin. Mort. \$3,500. 6,800
Hart st, s s, 231.8 e Sumner av, 18.4x100, h & l. Thomas J. Moore and John G. Price to George W. Githens. Mort. \$3,500. 6,000
Heyward st, s s, 148.6 w Marcy av, 18.6x100. Louisa wife of Henry Grasman to Frank A. Wollensak. Mort. \$3,500. 6,100
Hart st, s s, 60 e Nostrand av, 20x75, h & l. Thomas E. Greenland to Charles E. Harris. 6,800
Herkimer st, s e cor Stone av, 25x100. Henry Klingenstein, New York, to Philip Straus. 400
Herkimer st, n s, 250 e Buffalo av, 25x100. Foreclos. Walter G. Rooney to Anna Burr, Mt. Kisco, N. Y. 725
Hoyt st, e s, 38.2 n 2d st, 19.1x82.6x19x81.8. h & l. John Ordranax, Roslyn, L. I., to Ellen Collins. C. a. G. 4,500
Hull st, s s, 146.4 e Rockaway av, 78.8x100, hs & ls. Charles E. Cozzens and William H. Barton to Francis J. McMahon. Mort. \$11,500. 20,000
Same property. Elizabeth W. Aldrich, New York, to Charles E. Cozzens and William H. Barton. Release mort. 11,000
Hull st, n s, 262.6 e Saratoga av, 17.6x100, h & l. }
Hull st, n s, 297 e Saratoga av, 53x100, hs & ls. }
Hull st, n s, 66.8 w Hopkinson av, 16.8x100, h & l. }
Louis Houseman, New York, to Alanson W. Adams. 100
Huntington st, n e cor Smith st, 420 to Gowanus canal, x 232.6x475.9x225.6. Eugene R. Durkee to Conrad Braker, Jr., New York. Mort. \$20,000. 50,600
Jackson st, s s, 200 e Leonard st, 25x100, h & l. John Hein to Samuel Weil. Mort. \$1,000. 3,000
Jefferson st, s s, 647 e Throop av, 18x100. William V. Studdiford to Patrick Nolan. 4,900
Same property. George H. Grannis to William V. Studdiford. Release mort. nom
Jefferson st, w s, 256.10 n Atlantic av, 25x100, East New York. Edward F. Linton to Edward Callaghan and Kate his wife. 350
Same property. Sarah, Catharine and William Stoothoff, and Arabella O. Waters to Edward Linton. Release mort. 250
Kosciuskost, n s, 300 w Stuyvesant av, 14.6x100. Wilhelmina D. wife of Gustav Zimmermann to Bridget Donohue. Mort. \$1,800. exch
Little st, 68 from United States st, runs east 55 x north 21.8 x west to Little st, x south to beginning. William P. Carroll to Catharine Carroll. nom
Lincoln pl, n s, 100 e 5th av, 19x122.8x50.7x118.8. Partition. George B. Abbott to Edwin Leach. 1,180
Magnolia st, s e s, 200 n e Knickerbocker av, runs northeast 50 x southeast 200 to Palmetto st, x southwest 25 x northwest 100 x southwest 25 x northwest 100. Andrew J. Moses to John H. Scheidt and Louis B. Schuler. 1,400
Macon st, Nos. 210 and 212, brown stone houses, sub. to morts. \$8,500. Emma L. Turner to Mary E. Hunn. Exchange for No. 937 10th av, New York City. Sub. to morts. \$9,500 and interest due, also taxes for 1883 and 1884.
Macon st, n s, 340 e Throop av, 20x100, h & l. Josephine wife of and William Herod to Mary E. wife of Frederick M. Trimm. Mort. \$4,000. 8,000
Maujer st, n s, 100 w Ewen st, 100x100. Maria Fleckenstein and ano., exrs. M. Fleckstein to Oscar Neubert. Mort. \$13,000. 647

Same property. Release dower. Maria Fleckstein, widow, to same. nom
 Prospect st, n e cor Sherman st, 50x100, Flatbush. Catharine Hegeman to Soren Hansen. 2,000
 President st, n s, 192.8 w Hoyt st, 16x98, h & l. Joseph P. McInenly to Sarah A. White. Mort. \$2,500. 5,500
 Pacific st, n s, 197 e Smith st, runs east 14 x north 100 x west 11 x south 10 x west 3 x south 90. Fannie M. wife of and Benjamin G. Oppenheim, to William A. Darling, President Murray Hill Bank. Mort. \$3,500. nom
 Quincy st, s s, 204 w Reid av, 18x100. Samuel W. Post to Henry C. de Rivera. Mort. \$4,850. 8,000
 Richardson st, s s, 163.6 w Lorimer st, 11.6x—x—, small gore. Caroline S. Herring, widow and sole devisee of S. C. Herring, to Horace F. Ayres. 25
 Richardson st, s s, 163.6 w Lorimer st, 11.6x—x—, Horace F. Ayres, Morristown, N. J., to Thomas O'Reilly. 50
 Ross st, n s, 95 e Lee av, 20x100, h & l. Rhoda A. wife of Joseph Todd to Mary A. wife of James Kelly. 5,500
 Skillman st, e s, 100 n Lafayette av, 19.4x100, h & l. Joseph Waters, New York, to Sarah M. Taylor, widow. Q. C. nom
 Somers st, n e cor Rockaway av, 51.9x100, h & l. George R. Brown to John Kenna. 16,000
 Same property. Release mort. Elizabeth W. Aldrich to George R. Brown. 9,500
 Sackett st, n s, 199.6 w 5th av, 7.6x100. James D. Lynch, New York, to Joseph Morris. exch
 Sandford st, w s, 201.6 n Myrtle av, 18.9x100, h & l. Frank A. Wollensack to Louisa wife of Henry Grasman. Mort. \$2,500. 5,500
 Schermerhorn st, n s, 78.3 w Smith st, 20x—x 20x53.11. Millidge D. Messinger to Henry S. Johnson. 2,000
 Shaffer st, e s, 175 n Bushwick av, 16.8x100, h l. Maria wife of Joseph Hopkins, Sr., to Anthony J. Burger. Mort. \$1,200. 1,800
 Stagg st, s s, 300 w Waterbury st, 25x100. Mary S. wife of Charles R. Baker, formerly Mary S. Schenck, heir Chas. Schenck, to Magdalena wife of Jacob Schneider. 1,100
 Stagg st, n s, 55.4 e Waterbury st, 25x100.1x 25x95.2. Same as last to Ferdinand Grasman. 800
 St. James pl, No. 136. Release contract. Q. C. & c. Jane R. McKinley and Louis Townsend to William A. Husted. nom
 Sumpter st, s s, 120 w Rockaway av, runs south 10 x west 20.4 x north—x west 0.2 x—to Sumpter st, x east 20.6. Albert Woodruff to Julius E. and Hugo M. Hintze. Taxes, assessments, &c., from 1881. 1,500
 Suydam st, n w s, 292.11 s w Wyckoff av, 50x 100. Ann E. Crouse, widow, to Agnes wife of S. M. Steven. 550
 Stauhope st, n w s, 271.7 s w Wyckoff av, 25x 100. James A. Bills to Adolph Sussman. nom
 Tillary st, n s, 64.9 w Jackson st, 20x50.5. Adam Walker to Patrick Dooley. 1,500
 Union st, n s, 253.11 e 5th av, 16.8x95. Wilbur T. Calvert to Charles A. Kimball, Crawford, N. J. Assessm'ts, &c. 13,000
 Van Buren st, s s, 466.8 w Sumner av, 19.2x100, h & l. Patrick Concannon to Fanny wife of Henry Hutchison, New York. M. \$3,500. 6,400
 Walton st, s e s, 375 n e Marcy av, 25x100, h & l. Philip Steigotter to William Grimm and Maria his wife, joint tenants. 6,000
 Warren st, n s, 257.2 e 4th av, 25x100, h & l. George R. Brown to Mary E. Webb. 12,000
 Winthrop st, s s, 2,386.6 e Flatbush av, 40x122.6, Flatbush. Ebenezer Cox to George W. Lush. 500
 Woodbine st, s e s, 275 n e Central av, 25x100. Elizabeth L. wife of George F. Booth to Alice wife of Isidore Fie. 375
 Wilson st, n w s, 190 s w Wythe av, 30x100, h & l. Edward E. Wells to John H. McCoy. 5,750
 South 2d st, n s, 121.5 w 11th st, runs north 104 x west 8.9 x southwest to point 85.8 n of South 2d st, x south 85.8 to South 2d st, x east 25, h & l. Elise Meyer to Andreas Spenkuch and Margaretha his wife, joint tenants, New York. Mort. \$2,500. 4,000
 4th pl, n s, 128 w Clinton st, 20x133.5. Michael Miller to Albert A. Scales. 5,000
 South 4th st, n e s, 50 n w 12th st, 25x95.2. }
 South 5th st, n e s, 175 s e 11th st, 25 x 1/2 block. }
 Mary De Angelis to James Gardner. Release. nom
 4th st, east cor North 14th st, 100x100. Foreclose. Charles B. Farley to Michael Newman. 2,400
 North 4th st, s s, lot 33 map made by D. Ewen in Aug., 1827, 25x60. Harvey Maugam, Jr., to John B. Grimes and Anna E. Grimes. Mort. \$1,000. 2,500
 5th st, west cor North 14th st, 100x88.6x100x 111.7. Foreclose. Charles B. Farley to Jeremiah V. Meserole. 1,345
 7th st, s w cor North 7th st, 25x100. Nancy B. Wheeler to Armand and Jules Wolff and Nathan Meyer. 1,200
 8th st, s s, 307.10 e 6th av, 60x100. Jane M., Frark J. and Henry R. Goodnow, exrs. A. F. Goodnow, to Isabella wife of William Brown. Contains nominal release dower from Jane M. Goodnow, widow. 4,500
 8th st, n s, 95.9 e 4th av, 110x100. Julia G. Jerome, widow, New York, to Eliza O. Hill, Rockville Centre, L. I. 2,000
 11th st, s s, 197.10 w 5th av, 100x100. Sophie G. Parker, Hempstead, L. I., to Sampson B. Oulton. nom
 Same property. Release mort. Asa W. Parsons to same. nom

12th st, n s, 155.4 e 7th av, 50x100, hs & ls. Isabella wife of William Brown to Jane M. Goodnow. Morts. \$9,000. exch
 14th st, n s, 289.6 e 4th av, 16.8x100, h & l. Mary wife of Francis Ramsey to John A. Anderson. Mort. \$1,000. 2,200
 17th st, n e s, 240 s e 6th av, 17.6x80. Mary B. Dorion, widow, Philadelphia, Pa., to Carl Fiehn. 2,100
 31st st, s w s, 100 s e 4th av, 25x100.2. Michael Owens to Elizabeth wife of John E. Owens. Mort. \$400. 600
 Atlantic av, n s, 198 w Hicks st, runs west 20.6 x north 70 x east 8.6 x southeast—x south 58.4, store. Catharine S. and Annie T. Houghton and Nellie M. wife of and George L. Abbott to Frederick W. Lieder and Helen his wife. 11,750
 Atlantic av, n w cor Stone av, 98x75. Darius C. Davison to John J. Drake. M. \$1,750. 2,200
 Same property. The Brooklyn Mill and Lumber Co. to Darius C. Davison. Release from mechanic's lien. 100
 Atlantic av, s s, 391.8 e Ulica av, 16.8x100, h & l. Sally A. wife of Thomas S. Denike to Emily L. E. Wenman. Morts. \$1,600. 2,500
 Bushwick av, n w cor Palmetto st, 16.8x80, h & l. Charles H. Pearsall to William A. Fitch. Q. C. nom
 Same property. William A. Fitch to Lucy C. wife of Charles H. Pearsall. Q. C. nom
 Bushwick av, s w s, 396 s e Greene av, 22.6x240 to Central pl, x 24 x northeast 120 x north-west 4.2 x northeast 120. Charles Krick to Charles Maurer. 3,000
 Bedford av, e s, 40 s Lafayette av, 20x60. Annie R. Frazier to M. Howell Topping. Morts., taxes, &c. 1874. nom
 Butler av, e s, 100 s Division av, 25x100, New Lots. J. Wyckoff Vansiclen to Christian C. Abel. 550
 Central av, north cor Himrod st, 50x100, hs & ls. Robert S. Seberry to Margaret A. McCormick. 7,500
 Carlton av, e s, 481.5 s Fulton st, 19.6x100. Garrett W. Smith to Edwin M. Cary. Mort. \$2,500. nom
 Same property. Edwin M. Cary to Cornelia A. Smith. Mort. \$2,500. nom
 Clason av, w s, 145 n Lafayette av, 15x100. John Jacques to Richard Powell, Westbury, L. I. 1880. 2,025
 Clinton av, w s, 44 n Greene av, 24.2x120. Consent to release of mort. Caroline W. Townsend to Seaman's Bank for Savings, City New York. nom
 Clinton av, w s, 44 n Greene av, 24.2x120. Jane R. McKinley, widow, Elizabeth N. J., Caroline W. wife of Louis Townsend, Richmond Hill, L. I., and Regina wife of Matthias Snyder, Elizabeth, N. J., to William A. Husted. 11,350
 Same property. Release mort. The Seamen's Bank for Savings, City New York, to Jane R. McKinley, widow. 2,000
 Same property. Release mort. Caroline W. wife of Louis Townsend to same. nom
 Duryea av, n w cor Williamson av, 50x110, East New York. Frank C. Lang, trustee of assigned estate of John G. Williamson, to Mary wife of Michael Flannigan. nom
 Evergreen av, s w s, 50.5 n w Ivy st, 25.3x81.7x 25x85, h & l. William J. England to Mary E. wife of Robert R. Everest. Mort. \$2,500. 3,800
 Franklin av, e s, 93 s Gates av, runs east 74.10 x south 27 x west 14.10 x north 10 x west 60 to avenue, x north 17, h & l. Henry Keale, Jr., to William C. Baker. Morts. \$7,500. 8,316
 Flushing av, s s, 25 e Bremen st, 25x81.7. James F. Gillen to Barbara Schmidt, New York. Mort. \$3,000. 5,600
 Gates av, e cor Franklin av, 74x93. Release mort. Charles E. Rogers to E. Ellery Anderson, Frederick H. Man and Henry Keale, Jr. nom
 Graham av, w s, 75 s Stagg st, 25x100, h & l. John Pabst and Elizabeth Pabst to Juliana Knorzer. Mort. \$5,500. 12,700
 Gravesend av, n w cor 86th st, 92x150x175, Gravesend. James L. Voorhies to Herman Thimig. 650
 Hudson av, w s, 50.8 s Concord st, 37.7x89x37.1 x83, hs & ls. Henry S. Draper and William B. Draper and Susan A. his wife to James L. Dougherty. C. a. G. 4,000
 Knickerbocker av, w cor Jefferson st, 75x100. Theodore F. Jackson to Wilhelm Mayer and Mary his wife. 2,800
 Lafayette av, s s, 60 w St. James pl, 20x100, h & l. Henry G. Stetson, New York, and ano., exrs. R. Swain, to Theresa M. wife of Daniel R. Bowker. 9,800
 Same property. Francis McC. Swain, an heir of R. Swain, to same. Q. C. nom
 Same property. Edward A. Swain, au heir of R. Swain, to same. Q. C. nom
 Lexington av, n s, 100 e Bedford av, 250x100. Robert L. Carpenter to Thomas H. Robbins. Morts. \$48,750. 50,000
 Lafayette av, s s, 445 w Sumner av, 20x100, h & l. Isaac Smith to George M. Smith. 5,400
 Lafayette av, n w cor Steuben st, 125x85.3. Release mort. George W. Powers, New York, to Paul C. Grening. 14,300
 Marcy av, w s, 47.10 s Lynch st, 26x80.8, h & l. Margaret wife of and Nicholas Mulyihill to Catherine A. Odell. Mort. \$3,250. 6,500
 Marcy av, s w cor Middleton st, 200 to Gwinnett st, x80.8. Sarah Onderdonk to Jacob Bossert. 10,500
 Same property. Release mort. Horatio G. Onderdonk to Sarah Onderdonk, nom

Marcy av, n s, 80 w Middleton st, 20x85. Foreclose. Charles B. Farley to The Dime Savings Bank, Williamsburgh. 2,750
 Marcy av, n s, 107 w Middleton st, 20x85. Foreclose. Same to same. 2,500
 Marcy av, w s, 60 n Hopkins st, 20x82x25.6x 66.2. Edward Ford to Elizabeth Hill. nom
 Same property. Elizabeth Hill to Annie wife of Edward Ford. 490
 Montauk av, e s, 137.6 n Liberty av, 18.9x100, New Lots. Elizabeth Horton, individ. and extrx. W. B. Horton, to Walter E. Smith. 1,100
 Montauk av, e s, 118.9 n Liberty av, 18.9x100, East New York. Maria E. Rapelje, Newtown, L. I., to Walter E. Smith. 1878. 1,350
 Nostrand av, w s, 25 n Butler st, 82.10x100x83.2 x100, Flatbush. John Lefferts and ano., exrs. and trustees J. McKinney, to Patrick J. Kennedy. 490
 Nostrand av, e s, 100 s Monroe st, 20x80, h & l. Foreclose. Joseph W. Carroll to Howard E. Turner. Mort. \$7,500. 325
 Park av, s s, 125 e Marcy av, 20x100. Isidor Zimmermann and Mary A. his wife to Andrew Weber and Julia his wife, New York, joint tenants. 3,350
 Putnam av, s s, 115 e Tompkins av, 20x100. Charles Isbill to Sylvester C. Dunham, Middletown, Conn., and Mary E. C. Brewster. 8,500
 Prospect av, s s, 200 w 5th av, 100x80.2. Asa W. Parker, Hempstead, L. I., to Daniel Doody. Morts. \$16,500. 35,000
 Putnam av, n s, 195 e Tompkins av, 20x100, h & l. Albion K. Buckley and Frederick Hornby to Mary E. wife of George L. Weed. Mort. \$6,200. 9,500
 Reid av, w s, 144 s Jefferson st, runs southwest to w s of old road or lane, known as Reid lane and Lefferts av, x south 6 x northeast to Reid av, x north 6. 490
 Reid av, w s, 150 s Jefferson st, runs southwest to said old road above, x south to Hancock st, x east to Reid av, x north 50. Release judgmt. Mary R. Phelps, admrx. Edward A. Phelps, Jr., to Nathaniel H. Clement and Edward J. O'Flynn. 250
 Reid av, s w cor Quincy st, 100x75. James Gascoine to Samuel W. Post. Morts. \$11,500. 12,000
 Reid av, n s, 20 n Halsey st, 58x80. Release mort. Cecelia A. Dougherty formerly Rice. 1,500
 Sackman av, e s, 125 s (?) Blake av, 50x100, New Lots. Jacob W. Erregger to Christoph Gessmann. 400
 St. Marks av, n s, 125 e Buffalo av, 25x127.9. John J. Drake to Ferdinand F. Volkening. 275
 Sumner av, s w cor Hart st, 20x82. Christopher C. Luck, Albany, N. Y., to John Lutjen. Mort. \$4,000. 10,850
 Sumner av, e s, 50 n Monroe st, 33.4x80, hs & ls. Marie E. wife of Frederick M. Trimm to William Herod. Morts. \$3,500. 7,500
 Tompkins av, w s, 23 s Quincy st, 19.3x81. James W. Stewart to Christina S. Ringel. Mort. \$4,000. 10,000
 Tompkins av, n e cor Putnam av, 100x195. Joseph C. Hoagland to Paul C. Grening. 20,000
 Tompkins av, No. 808, w s, 61.6 s Quincy st, 19.3 x81. James W. Stewart to Emma wife of Frank A. Howson. Mort. \$6,500. 10,000
 Van Cott av, n s, 58.1 e Eckford st, 27.2x99.4x 28.1x106.9, h & l. Christian Johnson to William Dielmann. 4,200
 Van Pelt av, n s, 101.4 e Graham av, 26.2x95x 21.2x41.4x19.7x52.11. William C. Traphagan, New York, to Henry Precht. 700
 Vernon av, s s, 190 e Marcy av, 20x100, h & l. Patrick Sheridan to Sarah D. Vandervoort. Mort. \$4,500. 7,600
 Willoughby av, s s, 80 e Grand av, runs south 90 x east 20 x north 10 x east 20 x north 80 to Willoughby av, x west 40. Asa W. Parker, Hempstead, L. I., to Daniel Doody. C. a. G. 20,000
 3d av, e s, extends from 7th to 6th st, 200x120.9. Julia G. Jerome, widow, New York, to D. Allen's Sons, composed of Isaac L. and Theodore B. Allen. 5,600
 4th av, n e cor 8th st, 100x95.9x100x99.9. Julia G. Jerome, widow, to John Loughlin. 2,225
 5th av, w s, 105 n Butler st, 39.11x90x39.9x90. Partition. George B. Abbott to Horatio S. Stewart. 2,200
 5th av, e s, 119 s St. Johns pl, 80x100. Partition. George B. Abbott to William Irvine. 3,840
 5th av, n e cor Lincoln pl, 40x100. Partition. Same to Mortimer J. Lyons. 4,040
 5th av, s e cor Sterling pl, 20x100. Partition. Same to Sarah Wolff. 2,000
 5th av, e s, 20 s Sterling pl, 40x100. }
 Sterling pl, s s, 100 e 5th av, 16.7x100. }
 Partition. Same to John H. Schroder. 2,890
 5th av, s e cor St. Johns pl, 20x100. }
 5th av, s e cor Lincoln pl, runs east 102.10 to centre of old road, x southwest 37 x north 16 x southwest 71.6 to 5th av, x north 28.5. }
 5th av, w s, 25 n Butler st, 20x90. }
 5th av, n w cor Douglass st, 20x90. }
 Partition. George B. Abbott to Thomas B. Jackson. 8,685
 5th av, n w cor Butler st, 25x90. Partition. George B. Abbott to Joseph Marhoffer. 3,150
 5th av, east cor Sterling pl, 105.2 x southeast to centre of old Gowanus road, at point 72.8 s e 5th av and 94.7 s w Park pl, x south 107.4 to Sterling pl, x northwest 93.10. }
 St. Johns pl, n e s, 100 s e 5th av, 69.9x101.3x 53.7x100. }
 5th av, s e s, 20 s w St. Johns pl, 19x100. }
 5th av, s e s, 79 s w St. Johns pl, 40x100. }
 St. Johns pl, s w s, 100 s e 5th av, 73.8x123.7x 50.7x120. }

George B. Abbott to Cornelius E. Donnellon. Partition. 15,310
 5th av, w s, 40 s Butler st, 20x90. Partition. George B. Abbott to Emma C. wife of George D. Smith. 900
 6th av, s e cor 10th st, 137x695.9 to 7th av, x140.7 x695.9. Daniel Doody and wife to Francis J. McMahon. All liens. 22,000
 Same property. Francis J. McMahon to Daniel Doody. All liens. 22,000
 6th av, s w cor Prospect av, runs south 160.4 x west 80 x north 70 x west 20 x north 90.4 x east 100. Alice M. Jennings, Saratoga Springs, to Frank E. Darrow. C. a. G. consid omitted
 6th av, s e cor 10th st, 137x695.9 to 7th av, x 140.7x695.9. Kate C. Henderson et al., exrs. and trustees I. Henderson, to Daniel Doody. 44,000
 7th av, n e cor 12th st, 60.3x89.3x59.5x88.8. Jane M. Goodnow, widow and with others, exrs. A. F. Goodnow, to Isabella Brown. exch
 7th av, s e s, 25 n e 16th st, 25x97.10. Thomas H. Mallon to Thomas Donohue. 1,100
 Same property. Thomas Donohue to Wilhelmina D. Zimmermann. Mort. \$650. 1,500
 Alley way in block bet Dock st and Main st, w s, 90 s Water st, 36x5.5, h & l.
 Front st, n s, 161 e Dock st, 66.3x121x67.10x 122.7.
 James P. Babcock, heir Henry C. Babcock, to Martha R. Elizabeth A. and Susan A. Babcock, New York. C. a. G. Mort. \$12,000. Contains nominal release of dower from Caroline B. Babcock, widow. nom
 Gravesend Neck road, n w cor Manhattan Beach R. R., abt three acres, Gravesend. Martha J. Lott and Sarah E. Bennett, heirs J. H. Van Cleef, to Benjamin F. Stephens. Q. C. nom
 Same property. Sarah J. Van Cleef, committee of R. H. Van Cleef, lunatic, to same. All title. 2,825
 Same property. Sarah J. wife of Richard Van Cleef, lunatic, to same. Release dower. nom
 Interior lot, 45.2 s Devoe st and 259.10 w Olive st, runs south 31.3 x west 15.2 x north 25 x northeast 16.5. Henry Kneip to Anna J. Schreiber. nom
 Interior lot, 76.5 s of Devoe st and 250 w Olive st, runs west 9.10 x south 48.6 x east 9.10 x north 48.6. Anna J. Schreiber, widow, and sole devisee of J. G. Schreiber, to Henry Kneip. nom
 Interior lot, 182 w 5th av and 100 n Sackett st, runs west 17.6 x north 55.2 x east — x south 56.8. Joseph Morris to James D. Lynch, New York. exch
 Land under water adj lands of grantee on Brooklyn shore of East River. People State of New York to Henry E. Pierrepont. letters patent
 Land under water New York Bay adj uplands of grantee. People State of New York to William Beard. letters patent
 Lots 17 and 18 map Hannah Cooper estate 18th Ward and Newtown. Partition. David Barnett to Charlotte Jordan. 250
 Plot on Coney Island at east boundary of Prospect Park & Coney Island R. R. Co., 3,185 sq feet. Louisa Thompson, widow, to The Prospect Park & Coney Island R. R. C. a. G. 450
 Road to shore at Sheepshead Bay, w s, adj Cummings land, 50x—, Sheepshead Bay. Jacobus S. Voorhies to August and Paulina Young, New York. 1883. 100
 Same property. August Young and Paulina his wife to August Young, Jr. nom
 Declaration of John P. C. Mohr that he is the grantor in certain conveyances.
 General release. Charity A. Hendrickson to Edward Hendrickson. nom
 Last will and testament of Elizabeth Hewitt with probate of same.
 Release of real estate devised to parties of second part by John W. Kowenhoven from charges under will. John H. Kowenhoven et al., exrs. J. W. Kowenhoven, to John H. and Bernardus W. Kowenhoven. 3,000

WESTCHESTER COUNTY, N. Y.

SEPTEMBER 17 TO 23—INCLUSIVE.

EASTCHESTER.

Coffin, Marietta and George G.—William G. Clark, lot No. 150 on w s 2d av at Mt. Vernon. \$790
 Sanders, James P., ref. Father Matthews Benefit Society et al.—Robert I. Bellew and ano., lot No. 27 on s s Main st, 150 w White Plains road. 775
 Eppel, Katherina and George—John Clarey, lot No. 151 on s s Matilda st, 50x100; also lot No. 62 on e s Westchester av, 33 1/2 x 150. 280
 Skidmore, Maria L.—Henry Esser, lot No. 1030 on s s Stevens av at Mt. Vernon. 5,000
 Davis, Burr—James Fallen, lot No. 65 on n w s Greenwich st. 100

MAMARONECK.

McCahill, Thomas J.—Wm. M. Davidson, n e cor Larchmont av and Linden av, 29,945 1/2 sq. ft. 4,193

NEW ROCHELLE.

Campin, Michael—Christian Rieger, e s road leading from New Rochelle to White Plains, adj John Gerner, abt 2 1/2 acres. 970
 Mutual Life Ins. Co.—George Ferguson, n w cor Leland av and Centre av. 3,000
 Iselin, Columbus O'D.—Frederic de P. Foster, tract on Davenport av. adj Titus mill pond. 1
 Ferguson, George—Caroline S. Tefft, lot No. 3 on s w s Centre av, adj A. B. Miller, 50x 140. 1,250

PELHAM.

Scotfield, William H.—George W. Baxter, s s Centre st, adj Wm. Anderson, on City Island, 50x110. 250

WESTCHESTER.

Elliott, George and William—Michael Brennan, lot No. 138 on w s Post road, 500 s 2d st. 500
 Haire, Elizabeth—Anna M. Shiel, lot No. 30a on e s Elliott av, 250 n Elizabeth st, 50x125. 300

WHITE PLAINS.

Marvin, Emma L., et al., by Wm. Romer, ref.—William P. Fiero, lot on e s Broadway, adj. Wm. F. Dusenbury. 5,300
 Haley, John—John J. Haley, lot on n s Hamilton av, adj. Harlem Railroad. 1

YONKERS.

Madden, James—Anne S. Shesler, lot C on n s Herriot st, 50 e Jackson st, 25x107. 1,000
 Skinner, Halcyon—John Sherwood, lots Nos. 151 and 152 on w s Seymour st, each 25x100. 2,200
 Hubbard, Murray—Frederick Lichtenberger, lot No. 227 on s s Croton terrace, 25x98. 350
 Stilwell, Benjamin W.—Carl W. Paul, lot No. 409 on w s Nepperhan av. 550
 Furman, George C.—Alonzo P. Hazard, tract on n w s Guion st, adj. John F. Garrison. 5,000
 Lester, Catharine and Charles—Delia A. Fiedler, lot No. 8 on s Ashburton av, 25x100. 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 mortgage was handed into the Register's office to be recorded.

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

NEW YORK CITY.

SEPTEMBER 18, 19, 21, 22, 23, 24.

Averill, Permelia M. D., wife of Horatio F., to Mary J. Warwick. 76th st, n s, 95 e Madison av, 12.6x102.2. Sept. 3, 1 year. \$1,000
 Arnold, Adeline C., wife of John W. S., Thomasville, Ga., to Laura C. Crane. 30th st, No. 114, s s, 180 e 4th av, 20x98.9. July 7, 1 year, 5%. 700
 Boyd, Harkness, to THE GERMANIA LIFE INS. Co. St. Nicholas pl (9th av), w s, 133.10 s 155th st, runs south 106 x west — to St. Nicholas av, x north — x east to beginning, excepting portion taken for Aqueduct; excepting also a strip 4.6 wide. Sept. 23, due Nov. 30, 1890. 10,000
 Bennett, William, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 7th av, n w cor 31st st, 25x60. Sept. 18, 1 year. 12,000
 Borkel, John, and William McKean to The St. Vincent's Hospital. 9th av, 68th st. P. M. Sept. 18, 1 year, 5%. 34,000
 Burke, Ellen, wife of Patrick J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Sullivan st, s e cor Broome st, runs east 72 x south 32 x west 2 x south 10 x west 70 to Sullivan st, x north 42. Sept. 19, 1 year. 9,000
 Bader, Amelia, to John Sloane, exr. and trustee D. Sloane. 8th av, w s, 39.11 n 140th st. P. M. Sept. 15, 1 year or sooner. 12,000
 Brennan, Margaret A., wife of and Michael, to Elizabeth Rankin. 30th st, n s, 100 e 10th av, 75x91.9x75.4x85.1. Sept. 24, due June 1, 1886. 6,000
 Crohn, Leah, to Jacob Webster. 79th st, n s, 225 e 2d av, 25x102.2. Sept. 7, 1 year. 2,000
 Civeletti, Stefano, to John W. Decker. Strong av. P. M. Sept. 17, due Oct. 1, 1887. 250
 Clauson, Frederick, to James A. Mullin. Lind av, s e s, 365 n e Devoe st, 50x225. Sept. 18, note. 300
 Cook, Regina, wife of Francis, to Francis C. Devlin, trustee Mary Halpin, dec'd. 62d st, n s, 200 e 10th av, 25x100.4. Sept. 19, 2 years, 5%. 7,000
 Daly, David, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Willis av, w s, 50 n 143d st, 50x106. Sept. 18, 1 year. 2,500
 Daly, Patrick, to John Schwegler. 117th st. P. M. Sept. 19, 5 years, 5%. 6,500
 Dayton, Laura A., wife of Charles W., to William M. Ivins. 124th st, No. 9, n s, 138 w 5th av, 24x100.10. Aug. 10, due in 1886, 4 1/2%. 8,000
 Donnelly, Mary A., to Susan Crooker, East Bridgeport, Conn. Pontiac st, s e cor Robbins av, runs east 105 x south 50 x west 44 x north 25 x west 61 to Robbins av, x north 25. Sept. 17, 3 years. 400
 Dux, Jacob and August, to THE FRANKLIN SAVINGS BANK, New York. 156th st, s s, 425 e Grand Boulevard, 3 lots, each 16.8x99.11. 3 mortg., each \$4,000. Sept. 18, 1 year, 5%. 12,000
 Day, Charles J., to Elizabeth S. Clark, Coopers-town, N. Y. 18th st, s s, 175 w 8th av, 25x92; 17th st, n s, 175 w 8th av, 25x92. Sept. 19, 5 years, 4 1/2%. 12,000
 Decker, John P., to Randolph Guggenheimer. 17th st, s s, 100 e 10th av. P. M. Sept. 21, due Feb. 1, 1886. 6,000
 Same to same. 17th st, s s, 100 e 10th av. Sub. to mortg. \$14,000. Sept. 21, due Jan. 1, 1886. 10,000
 Donohue, Owen, to Ferdinand Forsch. 70th st, n s, 425 w 9th av. P. M. Aug. 25, due May 1, 1886. 52,000

Same to same. Same property. Building loan. Aug. 25, due May 1, 1886. 40,000
 Downey, Alexander, to Jacob I. Housman, Northfield, S. I. 27th st, n s, 60 w 6th av, 20x 83.5; 6th av, w s, 114.1 s 28th st, 20x60. Sept. 19, 2 years. 5,500
 Duggan, Thomas H., to The Hannis Distilling Co., Philadelphia, Pa. 1st av, No. 965. Store lease. Sept. 18, demand. 1,500
 Ebbets, James T., to Gertrude T. Waters. Broad st, No. 41, also No. 473 Greenwich st. All title. Sub. to mort. \$300. Sept. 21, 1 year. 293
 French, Louis, to Henrietta Sigler. Chatham st, e s, 113.2 n Frankfort st, runs south 113.10 to Frankfort st, x east 136.3 x north 107.3 x west 124.3, French's Hotel. 1-10 part. Aug. 23, 1 month, 5%. 2,000
 Fonner, James S., New York, and Sarah E. wife of John R. Lowther, Brooklyn, to William H. Simonson. 71st st, n s, 225 e 11th av, 100x100.2. Sub. to mortg. \$63,600. Sept. 15, due Dec. 20, 1885. 2,300
 Fink, John W., to William K. Eccles, guard. of Frances A. Eccles and Alice J. Eccles and trustee for Margt. V. Eccles. St. Nicholas pl, s e cor 150th st, 74.1x100. Sept. 16, due Jan. 3, 1890, 5%. 8,000
 Frawley, Mary, to Mary Mackmannemy. Forrest av, w s, 50 south of lane or public road, 25x100 to lane or public road. Sept. 18, 5 years. 240
 Graham, Sarah E., to Julia A. Lockwood, Newark, N. J. Devoe st, n s, 100 w Ogden av, 25 x70. Sept. 18, due Oct. 1, 1886. 3,500
 Gorman, Anthony, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 13th st, s s, 108 e 2d av, 25x103.3. Sept. 21, 1 year. 6,000
 Graff, John C., to William T. Graff. 155th st, n s, 350 w 10th av, 100x100; 156th st, s s, 350 w 10th av, 100x100. Nov. 1, 1881, 2 yrs. 5,000
 Graham, John, to THE GERMANIA LIFE INS. Co., New York. Madison av, s e cor 76th st, 102.4x100. Sept. 21, due Nov. 30, 1887, 5 1/2%. 100,000
 Giese, Frederick, to Charlotte Eickhoff. 153d st, s s, 180 e Courtlandt av, 20x100. Sept. 23, 3 years, 5%. 800
 Hodge, Richard, to Daniel McGriffen, Greenwich, Conn. Tompkins st, w s, 180 s Rivington st, 20x100. Sept. 23, 5 years, 5%. 3,500
 Hofer, Herman, and William E. D. Vincent to Frederick K. Keller. 90th st, s s, 100 e 9th av, 75x100.8. P. M. Sub. to mort. \$4,000. Sept. 10, due Aug. 1, 1886, 5%. 12,000
 Halloway, John, to Mary C. Mead, Mansfield, Ohio. 32d st, No. 341, n s, 166.8 w 1st av, 16.8 x98.9. Sept. 22, 3 years, 5%. 3,000
 Hayward, Lavinia B., wife of and Charles S., to John H. Bellamy. 129th st, s s, 335 e 5th av, 25x99.11. Sept. 19. 1,250
 Henni, Charles, sole devisee J. G. Henni, to August and Mary M. Bergener. Av B, w s, 19.3 n 13th st, 26.8x65. Sept. 22, due Jan. 1, 1889, 5%. 4,000
 Hill, Jane, wife of Robert A., formerly Wilson, and Ellen Johnson, widow, to THE BOWERY SAVINGS BANK. 110th st, No. 202, s s, 85 e 3d av, 15x100.10. Sept. 23, 1 year, 5%. 1,000
 Hathorn, Sophronia B., widow, Woodlawn, N. Y. City, to Edward H. and Louis F. Scofield. Kingsbridge, N. Y., lots 215 and 216 parcel 29 map of 339 lots of E. K. Willard property, &c., 40x100. Sept. 5, 3 years. 550
 Haviland, John H., to Ann J. wife of Peter Curran. 41st st, No. 462, s s, 82 e 10th av, 18 x98.9. Sept. 18, 4 years. 1,000
 Hein, Margaret, wife of and John, to Samuel Weil. 103d st. P. M. Sept. 18, installs. 4,000
 Hamilton, George J., to Nicholas F. Palmer, trustee Frances B. Hegeman, dec'd. 72d st, No. 446, s s, 220 e 10th av, 20x102.2. Sept. 19, due Sept. 21, 1888, 5%. 25,000
 Same to same. 72d st, No. 444, s s, 240 e 10th av, 20x102.2. Sept. 19, due Sept. 21, 1888, 5%. 28,000
 Same to same. 72d st, No. 440, s s, 280 e 10th av, 20x102.2. Sept. 19, due Sept. 21, 1888, 5%. 24,000
 Same to same. 72d st, No. 448, s s, 200 e 10th av, 20x102.2. Sept. 19, due Sept. 21, 1888, 5%. 25,000
 Same to same. 72d st, No. 442, s s, 260 e 10th av, 20x102.2. Sept. 19, due Sept. 21, 1888, 5%. 28,000
 Hand, Hannah H., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 111th st. P. M. Sept. 21, 1 year. 4,000
 Herold, Herman and Anna M. his wife, to Wendelin Schoenhardt. 151st st, n s, 375 w Courtlandt av, 25x116.6x25x116.5. Sept. 19, 3 years. 2,000
 Hughes, Anthony A., to Elizabeth F. Chamberlin. Sheriff st, Nos. 63 and 65, w s, 100 s Rivington st, 50x100. June 22, demand. 2,522
 Johnson, Margaret A., wife of Joseph, to Thomas R. A. and William H. Hall, of William Halls' Sons. Morris av, n w cor 149th st, runs west 200 x north 160 x east 100 x south 53.4 x east 100 to Morris av, x south 46.8. Sub. to mort. \$10,000. Sept. 17, 3 months. 1,900
 Judd, Silas C., to Mary Flanagan. Broadway, e s, abt 77.10 s 55th st, 25.10x80.3x25x77.10. Lease. Sept. 21, installs. 2,000
 Joseph, Samuel, to Thomas F. Keating. Hester st, s e cor Ludlow st, 41.11x50.7x41.8x 51.3. Sept. 16, due Sept. 1, 1890, 5%. 18,000
 Jones, Catharine L. O'C., wife of and Mason R., to Martha J. wife of William H. Taylor. Secures debt of Mason R. Jones, who is solely liable. Vesey st, piers at foot of, also bulkhead in front of Nos. 139, 140 and 141 West st, with water rights, &c. The share to which Isaac Jones was

entitled, &c.; also Chambers st, No. 120, ss, 25x 75; also Warren st, No. 50, n s, 25x100. June 22, 1885, 5 years, 5%. 3,000
 Johnston, Emeline, wife of William H. and Elizabeth wife of Richard E. Johnston to George L. Kingsland et al., trustees for Henry P. Kingsland. 1st av, s w cor 89th st, 25.8x77. Sept. 24, 5 years, 5%. 15,000
 Same to same. 1st av, w s, 25.9 s 89th st, 25x 77. Sept. 24, 5 years, 5%. 11,000
 Same to same, as trustees for Walter F. Kingsland. 1st av, w s, 50.8 s 89th st, 25x77. Sept. 24, 5 years, 5%. 11,000
 Same to same. 1st av, w s, 75.8 s 89th st, 25x77. Sept. 24, 5 years, 5%. 10,000
 Johnston, Emeline and Elizabeth, to William C. Renwick et al., exrs. W. R. Renwick. 1st av, s w cor 92d st. P. M. Sept. 23, 1 year, or sooner. 17,000
 Kelley, Jane A., wife of John D., to Charles T. Corwin. Brooklyn. 2d av, n e cor 27th st, 24.9 x100. Sept. 1, 5 years. 5,000
 Kerner, Jacob, to Paul Goepel, guard. of Olga and Frieda Hensel. Lewis st. P. M. Sept. 23, 5 years, 5%. 4,000
 Kahrs, Jacob, to August Horrmann, Stapleton, S. L. Av A, n w cor 71st st, 29.4x75, omission. Sept. 18, due Dec. 31, 1885, 5%. 5,000
 Kane, Michael, to Hugh Doherty. 39th st, n s, 140.4 w 2d av, 28x98.9. Sept. 17, 5 years, 5%. 10,000
 Kornarens, John, to Henry Hillebrandt. 1st av, e s, 64.4 s 58th st, 39.11x70.5. Sept. 19, due Oct. 1, 1888. 3,000
 Koop, Elizabeth, to THE CITIZENS' SAVINGS BANK. Certificate as to validity of mortgage, &c. Sept. 15. nom
 Lang, Andreas, to Theresia Bill, Brooklyn. 3d st, s s, 268.6 e Av A, 24.9x105.11. Lease. Sept. 19, installs. 2,000
 Levy, Bernard S., to Newman Cowen. 78th st, n s, 250 w 9th av, 100x102.2. Sept. 18, due Feb. 19, 1886. 32,000
 Livingston, Maria W., wife of and Robert C., and Caroline S. wife of and Cornelius Fellowes, to Henry A. Barling, Englewood, N. J., et al., trustees of Edward M. Robinson, dec'd. Pearl st, No. 25, n e cor Whitehall st, runs east 27.10 x north 73.1 x northeast 6.7 x west 23.7 to Whitehall st, x south 82. Sept. 19, 5 years, 4%. 10,000
 Locks, Louis, to George Cohen. 20th st, No. 210, s s, abt 615 e 8th av, 25x82.7x25x83.3. Sept. 21, 1 year. 2,000
 Lane, Arp and Henry, to Simon E. Bernheimer and August Schmid. 10th av, No. 784. Lease, &c., saloon. Sept. 21, demand. 1,500
 Leipziger, Moritz, to Murray Hoffman. 51st st, n s, 175 w 2d av, 25x100.5. Sept. 18, 5 years, 5%. 12,500
 Lester, Mary H., wife of Andrew, to Eliza Wiener, Philadelphia, Pa., trustee for Pauline Sill. 45th st, n s, 405 w 5th av, 20x100.5. Aug. 22, due Sept. 23, 1890, 4%. 15,000
 Lewis, Agnes C., widow, to James Floy, Elizabeth, N. J. 49th st, n s, 83.4 e 7th av, 20.10x 100.5. Sub. to mort. \$11,000. Sept. 23, due Sept. 17, 1887. 3,000
 McCrorken, Owen, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 7th av, n w cor 21st st, 24.9x57.10. Sept. 23, 1 year, 3,000
 McManus, Patrick H., to John F. Kraft, Jr. 3d av, s e cor 100th st, 50.7x102. Sept. 23, due Mar. 1, 1886. 4,000
 McGuire, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 1st av, s w cor 34th st, 21.3x100. Sept. 23, 1 year. 1,000
 Muhler, Henry, to Henry G. Peters. 128th st, s s, 258.4 w 7th av, 33.4x99.11. Sept. 22, 6 months. 6,000
 Same to same. 128th st, s s, 225 w 7th av, 33.4x 99.11. Sept. 22, 6 months. 6,000
 Mackellar, Thomas, to Sarah L. Gilpin. 5th av, s w cor 132d st, 149.11x110. Sept. 22, 1 year. 6,000
 Martin, Erwin P. H., to Dorothea Hartwig. 5th st. P. M. Aug. 21, due Jan. 1, 1891, 5%. 5,000
 McCloskey, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Alexander av, e s, extends from 137th to 138th st, 200x156.6. Sept. 22, 1 year. 5,000
 McDonald, Mary D., wife of and Robert, to THE UNION DIME SAVINGS INST., City New York. 9th st, s s, 405.9 w 5th av, 25x93.11. Sept. 22, due Nov. 1, 1890, 5%. 4,000
 McGinty, Hugh, to THE IRVING SAVINGS INST. 13th st. P. M. Sept. 22, 1 year, 5%. 5,000
 McKee, Joseph, Samuel B. W., James, Martha, Mary and Margaret A. and Elizabeth McK. Arrowsmith and Janie McK. Graham, heirs Joseph McKee, to Augustus T. Arrowsmith. Eldridge st, w s, 75 n Broome st, 25x49.11. Mar. 1, 1 year, 5%. 4,777
 Messmer, Michael J. B., to Thornton M. Rodman, trustee of Elizabeth H. Rodman, Flushing, L. I. 2d av, es, 74.1 s 23d st, 24.8x100. Sept. 22, 1 year, 5%. 6,500
 Meyer, Michael, to Eugen Mignot. Bleeker st, n s, 210 w Bowery, 20x65.4x20x63.8. June 5, 1 year. 3,000
 Maehler, Sarah J., widow, to John Bussing, Jr. 1st st, s w s, lot 23 map North Melrose, 50x 100. Sept. 18, 4 years. 1,300
 Moloney, Thomas, to Henry A. Cram and ano., exrs. and trustees G. C. Cram. 84th st, s s, 100.2 e 3d av, 54x102.2. Sept. 18, 5 years, 5%. 40,000
 Moran, Robert, to Alice Carroll. Wooster st, w s, 56.5 s 4th st, 19.6x52.3. September 18, 1 year. 6,000
 Murphy, Jennie L., widow, to Sophie C. Snecker. 83d st, s s, 216 e 3d av, 19.1x102.2. Sept. 19, 1 year, 5%. 2,000
 Murray, Margareit A., to Ferdinand Kurzman.

2d av, s w cor 103d st, 25.9x105. Sept. 17, 3 months. 600
 McAuliffe, Timothy, and Henry G. Gabay to THE MANHATTAN LIFE INS. Co. 16th st, s s, 362 w 7th av, 25x103.3. Sept. 23, 1 yr, 5%. 20,000
 Same to same. 16th st, s s, 387 w 7th av, 25x 103.3. Sept. 23, 1 year, 5%. 20,000
 Menendez, Linsa R., wife of Jose, to Aaron H. and J. Schutz, exr. M. Schutz. 53d st. P. M. Sept. 17, due Sept. 24, 1888, or installs, 4%. 20,000
 Merritt, William J., to Joshua S. and Nathan Peck and Robert C. Martin. 75th st, s s, 160 e 11th av, 20x102.2. Sub. to mort. \$11,000. Sept. 22, demand. 6,000
 Minnerly, Albert, to Jane M. Aspinwall and ano., exrs. J. L. Aspinwall. 132d st, n s, 337 w 7th av. P. M. Sept. 24, due Oct. 1, 1888, 5%. 8,500
 Same to same. 132d st, n s, 322 w 7th av. P. M. Sept. 24, due Oct. 1, 1888, 5%. 8,500
 Same to Fisher A. Baker, Yonkers. 132d st, n s, 306 w 7th av. P. M. Sept. 24, due Oct. 1, 1888, 5%. 9,000
 Minnerly, Albert, to Fisher A. Baker, trustee. 132d st, n s, 291 w 7th av. P. M. Sept. 24, due Oct. 1, 1888, 5%. 8,500
 Same to David H. Fowler. 132d st, n s, 384 w 7th av. P. M. Sept. 24, 3 years, 5%. 9,000
 Same to same. 132d st, n s, 400.6 w 7th av. P. M. Sept. 24, 3 years, 5%. 9,000
 Same to Peter Moller, Jr., et al., trustees P. Moller, dec'd. 132d st, n s, 275 w 7th av. P. M. Sept. 24, 3 years, 5%. 9,000
 Same to Charles A. Peabody, Jr. 132d st, n s, 352 w 7th av. P. M. Sept. 24, due Oct. 1, 1888, 5%. 9,000
 Nostrand, Mary A., wife of Elbert, to Mary T. Foster, et al., trustees Mary S. Gill. 60th st, n s, 315 e 3d av, 20x100.5. Sept. 22, due Nov. 1, 1886. 1,000
 Olt, George, to THE IRVING SAVINGS INST. 149th st, n s, 125 e Courtland av, 25x100. Sept. 15, 1 year, 5%. 4,500
 Oesterling, Henry, to THE MUTUAL LIFE INS. Co., New York. 6th av, No. 864, e s, 23.5 s 49th st, 22x60. Sept. 23, 1 year, 5%. 3,000
 Peffers, Abbie M., to Francis T. Luqueer, trustee for Anna wife of Edgar A. Strang, of Montrose, N. Y. 85th st, s s, 82.3 w 4th av, 16.8x102.2. Sept. 22, 5 years, 5%. 4,000
 Same to Cornelia Suydam. 85th st, s s, 98.11 w 4th av, 33.4x102.2. Sept. 22, 5 years, 5%. 8,000
 Peter, Joseph, to Frederick Winkler. 163d st, s w s, southeast 1/2 lot 28 map North Melrose, 25 x100. Sept. 15, due Oct. 1, 1888, 5%. 1,400
 Philp, James, to Ogden K. Linabury. 74th st, No. 336, s s, 266.8 w 1st av, 16.8x102.2. Sept. 17, 1 year. 6,000
 Price, Mary J., wife of James K., to The Tremont Building and Loan Assoc. Warren st, s s, 25 e Monroe av, 25x100. Aug. 6, installs. 2,000
 Provost, John H. and Catharine T., to William T. Horn. 132d st, n s, 150 w 6th av, 25x99.11. July 15, 5 years, 4 1/2%. gold, 4,750
 Same to William D. Anderson. Same property. 2d mort. April 20, 5 years, 5%. 7,000
 Pike, Ellen M., widow, to John A. Lewis et al., exrs. and trustees B. B. Sherman. 87th st, s s, 75 w 3d av, runs south 79.11 x west 40 x northwest to point 134.6 w 3d av, x north 53.8 to 87th st, x east 59.6. Sept. 17, due Oct. 1, 1887, or sooner, 5%. gold, 10,000
 Reardon, Catharine F., to Andrew Luke. 112th st, n s, 170 e 1st av, 25x100.10. Sept. 23, 1 year. 249
 Rossi, Louis, to George C. Currier. 10th av, n e cor 30th st, 75x100. Sub. to mort. \$65,000. Sept. 15, 4 months. 9,088
 Ransom, William H. and Nannie G., to Angeline M. Barrett, widow. 133d st, No. 253, n s, 241.8 e 8th av, 16.8x99.11. Mort. \$8,000. Sept. 23, 5 years, or sooner. 3,000
 Reilly, Edward, to Peter Sheridan. 78th st. P. M. Sept. 23, 3 years, 5%. 4,000
 Schwarzer, Joseph, to Julius Lipman. 10th av, n w cor 37th, 74.1x100. Sept. 15, demand, 33,000
 Sayers, David, to Emma L. Shaw. Lafayette av, east cor Talmadge st, 65x100. Sept. 21, 1 year. 450
 Schneider, Henry, to Magdalena M. wife of Nicholas Joost. 46th st, s s, 150 e 10th av. P. M. Sept. 14, 5 years or sooner, 5%. 11,500
 Same to same. 46th st, s s, 175 e 10th av. P. M. Sept. 14, 5 years or sooner, 5%. 11,500
 Sterling, Edward C., to THE NEW YORK LIFE INS. Co. 90th st, s s, 100 w 2d av, 25x100.8. Sept. 15, 3 years, 5%. 14,000
 Same to same. 90th st, s s, 125 w 2d av, 25x 100.8. Sept. 15, 3 years, 5%. 14,000
 Stern, Louis, to John Frank et al., exrs. L. S. Frank. Madison st, No. 175, n s, 226.4 e Pike st, 25x100. Sept. 22, 3 years, 5%. 12,000
 Sabates, Ana F., to Mary Corsa. Rockfield st, n s, 325 e Marion av, 25x100. Sept. 19, 1 year. 1,000
 Steed, Mary J., widow, Morrisania, to Harriet Balcom. 3d av, e s, part lot 140 map Morrisania, near 167th st, 34.8x110x34.8x106. Sub. to mort. \$1,500. Sept. 17, 3 years. 1,000
 Stocky, Emma C., wife of Peter V., to Randolph Guggenheimer. 130th st, n s, 198 e 5th av, 16x99.11. Sept. 17, 5 years, 4 1/2%. 4,500
 Schmittacher, Sarah, wife of and Joseph, to James F. Lyman, trustee Eliz. Rapelye, dec'd. 3d st, n s, 26 e Av C, 18x48. Sept. 23, 5 years, 5%. 3,750
 Sweeney, James, to Francis M. Jencks. 117th st, s s, 373 e Av A, 50x100.11. Sub. to mort. \$15,200. Sept. 23, demand. 1,500
 Thomson, Mary W., Brooklyn, to Edwin Baldwin and Abel E. Blackmar. 9th av, e s, 20.9 n 29th st, 21.1x70. Mar. 25, due July 1, 1885. 100

Thurston, Franklin A., to James Floy, Elizabeth, N. J. Madison av, s w cor 127th st, 20x 85. Sept. 17, demand. 1,250
 Thomas, George A., to James H. Coleman. 90th st, n s, 100 e 9th av, 150x100.8. P. M. Sub. to mort. \$18,000. Sept. 23, 1 year. 15,000
 Same to THE MUTUAL LIFE INS. Co., New York. Same property. Aug. 12, 1 year, 5%. 18,000
 Tilden, Milano C., to John J. Habrich. Pearl st, Nos. 252-258, e s, bet Fulton st and Burling slip, 1/2 part; also all title in estate of William Tilden, dec'd. Sept. 23, demand. 2,639
 Same to John Ross. Same property. Sept. 24, demand. 500
 Ulmer, Emma, wife of and Melchior, to Elward Smith. 1st av, No. 405, w s, 40.3 s 24th st, 19.9 x70. Sept. 21, 5 years, 5%. 8,000
 Underhill, Robert, Yonkers, N. Y., to Phebe Smith. 123d st, n s, 262.6 w 7th av, 13x100.11. Sept. 18, 1 year. 3,500
 Wagner, Philip, to Julius Goldman. 9th st, s s, 450 e 2d av, 25x89.11. Sept. 19, 5 years, 5%. 15,000
 Wainwright, Elizabeth, to John Bussing, Jr. Jefferson av, n s, 190 w Williamsbridge road, 50x100. Sept. 1, due June 21, 1889, installs. 400
 Whipple, Nelson M., to Maurice Moore. Secures debt of N. M. Whipple and Albert C. Squier. 104th st, n s, 140 e New av, 16.8x 100.5. 2d mort. Sept. 8, 1 year. 4,750
 Same to same. Secures debt as above. Same property. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt as above. 104th st, n s, 156.8 e New av, 16.8x100.5. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt of N. M. Whipple and Albert C. Squire. Same property. 2d mort. 4,750
 Same to same. Secures debt as above. 104th st, n s, 173.4 e New av, 16.8x100.5. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt as above. Same property. 2d mort. Sept. 8, 1 year. 4,750
 Same to same. Secures debt as above. 105th st, s s, 173.4 e New av, 16.8x100.5. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt as above. Same property. 2d mort. Sept. 8, 1 year. 4,750
 Same to same. Secures debt as above. 105th st, s s, 140 e New av, 16.8x100.5. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt as above. Same property. 2d mort. Sept. 8, 1 year. 4,750
 Same to same. Secures debt as above. 105th st, s s, 156.8 e New av, 16.8x100.5. P. M. Aug. 23, 1 year. 3,333
 Same to same. Secures debt as above. Same property. 2d mort. Sept. 8, 1 year. 4,750
 Wilson, Bernard, to Robert W. Tailer. Lexington av, e s, 22.2 n 75th st, 80x95. Sept. 18, 1 year. 5,000
 Woods, John, to James, John and George Daily. Morse av, n w s, part lot 91 map Morrisania, 20.9x63x79.6x20.9x149. Sept. 12, 5 years. 1,500
 Wright, Samuel O., Rockville Centre, L. I., to John Ross. 131st st, s s, 225 w 6th av, 75x 99.11; 130th st, n s, 225 w 6th av, 75x99.11. Sept. 16, 2 months. 4,000
 Welch, Henry, to Michael H. Haggerty et al., exrs. J. McConville. 149th st, s s, 90 e Prospect av, 100x60. Sept. 17, 1 year. 1,000
 Young, Charles, to Edward F. Young. Av B, w s, 63.3 n 11th av, 30x90.6. Sept. 19, due Sept. 20, 1886, 5%. 4,000

KINGS COUNTY.

SEPTEMBER 18, 19, 21, 22, 23, 24.
 Beardsley, Abraham C., to Theodore D. Dimon. Broadway, n e s, 60 n Van Buren st, 20x90. Sept. 17, 2 years. \$600
 Bennett, Sarah E., wife of Cornelius, to Fannie M. S. Jenkins. Clarkson st, s s, 1325 e Main st, 25x200. Sept. 15, due Sept. 1, 1888. 1,700
 Blythe, George, to Augusta H. Wyand. 38th st, s s, 275 e 3d av, 25x100.2. Sept. 18, 5 yrs. 750
 Broderick, Bridget, widow, to John Dill. Quincy st, s s, 80 e Lewis av, runs south 25 x west 5 x south 50 x east 25 n north 75 to Quincy st, x west 20. Sept. 16, due July 1, 1888. 300
 Buchheit, Maria, widow, to Jacob Zimmer. Devos st, s s, 125 w Catharine st, 25x100. Aug. 29, due Sept. 1, 1888. 2,000
 Bauer, Paul, to Jacob Ruppert. Atlantic Ocean at division bet old lot 10 and old lot 15, runs north to Surf av, x east to land of the Prospect Park & Coney Island R. R. Co., x south to ocean, x west to beginning, being lot 10 map of common lands of Gravesend on Coney Island. Sept. 21, 3 years, 4 1/2%. 40,000
 Benham, James M., to Abraham F. Hazen, as trustee. Remsen st, n s, 25 w Henry st, 25x 100. Secures performance of agreement. Sept. 21. 20,000
 Boswell, Joseph and Jane his wife, to Albert L. Meyer. Rochester av, n e cor Union st, 75x 120x-137.3. Sept. 19, due Jan. 1, 1887. 300
 Beaver, Joseph, to Harriet J. wife of Isaac J. Van Amburgh. Manhattan av, e s, 50 n Dupont st, 25x100. July 1, 5 years, 5%. 3,000
 Bossert, Jacob, to Horatio G. Onderdonk, Manhasset, L. I. Marcy av, w s, extgd from Middleton st to Gwinnet st, 20x80.8. P. M. Sept. 22, due May 1, 1886, 5%. 10,000
 Bowker, Theresa, wife of Daniel R., to John R. Ackerman. Lafayette av. P. M. Sept. 23, due Nov. 1, 1888, 5 1/2%. 7,000
 Brandenburg, John A., to The Germania Savings Bank, Kings Co. Van Brunt st, southerly cor Dikeman st, 50 x65. Sept. 24, 1 year, 5%. 9,000
 Brown, Isabella, wife of William, to Jane M.

- Goodnow, 8th st, s s, 307.10 e 6th av, 60x100. Sept. 23, 2 years, 5%.
- Carpenter, Robert L., to William A. Collingwood, Islip, L. I. Lexington av, n s, 100 e Bedford av, 50x100. Sept. 15, due January 1, 1886. 1,475
- Carroll, Peter, to J. Lott Nostrand, guard. Alfred Busener. Bay 13th st, w s, 100 n Bath av, 100x108.4. June 20, 1885, 5 years. 400
- Cochrane, James W., to The Greenpoint Savings Bank. Guernsey st, w s, 225 n Nassau av, 25x100. Sept. 19, 1 year. 200
- Cooke, Katharine, wife of Charles E., to Eleanor B. wife of W. Ryerson Kissam. Lefferts pl, n s, 192.11 e Clason av, 17.9x125. Sept. 19, demand. 1,400
- Cordray, Cecelia R., wife of and William G., to The Mutual Life Ins. Co., N. Y. 1st st, No. 21, n s, 182.10 e Hoyt st, 16.8x81x16.8x80.2. Sept. 17, 1 year, 5%. 1,400
- Coxhead, Thomas, and Joel E. Skidmore, to Laura A. Griggs. 14th st, n s, 197.10 w 7th av, 100x100. Sept. 1, 1 year. 1,800
- Doody, Daniel, to Kate C. Henderson et al., exrs. and trustees Isaac Henderson. 6th av, 10th st. P. M. Aug. 1, 1 year. 42,000
- Darrow, Albert W., to Louis Akin. Hall st, e s, 65 s De Kalb av, 18.6x50. 1/2 part. Sept. 22, 2 months. 100
- Dielmann, William, to Christian Johnson. Van Cott av. P. M. Sept. 18, due Sept. 19, 1888, 5%. 1,200
- Donohue, Thomas, to Thomas H. Mallon. 7th av. P. M. Sept. 14, 2 years. 650
- Donlon, Mary A., to Henry Witte. 8th st, n s, 420.9 e 3d av, 3 lots, each, 16.8x200 to 7th st. 3 morts., each, \$3,500. Sept. 21, 3 years, 10,500
- Dougherty, James L., to Horatio S. Stewart. Hudson av, Nos. 234 and 236, w s, 50.8 s Concord st, 37.7x89x37.1x88. Aug. 19, due Nov. 21, 1885. 1,900
- Eastman, Hepsa D., wife of and William W., to Marie E. Jacobson. Dean st, s s, 120 w Kingston av, 40x100. Sept. 18, due Oct. 1, 1886, installs. 500
- Edgerton, Julia W., wife of and Oliver P., to The Williamsburgh Savings Bank. Greene av, n s, 370 e Bedford av, 20x100. Sept. 19, 1 year, 5%. 5,000
- Edling, Margaretha, to Margaretha Brieg. Sumpter st, n s, 75 w Saratoga av, 25x100. Sept. 14, due Jan. 1, 1889, 5%. 600
- Ernst, John, to The German Savings Bank. Brooklyn. Harmau st, n w s, 220 s w Central av, 20x100. Sept. 16, due Dec. 1, 1886, 5%. 1,500
- Eschenbach, Anna D., wife of and Alexander, to The Williamsburgh Savings Bank. George st, n w s, 100 s w Knickerbocker av, 25x127.9 to Flushing av, x27.8x115.6. Sept. 19, 1 year, 5%. 3,000
- Franz, Melchior, and Barbara his wife to Peter Fritz and Elisabetha his wife. Debevoise st. P. M. Sept. 17, due Oct. 1, 1890, 5%. 1,000
- Feldman, Philip, to Leopold Barth. Johnson av, n s, 100 e Humboldt st, 25x100. July 1, 1885, 5%. 2,000
- Fiehn, Carl, to John H. Northup, Sandy Hill, N. Y. 17th st. P. M. Sept. 19, 3 years. 1,600
- Flannigan, Mary, wife of Michael, to The East New York Savings Bank. Duryea av, n w cor Williamson av, 50x100. Sept. 22, 1 yr. 1,000
- Fowler, Annie Y., wife of and David H., to George F. Gregory, trustee Willard Gregory, dec'd. Pacific st, n s, 55 e Franklin av, runs north 45.10 x northeast 5.5 x north 51.10 x east 20 x south 100 to Pacific st, x west 25. Sept. 21, 3 years, 5%. 7,000
- Same to Joseph J. Almirall. Franklin av, n e cor Pacific st, 19.6x68.10x45.10x55. Sept. 21, due Sept. 23, 1888. 8,000
- Gahz, Anton, to Marvin Cross, Sherlock Austin and John H. Ireland. Boerum st. P. M. Sept. 18, 5 years, 5%. 1,875
- Gilpin, Blanche, to Caroline M. Jones. Dean st, s s, 175 e Hoyt st, 25x100. Sept. 10, due Jan. 10, 1886. 500
- Githens, George M., to Thomas J. Moore and John G. Price. Hart st. P. M. Sept. 21, 2 years, 5%. 1,400
- Gloucester, James N., to James N. Gloucester, Jr. Willoughby st, n e cor Duffield st, 21x67. Sept. 21, 5 years, 5%. 4,000
- Grasmann, Ferdinand, to Mary S. Baker. Staggs st. P. M. Sept. 17, 5 years, 5%. 400
- Grening, Paul C., to George C. Robinson. Lafayette av, n w cor Steuben st, 150 x 95 x east 25 x south 9.9 x east 125 to Steuben st, x south 85.3. Aug. 21, due Oct. 1, 1888, 5%. 60,000
- Grimm, William, to Conrad Stein. Walton st. P. M. Sept. 21, 5 years, 5%. 4,000
- Gillen, Thomas, to William Beard. Clinton st, Garnet st. P. M. Sept. 14, 7 years. 900
- Grasman, Louisa, wife of and Henry, to Elizabeth Binns and ano., exrs. James Binns. Hart st, s s, 190 w Sumner av, 20x100. Sept. 17, 3 years, 5%. 3,000
- Grening, Paul C., to Joseph C. Hoagland. Putnam av, Tompkins av. P. M., and building loan. July 1, due Sept. 1, 1886. 52,000
- Hardy, Georgiana F., to Frederick A. Stohlmann. Wyckoff st, s s, 281.2 w 5th av, 20x100. Sept. 17, 5 years, 5%. 5,000
- Hansen, Soren, to Catharine Hegeman. Prospect st, Sherman st. P. M. Sept. 15, 3 years, 5%. 1,500
- Hart, Richard P., to Ruth Powell. Sumner av, s e cor Lexington av, 20x85. Sept. 2, 2 years, 5%. 3,676
- Heitmann, John E., to Henry Heitmann. Bartlett st, n s, 225 w Throop av, 25x100. Sept. 17, due Oct. 1, 1888, 5%. 2,000
- Herbert, Emeline R., widow, to Elizabeth W. Aldrich. Fulton st, s s, 100 e Saratoga av, 300x100. Sept. 5, demand. 71,250
- Harrington, Thomas F., to Louisa Baxter, widow. Kent av. P. M. Sept. 21, 3 years, 5%. 1,000
- Heffernan, William, to Daniel O'Connell. Union st, n e cor Lott st, 50x108.11x50x108.1. Sept. 18, due Sept. 1, 1888. 150
- Hill, Eliza O., Rockville Centre, to Emma R. Tappen. 8th st, n s, 95.9 e 4th av, 110x100. Sept. 12, due Sept. 19, 1886. 2,000
- Hintze, Julius E. and Hugo M., to William A. Kissam and ano., exrs. Benjamin T. Kissam, Sr. Sumpter st. P. M. Sept. 18, 5 years, 1,205
- Irwin, Josephine A., wife of and William H., to Sarah M. Mygatt and ano., trustees J. A. Robertson, dec'd. St. Marks pl, s s, 160 e Kingston av, runs south 150.7 x east 40 x south 100 to Prospect pl, x east 20 x north 250.7 to St. Marks pl, x west 60. Sept. 23, due May 1, 1890. 2,000
- Johr, Mary, wife of Adolph, to Lucy A. Vandrein. 3d st, No. 222, e s, 78.4 s Grand st, 21x 54.2x21x55.2. Sept. 22, due Sept. 1, 1888. 500
- Jones, Julia A., to Albert V. B. Voorhees. Bay 17th st, w s, 600 s 86th st, 50x96.8. Aug. 1, due April 1, 1888. 500
- Kerr, James, to Lewis R. Case, Peconic, L. I. Quincy st, s s, 241.8 w Marcy av, 16.8x100. Sept. 1, 3 years, 5%. 3,000
- Same to same. Quincy st, s s, 225 w Marcy av, 16.8x100. Sept. 1, 3 years, 5%. 3,000
- Kieser, Emil, to The Williamsburgh Savings Bank. Harmon st, n w s, 260 s w Central av, 20x100. Sept. 22, 1 year, 5%. 2,000
- Kieser, Emil, to George Covert, Newtown, L. I. Harman st, n w s, 260 s w Central av, 20x 100. Sub. to mort. \$2,000. Sept. 22, installs. 5%. 1,150
- Klencke, Nellie G., wife of Adolph, to Eliza J. Lee, Windsor Locks, Conn. De Kalb av, s e cor Fort Greene pl, 54x98.10x33.5x106.7. Aug. 12, 3 years. 1,500
- Kenedy, Patrick J., to John Lefferts. Nostrand av, Butler st, East 29th st, Grand st. P. M. July 29, 3 years. 720
- Kenna, John, to Susan E. Sammis, Huntington, L. I. Somers st, n s, 36 e Rockaway av, 15.9 x100. Sept. 18, 3 years. 2,500
- Same to Angelina A. Davis, Huntington, L. I. Somers st, n e cor Rockaway av, 20.3x100. Sept. 18, 3 years. 5,000
- Same to Adelaide M. Davis, Huntington, L. I. Somers st, n s, 20.3 e Rockaway av, 15.9x100. Sept. 18, 3 years. 2,500
- Same to Elizabeth W. Aldrich, New York. Somers st, n e cor Rockaway av, 20.3x100. Sept. 18, 1 year. 700
- Karr, Mark S., to Samuel H. Vandewater. Jefferson st, s s, 240 e Throop av, 16.8x100. Aug. 11, due Aug. 1, 1886. 1,500
- Klein, Theresia, wife of and Joseph, to The German Savings Bank, Brooklyn. Hamburg st, easterly cor George st, 25x100. Sept. 18, due Dec. 1, 1886, 5%. 3,000
- Koos, Charles A., to Laura S. Baker, East Orange, N. J. Tompkins av, w s, 41.8 s Kosciusko st, 16.8x100. Sept. 22, due Oct. 1, 1888. 450
- Lieder, Frederick W. and Helen his wife, to Amory Houghton, Jr., Corning, N. Y. Atlantic av. P. M. Sept. 18, due Oct. 1, 1890, 7,750
- Lyons, Mortimer J., to Ann Adair et al., exrs. Robert Adair. Lincoln pl, 5th av. P. M. Sept. 23, 1 year. 800
- Lusk, William C., to Mary V. W. Mills. Monroe st, s s, 165 w Nostrand av, runs south 100 x west 24 x north 50.1 x northeast 4 x north 49.6 to Monroe st, x east 20.2. Sept. 17, 1 year. 500
- Lutz, Magdalena, wife of John A., to Henrietta Haeg. Sumpter st, n s, 225 w Ralph av, 50x 100. Sept. 15, due Jan. 1, 1887. 500
- Lott, Gertrude, to The East New York Savings Bank. Eldert av, e s, 550 s Cozine st, 25x100. Sept. 15, 1 year. 600
- Lush, George W., to Ebenezer Cox. Winthrop st. P. M. Sept. 19, due Sept. 21, 1886. 300
- Mahla, Elisabetha, and Heinrich A., to Marvin Cross, Sherlock Austin and John H. Ireland. Boerum st. P. M. Sept. 18, 5 years, 5%. 1,650
- Maryatt, Walter E., to Charles Tatham. Cooper av, n w s, 225 n e Bushwick av, 112.6x 100. Sept. 10, due Nov. 25, 1885. 7,000
- Maurer, Charles, to Charles Krick. Bushwick av or Boulevard, s w s, 396 s e Greene av, 22.6 x24 to Central pl, x northwest 24 x northeast 120 x northwest 4.2 x northeast 120. Sept. 17, installs, 5%. 2,000
- McBrair, Henry C., to Caspar Volhard. Gerry st. P. M. Sept. 15, 1 year, 5%. 2,900
- McLachlan, Angus, to The Greenpoint Savings Bank. Oak st, n s, 295 e Franklin st, 25x100. Sept. 18, 1 year. 1,000
- McCormick, Margaret A., to Annie M. Seberry. Central av, Himrod st. P. M. Aug. 24, installs, 5%. 5,450
- McCoy, John H., to The Williamsburgh Savings Bank. Wilson st, n w s, 205 s w Wythe av, 15x100. Sept. 1, 1 year, 5%. 1,500
- Same to same. Wilson st, n w s, 190 s w Wythe av, 15x100. Sept. 1, 1 year, 5%. 1,500
- McMahon, Frank, and James C. Harriott to Susan S. Meech, Groton, Conn. Sumpter st, n s, 20 w Stone av, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- Same to same. Sumpter st, n s, 36.8 w Stone st, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- Same to Charles T. Stewart. Sumpter st, n s, 53.4 w Stone av, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- Same to same. Sumpter st, n s, 70 w Stone av, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- Same to Louis D. Giroux. Sumpter st, n s, 86.8 w Stone av, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- Same to same. Sumpter st, n s, 103.4 w Stone av, 16.8x100. Sept. 15, due Sept. 1, 1888. 1,500
- McMahon, Francis J., to Sophie G. Parker. 10th st, s e cor 6th av, 695.9 to 7th av, x140.7x 695.9x137. Sept. 23, demand. 22,000
- Marhofer, Charles, to Maria Buchheit, widow. Maujer st, n s, 25 e Waterbury st, 25x100. Sept. 18, 3 years. 2,000
- Matthew, Josiah J. and Margaret L., to William Williamson. Putnam av, n s, 400 w Nostrand av, 25x100. Sept. 24, due Dec. 24, 1886. 500
- Mayer, Wilhelm, to Theodore F. Jackson. Knickerbocker av, westerly corner Jefferson st, 75x100. P. M. Sept. 16, 1 year. 2,300
- McMahon, Francis J., to Gilliam Schenck. Hull st, s s, 146.4 e Rockaway av, 2 lots, each 15.8x100. 2 morts., each \$2,500. Sept. 24, 3 years. 5,000
- Same to Louisa Haviland. Hull st, s s, 209 e Rockaway av, 16x100. Sept. 24, 3 years. 2,500
- Same to same. Hull st, s s, 177.8 e Rockaway av, 2 lots, each 15.8x100. 2 morts., each \$2,500. Sept. 24, 3 years. 5,000
- Nolan, Patrick, to John McLoughlin, as trustee George G. Elton. Jefferson st. P. M. Sept. 18, due Oct. 1, 1888. 4,500
- Same to Samuel H. Vandewater. Same property. Sub. to mort. \$4,500. Sept. 18, due Oct. 1, 1886. 1,200
- Ohlhorst, Rosina, wife of Henry, to Alvin Jaeger. 12th st, s s, 468.10 w 4th av, 18x100. Sept. 22, due Oct. 1, 1888, 5%. 1,400
- Oulton, Sampson B., to The General Synod of the Reformed Church in America. 11th st, s s, 197.10 w 5th av, 6 lots, each 16.8x100. 6 morts., each \$4,000. Sept. 23, 3 years. 24,000
- Same to Asa W. Parker, Hempstead, L. I. 11th st, s s, 197.10 w 5th av, 100x100. Sept. 23, demand. 6,000
- O'Reilly, Bridget, wife of and Francis, to Mary B. Walker. Norman av, s s, 100 e Newel st, 25x95. Sept. 23, due Oct. 1, 1890. 4,000
- Ostmann, Elizabeth, to The German Savings Bank, Brooklyn. Harrison av, s w s, 23 s e Lynch st, 22x100. Sept. 16, due Dec. 1, 1886, 5%. 1,000
- Post, Samuel W., to James Gascoine. Quincy st, Reid av. P. M. Sept. 24, 2 months. 8,000
- Palmer, Elizabeth, to The Brooklyn Mill & Lumber Co. Hopkinson av, s e cor Marion st, 75x100. Sept. 17, 1 year. 800
- Phelan, Elizabeth, wife of and James, to Julius B. Davenport. Decatur st. P. M. Sept. 17, 6 months. 12,000
- Pond, Almeda M., wife of and Chester H., to The Dime Savings Bank, Brooklyn. Spencer pl, w s, 110.4 s Hancock st, 16x100. Sept. 18, 1 year, 5%. 3,000
- Pickert, Willis A. and Albert, to Morton Denyse. Evergreen av, s s, 50.5 e Palmetto st, 25.3x89.3x25x85.8. Sept. 19, 4 years. 1,400
- Quimby, Eliza, to Clarence Tucker et al., trustees George W. Tucker, dec'd. Penn st, n s, 249.2 w Marcy av, 20x100. Sept. 4, 5 yrs. 5,800
- Rudloff, Henry, to Freeman Clarkson. Vanderbilt st, n s, 400 e 18th st, 50x150. Sept. 17, due Jan. 2, 1888. 800
- Russell, Susanna E. C., wife of Walter C., to Elias J. Hendrickson, Jamaica, L. I. Hancock st, n s, 100 w Nostrand av, 20x100. Sept. 19, due Nov. 1, 1888, 5%. 6,000
- Schmidt, Barbara, to James F. Gillen. Flushing av. P. M. Sept. 17, due Oct. 1, 1887, 5%. 600
- Sayre, David A., to Simonson M. and Catharine A. Suydam, Oyster Bay, L. I. Quincy st, n s, 116 w Marcy av, 16x100. Sept. 16, due Sept. 1, 1888, 5%. 3,500
- Schwarz, Matheus, and Babetta his wife, to Charles Doerschuch. Meserole st, s s, 25 e Lorimer st, 25x75. Sept. 17, 3 years. 1,000
- Schroeder, Barbara, wife of and George H., to Thomas Read. Clermont av. P. M. Sept. 8, installs, without int. 3,000
- Smith, Walter E., to Elizabeth Horton, exr. Wm. B. Horton. Montauk av. P. M. Sept. 7, due Jan. 1, 1889. 550
- Swartwout, Mary L., to Theodore Burgmyer. Clarkson st, s s, 127.5 e Main st, 25x200. Sept. 15, due Sept. 1, 1888. 1,200
- Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Marcy av, w s, 25 s Ellery st, 25x100. Sept. 22, 1 year, 5%. 2,700
- Stewart, Horatio S., to Patrick H. McLoughlin. 5th av. P. M. Sept. 23, 1 year, 5%. 1,000
- Treibig, Francis, to Jacob Zimmer. Boerum st, s s, 449.9 e Bushwick av, 50x87.6. Sept. 11, 5 years, 5%. 4,000
- Townrow, Sarah C., wife of and Frederick W., to Harriet D. Denyse. Division av, n s, 263.1 e 4th st, 22x102x22.2x103. Sept. 17, 3 years, 5%. 3,500
- Taylor, William, to Roswell Eldridge, as Town Treasurer of Hempstead, L. I. York st, s e cor Hudson av, 25x100. Sept. 18, due Nov. 1, 1888, 5%. 7,000
- The German Evangelical Aid Society, Brooklyn, to The Williamsburgh Savings Bank. Fairfax st, n w s, 200 n e Broadway, runs northwest 100 x northeast to Bushwick av, x southwest 100 to Fairfax st, x southwest 350. Sept. 19, 1 year, 5%. 7,000
- Tilford, Catharine, to The Brooklyn Savings Bank. North Oxford st, w s, 312.3 s Park av, 25x100. Sept. 17, 1 year, 5%. 3,000
- Taylor, Sarah M., widow, to James S. Barclay, as trustee Eliza B. Howell, dec'd. Skillman st, e s, 100 n Lafayette av, 19.4x100. Sept. 19, 3 years, 5%. 2,000
- Volhard, Caspar, and Charles Rissler to Otto Huber. Ellery st, n s, 275 w Marcy av, 25x 95.5. Sept. 19, due Sept. 1, 1890, 5%. 2,500

Webb, Mary E., to John F. Dingee. Warren st. P. M. Sept. 19, due Sept. 22, 1888, 5% 7,500
 Weber, Christopher, to George F. Bleil. Tompkins av, n w cor Hopkins st, 25x100. Sept. 21, 5 years, 5% 3,400
 Weber, Andrew, and Julia his wife, to Jacob Michel. Park av. P. M. Sept. 22, 5 years, 5% 1,000
 Walsh, Mary J., wife of and Jeremiah W., to The Williamsburgh Savings Bank. Manhattan av, w s, 100 n Huron st, 25x100. Sept. 24, 1 year, 5% 7,000
 Wenman, Emily L. E., widow, to Sally A. Denike. Atlantic av, s s, 391.8 e Utica av, 16.8x100. Sept. 1, installs. 600

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

SEPTEMBER 18 TO 24—INCLUSIVE.

Anderson, William O., to William O. Anderson, exr. Jane Anderson. \$7,000
 Baremore, Henry R., Elizabeth, N. J., to Kate B. Belloni. 4,500
 Same to same. 4,500
 Bernard, Benjamin, to Newman Cowen. 20,000
 Same to same. 5,500
 Boyd, William C., to Charles H. Toum and ano., trustees for Mary E. Whittelsey. 10,083
 Cowen, Newman, to Thomas R. A. and William H. Hall. 2,150
 Crane, Alexander B., exr. and trustee J. W. Mitchell, dec'd, to Charles F. A. Newmann. 5,000
 Dayton, Charles W., trustee G. A. Conover, dec'd, to The United States Trust Co. 5 assignments of mortg. nom
 Dodge, Frances A., to Susan Crooker, East Bridgeport, Conn. 406
 Forsch, Ferdinand, to Randolph Guggenheimer. 52,000
 Gasteyer, Ernst A., to Charles W. Olpp. 1,000
 Hopper, Rosalie De W., to William H. Bailey, Tompkinsville, S. I., and ano., trustees Grace Law. 1,000
 Jagger, Anna L., Cincinnati, Ohio, to Henry A. and H. L. Bogert, guards. of the children of Charles L. Bogert, dec'd. 7,093
 Lenbuscher, Catharina, to Caroline D. Desauer. 1,000
 Lindenmeyr, John, to Elizabeth Schwarzwalder. 10,000
 Same to same. 3,000
 Lingelbach, Heinrich, to Moritz J. Hirschbein. 3,239
 Lawrence, Francis C., exr. Eleanor E. Wilmerding, to Louis E. Wilmerding. 10,000
 Meyer, Arthur L., to John N. Hayward. nom
 Mott, Henry A., exr. Adelaide Thompson, to Frank G. A. Thompson, exr. Adelaide Thompson, dec'd. nom
 Spies, Henry, to Maria L. Pringle, Louisiana. 6,000
 Sherwood, Robert, exr. T. J. O'Connor. 2,500
 Smith, Theophilus G., to Mary A. Gibbins. 13,000
 The Irving Savings Inst. to Henry Stillman. 4,000
 Thorne, Jonathan, to Samuel Thorne. nom
 Townley, Mary E., to George H. Ross. 4,500
 Taylor, Martha J., wife of William H., to Samuel L. M. Barlow. nom
 Uihlein, Peter J., to The Citizens' Savings Bank, New York. consid. omitted
 Vallo, Santiago J., to Suzanne Poussard. 1,000
 Watson, Sarah, Whitestone, L. I., to Frances P. Bromley, Brooklyn, L. I. 4,000
 Williams, Edgar, and ano., exrs. L. Freeman, to Minerva Congdon, Catskill, N. Y. 6,000
 Wilmerding, Louis E., to William K. Thorne, Newport, R. I. 10,197

KINGS COUNTY.

SEPTEMBER 18 TO 24—INCLUSIVE.

Aldrich, Elizabeth W., to Sarah Strang, widow. \$2,300
 Bauer, Paul, to Jacob Ruppert. nom
 Boyd, Sarah A., to Harold L. Crane. 5,000
 Bicknell, Henrietta, to Sophia B. and Henrietta Bicknell. 2,225
 Brouwer, Theophilus A., trustee for Andrew Patterson, to T. A. Brouwer, trustee for Charlotte A. Suydam. 2,006
 Burley, Frances E., Stamford, Conn., to Ann Meech, Groton, Conn. 2,057
 Card, Mary E., admrx. A. P. W. Kinnan, to Myer Masten, as trustee for Peter Kinnan. nom
 Cook, Harriet B., admrx. C. Smith, to Arabella H. Miller. 1,400
 Davenport, Julius B., to William Harkness. 2,500
 Debevoise, James, to Isaac Debevoise. 2,000
 Deker, John and Christiana, his wife, to Charles J. Hobe. 1,600
 Dickinson, Annie, to Helen D. Burnett. 1,000
 Eastman, Lydia M., et al., Exrs. Henry W. Eastman, to William M. Van Anden. consid. omitted
 Eisemann, Ernest J., to David Springsteen. 900
 Guthy, Theresa E., to Jesse B. Lung. 1,000
 Same to same. 600
 Halsey, John R., trustee, to Louis W. Towt. nom
 Ingraham, Richard, to Gertrude J. wife of Fred. Ingraham. 600
 Ivens, William M., as Chamberlain of New York City, to Benjamin F. Pond. 5,504
 Ireland, Maria A., extr of Sarah McGeorge, to Mary E. Recard. 3,500
 Jackson, Thomas B., to Silas Ludlam. 6,00

Jones, Susan A., to Ella R. Blaisdell, extr. A. Fisher. nom
 Kelland, John A., Montrose, Mo., to Helen W. Ditmis, Jamaica, L. I. 6,000
 Krous, Barbara, to Lippman Renzenstein. 50
 Kalbfleisch, Charles H., et al., exrs Martin Kalbfleisch, to Franklin H. Kalbfleisch. 1,700
 Same to same. 1,300
 Same to same. 1,500
 Same to Albert M. Kalbfleisch. 6,000
 Same to Elizabeth W. Robinson. 6,000
 Same to Helen M. Thursby. 1,300
 Same to same. 3,000
 Same to same. 1,600
 Same to same. 2,000
 Kouwenhoven, John H., et al., exrs John W. Kouwenhoven, to Jane A. Vanderveer. 400
 Same to same. 2,500
 Same to same. 3,000
 Lung, Jesse B., to The Brooklyn Mill and Lumber Co. 804
 Loomis, John S., to Lenora G. Day. 3,790
 Lung, Jesse B., to Frank Hyde and Adolph Gload. 603
 Molloy, Catharine, to Louis Bossert. 765
 Meserole, Archibald K., and William H. and Lewis Walker, of A. K. Meserole & Co., to Archibald K. Meserole. 1,500
 Quintard, George W., to Edward Schell and ano., exrs. George F. Merkle. 5,000
 Raymond, Kate, wife James E., to Eli C. Gray, as guard. of Reuben Gray. 2,400
 Stoothoff, Wyckoff, and ano., exrs. W. C. Stoothoff, to Sarah W. Stoothoff. 2,000
 Same to Henry S. Stoothoff. 700
 Seaman, Alfred and Elbert D., to James E. Smith. 2,239
 Strong, Thomas S., to Eweretta C. McVicar. 4,000
 Woodward, Katharine H., to Sherman W. Knevals, exr. and trustee Henriette J. Warner. 6,000

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 18 TO 24—INCLUSIVE.

SALON FIXTURES.
 Bauer, C. 168 Suftok... P. Doelger. (R) \$450
 Botjer, H. M. F. 1641 Broadway... J. Deitze. 500
 Bord, H. 109 1st av... J. Eichler. (R) 350
 Caldah, J. 76 Jackson... L. H. Roemer & Co. 1,500
 Carle, J. F. 29 E. Houston... G. Ehret. 2,000
 Cassin, W. 600 1/2 Grand... Jane Henry. 75
 Cole, S. ... Brunswick Balke C. Co. Billiard Table. 75
 Connors, T. 702 Greenwich... I. Sommers & Co. 500
 Dreher, M. & L. 227 E. 3d... M. Seitz. 775
 Drusk, F. 154 Forsyth... Bernheimer & S. 350
 Duggan, T. H. 985 1st av... Hannis Distilling Co. 1,500
 Duggan and Madden. 965 1st av... Hannis Distilling Co. (R) 1,500
 Durando, S. 2397 2d av... F. Oppermann, Jr. (R) 200
 Ehrhardt, G. 2338 1st av... H. Elias. 450
 Feigenspan, C. J. 132 Allen... M. Seitz. 300
 Fisher, J. H. 129 Greenwich av... G. Ehret. (R) 1,000
 Flanagan, M. 127 W. 33d... H. Koehler & Co. 150
 Funnser, L. 109 Louis... Dortha Bernes. 500
 Galarneau, J. 211 West... J. Black. Restaurant Fixtures. 200
 Gavagan, E. 702 Greenwich... Margaret Condran. 1,000
 Grampp, E. M. 526 E. 12th... Williamsburgh Brewing Co. 300
 Hackett, H. 89 Christopher... Bernheimer & S. (R) 250
 Hopfengartner, J. 1080 1st av... Bernheimer & S. 600
 Heckmann, G. 293 Av C... Brunswick Balke C. Co. Pool Table. (R) 15
 Heim, C. 43 College pl... J. & A. Doelger. 500
 Hofmann, Ottilie. 304 E. 49th... P. Doelger (R) 200
 Hogan, P. 1456 2d av... J. Byrns. 132
 Kautezky, C. 54 W. 4th and 247 Wooster... F. Morel. Bar Fixtures, Furniture, &c. 4,000
 Kemper, C. 94 Pitt... G. Bechtel. 336
 Klemcke, P. 1026 2d av... H. Elias. (R) 400
 Kruger, C. 309 E. 26th... F. Oppermann, Jr. (R) 300
 Kaufman, H. W. 50 Greenwich... F. & M. Schaefer Brewing Co. 350
 Kunold, C. 413 E. Houston... F. Freidank. Furniture, Restaurant Fixtures, &c. 700
 Lane Bros. 748 10th av... Bernheimer & S. 1,500
 Lawrence, W. 171 Forsyth... Susie McCarthy. 150
 Loram, B. 198 Lexington... H. Clausen & Son Brewing Co. (R) 500
 Luango, S. 76 Mulberry... G. Bechtel. 250
 Luty, N. 132 Spring... H. H. Heert. 1,000
 McDermott, M. J. 1435 Broadway... L. S. Merigold. 800
 Mee, J. 1313 Av A... H. Clausen & Son Brewing Co. (R) 300
 Mennig, G. 504 E. 12th... F. Oppermann, Jr. (R) 300
 Munz, L. 513 10th av... M. Seitz. 300
 McManus, J. 219 E. 73d... J. J. Reilly. 150
 Meyer, J. C. 300 5th... C. Stein. 150
 Nicolai, L., Jr. 506 8th av... G. Ehret. (R) 700
 O'Neill, J. P. 757 3d av... Mary A. O'Neill. 3,000
 Otto & Hillmann. 154 Church... E. H. & A. F. Schmults. 6,300
 O'Neill, J. P. 757 3d av... P. A. Conway. (R) 1,000
 Pinsdorf, F. 104 Hester... H. Clausen & Son Brewing Co. (R) 150
 Pettit, Kate. 794 11th av... Long Inland Brewery. 221
 Redington & Gick. 1347 Broadway... U. S. Standard Billiard Co. Pool Tables. 275
 Richault, F. 114 Bleecker... L. Jorel. 30
 Ryan, Kate. 1382 2d av... J. Kress Brewing Co. 1,600
 Raab, D. 78 1st... D. Mayer. (R) 125
 Reilly, Josephine A. 91 South... A. C. Morgan. (R) 2,93

Ruppel, P. 1155 1st av... Williamsburgh Brewing Co. 175
 Ryan, T. 1177 2d av... John Kress Brewing Co. 500
 Sauter, J. 370 10th... Williamsburgh Brewing Co. 250
 Schimkowitz & Tobias. 149 Ludlow... Julia Tobias. 525
 Schmidt, M. 114 Hudson... M. Klesius. 90
 Schroeder, H. 1605 Av A... G. Ringle & Co. 225
 Seeliger L. 308 6th... Budweiser Brewing Co. 300
 Shanahan, B. 866 2d av... J. & A. Doelger. 200
 Straube, H. 191 E. Houston... E. Ochs. 675
 Strauss, Mary. 103 E. 4th... Hester Crum. Restaurant Fixtures. 500
 Sheehan, T. 535 W. 60th... Lembeck & Hargraves. 350
 Sulzer, Clara. 1st av and 126th... A. Hupfels' Sons. Dancng Platforms, &c. (R) 8,000
 Tekulski, M. 306 Grand... B. Rourke. Billiard and Pool Tables. 400
 Trueb, R. 60 Essex... A. J. Gloistein. Restaurant Fixtures. 75
 Vetter, A. 166 E. 3d... F. Vetter. (R) 500
 Votke, J. 507 E. 5th... Bernheimer & S. 400
 Walsh, T. 1099 2d av... D. Lyons. 690
 Wieboldt, J. 101 West... P. Minck. 2,500
 Wilson, Mary. 82 New Bowery... J. Rintoul. 400
 Windisch, C. 269 7th av... Burr, Son & Co. 450
 Welsh, J. 489 1st av... D. Stevenson. 150
 Worden & Mason. 16 South... Z. Jaques. (R) secures rent

HOUSEHOLD FURNITURE.

Asher, Henrietta. 451 6th av... O'Farrell & H. (R) 199
 Anderson, Mary A. 52 W. 24th... S. Knapp. Carpets &c. 160
 Archambault, A. 25 E. 85th... J. Silberstein. 200
 Ball, T. 496 7th av... Jane Guinevan, admrx. 218
 Blume, G. 4 Roosevelt... Mary Lynch. Bar Fixtures, &c. 4,000
 Bodine, H. W. 57 E. 76th... J. W. Mason & Co. 168
 Brennan, T. and Amelia. 157 W. 13th... Margaret Allen. 1,650
 Baer, Sarah. 211 E. 55th... M. Mehrbar. (R) 2,000
 Bauman, J. 2077 Bronx... G. Reubel. 143
 Bell, Elizabeth. 322 W. 12th... O'Farrell & H. 118
 Bennett, Margaret A. 161 E. 115th... L. Baumann. 436
 Blanchard, J. S. 432 W. 53d... Epstein, K. & Co. 100
 Bourinot, Mrs. L. 406 W. 23d... Martha W. Williams. 100
 Brown, Elizabeth. 117 W. 31st... Fanny Phippany (L. Baumann et al. by assign.) (R) 1,500
 Brown, Lauretta J. 20 E. 9th... E. Condon. 2,580
 Brooks, Lucy. 123 W. 27th... Epstein, K. & Co. 249
 Carmichael, Annie S. 7 W. 31st... A. E. & W. F. Barnes. 150
 Casper, Mollie. 121 W. 32d... Epstein, K. & Co. 104
 Christie, W. 1547 Park av... H. Spies. 305
 Crowell, J. M. 104 W. 42d... W. H. Atkinson. 201
 Carpenter, Margaret E. 759 Greenwich... J. Browning. 1,000
 Cormier, F. 308 E. 120th... R. J. Brown. Piano. 213
 Cotchett, Mary J. 230 E. 69th... L. Z. Murray. 199
 De Lavalette, A. M. 536 5th av... S. Knapp. Carpets. 3,184
 Dias & Gervaise. 121 W. 32d... Mollie Casper. 1,800
 Dalton, Mary. 60 Spring... H. S. Eisler. 135
 Dittrich, H. A. 216 E. 10th... W. R. Winslow. 100
 Dudley, Margaret H. 152 W. 20th... R. C. Cashin. 112
 Same... same. 87
 Ehrenberg, Jenny. 316 E. 62d... Fell & Van Ness. 107
 Flach, J. 222 E. 70th... H. Spies. 104
 Geddies, Susie. 517 W. 29th... H. Greenstone. 125
 Gardner, Patience M. 150 W. 53d... R. C. Cashin. (Oct. 2, 1884.) 144
 Geer, Barbara. 420 E. 86th... H. Spies. 108
 Goff, C. S. 159 W. 44th... S. Knapp. Carpets. 171
 Goggin, Bridget. City... J. Early. 414
 Greenwich Literary Society. 16 Abingdon sq... A. P. Wennerstrom. 250
 Guilfoyle, W. 144th st and 10th av... R. M. Walters. Piano. 250
 Hauf, R. 186 Orchard... A. Hahn. Piano. 55
 Helm, Jennie. 101 W. 55th... T. Van Raden. 380
 Hunt, Mrs. D. 132 W. 28th... Delehanty & McG. 110
 Hart, E. I. S. 185 5th av... E. M. Young. 300
 Henriques, Rosette C. 240 E. 72d... H. Spies. (R) 159
 Hoffman, A. F. and Frances. 433 W. 35th... Epstein, K. & Co. 583
 Holste, W. 333 9th av... P. Massoth. 100
 Hughes, Sarah. 1781 Broadway... R. C. Cashin. 251
 Hussey, E. F. 113 W. 58th... R. C. Cashin. 173
 Hussey, G. W. 322 W. 17th... N. Y. Furniture Co. 318
 Ives, Lillie. 221 W. 40th... J. F. Manges. 531
 Julius, Amanda. 20 6th av... R. M. Walters. Piano. (R) 250
 Johnson, C. 25 Norfolk... Epstein, K. & Co. 460
 Kilbourne, E. J. 315 E. 72d... W. M. Russell. 107
 Kruger, C. W. 209 E. 88th... H. Spies. 122
 Lathers, W. Jr. 157 E. 76th... R. M. Walters. Piano. 65
 Lang, A. E., & Co. 1560 Broadway... S. Knapp. Carpets. 203
 Manning, M. Port Richmond, S. I... Delehanty & McG. 146
 Maake, Agatha and A. H. 41 W. 29th... Worthington, Smith & Co. security
 Meyer, Amy. 51 W. 50th... A. Baumann. 230
 Meyers, Fanny. 1466 2d av... Epstein, K. & Co. 168
 Monahan, E. J. 142 W. 33d... O'Farrell & H. 181
 Mandelbaum, Fanny. City... J. F. Manges. 961
 Moffat, Sarah A. 30 W. 47th... Sylvia A. Dewey. 1,120
 Neuman, Sarah. 236 East Broadway... Epstein, K. & Co. (R) 128
 Numan, Mary. 180 1/2 Allen... E. Levi. 450
 Outfield, Jennie. 210 W. 28th... Epstein, K. & Co. 550
 Occa, J. 216 E. 6th... H. S. Eisler. 113
 Ormsby, Mary L. 118 W. 42d... Susan R. Ward (Cooper & Weed, by assign.) (R) 110
 Osmond, W. H. 230 F. 35th... R. M. Walters. Piano. 165
 Phillips, Mrs. 7 Ridge... H. S. Eisler. 125
 Pierine, J. 242 W. 12... Delehanty & McG. 286
 Posner, J. D. 204 E. 73d... Epstein, K. & Co. 148
 Reilly, Louise. 405 E. 118th... O'Farrell & H. 183
 Roach, P. 553 Greenwich... L. Baumann. 121
 Roeloffs, J. Foot E. 82d... W. E. Wheelock & Co. Piano 300
 Ryan, Maggie. 221 E. 44th... Cowperthwait & Co. (Aug. 18, 1884.) 222
 Ryer, D. V. 355 3d av... H. S. Eisler. 179
 Rapp, Catherine. 1131 3d av... W. E. Wheelock & Co. Piano. 125
 Rider, Louise B. 150 E. 48th... A. Carr, 142

Sheffield, N. M. ... G. C. Flint & Co. 219
 Sullivan, Nora. 1807 10th av. ... T. Stacom. 120
 Saunders, W. J. 368 Canal. ... T. E. Lyons. 700
 Schaffer, Maria. 143 E. 120th. ... C. L. Cassel. 300
 Scott, Nellie. 139 W. 25th. ... Epstein, K. & Co. 310
 Schroeder, J. C. 45 Clinton pl. ... J. A. Callahan. (R) 250
 Shannon, G. 210 E. 87th. ... H. Greenstone. 151
 Slaughter, A. M. and C. T. 230 W. 24th. ... J. Garson. Piano. 160
 Skinner, Barbara. 57 W. 30th. ... J. M. Oakford. 2,500
 Sternheimer, A. 9 W. 125th. ... Sadie Ullman. 100
 Twomey, Sarah L. 337 W. 24th. ... R. Graham. 300
 Wallace, J. A. 177 E. 107th. ... S. Knapp. Car-pets. 413
 Waring, Maria. 137 W. 42d. ... Mary Waterman. (R) 5,000
 Whiting, W. M. 177th st and Prospect av. ... M. Whiting. 574
 Yost, F. and A. 335 W. 125th. ... S. Knapp. Car-pets. 240

MISCELLANEOUS.

Augsburg, Laura. 633 Water. ... S. D. Rosen-thal. Grocery Fixtures, Horse, Wagon, &c. 500
 Adams Printing Co. 160 Fulton. ... Campbell Printing Press & Mfg. Co. Press. 2,800
 Angers, J. L. 11 Ludlow. ... J. Chanowitz. Ma-chines, &c. 100
 Baschwitz, M. 649 3d av. ... H. Liebermann. Bar-ber Fixtures. 200
 Bedell & Bro. City. ... C. C. Child. Cutter. 716
 Bernheim, S. 142 Centre. ... A. Heyman. Ma-chines, Fixtures, &c. 2,500
 Braden, R. 363 W. 42d. ... J. Cunningham's Son & Co. Carriage. (R) 47
 Beile, C. 127 E. 110th. ... A. Bergman. Fixt. 40
 Bickhart, N. & H. 291 1/2 10th av. ... I. Bickhart. Bakery Fixtures. 450
 Blodgett, W. C. ... Hincks & Johnson. Horses, Carriages, &c. security
 Brady, E. J. 437 3d av. ... Elizabeth Fagan. Printing Fixtures. 300
 Bromm, G. 324 W. 13d. ... C. Stein. Horses, Wagons, &c. 500
 Brown, D. 155 West Broadway. ... Vanderburgh, Wells & Co. Printing Fixtures. 259
 Brow, W. L. ... G. Dawkins. Horses, &c. 266
 Covert, Geo. City. ... J. G. Allport. Canal Boat. 500
 Covert, Addie E. City. ... J. G. Allport. Canal Boat. 500
 Dick & Geiernsey 223 6th av. ... Marvin Safe Co. Safe. 185
 Doty, P. C. 63 University pl. ... Mosler, Bowen & Co. Safe. 110
 Earle, E. M. 235 5th av. ... W. H. Earle. Horses, Fixtures, &c. 7,000
 Ehrenberg, L. 223 Delancey. ... H. Weber. Horse, Wagon, &c. 150
 Elias, Jennie C. 825 and 825 1/2 Broadway. ... L. B. Clark. Jewelry Fixtures, Furniture, &c. (R) 2,609
 Fay, P. 1200 3d av. ... Margt. McCullough. Laundry Fixtures. 300
 Gloucester, C. N. 168 West Broadway. ... G. F. Elliott. Fixtures and Furniture. 900
 Grotecloss, J. H. 46 W. 14th. ... E. S. Dissow-way. Furniture and Fixtures. 1,300
 Hadley, H. H. 125th st and 8d av. ... F. M. Wei-ler. Press. 175
 Same. 1164 North 3d av. ... Same. Press. 240
 Harris, H. W. 1105 North 8d av. ... G. Schwenk. Horses, Wagons, &c. 200
 Heinrich, F. 10th av, bet 160th and 161st st. ... Marvin Safe Co. Safe. 120
 Haight, C. H. 127 3d av. ... Marvin Safe Co. Safe. 171
 Hall, G. P. & Son. 157 Fulton. ... C. G. Sentis. Photographic Gallery. 200
 Heller, H. 406 and 446 W. 40th. ... A. Giegengack, Bakery, &c. 1,000
 Hendrick, L. P. 172 E. 123d. ... D. B. Dunham. Carriages. (R) 687
 Johnston, W. 130 E. 126th. ... F. C. Mallahan. Horses, Trucks, &c. 125
 Kindergan, J. 379 Madison. ... Nuffer & Lippe. Carriage. 515
 Kleinschmidt, L. 12 Whitehall. ... P. Westphal. Barber Fixtures. (R) 44
 Lake, C. 186 E. 64th. ... Agnes A. Lake. Tools, Fixtures, &c. (R) 2,000
 Le Forestier, H. A. A. 23 Park pl. ... F. M. B. Le Forestier. Fixtures. 950
 Leise, H. 739 2d av. ... J. H. Suhr. ... Grocery Fixtures, Horse, Wagon, &c. 550
 Lambin, J. A. 107 Lawrence. ... Donigan & Neil-son. Wagons. 363
 Lamey, J. C. 415 W. 33d. ... W. B. Wills, agt. Milk Fixtures, &c. 92
 Lischer, J. 125 Crosby. ... Marvin Safe Co. Safe. 105
 Lohden, J. 564 Grand. ... A. Riemann. Confec-tionery Fixtures. 400
 Marschat, T. 201 E. 4th. ... Theresie Rehak. Milk Fixtures. 50
 Michaelis, S. 118 Delancey. ... J. Weiss. Barber Fixtures. 50
 Maier, M. 2456 - av. ... B. Mayer. Butcher Fixtures. 35
 Maires, L. W. 7 W. 14th and 51 and 57 Chris-topher. ... W. McKee. Horses, &c. 1,572
 Mayforth, J. C. 307 8th. ... Martha Mayforth. Horse, Wagon, Fixtures, &c. 275
 McCowan, J. 71 Varick. ... Worthen & Aldrich. Engine, Machines, &c. 1,000
 McIntyre, P. City. ... E. Prial. Truck. 39
 Miller, W. 171 West Houston. ... Archer Mfg. Co. Barber Fixtures. 78
 Nowell, W. D. 150 S. 5th av. ... C. C. Shepherd. Drug Fixtures. 500
 Nichols, J. 148 Chatham. ... Archer Mfg. Co. Barber Fixtures. 70
 O'Connell Bros. 204 E. 103d. ... Nuffer & Lippe. Hearse. 842
 O'Neill, W. City. ... S. Levon. Horse and Wagon. (R) 250
 Ott, F. 354 Bleeker. ... G. Goetz and ano. Bakery Fixtures. (R) 300
 Pfister or Fister, F. J., & Co. 37 E. 13th. ... Mosler, Bowen & Co. Safe. 145
 Pfister & Black. 142 Maiden lane. ... National Meter Co. Fixtures, Lathes, &c. 500
 Palummeri, V. 419 3d av. ... C. E. Munson. Barber Fixtures. 300
 Pfaender, F. 148 Leonard. ... C. Humann. Butcher Fixtures. 100
 Rosenberger, J. 335 E. 125th. ... P. Westphal. Barber Fixtures. 45
 Rubovitz, S. 114 Delancey. ... B. Schaffel. Gro-cery Fixtures. 275
 Saake, E. 626 9th av. ... United Confectioners Assoc. Confectionery Fixtures. (R) 330

Schaare, Elizabeth. 63 Prince. ... W. Becker. Machinery. 500
 Shefflin, D. 114 E. 106th. ... Maria Moss. Horses and Hearse. (R) 1,500
 Simonson, O. 51 Bleeker. ... B. Cahen. Ma-chines. 400
 Struck, C. W. 137th st and 8th av. ... C. Hurst. Horse, &c. 125
 Swartwout, F. G. 157 E. 125th. ... Marvin Safe Co. Safe. 120
 Shefflin, D. 112 E. 106th. ... J. Cunningham's Son & Co. Carriages. (R) 642
 Thomson, E. T. 554 W. 35th. ... W. & D. Lawson. Trucks, &c. 1,300
 Tritt & Co. 19 Wallabout Market, Brooklyn. ... B. Fitch & Co. Fixtures. 48
 Valentine, J. H. 172 W. 123d. ... P. J. Owens. Horse, Wagon, &c. 150
 Van Gelderen, J. 854 10th av and 518 W. 56th st. ... J. F. Griffith. Horse and Butcher Fixts. 475
 Van Wert, J. L. 32 W. 29th. ... Marvin Safe Co. Safe. 225
 Van Winkle, Rip. 52 Union square. ... Marvin Safe Co. Safe. 105
 Weir, P. T. 1119 1st av. ... H. Killam Co. Car-riages. 3,043
 Zugner, L. L. 533 North 3d av. ... Nuffer & Lippe. Carriage. (R) 90
 Zeni, L. 274 Spring. ... E. B. Seaman. Bakery. (R) 200

BILLS OF SALE.

Alger, B. 17 W. 44th. ... Mary Alger. Laundry Fixtures. 1
 Campbell, M. 337 E. 32d. ... J. H. Campbell. Horse, Wagons, &c. 375
 Cassin, W. 600 1/2 Grand. ... Cath. H. Cassin. Saloon. 250
 Cowen, L. City. ... C. M. Fulton. Furniture. (Oct. 14, 1884.) 121
 Davidson, Enna D. ... Wood & Knapp. Scow, &c. Desestret, H. 123 Bleeker. ... Eliza Taverge. Restaurant Fixtures. 500
 Ficken, J. D. 1382 3d av. ... Kate Ryan. Saloon. 2,000
 Henderson, Mary. 574 3d av. ... I. Weill. Shoe Fixtures. 800
 Hohenstrater, E. F. 91 Broad st, New York, and 419 Union st, Brooklyn. ... Adeline Hohenstrater. Furniture and Restaurant Fixtures. 750
 Lewin, F. O. 178 Prince. ... Annie Lewin. Horses and Wagons. 1,100
 Neumuller, Clara. 207 E. 106th. ... A. Georgi. Furniture. 1,114
 Patterson, Margaret. 350 W. 11th. ... T. W. Fagan. Restaurant Fixtures. 300
 Roper, J. and Emma. 128 E. 117th. ... Anna M. Anderson. Furniture. 62
 Rosenblatt, B. 302 W. 36th. ... J. Gaworski. Bar-ber Fixtures. 130
 Rosenfeld, Jenny. 380 Canal. ... A. Frowein. Restaurant Fixtures. 475
 Scameo & Cardillo. 79 Bayard. ... E. Marini. Drug Fixtures. 400
 Winsor, Josephine. 25 E. 44th. ... P. Kavanagh. Furniture. 260

N. Y. ASSIGNMENTS OF CHATTEL MORT GAGES.

Ehrich, E., to F. Munch. (O. A. Brosshard, Aug. 3, 1885.) 800
 Merigold, L. S., to C. Schlesinger. (M. J. McDer-mott, Sept. 21, 1885.) 800
 Wientze, C. F., to S. Moorehouse & Co. (H. E. Stickle, Sept. 5, 1885.) 1,000

KINGS COUNTY.

SALOON FIXTURES.

Behrens, R. 477 Atlantic av. ... Rubsam & Horr-mann. \$300
 Bongard, J. 655 6th av. ... A. Immig. (R) 233
 Duffy, J. 84 Court st. ... Minnie Duffy. 800
 Deppe, Louis. 32 Tompkins av. ... Budweiser Brewing Co. 762
 Dressell, N. 153 Harrison av. ... Eliz. Meltzer. 300
 Gaetzner, J. 147 Ewen st. ... Brunswick Balke Collender Co. Billiard Tables. 260
 Kennedy & Miley. 3 Willoughby st. ... The Long Island Brewery. 1,700
 Kraewel, Mary. 32 Grand st. ... W. Ulmer. 250
 Ludwig, V. 176 Fulton st. ... A. Kriofsky. 2,000
 Meincke, A. M. 200 St. Johns pl. ... J. Baer. Billiard Table and Piano. 400
 McDonald, J. 395 Graham av. ... Cath. Mc-Donald. 300
 Miller, G. M. 758 and 760 5th av. ... Geo. Zipp & Son. 150
 Mohr, F. C. 584 Broadway. ... Budweiser Brew-ing Co. 500
 Prozesky, J. 81 Johnson av. ... Cath. Lipsies. 300
 Reilly, Josephine A. 91 South st. ... Exr. Geo. A. Starkweather, dec'd. (R) 2,950
 Sommers, J. F. 675 6th av. ... C. H. Evans. 400
 Schlueter, Chas. 342 Grand st. ... F. Munch. 350
 Waldmuller, J. P. 80 Union av. ... Rubsam & Horrmann. 400
 Wolbert, A. 212 Franklin st. ... G. Ehret. 300

HOUSEHOLD FURNITURE.

Bavler, Maria A. 462 Henry st. ... Asa W. Tenney. 110
 Browne, R. E. 324 Smith st. ... T. F. Creegan. 100
 Brown, G. 86 Canton st. ... E. D. Phelps. Piano. (R) 279
 Clarke, T. 1129 Herkimer st. ... I. Mason. 157
 Casten, Wm. Myrtle av. ... I. Mason. 118
 Cox, C. N. 145 Chauncey st. ... F. W. Cox. 50
 Dickinson, W. 370 Gates av. ... I. Mason. 167
 Dwight, L. R. 137 1/2 Washington av. ... Anderson & Co. Piano. 325
 Davenport, G. L. 271 Hooper st. ... A. J. Steers. 117
 Davis, R. A. 352 St. Marks pl. ... W. R. Thet-ford. 100
 Dooley, Gertrude and Albert G. 478 Carlton av. ... A. J. Steers. 200
 Same. 200
 Fost, H. 193 Floyd st. ... P. Ott. 150
 Fuller, B. F. 10 St. Mark pl. ... M. W. Williams. 130
 Ferris, Mrs. 121 15th st. ... I. Mason. 107
 Finlay, Chas. P. 491 Clason av. ... R. G. Lock-wood & Son. 168
 Firnbach, Maria L. and John C. Fulton st and Manhattan R. R. crossing. ... A. Immig. 259
 Francis, S. 355 Court st. ... A. Schulz. (R) 108
 Fullerton, Cath. A. 228 Wyckoff st. ... J. C. Col-lins. 130
 Horan, Mary A. 81 Cranberry st. ... R. M. Wal-ters. Piano. 245
 Hall, W. 477 Clinton st. ... I. Mason. 221
 Kraft, B. J. 72 Stanhope st. ... I. Mason. 140
 Kempf, F. 21 Ewen st. ... A. Schulz. 143
 Lamantia, Angelina. 29 Chauncey st. ... T. F. Creegin. 100

Maurer, Mary. 27 Sunner av. ... I. Mason. 112
 McKeon, Bessie. 119 Cumberland st. ... I. Ma-son. 268
 McNeme, Mrs. 950 Lexington av. ... I. Mason. 108
 Meinecke, A. M. 200 St. Johns pl. ... L. Kram. 900
 Meincke, Mary M. 191 St. Johns pl. ... W. H. Westervelt. (R) 1,000
 Meincke, Mary M. 200 St. Johns pl. ... W. H. Westervelt. (R) 1,020
 Merry, J. 252 Steuben st. ... I. Mason. 101
 Murch, C. H. 16 Court st. ... A. J. Steers. 117
 Prosser, Mrs. T. 171 Leonard st. ... I. Mason. 141
 Pendleton, Sarah J. 67 South 9th st. ... S. W. Woolsey & Son. 377
 Ryno, L. 79 Prince st. ... E. D. Phelps. Piano. (R) 124
 Sellick, H. 107 Magnolia st. ... I. Mason. 126
 Spear, Eliz. G. 253 Grand st. ... M. Schulz & Bro. 152
 Stoecklein, Anna and August. Ovington av. ... C. Blschoff. 950
 Tangerman, T. 26 Greenwich av. ... Anderson & Co. Piano. 300
 Timper, R. S. 118 1/4 Chauncey st. ... I. Mason. 172
 Tully, Cath. 254 Cumberland st. ... A. J. Steers. 172
 Weed, C. S. 276 South 9th st. ... Jacob Bros. 230

MISCELLANEOUS.

Aschner, I. 3 Tillary st. ... Marvin Safe Co. Safe. 60
 Betts, C. H. 26 Court st. ... Marvin Safe Co. Safe. 625
 Brown & Funk. 488 Fulton st. ... Bramhall, Deane & Co. Range. (R) 152
 Bennett, P. 1644 Fulton st. ... Marvin Safe Co. Safe. 67
 Braun, C. W. 154 Maujer st. ... Marvin Safe Co. Safe. 67
 Collyer, Frank. 316 Columbla st. ... Campbell Printing Press Manuf'g Co. Press. (R) 280
 Coots, W. M. 26 Court st. ... Marvin Safe Co. Safe. 135
 Corby, A. W. 967 Gates av. ... Marvin Safe Co. Safe. 60
 Curtis, J. A. 28 Elm st. ... G. Werst. Wagon. 52
 Cooke, Samson & Co. 194 Fulton st. ... F. R. Orr. Trusses, Poles, &c. 150
 Doyle, S. L. 258 Grand st. ... Marvin Safe Co. Safe. 70
 Detroeller, Mary A. 607 Mytle av. ... J. Dono-hoefer. Machines, &c. 2,500
 Hackman, J. F. 172 Pacific st. ... D. B. Dunham. Horse and Coupe. 75
 Hornborg, A. Near Wallabout bridge. ... E. Re-cords. Kindling Wood Business. 500
 Hudson, G. H. ... N. Langler. Coupe, &c. 48
 Irving & John. ... Saml. and Thos. Dean. Der-ricks, &c. 800
 Israel, Louis. ... W. B. Davis. Coupe. (R) 360
 Kloiber, J. 241 Grand st. ... F. J. Bruchner. Cigar Store. 800
 Klee, J. 258 Humboldt st. ... Lehn & Fink. Drug Store. 600
 Konter, E. A. 254 Boerum st. ... Marvin Safe Co. Safe. 75
 Le Forestier, H. A. A. 23 Park pl. ... F. M. B. Le Forestier. Etchings, &c. 950
 Lempfert, H. 186 West st. ... C. Seifert. Ma-chinery. 500
 Lubbers, W. H. ... W. H. Bell. Horse and Wagon. 800
 Martin, Eliz. 255 Hudson av. ... W. B. Dunham. Horses and Coaches. (R) 2,000
 Miller, Julius. 175 Clinton st. ... Archer Mfg. Co. Barber Shop. 538
 Manheim, J. ... Troy Laundry Machinery Co. Machinery. 730
 McCormick, Thos. 205 Franklin st. ... Marvin Safe Co. Safe. 54
 McGrath, M. 453 1st st. ... Marvin Safe Co. Safe. 75
 Munemann, Geo. C. 139 Conover st. ... Marvin Safe Co. Safe. 60
 Marsh, White & Co. North 5th st. ... D. Dows. Floating Mill, &c. 30,000
 O'Brien, M. Grand av and Dean st. ... Marvin Safe Co. Safe. 60
 Potter, S. S. 16 Court st. ... Marvin Safe Co. Safe. 60
 Quevedo, J. 1623 Fulton st. ... Marvin Safe Co. Safe. 75
 Reight, C. A. 977 Gates av. ... Marvin Safe Co. Safe. 50
 Remshardt, L. 365 Central av. ... Marvin Safe Co. Safe. 75
 Riley, Wm. J. 198 Franklin av. ... Marvin Safe Co. Safe. 70
 Robbins, F. 837 Pacific st and 812 Fulton st. ... D. Raynor. Horses, Wagons and Fixtures. 300
 Rubino, V. 27 Atlantic av. ... A. Cesare. Bar-ber Shop. 125
 Saffen, H. C. Cor. Union av and Dover st. ... Walker & Bresnan. Presses, &c. notes
 Sengstaken, W. 116 Graham av. ... W. Ruth-mann. Horse, Wagons, &c. (R) 500
 Smith, H. N. 241 Smith st. ... E. Layton. Grocery Store. 600
 Sands, H. L. ... F. H. Chase. Magical Appara-tus, &c. 200
 Stege & Murken. 1373 Fulton st. ... Wischmann & Bohn. Fixtures, &c. 1,500
 Sanford, W. S. At Grand Opera House. ... H. Merry. Theatrical Scenes, &c. 557
 Schacher, W. 519 3d av. ... H. Ellmers. Fix-tures. 100
 Schroeder, H. 143 Clason av. ... H. Quense. Gro-cery Store. 500
 Schinzel, A. W. 45 Division av. ... Marvin Safe Co. Safe. 54
 Segale, S. 291 Broadway. ... Marvin Safe Co. Safe. 75
 Suter & Robbert. 23 Boerum pl. ... Marvin Safe Co. Safe. 135
 Tyler, F. H. 1187 Fulton st. ... Marvin Safe Co. Safe. 156
 Watkins, F. W. ... Herring & Co. Safe. 200
 Weed, T. Cor Degraw and Clinton sts. ... A. W. Russell. Horse, Wagon, &c. 425

BILLS OF SALE.

Allen, B. W., & Co., to Michael Teehan and Jo-seph Rohan. Saloon, 128 Smith st. 3,250
 Blankley, William H., to Robinson Ramsden. Drug Store, cor Stewart and Clark sts, Fort Hamilton. nom
 Doyle, Martin E., to B. W. Allen & Co. Saloon, 128 Smith st. nom
 Karp, Carl F. W. and Ida, to Peter J. Ohmeis. Beer Bottling Business, 444 Atlantic av. 280
 Kryszkewicz, L., to Emilie Kryszkewicz. Candy, &c., Store, 133 Ten Eyck st. 100
 Lang, Jacob, to Hannah Stern. Shoe Manufac-tory, 13 Moore st. 400
 Murphy, Philip, to Michael Teehan and Joseph Rohan. Saloon, 128 Smith st. 3,250

September 26, 1885

Ramsden, Robinson, to Mary A. Blankley. Drug Store, cor Stewart and Clark sts, Fort Hamilton. nom

JUDGMENTS.

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

NEW YORK CITY.

Month	Debtor Name	Creditor Name	Amount
September	Atwood, Marie E.	Rosa Deutsch	\$121 25
	Arenberg, Rachel	Jacob Wolbach	242 79
	Alger, Byron	W. L. C. Glenn	72 39
	Arbogast, John	Stern & Metzger	314 06
	Arbogast, George	same	443 26
	Arthur, Henry	Adolph Scheffel	5,370 05
	the same	D. B. Fayerweather	122 98
	Algie, Maria E.	Chas. Strauss	149 35
	Arnot, Peter	John Merry	176 54
	Aronberg, Rachel	sued as Rosa-Jacob Berlinsky	2,196 44
	Aronson, Bernhard	Wm. Bishop	1,539 42
	Buchanan, Mary	Brussels Tapestry Co.	2,218 11
	Brown, Augustus	W. W. Esty	30,754 33
	Battershall, Sanford W.	Henry Harbeck	3,577 59
	*Backus, Mancer M.	J. P. Kernoc-han, trustee	129 91
	Backus, Henry L.	same	510 30
	Benak, Wenzel	Marie D., exr. of D. R. Abels	111 87
	Benne't, Samuel T.	impld—Dannat & Pell	290 04
	Borden, Charles E.	G. W. Rogers	9,462 30
	Blackman, Albert L.	C. C. Rice	8,290 52
	Bloodgood, Elizabeth C.	Hunterdon Co. Nat. Bank of Flemington	250 45
	Bloodgood, Isaac F.	the same	343 63
	Brown, Spencer H.	Sarah F. Chapman, recvr.	34 77
	Banta, George A.	John Merry	68 17
	Bischoff, Frederick	D. S. Yeoman	1,831 72
Bates, Louis	Neil McCallum	7,448 59	
Bates, Charles L.	same	773 42	
Bromell, William B.	John Ross	77 46	
Bogart, Orlando M.	H. O. Heu-bogart, Richard W. } mann	129 30	
Brundage, James A.	alias } W. J. Bailey, Theodore P. } Read	103 47	
Brown, Allen D.	J. J. Phillips	5,399 20	
Brown, Emmet A.	same	246 84	
Barnum, John D.	G. W. Nichols	184 50	
Burns, Michael	Valentine & Co.	349 28	
Burns, James	same	222 79	
Bogart, Orlando M.	Otto Heinze	365 59	
Bogart, Richard W.	same	146 05	
Brown, Edward S.	C. C. Murphy	204 40	
Bernhardt, Emanuel	H. Clausen & Son Brewing Co.	126 23	
Burghardt, Henry	Julius Einstein	1,898 95	
Bronson, Willett	G. F. Baker, exr. (D)	410 05	
Bernhardt, Sarah	Henry Gaullieur	300 00	
Byrnes, William J.	I. F. Wardell	104 43	
18 Crosby, Maggie A.	John Sloane	248 13	
19 Coolehan, Benjamin M.	Royer Wheel Co.	332 02	
21 Campbell, Bartley	A. E. Whyland	239 07	
21 Cohen, Wolf	Peter Lang	180 33	
22 Contaeras, Peter	People of State N. Y.	95 87	
22 Cannon, Simon	Harris Bluestone	632 23	
22 Clyde, William J.	Sam. Lobenthal	172 37	
Conner, William C.	James Conner, James P. } Wilmore exrs. of Wm. C. Conner	69 50	
22 Childs, William R.	W. L. Tompkins	120 18	
23 Chapman, William S.	J. W. Davis	106 68	
24 Carlock, George	Matthew Dowling	27 65	
24 Clinchy, William H.	National Butchers' & Drovers' Bank of City New York	157 10	
24 Clark, Elijah D.	Wm. Archer	1,121 90	
25 Chabert, Eugene	J. L. Cavanagh	202 02	
25 Clark, William	James Huggins	297 41	
19 Luckworth, James	Henry Duckworth, Walter F. } Worme	500 00	
19 Doyle, Patrick V.	Nich. Tiedemann	31 80	
21 Deegan, Martin E.	Benj. Nathan	106 61	
21 D'Ancona, Abraham	David Greenfield	443 26	
22 Downing, William	W. H. Clarke	96 67	
22 Dawson, John F.	J. H. Smith	117 61	
22 Decker, George	People of State of N. Y.	5,370 05	
22 Dane, George P.	J. W. Richardson	70 15	
23 Daly, James C.	Jos. Husson	81 15	
23 Dimon, Ebenezer	Adolph Scheffel	285 00	
23 Davison, George T.	A. H. Doty	105 47	
23 Dalton, Patrick	Wm. Ryan	251 41	
23 Dimon, Ebenezer	D. B. Fayerweather	21 24	
24 Dardis, Lizzie A.	Kate Ryan	172 63	
24 Decker, John	W. S. Hines, exr.	365 12	
24 Dunn, Thomas	John Merry		
24 Dinold, Joseph	J. C. G. Hupfel		
24 Doolittle, Edwin	C. F. Lauer		
25 Doughty, Samuel H.	T. T. Crane		
25 Davis, Lucy W.	G. V. Watson		
22 Everard, James	John Gray		
23 Ely, William F.	Henry Widdowson	204 77	
21 Fleming, Walter M.	A. C. Chandler	194 97	
22 Flemming, Patrick H.	Alex. Eschbach	74 35	
22 Flack, James A.	exr. of W. C. Conner—James Wilmore	332 02	
23*Fox, John P.	Jos. Husson	106 61	
24 Fulton, Emelia	T. M. Spelman	132 95	
25 Furcht, Frederick	Royer Wheel Co.	100 12	
19 Gilligan, Thomas	George Grau	239 56	
19 Gregory, Elizabeth	J. H. Gregory	1,112 65	
21 Grainger, John E. I.	Henry Harbeck	30,754 33	
21 Greer, Frederick H.	George Law	22 93	
21 Grunhut, Bernard	F. P. Klenke	112 57	
21 Gray, William E.	R. E. Wiesner	119 91	
21 Greer, Frederick H.	John Hancock	37 95	
22 Guimaraes, Henry	E. B. Benjamin	48 02	
22 Grote, Dorethea	J. J. Malone	80 00	
22*Glover, Mary	E. J. Wassman	84 89	
22 Gerson, Jacob	M. L. Riechenbach	1,079 09	
23 Garland, John A.	James Oliphant	53 20	
24 Gerstl, Siegfried	J. C. G. Hupfel	112 28	
25 Garrison, Frederick	Chas. Gormann	106 42	
18 Hirsch, Herman	J. P. Kernochan, trustee	1,157 93	
19 Hawley, Oscar F.	David Whitney, Jr.	33,463 00	
19 Helmich, Julius	John Rudd	326 61	
19 Hollaman, Richard G.	National Tube Works Co.	1,022 50	
21 Hild, Charles	J. S. Kaliske	172 25	
21 Hauseman, Charles H.	Fursell Co.	92 51	
22 Herrick, Albert B.	E. B. Benjamin	48 02	
22 Herold, John G., Jr.	Leopold Beyer	117 31	
22 Hammersley, Thomas H. S.	F. S. Price	95 25	
22 Hoffman, Richard	J. J. Malone	80 00	
22 Holmes, Francis P.	Real Estate Record Assoc.	40 87	
23 Hermann, Leopold	A. S. Stiefel	78 50	
23 Howell, William H.	J. N. Ober-teuffer	755 75	
23 Hubbard, Henry J.	G. E. Lewis	110 20	
24 Horton, William W.	A. C. Morgan, exr.	94 01	
24 Hohe, Jacob	H. B. Wheatcroft	107 70	
25 Healy, Hugh R.	L. A. Walker	47 50	
25 Huttick, Charles	Adolph Gebhard	354 48	
25 Hickman, Margaret	J. H. Hull	67 80	
22 Irvine, Allan A.	Manchester & Philbrick	73 22	
19 Kellogg, Charles M.	Brussels Tapestry Co.	1,539 42	
21*Kroger, Clemens A.	Henry Bauendahl	12,844 84	
22 Kingsland, David B.	W. D. Lent	139 01	
22*Kroger, Clemens A.	Louis Schrieber	9,669 56	
24 Kopetzky, Joseph	H. Clausen & Son Brewing Co.	184 50	
24 Kenny, James T.	Nathan Lemlein	199 46	
24 Koening, Edward	J. C. G. Hupfel	105 47	
25*Kahn, David L.	T. B. Chase	431 17	
19 Leweck, Jacob	John Wygard	40 73	
21 Lipsky, James	Julius Samuels	1,606 05	
21 the same	Louis Goodman	2,064 65	
22 Lafarge, Edward	W. H. Post, assignee	50 16	
22 Lambert, John	H. C. Pell	210 37	
22 Levein, Douglas A., Jr.	Gustave Wingert	40 37	
23*Libby, Albert O.	Edwin Fowler	129 47	
24 Little, John W.	S. S. White Dental Mfg Co.	139 08	
24 Lyons, Thomas	John Merry	285 90	
25 Lewin, Frederick O.	Sol. Mehr-Lewin, William H. } bach	402 75	
15 Mackey, Thomas J.	George Ruppel	540 77	
18*Marcus, Solomon	J. P. Kernochan, trustee	1,157 93	
21 Mott, Abraham	Julius Samuels	1,606 05	
21 the same	Louis Goodman	2,064 65	
*Marx, Kossuth	Justin Wertheimer	1,952 26	
*Marx, Adolph	same	270 87	
22 Mahnken, Richard	Albert Lane	277 66	
22 Mulcahy, Mortimer J.	H. L. Fier-son, Jr.	277 66	
24 Menger, Louis R.	S. W. Mayer	255 12	
*Marx, Kossuth	Justus Heilbrunn	693 85	
24*Marx, Adolphus	Marx, Jacob	152 80	
25 Meyers, Henry	John Burlinson	168 96	
25 Miller, Edward J.	Michael Curley	6,474 69	
25 Miles, William, individ. and as exr. of Wm. J. Pease	D. N. Rowan	246 46	
25 Miles, Gilbert L.	J. M. Young	239 56	
19 McLoughlin, Thomas	George Grau	296 10	
19 McCarty, Maurice	Dannat & Pell	150 46	
21 McLarnon, Thomas	A. B. Hackman	82 29	
22 McGowan, Daniel	E. J. Wassman	149 35	
24 McGillivray, Hugh	John Merry	51 83	
19 Norton, Hart Z.	Ole Omsted	125 40	
22 Nutting, Frederick J.	H. B. New-hall Co.	147 71	
23 Newman, Henry	Emil Calman	1,604 92	
23 Nusbaum, Moses M.	Isaac Frieden-wald	142 96	
24 Nagle, Percival	W. C. Isley	849 44	
25 Nichols, Joseph W.	Ninth Nat. Bank, City N. Y.		
Nevins, John F.	Walton		
Nevins, William H.	same		
25 Nevins, Peter J., Jr.	same		
Nevins, John Foster, exrs. of Peter J. Nevins	same	38 49	
25 Nagle, Percival E.	Union Bottling Co.	474 80	
19 Ott, Charles	C. J. Warren	724 59	
22 Osann, Bernhard	D. S. Yeoman	34 77	
24 O'Connor, Rose	T. B. Kerr	880 09	
19 Peifer, Jacob, as Fredt. of St. Joseph's Verger, Melrose, New York	Jos. Angericht	68 56	
21 Paddock, William G.	C. F. Imbrie	86 49	
22 Penny, Hugh II.	J. H. Smith	297 41	
22 Poly, Adolph	E. R. Goodrich	72 00	
22 Peixotto, Daniel L. M.	J. W. Richardson	42 40	
22*Pryor, Henry	Alden Solmans	36 96	
22 Pryor, Jane	same		
22 Porter, George H.	Thos. Talbett Mfg. Co.	92 08	
23 Parkhurst, Gabriel H.	Tarrant & Co.	71 07	
24 Peters, William R.	Antony Reiser	06	
24 Pietrowski, Albert	J. C. G. Hupfel	122 75	
24 Pilkington, James	W. C. Isley	142 96	
*Pease, Rosina	D. N. Rowan	6,474 69	
25*Pease, Frederick L., exrs. of Wm. J. Pease	same		
25 Preston, James F.	J. H. Leeds, assignee	168 58	
25 Pilkington, James	Union Bottling Co.	436 44	
25 the same	the same	474 80	
19 Rau, Margareta	John Fuchsius	106 20	
19 Roos, Louis	same		
19 Rich, W. Dalruple	A. J. Moore	137 10	
21 Remenyitzky, Victoria	John Janosik	54 39	
22 Reynolds, Andrew C.	T. N. Mot-Reynolds, Charles E. } ley	203 43	
22 Richardson, Edwin	Butler & Johnson	173 35	
22 Richter, Paul	Evans & Post	119 92	
23 Rapp, Charles	G. F. Dalton, assignee	228 16	
23 Rice, Edward E.	Vreeland & Van Doorn	118 31	
25 Rogers, Joseph C.	Ninth Nat. Bank, City N. Y.	849 44	
25*Richardson, J. C., of 21 E. 14th st.	Doane & Wilkington Mfg. Co.	569 35	
19 Shepard, Henry B.	J. H. Dobbs	189 80	
19 Schuster, Susman	H. W. Blair		
21 Stoutenburg, John A.	M. E. O'Connor	41 23	
21 Stehr, Henry W.	Henry Bauendahl	12,844 84	
21 Summerhayes, John H.	Fred. Giblin	75 45	
21 Sobel, Henry	Jos. Slatin	33 69	
22*Shaw, John	E. J. Wassman	21 83	
22 Satterlee, John	J. H. Smith	297 41	
22 Shook, Sheridan	John Gray	365 12	
22 Steneck, John R.	J. W. Richardson	41 56	
22 Stehr, Henry W.	Louis Schreiber	9,669 56	
22 Steifelman, Bernard	Catherine Bal-cour	262 69	
23*Stevens, Hoyt L.	Wm. Peet	21 50	
23 Shynman, Jacob G.	Neil McCal-shynman, Samuel } lum	117 50	
23 Stevens, John W.	Nason Mfg. Co.	85 28	
24 Sage, James H.	D. M. Durell	128 01	
25 Steward, D. Jackson	Myron Par-dee, exr.	91 56	
25 Schreier, Arthur	J. L. Mayer	982 16	
25 Schreier, Eugene	same		
25 Silliman, S. Augustus	Ninth Nat. Bank of City N. Y.	849 44	
25 Saunders, Stiles M.	Royer Wheel Co.	100 12	
25 Sherwood, Benjamin	Amelia, admr. of Wm. Meyer	169 34	
25 Schaft, Henry E.	Richard Edwards	75 14	
21 Smith, Herbert F.	Lizzie M. But-ler	83 63	
22 Smith, Fred. E.	D. D. Ives	110 10	
22 Smith, James H.	J. D. Griffin	85 30	
22 Smith, Michael C.	same		
23 Smith, John W.	W. G. Brewer	42 50	
24 Smith, Henry L.	Anna M. Miller	864 44	
25 Smith, Thomas R.	J. H. Spann	119 31	
19 Travis, Egbert B.	Brussels Tapes-try Co.	1,539 42	
19 Thorp, Patrick	M. L. Bachmann	126 56	
22 Turl, Samuel R.	H. L. Pierson, Jr.	277 66	
23 Taylor, Alfred W.	I. D. Einstein	2,216 21	
23 the same	Robert Lawson	1,545 20	
24 Totton, Joseph M.	Fred. Beier-meister	118 79	
24 Thurow, Ernst	C. L. Weeks	356 57	
25*Taylor, Charles W.	Standard Yard Co.	626 55	
25 Thompson, Willis	D. E. Macgowan	49 00	
25 Tucker, Edward S.	J. S. Lambeth, recvr.	794 98	
25 Tremberger, Marie	Louis Reiss	18 10	
18 The Shugg Lithographoid Printing Co.	Henry Lovejoy (amended Sept. 19)	1,960 06	
19 The Fryer Noble Metal Mining Co.	A. A. Reed. 4 judgments, each	8,176 36	
21 The Mayor, Aldermen, &c.—John Morgan	same	1,303 43	
21 the same	Andrew Leopold	1,013 31	
22 The Mayor, Aldermen, &c.—R. A. Without, individ. and as trustee	same	3,344 23	
22 Leve & Alden Printing Co.—G. J. Collins	same	90 41	
22 The Fryer Noble Metal Mining Co.—G. W. Hall	same	7,092 36	
22 the same	the same	8,177 36	
24 The Standard Hydro Carton Machine Co.—C. S. Sweetland	same	1,068 39	
25 The Leeds Mfg Co.—C. J. Bennett	same	1,373 50	

Table listing property owners and amounts for Kings County, including entries for The Howe Machine Co., Van Aken, Whitaker, Witty, Wilcox, Washburn, Williams, Watson, Wallach, Wheelock, Warner, and Winans.

KINGS COUNTY.

Table listing property owners and amounts for Kings County, including entries for September, Bennett, Battershall, Brown, Burnett, Brandtberg, Brophy, Bauer, Brooks, Curtis, Clare, Cardaire, Duckworth, David, Duffy, Egan, Fogarty, Flich, Grainger, Green, Graul, Grote, Hawley, Holton, Hollaman, Hughes, Harburger, Helme, Hazard, Hoffman, Hennessy, Herold, Heads, Johnsen, Jordan, Jackson, Kreegh, Kosinski, Karcher, Kiduff, Kelveine, Lipsky, Lyons, Lebert, Mann, Mangels, Moore, McCarthy, Morris, Moll, Miller, Mott, Mahnken, Murch, Nutting, O'Malley, Pickford, Porter, Perry, Pierrepont, Reimuller, Roedel, Snyder, Smith, Stehr, Schmidt, Stetzer, Tilyou, Toohill, The Long Island R. R. Co., Townsend, Van Horn, Wilkinson, Whittaker, and Wallace.

Table listing property owners and amounts for Kings County, including entries for Welge, Witty, and Yerby.

SATISFIED JUDGMENTS. NEW YORK.

September 19 to 25—inclusive.

Table listing satisfied judgments in New York, including entries for Blumberg, Bendit, Brockman, Boyd, Champlain Fibre Co., Cain, Cohn, Crittenden, Consolidated Gas Co., Deutch, Guion, Herrman, Humphreys, Hulster, Jefferson, Lassen, Menger, Moore, Niles, Quinn, Rogers, Stix, Schultze, Spero, Sheehy, Studer, Sternberger, Sweeny, Salem, Toeh, Thorpe, Wittich, Walsh, and Whitehead.

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

KINGS COUNTY.

September 19 to 25—inclusive.

Table listing property owners and amounts for Kings County, including entries for Elkins, Gove, Harriott, Kerr, Kenna, Robbins, Smith, Timmes, Walker, Waters, Wessels, and Mills.

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 property owners and amounts for New York City, including entries for Fourteenth st., One Hundred and Fiftieth st., Audubon av., Eighth av., Fifty-fifth st., Madison av., Av C, and One Hundred and Seventh st.

Table listing property owners and amounts for Kings County, including entries for Fifth av., Liberty st., St. Nicholas av., Seventh av., Ninth-third st., Third av., East Broadway, Same property, Madison av., One Hundred and Sixth st., Gramercy Park, Sixth av., South st., Eighth st., Same property, Carlton av., Sumpter st., Hudson av., Eighth st., Same property, Prospect av., De Kalb av., Marion st., Tenth st., Gwinett st., Ewen st., Eighth st., Decatur st., Gates av., Division av., and Sump er st.

KINGS COUNTY.

Table listing property owners and amounts for Kings County, including entries for Sept., Gates av., Same property, South st., Eighth st., Same property, Carlton av., Sumpter st., Hudson av., Eighth st., Same property, Prospect av., De Kalb av., Marion st., Tenth st., Gwinett st., Ewen st., Eighth st., Decatur st., Gates av., Division av., and Sump er st.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including entries for One Hundred and Twenty-sixth st., One Hundred and Fourth st., Same property, Sixth av., One Hundred and Twenty-third st., Fifth av., and Eighteenth st.

14*Lexington av, n w cor 81st st, 75x100. Hazard Powder Co. agt Fred. Correll and Francis McCabe. (Sept. 10, 1885).....	49 55
14*Lexington av, s w cor 81st st, 75x100. Same agt same. (Sept. 11, 1885).....	49 55
21*Madison av, w s, 25.5 s 65th st, 68 front. M. Benner agt Synagogue Bnia Jeshurun and R. Guastivino. (Sept. 3, 1885).....	60 00
21*Seventeenth st, Nos. 442 and 444. W. S. s, 100 e 10th av. Pat. Hiney agt — Decker and Thomas McLaughlin. (Sept. 12, 1885).....	20 62
21*Same property. Hugh Byrne agt same.....	17 50
21*Same property. Wm. Tenney agt same.....	15 75
21*Same property. Thos. Donnelly agt same.....	10 50
21*Same property. Ellen Lawler agt same.....	15 75
25 Fourth av, s e cor 113th st. John Askey agt Wm. Henderson and John B. Smith. (Mar. 2, 1885).....	9,000 00
25 Same property. Henry Chenowith agt same. (Mar. 2, 1885).....	273 57
25 One Hundred and Seventh st, Nos. 100 to 116 E., s e cor 4th av, 230x100.11. Alice Fransmann agt Wm. F. McEntee. (Sept. 24, 1885).....	874 75

KINGS COUNTY.

September 19 to 25—inclusive.

Macon st, s s, 280 w Throop av, 42x80. Pipe & Hocking agt Simon B. Hershey, E. J. Granger and J. H. White. (Mar. 19, 1885).....	29 77
Macon st, Nos. 226 and 228. Thos. Keenan agt same as last. (Mar. 19, 1885).....	95 09
Eudson av, Nos. 234 and 236, w s, 50.8 s Concord st, 37.7x89x37.1x83. Pitman & Read agt Jos. L. Dougherty, Henry S. and Wm. B. Draper. (Aug. 10, 1885).....	2,025 00
Twenty-third st, No. 214, s s, 225 w 5th av, 25x 100.2. Francis Meehan agt Asel J. Ostergren J. Sorenson. (Sept. 21, 1885).....	200 00
Madison st, s s, 170 w Ralph av, 80x100. Pat. H. Hill agt Wiley J. Canfield and Howes Bros. (Mar. 4, 1885).....	52 50

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.

Catharine st, Nos. 45 and 45½, five-story brick tenement, 27.2x65.5, rear 27.5, tin roof; cost, \$18,000; Joseph Glass, 221 Madison st; ar't, William Graul. Plan 1392.

Ludlow st, No. 5, five-story brick tenement, 25.5x 17, tin roof; cost, \$16,000; ow'r and b'r, Patrick H. McManus, 110 East 91st st. Plan 1385.

Mulberry st, No. 180, five-story brick tenement, 25x54, tin roof; cost, abt \$12,000; Patrick J. Carroll, 128 East 122d st. Plan 1397.

12th st, No. 644, e s, on rear, two-story brick stable, 16.8x30, tin roof; cost, \$1,200; Chas. Fromann, Sr., 626 East 12th st; ar't, Wm. Graul. Plan 1403.

Mulberry st, Nos. 244 and 246, one five-story and basement brick tenement, 38.10x39.1, metal roof; cost, \$13,000; Mrs. Anna C. Keane, 113 East 34th st; ar't, J. B. Snook; b'r, not selected. Plan 1404.

BETWEEN 14TH AND 59TH STS.

17th st, Nos. 410 and 412 W., two five-story brick tenements, 25x77, tin roofs; cost, each, \$13,000; John J. Burchell, 206 East 56th st; ar'ts, A. B. Ogden & Son. Plan 1399.

17th st, No. 429 W., three-story brick blacksmith shop and tenement, 25x55 on first floor and 45 above, tin roof; cost, \$6,000; Mrs. Emily Fuller, 360 West 17th st; ar't, M. H. Roullier. Plan 1394.

48th st, No. 348 W., five-story brick tenement, 25 x84, rear 21, tin roof; cost, \$22,000; Wm. Rankin, 253 West 51st; ar't, Geo. Keister; built by day's work. Plan 1401.

48th st, No. 350 W., five-story brick tenement, 25 x84, rear 21, tin roof; cost, \$22,000; Edward D. Bertine, 328 West 47th st; ar't, Geo. Keister; built by day's work. Plan 1402.

1st av, n w cor 46th st, one-story brick store, 12 x15, tin roof; cost, \$500; Andrew Icken, 193 6th av, Brooklyn; ar't, Rudolph Norak; b'r, Bernard Plumb. Plan 1391.

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

101st st, n s, 300 w 1st av, four five-story brick tenements, 25x60, gravel roofing; cost, each, \$10,000; Mary M. Gurnee, 79 Macon st, Brooklyn; b'r, Albert Wilkinson. Plan 1395.

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

63d st, n s, 100 w 9th av, ten three-story and four-story brick dwell'gs, six 16.8x50 and four 18.9x52.6 for four-story, and 42.16 for three-story, tin roofs; cost, \$18,000 and \$20,000 each; A. A. Hughes, 2063 5th av; ar't, W. B. Tuthill. Plan 1387.

74th st, n e cor 11th av, nineteen three-story brick dwell'gs, 20x52, tin roofs; cost, each, \$14,500; Wm. E. D. Stokes, 37 Madison av, and Jacob Lawson, No. 48 Whitehall st; ar't and b'r, W. J. Merritt. Plan 1389.

79th st, s s, 150 w 9th av, seven four-story and basement brick and stone dwell'gs, 18, 22 and 24x 54 and 56, and extensions, tin, slate and fire-proofing materials for roofs; cost, each, abt \$30,000; Samuel Colcord, 400 West 79th st; ar't, H. L. Harris; built by day's work. Plan 1400.

Riverside Drive, e s, 550 n 112d st, on rear of lot, two-story brick stable, 50x22, tin roof; cost, \$10,000; Robert G. Gregg, 2015 5th av; ar't, J. Kastner. Plan 1384.

10th av, w s, 40 s 99th st, two-story brick dwelling, 21.8x50, rear 20.7, tin roof; cost, \$4,100; Geo. R. Clark, 99th st, bet 10th av and Boulevard; b'r, C. J. Perry. Plan 1386.

NORTH OF 125TH STREET.

Lawrence st, s w cor Old Broadway, two-story brick tenement with stores, 25.1x104, tin roof; cost, \$12,500; Thomas Hueston, 129th st, cor Boulevard; ar't, R. S. Townsend; b'rs, Outwater & Felter. Plan 1398.

146th st, n s, 225 w 11th av, three-story and basement brick dwell'g for three families, 20x40, tin roof; cost, \$2,500; John Brown, 146th st, west of 11th av; ar't, Alfred Smith; b'r, not selected. Plan 1393.

23D AND 24TH WARDS.

Forest av, No. 810, one-story frame stable, 24x 30, tin roof; cost, \$200; Carl A. Simon, on premise; b'rs, J. Preiser and — Simon. Plan 1396.

Monroe av, e s, 225 n Columbia st, two two-story frame dwell'gs, 20x28, tin roofs; cost, each, \$1,500; Thomas A. Campbell and John Owens; b'r, A. Donohoe. Plan 1388.

Washington av, e s, abt 100 s 169th st, one-story frame factory, 14x11x36x—; cost, abt \$450; H. E. Honchin, Washington av and 169th st; b'r, not selected. Plan 1390.

164th st, s s, 90 w Washington av, four two-story frame dwell'gs, 15x40, tin roofs; cost, each, \$3,500; ow'r and b'r, Louis Falk, 777 East 165th st; ar't, Charles Churchill; m'n, James McGarity.

Av C, w s, 50 n Cedar st, two-story frame tenement, 21x30, tin roof; cost, \$2,500; John Germanon, 328 West 26th st; ar'ts, Schmidt & Garvin; b'r, not selected. Plan 1405.

Mott av, n e cor 51st st, one-story frame office, 24x24, tin roof; cost, \$300; ow'r and ar't, George McCord, 322 East 150th st. Plan 1406.

Kingsbridge road, e s, abt 400 north of the bridge (Spuytten Duyvil), two two-story frame dwell'gs, 14.9x22, tin roofs; cost, each, \$800; Patrick Stafford, Spuytten Duyvil; ar't and b'r, Antony Imhoff; m'n, Sage & Wilking. Plan 1407.

KINGS COUNTY.

Plan 1378—Chauncey st, n s, 175 w Ralph av, one two-story frame (brick filled) dwell'g, 25x36, tin roof; cost, \$1,800; Magdalene Balzey, 105 Macdougall st; ar't, E. Schraupf; b'r, J. Heerlein and C. Benz.

1379—Wallabout st, s s, 200 w Marcy av, one one-story frame stable and car shed, 150 and 100x 200, paper roof; cost, \$3,000; ow'r and b'r, B. C. R. R. Co., 10 Fulton st; ar't, A. W. Dickie.

1380—27th st, s s, 273 e 3d av, three two-story frame dwell'gs, 17.4x30, tin roof, paper lining; cost, each, \$4,500; J. T. Smith & Co., 272 52d st; ar't, S. B. Bogert; b'rs, H. J. and W. S. Skinner.

1381—Luquer st, n s, 80 w Henry st, one three-story brick tenement, 20x38, tin roof, wooden cornice; cost, \$3,000; ow'r, ar't and m'n, R. E. Topping, 369 Franklin av; c'r, H. S. Hawkes.

1382—Central av, s e cor Melrose st, two two-story frame stables and shop, 10x25, tin roof; cost, \$250; Leonard Eppig, 60 Central av; ar't, Th. Engelhardt; b'r, J. Wagner, Jr.

1383—Floyd st, No. 249, one two-story frame stable, 25x15, gravel roof; cost, \$200; Mr. Bates, on premises; ar't, Th. Engelhardt; b'rs, H. Eich & Bro.

1384—Nostrand av, e s, 150 n Atlantic av, one three-story brick flat, 25 and 20x26, tin roof, wooden cornice; cost, \$8,000; Geo. Penningan, 57 Irving pl; ar't, W. M. Coots; b'r, D. H. Fowler.

1385—Gates av, s s, 150 w Stuyvesant av, four three-story brick stores and tenements, 25x55; tin roofs, wooden cornices; cost, each, \$7,000; L. P. McGarry, 583 Monroe st; ar't, J. McGarry.

1386—Meeker av, No. 135, n s, 85.7 w Monitor st, one three-story frame (brick filled) dwell'g, 25 x55, tin roof; cost, \$4,500; ow'r and b'r, Henry Bindrim, 153 Meeker av; ar't, Th. Engelhardt.

1387—3d av, n w cor 13th st, one three-story frame store and dwell'g, 20x50, and extension 20x 46; tin roof; cost, \$4,000; Ed. J. Sherlock, 585 Fulton st; ar't, C. F. Eisenach; b'r, not selected.

1388—Stuyvesant av, w s, extends from Putnam av to Madison st, ten three-story and basement and two-story and basement brown stone dwell'gs, 20x40, mansard tin roofs, wooden cornices; cost, each, \$5,000; Kate M. McCormick, 372 South 2d st; ar't, A. Spence; b'r, R. Ferguson.

1389—Park av, No. 662, s s, one one-story frame shop, 20x12, tin roof; cost, \$300; M. Duerr, on premises; ar't, H. Vollweiler; b'r, G. Loeffler.

1390—McKibben st, No. 175, n s, one three-story frame (brick filled) tenement, 25x55, tin roof; cost, \$4,000; Mr. Korad Schmidt, on premises; ar't, H. Vollweiler; b'r, J. Rueger.

1391—Harrison st, n s, 250 e river front, one one-story brick office, 11.4x20, gravel roof; cost, \$400; Greacen & Howland, Columbia st and Baltic st; ar't, C. F. Eisenach; b'r, not selected.

1392—Hancock st, No. 182, s s, 360 e Nostrand av, one three-story and basement brown stone dwell'g, 22x45, and extension, 14x14, tin roof, iron cornice; cost, \$10,000; ow'r and ar't, R. W. Gleason, 316 South 5th st; c'r, R. B. Ferguson.

1393—Sumpter st, n s, 25 w Howard av, one two-story frame (brick filled) store and dwell'g, 16x50, tin roof; cost, \$4,500; Mr. Hale, on premises; ar'ts and c'rs, Ames & Waldron; m'n, E. Sutterlin.

1394—Johnson av, Nos. 260 and 262, s s, 143 e Bushwick av, one two-story frame shop, 50x26, gravel roof; cost, \$1,200; ow'r and b'r, Christ. Keppel, 260 Johnson av; ar't, Th. Engelhardt.

1395—Myrtle av, Nos. 1264-1272, s w cor Cedar st, three three-story frame stores and tenements, irregular shape, tin roof; cost, \$12,000; ow'r and b'r, Fredk Herr, 782 Broadway; ar't, Th. Engelhardt.

1396—Gerry st, Nos. 77 and 79, two three-story brick factory and tenements, 25x30, tin roofs, brick and iron cornices; cost, each, \$3,500; ow'r and b'r, A. Meth; ar't, H. Vollweiler.

1397—Palmetto st, s s, 250 e Knickerbocker av, one one-and-a-half-story frame dwell'g, 25x35, tin roof; cost, \$600; Chas. Schaefer, 134 Metropolitan av; ar't, L. Hetzett; b'rs, Chr. Roser and A. Wust.

1398—Decatur st, n s, 250 e Reid av, three two-story and basement brown stone dwell'gs, 16.8x 45, tin roofs, wooden cornices; cost, \$4,500; Elizabeth Phelan, 362 Hart st; ar't, T. F. Thomas; b'r, J. Phelan.

1399—Myrtle av, n s, 91.6 e Ryerson st, one one-story brick store, 8.6x36, gravel roof; cost, \$200; ow'r and ar't, Seth L. Keeney.

1400—President st, n s, 225 e 8th av, eleven three-story and basement brick dwell'gs, 21x48, metal roofs, wooden cornices; cost, each, \$9,000; ow'r and ar't, Wm. Flanagan, 46 Berkeley pl; b'r, W. Flanagan.

1401—Fort Greene pl, Nos. 174 and 176, one four-story brick dwell'g, 41 and 28x75, gravel roof, brick cornice; cost, \$20,000; Geo. H. Hammond, Manhattan Market; ar't, J. G. Glover; m'n, A. Rutan; c'r, not selected.

1402—Utica av, No. 69, rear, one one-story frame stable, 13x25, tin roof; cost, \$75; Paul Schirrmann, on premises.

1403—Vanderbilt av, e s, 107 n Lafayette av, one two-story brick carriage house, 21x53, tin roof, iron cornice; cost, \$4,000; Mrs. Rose Howe, 330 Clinton av; ar'ts and b'rs, Mills & Bush.

1404—Stagg st, n s, 325 w Waterbury st, one three-story tenement, 25x55, tin roof; cost, \$4,500; Roeder & Kraemer, 148 to 152 Bushwick av; ar't, H. Schaeffer; b'rs, M. Metzner and J. C. Hesse.

1405—Gates av, No. 446, s s, 225 w Marcy av, one four-story brick store and flats, 20x64, tin roof, wooden cornice; cost, abt \$6,000; F. C. Vrooman, 444 Gates av; ar't, J. F. Vrooman; m'n, not selected; c'r, F. C. Vrooman.

1406—Harrison st, n s, 130 e river front, one two-story stable, 30x50, gravel roof; cost, \$1,000; Greacen & Howland, Columbia st and Baltic st; ar't, C. F. Eisenach; b'r, not selected.

1407—Willoughby av, n s, 50 w Sumner av, two three-story brick dwell'gs, 20x43.4, and extension 12.6x15.6, tin roof, wooden cornice; cost, total, \$17,000; A. Lough, Vernon av, near Sumner av; ar't, P. H. Gilbert; b'r, A. Miller.

1408—Hull st, n s, 100 e Hopkinson av, five three-story frame (brick filled) tenements, 19.3x45, tin roofs; cost, each, \$3,500; Daniel Lauer, 78 McDougal st; ar'ts and b'rs, Weeks & Lauer.

1409—Degraw st, s s, 60 e Hoyt st, one vault and chimney, brick and iron beams and arches; cost, \$4,000; Jas. S. Duffy, Sackett and Hoyt sts; ar't, T. F. Houghton.

1410—Frost st, No. 148, s s, 72 w Graham av, one three-story frame tenement, 28x40, tin roof; cost, \$3,600; A. J. Cooke, of Howell, Orange Co., N. Y.; ar'ts and c'rs, Sammis & Bedford; m'n, Doyle & Brazil.

1411—Ainslie st, No. 104, n s, 100 e Union av, one three-story frame tenement, 21.6 and 23.6x35, tin roof; cost, \$2,500; P. H. Seubert, Ainslie st; ar't and b'r, J. L. Sweeney.

1412—George st, Nos. 117 and 119, n s, 150 e Hamburg av, two three-story frame tenements, 25x 55, tin roof; cost, each, \$4,200; Wm. Wolf, Broadway and Fayette st; ar't, Th. Engelhardt; b'r, Joseph Wagner, Jr.

1413—De Kalb av, n s, 105.4 e Myrtle av, one one-and-a-half story frame stable, 10x14, tin roof, cost, \$175; George Henricki, 1299 Myrtle av; b'r, F. Jung.

1414—Varet st, Nos. 13 and 15, n s, 165 w Ewen st, one four-story brick dwell'g, 28x60, tin roof, iron cornice; cost, \$8,000; James S. Schneider, 571 Broadway; ar't, Th. Engelhardt; b'rs, J. Rauth and D. Kreuder.

1415—Beaver st, No. 38, e s, 368 s Flushing av, one two-story and basement frame dwell'g, 23x40, tin roof; cost, \$4,000; ow'r and b'r, Samuel Strauss, 493 Bushwick av; ar't, Th. Engelhardt.

1416—Cook st, No. 16, one two-story frame stable, 12x18, tin roof; cost, \$350; Mr. Schneider, on premises; ar't, H. Vollweiler; b'r, J. Hoeffer.

1417—Ellery st, n s, 270 e Nostrand av, one two-story and basement (brick filled) dwell'g, 20x35, tin roof; cost, \$2,400; R. H. Mathewson, on premises; ar't, H. Vollweiler; b'rs, H. Ochs & Son.

1418—Nostrand av, No. 72, one two-story frame stable, 25x60, tin roof; cost, \$1,500; R. Dunlap & Co., Nostrand av, cor Ellery st; b'r, R. B. Ferguson.

1419—8th st, s s, 250 e 5th av, four two-story and basement brick dwell'gs, 18.9x40, tin roofs, tin and wooden cornices; cost, each, \$4,000; Chas. Long, 299 7th av; b'r, J. F. Wood.

1420—8th st, n s, 200 w 8th av, six two-story and basement brick dwell'gs, 17x45, tin roofs, tin and wooden cornices; cost, each, \$5,000; ow'r and b'r, same as last.

1421—Hamburgh st, e s, 50 s Prospect st, one three-story frame (brick filled) tenement, 25x55, tin roof; cost, \$4,200; ow'r and ar't, James Connolly, 125 Ainslie st; b'rs, J. Rueger and J. Dreher.

1422—Stockholm st, No. 137, n s, 225 e Myrtle av, one one-story frame stable, 24x12, gravel roof; cost, \$100; F. Witt, on premises.

1423—Butler st, s s, 260 e Clason av, one one-story brick dwell'g, 20x24, tin roof; cost, \$500; Wm. Guinan, 755 Washington av; ar't, W. M. Coots; b'rs, R. Ryan and D. Guinan.

124—Varet st, s s, 100 w Bogart st, one two-story frame dwell'g, 25x28, tin roof; cost, \$1,900; ow'r and ar't, Mrs. M. Buchholz, 181 Ten Eyck st; b'r, J. Rueger.

1425—Hudson av, No. 473, one five-story brick storage, 25x98.6, tin roof, brick cornice; cost, \$8,900; Wm. H. Bolton, 471 Hudson av; ar't, C. F. Eisenach; b'rs, Morris & Selover.

1426—2d pl, n s, 25.6 e Henry st, six three-story and basement brown stone dwell'gs, 16.6x46, mansard, slate and gravel roofs, brick cornices; cost, each, \$4,500; Mrs. M. V. Phillips, 251 Washington av; ar't, G. L. Morse; b'r, J. J. Cody.

1427—Hamburg av, w s, 50 n Stockholm st; one two-story frame dwell'g, 25x28, tin roof; cost, \$1,900; ow'r and ar't, Jacob Klett, 229 Cook st; b'r, J. Rueger.

1428—Madison st, s s, 350 e Patchen av, six three-story and basement, two-story and basement and four-story dwell'gs, 16 8x42, tin roofs, wooden cornices; cost, each, \$4,500; A. S. Walsh; ar't and b'r, T. Miller.

ALTERATIONS NEW YORK CITY.

Flan 1842—Melrose av, n e cor 156th st, two story frame extension, 12.6x25.6, tin roof; cost, \$600; Frank Denninger, 154th st, near Courtlandt av; ar't, A. Pfeiffer.

1843—Courtlandt av, s w cor 148th st, one-story frame extension, 12.3x12.3, tin roof; cost, \$300; Charles Schledorn, on premises; ar't, A. Pfeiffer.

1844—Water st, No. 237, one-story brick extension, 17x25, tin roof; cost, \$550; Richard Chard, Brooklyn; b'r, C. Vittia.

1845—3d av, No. 848, internal alterations and new chimneys built; cost, \$1,000; C. Heinrich, on premises.

1846—125th st, No. 59 E., internal alterations; cost \$25; Edward F. Corey, 30 East 129th st; b'r, J. W. B. Robinson.

1847—3d av, No. 124, internal alterations; cost, \$200; lessee, P. McMahon, 122 3d av; ar't and b'r, W. Reardon.

1848—Caroline st, No. 25, extension raised two stories, tin roof; cost, \$600; Louis Demmler, 10 Le Roy st; ar't, E. W. Greis.

1849—57th st, No. 237 E., new wall for extension; cost, \$170; The Hebrew Sheltering Guardian Soc., Mrs. P. J. Joachimson, president, 144 East 54th st; b'rs, Eadie & Fox.

1850—Washington st, Nos. 568 and 570, repair damage by fire; cost, \$500; W. G. Langdon, 719 5th av; b'r, W. A. Hankinson.

1851—1st av, No. 948, new store front; cost, \$400; Rasmus Christensen, on premises; b'rs, M. Schmeckenbecher's Sons.

1852—109th st, No. 202 E., new first story front, iron columns and beams furnished; cost, \$500; Grady, 151 East 30th st; ar't and b'r, J. L. Murtha.

1853—6th av, No. 602, new store front, iron beams furnished, wall of extension rebuilt and two iron skylights put in; cost, \$1,600; agent, J. R. Waterlow, 148 West 48th st; ar't, T. J. Drummond; b'rs, Drummond & Son.

1854—Av A, No. 117, one-story brick extension, 18.10x30, tin roof; cost, \$2,000; Henry Vollmar, Staten Island.

1855—46th st, No. 556 W., two-story brick extension, 9.6x15, tin roof; cost, —; Mrs. Emma Flynn, on premises; ar't, J. M. Forster; b'rs, Devlin & Stuart.

1856—Leonard st, Nos. 74 and 76, openings made in walls in each story; cost, \$1,500; lessees, Thomas Arhelis, 122 Pierrepont st, Brooklyn, and others; ar't, S. A. Warner.

1857—15th st, Nos. 319-323 W., building on rear raised one story; cost, \$2,500; Gilliam Seely, 323 West 15th st; ar't, J. Sexton.

1858—6th av, n e cor 108th st, light-hole for ventilating cellar; cost, \$50; E. P. Steers, 4th av cor 125th st; b'r, J. Askey.

1859—Sedgwick av, e s, 100 n High Bridge, one-story frame extension, 90x30, taken down and rebuilt; cost, abt \$600; John Karl, High Bridge.

1860—3d st, No. 59 E., new chimney built, also internal alterations and repairs, new galvanized cornice and lintels on front.

1861—28th st, Nos. 417 to 421 W., walls raised and strengthened as foundation for water tank; cost, abt \$400; C. S. Fischer, 152 West 28th st; b'rs, Harkness Fire Extinguisher Co.

1862—26th st, s s, 420 e Western Boulevard, two-story brick extension on front, 19x36; cost, \$1,500; Mary A. O'Brien, 126th st, bet 10th and 11th avs; ar't, T. E. Thomsen; b'r, W. Paul.

1863—Eldridge st, No. 167, attic raised to full story, new galvanized iron cornice, and window sills and lintels; cost, \$1,600; Sophia Ringshauser, on premises; ar't, F. Ebeling.

1864—71st st, No. 525 W., one-story brick extension, 16.8x6, tin roof; cost, \$175; Mary W. Lent, on premises; b'r, J. H. Steinmetz.

1865—162d st, No. 703 E., new foundations, raising building 5 feet; cost, \$150; Michael O'Hara, on premises; b'r, S. Wright.

1866—163d st, No. 690 E., raised 5 feet, cellar walls built; cost, \$200; Hugh McShane, on premises; b'r, S. Wright.

1867—Cliff st, s e cor Frankfort st, vault under sidewalk, also iron columns and pine girders to replace wall in basement; cost, \$8,000; Joseph Hecht, 44 East 63th st; ar'ts, Schwarzmann & Buchman.

1868—27th st, Nos. 35 and 37 E., two one-story brick extensions, 27 and 23x48.9 and 24 and 38.9, tin roofs, internal alterations and new foundations for rear wall; cost, —; John Stephenson Co., 27th st, bet Madison and 4th avs; ar't, M. C. Merritt.

1869—Hunts Point road, No. 1601, one-story frame extension, 15x25, tin roof; cost, \$125; ow'r and b'r, J. H. Hawes, on premises.

1870—12th st, No. 644 E., front and rear alterations, iron beams furnished; cost, \$600; Chas. Fromann, Sr., 626 East 12th st; ar't, W. Graul.

1871—5th av, e s, 50th to 51st st, stone spire on St. Patrick's Cathedral; cost, \$190,000; Trustees of St. Patrick's Cathedral, Madison av, cor 51st st; ar't, James Renwick; b'rs, Geo. Mann & Co., Baltimore, Md.

1872—5th av, No. 3, extension raised one story; cost, \$700; ow'r and ar't, B. F. Dawson, on premises; b'rs, J. Banta and J. B. Hamilton.

1873—Lexington av, No. 32, internal alteration; cost, \$1,600; Oscar D. Munn, 14 East 22d st; b'r, C. F. Burckett.

1874—1st av, No. 334, new show windows; cost, \$100; J. R. Candler, 235 East 33d st; b'r, J. Brettschneider.

1875—2d av, No. 1056, internal and front alterations, iron girders furnished; cost, abt \$1,200; Philip Bernstein, on premises; ar't, C. Sidney; b'r, P. Roberts.

1876—123d st, No. 126 E., roof on boiler room; cost, \$250; M. & A. Schneider, 127 East 123d st; ar'ts, Cleverdon & Putzel.

1877—Washington pl, No. 4, a range ventilating chimney built; cost, —; J. A. Robinson, on premises; b'rs, Hanna & Son.

1878—Charles st, No. 120, three-story brick extension, 8.4x26.4x21.6x—, tin roof; cost, \$3,000; J. W. Dimick, 31 Madison av; ar't, J. H. White-nack.

1879—73d st, No. 227 E., internal alteration and new cellar opening in front; cost, \$600; Fred. Hofmann, 118 East 74th st; ar't, J. Brandt.

1880—Bowery, No. 377, new store front; cost, \$500; Deborah A. Bailey, 424 East 84th st; lessee, W. E. Wenigmann; ar'ts, J. Boekel & Son; b'r, H. Vogel.

KINGS COUNTY.

Plan 868—Jefferson st, No. 129, new store front; cost, \$200; ow'r and ar't, John Hartmann, on premises; b'rs, W. Boyer and J. Rueger.

869—Fulton st, No. 126, interior alterations; cost, \$320; Mrs. Bambusch, on premises; b'r, W. Walsh.

870—9th st, No. 104, raised 5 feet, brick wall; cost, \$200; W. Devoy, on premises; ar't, O. McDonald.

871—Varet st, No. 244, new store front; cost, \$215; ow'r and ar't, H. Sievert, on premises; b'r, J. Rueger.

872—Ash st, s s, 81 w Oakland av, two-story brick extension, 41x51.4, gravel roof; cost, \$3,500; ow'r and b'r, Church & Co., 36 Ash st; ar't, M. R. Wood.

873—Pierrepont st, No. 101, new mansard in front; cost, \$400; John J. Spowers, Jr., on premises; b'rs, J. Thatcher and F. Raymond.

874—Washington st, e s, abt 125 n Myrtle av, strengthen the truss; cost, \$300; Demas Barnes; ar'ts and b'rs, M. A. and H. Case.

875—Floyd st, No. 249, raised 6 feet, new walls beneath; cost, \$1,500; M. Bates, on premises; ar't, Th. Engelhardt; b'rs, Ulrich & Bros.

876—Fulton st, No. 1836, one-story frame extension, 20x35, tin roof; cost, \$350; Charles Zerrenner, on premises; b'rs, C. Horn and J. Pirrung.

877—Myrtle av, No. 523, foundation under front; cost, \$100; ow'r and ar't, B. Andrews, 227 Berkeley pl; b'r, M. Spellman.

878—Hamilton av, s e cor Centre st, straighten up and strengthen building; cost, \$550; Edward Lake, 229 Hamilton av; b'r, C. M. White.

879—Van Buren st, s s, 90 w Stuyvesant av, one-story brick extension, 20x34, tin roof; cost, \$400; ow'r and c'r, Wm. Godfrey; m'n, W. M. Gibson.

880—Flushing av, s w cor Franklin av, one-story brick extension, 27x23, tin roof; new store fronts; cost, \$2,000; George Malcom, 225 Franklin av; ar't, I. D. Reynolds; b'r, R. Payne.

881—Devoe st, No. 289, one-story frame extension, 14x10, tin roof; cost, \$100; M. Luft, on premises.

882—Ainslie st, No. 287, one-story brick extension, 15x13, tin roof; cost, \$100; M. Friesing, on premises; b'rs, C. Buchheit and M. Metzner.

883—South 3d st, No. 259, one-story and basement brick extension, 8.6x16, tin roof; cost, \$450; Henry Dusenbury, 259 South 3d st; ar't, W. Scholl; b'rs, J. Jones and W. Donaldson.

884—Middagh st, No. 27, flat tin roof, front windows altered; cost, \$700; W. L. Cook, 46 Sand st; b'r, W. Laird.

885—Moffatt st, n s, 150 w Knickerbocker av, raised 2.6, brick wall beneath, two-story front and one-story rear extension, 5.6 and 14x23 and 9.6, tin roof, new doors and windows; cost, \$750; Mr. John Morrow, 1279 De Kalb av; ar't, E. Dennis; b'r, F. Bertram.

886—Devoe st, No. 268, two-story brick extension, 25x26, tin roof; cost, \$800; Juliana Schreiber, 18 Judge st; b'rs, J. Brendle and A. Amann.

887—Court st, s e cor Degraw st, new store front and interior alterations; cost, \$1,000; J. Calvert, Court st and 2d pl; b'r, G. R. Truman.

888—Boerum st, n e cor Humboldt st, rear foundation wall; cost, \$150; ow'r and b'r, W. B. A. Jurgens, on premises; ar't, Th. Engelhardt.

889—Johnson av, No. 260, interior alterations, rear wall studded and boarded over; cost, \$100; Christ. Keppler, 360 Johnson av; ar't, Th. Engelhardt; b'r, not selected.

890—Noble st, No. 100, two-story and basement frame extension, 14x18, tin roof; cost, \$1,250; Mrs. Stephen L. Merchant, Astoria, L. I.; ar't, M. Randal; b'rs, J. B. Woodruff and S. F. Bartlett.

891—Tillary st, No. 217, add one story, flat tin roof, new weather boards and windows; cost, \$850; P. J. Dooley, 36 Flint st; b'r, W. Josiah.

892—South 4th st, No. 324, two-story brick extension, 9x15, tin roof; cost, \$200; G. W. Ihrig, 312 South 4th st; b'r, M. Donkæ.

893—Park pl, No. 1154, flat tin roof; cost, \$200;

ow'r, ar't and m'n, Daniel Storms, on premises; c'r, J. Mahon.

894—Hope st, No. 23, flat tin roof; cost, \$600; William J. Gillmore, 227 Division av; b'rs, M. Smith and Gillmore & Trevor.

895—Degraw st, n s, 350 w Nostrand av, raised 12 feet, brick story beneath, also one-story brick extension 20x11, tin roof; cost, \$500; James Pattigan, 943 Douglass st; ar't, W. McCracken; b'r, J. Duncan.

896—3d av, n w cor Warren st, new store front, iron and glass; cost, \$1,000; John Harrigan, 454 Warren st; ar't, I. D. Reynolds.

897—Wallabout st, No. 309, raised 3 feet, brick wall beneath; cost, \$300; Jos. Bulfermuller, on premises; ar't, H. Vollweiler; b'r, J. Fuchs.

898—Grove st, No. 125, cellar and foundation; cost, \$500; Charles Schwartz, on premises; ar't and c'r, T. C. Phillips; m'n, not selected.

899—Scholes st, No. 46, store doorway and interior alterations; cost, \$750; Achaz Manz, on premises; ar't, Th. Engelhardt; b'r, J. Frisse.

900—Suydam st, No. 27, two-story frame extension, 18 and 20x5.6 and 4.6, tin roof; cost, \$500; William Wahler, on premises; ar't, H. Vollweiler; b'rs, H. Ochs & Son.

901—34th st, No. 219, raised 8 feet, frame story beneath; cost, \$200; C. Duffy, on premises; ar't, O. McDonald.

902—Grove st, No. 143, raised 10 ft, frame story beneath; cost, \$400; ow'r and m'n, Thos. Mahar, 143 Grove st; ar't and c'r, T. C. Phillips.

903—Livingston st, No. 61, flat roof, front, brick front removed and new brown stone front and interior alterations; cost, \$10,000; H. Strohm, 266 Atlantic av; ar't, C. Werner; b'rs, J. J. Benzen and Th. Brown.

904—Floyd st, No. 249, one-story brick extension, 15.6x10; cost, \$100; M. Bates, on premises; ar't, Th. Engelhardt; b'rs, Eich & Bro.

905—Cook st, No. 16, opening in walls front and rear for wagon way; cost, \$400; Mr. Schneider, on premises; ar't, H. Vollweiler; b'r, J. Hoepfer.

906—Bridge st, No. 198, front alteration; cost, \$250; John Muller, 71 Main st; b'r, W. Walsh.

907—5th av, No. 654, two-story brick extension, 17.4x20, tin roof, wooden cornice; cost, \$800; Mrs. H. Hamlin, on premises; b'rs, J. Crouch and Spencer Bros.

908—Myrtle av, Nos. 197 and 199, new store front in No. 199, and interior alterations; cost, \$1,000; Robert J. McMananny, on premises; ar't, R. C. Dwight; m'n, not selected; c'rs, F. & J. Widman; iron work, Cheney & Hewlett.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending September 25:

	Liabilities.	Nominal Assets.	Real Assets.
Brooke & Co., E. B.	\$18,823	\$19,893	\$1,460
Donohoe, Ed. J.	8,014	3,290	2,500
Green, Wm.	2,956	3,592	1,952
Herold, J. G., Jr.	4,323	3,840	2,090
Lowrey, T. H.	11,077	12,159	4,331
Marx, Kossuth & Co.	623,946	559,770	358,640
Stoecklein, A. H.	12,701	15,943	2,580

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Sept. 21 Bischoff, Wigand G., and Edward F. Mulry (firm of Bischoff & Mulry, grocers, 3d av and 120th st), to James H. Shiels; preferences, \$2,200.
- 21 Cochran, John R. (grocer, 652 9th av), to Henry Killner; preferences, \$425.
- 21 Hoole, Josie W., and Edward S. Tucker (firm of Hoole & Co., tailors, 116 West 23d st), to Henry L. Armstrong; preferences, \$1,237.
- 22 McClave, Stephen P. (412 West 47th st), to 22 Siecke, Charles A., and Jacob Hammel (firm of Siecke & Co.), to David Neumark; preferences, \$1,996.
- 24 Van Winkle, Daniel (bookseller and publisher, 88 Chambers st), to Wm. R. Barricklo; preferences, \$2,200.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

September 25 Ross, Sarah R., to Albert Howe.

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 18, 1885.

REGULATING, GRADING, ETC.

161st st, from east curb North 3d av to Gerard av. † CURB AND GUTTER STONES SET.

Forest av, bet w line Westchester av to s line Home st. † FLAGGING.

Forest av, w line Westchester av to s line Home st. † MAINS.

- Depew pl, from 42d to 45th st; gas.*
- Hoffman st, from Pelham av to College st. †
- College st, from Hoffman st to Arthur st. † Croton. †
- 5th st, both sides, from 8th av to Grand Boulevard; gas. †
- 90th st, from 8th to 9th av; gas.*
- 106th st, from 9th to 10th av; gas. †
- 116th st, from New av abt 100 ft; Croton. †
- 142d st, from 8th av to 9th av; water. †
- 149th st, from 8th to 9th av; gas. †
- 149th st, from 8th to 9th av; gas. †
- 154th st, from 10th av to Boulevard; gas. †
- 175th st, bet Kingsbridge road and 10th av; gas. †
- Columbia av, from Kingsbridge road to Monroe av; gas. †
- Lexington av, from 95th to 97th st; gas.*

Marcher av, from Anderson av to Aqueduct av; water. + New av, from 104th to 125th st; Croton. + Prospect av, from Waverly av to Gray st; water. + Railroad av, west, from East 162d st to Webster av; gas. + 6th av, e, s, from 140th to 141st st. } Croton. + 141st st, from 5th to 6th av.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending September 19, 1885. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

FLAGGING. 4th av, e, s, from 116th to 120th st, 8 ft wide, where not already done.

MAINS. 65th st, bet 10th and 11th avs; gas. 76th st, from 9th to 10th av; gas. 78th st, from Boulevard to 10th av; gas.

IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, NEW YORK, Sept. 23, 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:

SEWERS. No. 1. Sewers in West street, between Spring and West Eleventh streets, with connections to present sewers, and alterations and improvements to existing sewers, and their appurtenances, in Sewerage District No. 20.

The limits embraced by such assessment include all the several houses and lots of ground situated as follows:

No. 1. Commencing on the south side of Spring street, at the Hudson River; thence easterly along Spring street to Sullivan street; thence northerly along Sullivan street to West Houston street; thence easterly along West Houston street to the Bowery; thence northerly along the Bowery and Fourth avenue to Sixteenth street; thence westerly along Sixteenth street to Seventh avenue; thence southerly along Seventh avenue to West Twelfth street; thence westerly along West Twelfth street to Hudson River; thence southerly to the place of beginning.

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 26th 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 157th st, n, s, 100 w Elton av, 100x100, by sheriff at City Hall, at 11 o'clock. (Sale under execution). 26 149th st, s, s, 100 e 10th av, 75x99.11, two-story frame building, by J. L. Wells. (Amt due \$4,750). 28 32d st, No. 113, n, s, 134 w 6th av, 16x63x16.5x66.10, three-story brick dwell'g, by R. V. Harnett. (Partition sale). 29 3d av, n, e, cor 168th st, 176x180. } 3d av, n, w, cor 168th st, 128 x abt 178 } brewery, &c. } by L. J. Phillips. (Amt due \$110,357; prior mort. \$33,000). 29 86th st, No. 60, s, s, 134.5 e Madison av, 15x102.3, three-story stone front dwell'g, by L. J. Phillips. (Amt due \$8,720). 30 107th st, No. 212, s, s, 178.9 e 31 av, 21.10x101.4, four-story brick flat, by J. F. B. Smyth. (Amt due \$8,463). 30 Oct. Riverside av or drive, n, e, cor 81st st, 102.2x-102.2x103 on 81st st, one-story frame dwell'g, by R. V. Harnett. (Amt due \$43,838). 1 100th st, s, s, 100 e Boulevard, runs east 123.1 to centre line Old Bloomingdale road, x south 55 x west 121.3 x north 51 to beginning, with 1/2 of st lying in front of above, vacant, by R. V. Harnett. (Amt due \$6,581). 1 58th st, No. 142, s, s, 403 w 6th av, 20x100.5, four-story stone front dwell'g, by R. V. Harnett. (Amt due \$3,346). 1 Bowery, No. 277, e, s, 19.10 s Houston st, 22.2x75.2, two-story brick building with stores, by Wm. B. Lynch. (Partition sale). 1 92d st, s, s, 100 w 3d av, 75x100.8, three-story frame building and two-story brick rear building, by L. J. Phillips. (Amt due \$8,871). 1 Barelay st, No. 3, n, s, 25x75, five-story stone front building, by E. F. Raymond. (Partition sale). 2

KINGS COUNTY.

- Sept. Carroll st, No. 445, n, e, s, 201 s e Nevins st, 20x100, two-story frame house, by Cole & Murphy, at 379 Fulton st. 28 North 7th st, southerly, cor North 2d st, 100x33x33x106, by C. J. Fox, at 45 Broadway, E. D. 29 Oct. Carroll st, s, s, 142.9 w 7th av, 7 lots, each 19x100, seven three-story brick stone dwell'gs. } 6th av, w, s, 60 n Prospect pl late Warren st, 20x105.5, three-story brick dwell'g. } 7th av, s, w, cor Carroll st, 30.7x11x20.4x110.6. } by T. A. Kerrigan, at 35 Willoughby st. 2 Dean st, n, s, 575 w Franklin av, 25x110, two-story frame tenem't with frame stable on rear, by T. A. Kerrigan, at 35 Willoughby st. (Partition sale). 3

LIS PENDENS, KINGS COUNTY

- Sept. Caton pl, n, w, s, 225 s w Poplar st, runs northwest 200 x southwest 40 x southeast 200 to Caton pl, x northeast 51.1; also plot 225 s w of s w cor of Poplar st and Waverly pl, and 200 n w Caton pl, runs northwest about 70 x southwest 40 x southeast 71.1 x northeast 40; also Caton pl, n, s, 270.1 w Poplar st, 79.2x146 to Ocean Parkway, x 99.9x204.6; also Franklin av, s, e, cor Bowne st, 85.5x223.5 to Caton pl, x 79x225.1, Flatbush. John Griffin agt Thomas Shaughnessy and Mary J. his wife; att'y, A. G. McDonald. 18 23d st, n, e, 88 w 4th av, 22x100.2. Walter N. De-

- graw agt Asa C. Pierce and Mary W. his wife; att'y, R. P. Lee. 19 Fulton st, n, w, s, 339 n e Pierrepont st, runs northwest 85.4 x northwest 7.4 x northeast 19.8 x northeast 7.8 x southeast 79.7 to Fulton st, x southwest 26.10. Evelina M. Harris, exr. and trustee W. Maden, agt Charles Maden et al.; action for construction of will; att'y, D. H. Olmstead. 19 23d st, n, s, 110 w 4th av, 25x100. Walter N. Degrauw, as admr. Ann E. Degrauw, agt Asa C. Pierce and Mary W. his wife; att'y, R. P. Lee. 21 Ryerson st, e, s, 330 n Myrtle av, 20x100. Samuel Van W. Fleet agt Minnie C. Lynch, individ. and as admrx. W. Lynch et al.; att'y, C. E. Mills. 21 Lafayette av, n, s, 60 e Franklin av, 20x80. Germania Life Ins. Co. agt Andrew J. Decker; att'ys, Shipman, Barlow & Co. 21 3d st, e, s, 60 s North 7th st, 20x65. James W. Magrath agt Mary Campbell; att'y, C. L. Lyon. 23 Van Brunt st, n, e, cor Irving st, runs north 180 x east abt 60 x south abt 100 x east abt 80 x south abt 80 to Irving st, x west 140. Charles B. Carman agt Frederick Marx et al.; att'ys, Sackett & Lang. 23 Herkimer st, s, s, 40 w Albany av, 20x100. Butler Ward agt Charles L. Rice et al.; att'ys, Alexander & Green. 24 De Kalb av, n, s, 275 e Central av, 25x96.2x25.9x102.6. Williamsburgh Savings Bank agt Rebecca J. Bowley, individ. and admrx.; att'ys, S. M. & D. E. Meeker. 24 Lafayette av, s, s, 100 w Reid av, 30x100. Williamsburgh Savings Bank agt Teresa Coogan et al.; att'ys, S. M. & D. E. Meeker. 24 Frost st, s, s, 300 w Kingsland av, 25x100. Williamsburgh Savings Bank agt Michael McDermott; att'ys, S. M. & D. E. Meeker. 24

RECORDED LEASES.

- NEW YORK. Per Year. Broad st, No. 91. Horatio Gomez, trustee, to Frank E. Honstrater; 5 years, from May 1, 1886. \$1,000 Baxter st, No. 69, store and back room. Harris and Abraham Cohen to Antonio Morrello; 3 years, from May 1, 1885. 360 Broadway, e, s, 77.10 s 5th st, 25.10x80.3x25x86.8. James H. Brush, Greenwich, Conn., to Silas C. Judd; 9 1/2-12 years, from June 1, 1885. taxes, assessm'ts. and 1,000 Essex st, No. 83, south store and part of cellar. Julius Sanders to Protas Gunn; 4 1/2 years, from Aug. 1, 1885. 612 Forsyth st, No. 109. D. Moss and M. Goldstein to Henry Orange; 2 1/2 years, from Sept. 1, 1885. 1,200 Forsyth st, No. 138. Edward G. Tinker to Charles Rullmann; 5 years, from May 1, 1886. 1,400 Grand st, No. 288, n, w, cor Eldridge st, store and house. Leo Pinner, exr. S. Pinner, to D. M. Brown; 5 years, from May 1, 1885 (privilege of 3 years more). 4,000 1st st, No. 9, store. Jeannette Weil to Henry L. Schuler; 2 years, from May 1, 1885. 780 4th st, No. 86, cor 2d av. Henry and Adolph Jentes to Max Heni; 1 1/2-12 years, with privilege of 2 years extension, from Oct. 1, 1885 480 13th st, No. 319, store and basement. Michael Sweeney to William Grote; 4 years, 7 months 13 days, from Sept. 17, 1885. 420 23d st, Nos. 6 and 7 E., store and basement. William Kuriz to Cornelius S. Conklin and Charles H. Capen, of Capen & Conklin; 4 1/2-12 years, from June 1, 1885. 6,000 27th st, No. 33 E. B. Merrill to Mary E. McKasson; 2 1/2-12 years, from April 1, 1885. 1,300 35th st, No. 343 E. Michael Burke, agent, to Mary Seagure; 3 years, from May 1, 1885. 720 133d st, late Southern Boulevard, s, s, 140 w Lincoln av, 20x80. Green Wright to Thomas A. Mitchell; 7 years, from May 1, 1884. 250 1st av, Nos. 501-511, inclusive, excepting part used by W. Munzer for office, &c. Hermann Koehler to Lehmaier, Schwartz & Co.; 2 years, from May 1, 1884, with steam power. 10,000 2d av, No. 1382, n, e, cor 71st st, store and front cellar. August N. Kiep to John D. Ficken; 2 years, from May 1, 1885. 1,350 Same property. Assign lease. John D. Ficken to John Kress Brewing Co. 1,800 5th av, Nos. 212 and 214, and Nos. 1134 and 1136 Broadway. Virginia C. Montgomery, widow, individ. and as sole exr. and trustee of Romanzo W. Montgomery and Warwick E. and Frank Montgomery to Rosa, Lorenzo C., Charles D. and Josephine C. Delmonico; extension of term of lease for 5 years, from May 1, 1886. 60,000 9th av, n, w, cor 38th st, store, front basement and vault under walk. Andrew Ewald to Frank A. Petry; 5 years, from Oct. 1, 1885. 1,900 and 2,000 10th av, No. 748, s, e, cor 51st st, store. Timke H. Klinker to Arp and Henry Lane; 5 years, from May 1, 1885. 1,400 11th av, No. 720, store and front of basement and first floor. Mary Carroll to Thomas J. McGuire; 5 years, from Oct. 1, 1885. 900 Harlem River, bet Lexington and 4th avs, two-story frame boat house, 24x74. Friendship Assoc. to August L. Martin; 1 year, from Nov. 1, 1885. 100

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. Ayers, M M—M T Rache, Alpine st. \$50 Adams, Wm, by exr—S M Delano, W Orange. 1 Brooks, S B—E J Brooks, Arlington av, E Orange 1 Brooks, E J—S B Brooks, Arlington av, E Orange 1 Breintall Estate—J Durning, Nelson pl, n, s, 275 e Sedney pl, 50x69. 3.5 0 Bowers, O H—P Brennan, Cambridge st, E Orange. 45 Burgess, M E—E Beam, n, e, cor Bleecker and Hoyt sts, 25x105. 3,000 Carter, H B, et al—J J Carter, Passaic st. 850 Carter, Wm, et al—M Carlin, Colden st. 900 Curran, John—O McCabe, Mott st. 485

- Crane, T T, et al—S Meeker, Montclair. 1 Same—same, Montclair. 4,250 Clare, John—S R Silberstein, Prince st. 1,450 Cull, J M—J J Lowden, Tichenor st. 1 Downey, John—W Welch, Van Buren st. 675 Dickerson, Orrin, by exr—T Conger, Newark. 25 Doremus, E O—M A Searing, Summer av. 900 Same—J H Hawes, Summer av. 900 Dries, Philip—W Scheerer, Belmont av. 1 Davis, F L—S E Davis, Franklin st, Bloomfield. 1 Day, E A—S A Kehoe, Parker st. 250 Edgecombe, E W—A Thomson, Hallock st. 400 First Presbyterian Colored Cong—J Binkert, Wall st. 1,500 Feist, Moses—E Walter, Belleville av. 1 Same—same, 3 tracts Broad st. 17,500 Graham, Robert—Wm. Holz, Belleville av. 900 Gibson, W C—M R Reeve, S Orange. 1 Hay, E A—H Taylor, Holmes st, Belleville. 1,900 Hunt, H, Jr—E P Kinsey, Garside st. 1,800 Hayes, Caroline—A J Russell, Crawford st. 1,350 Hartman, John—M Ehrle, Crane st, s, s, 166 e Ridge, 66x100. 2,500 Hamilton, E P—City of Orange, Orange. 1 Same—T Nevins, Reynolds terrace, Orange. 6,719 Kinsey, Z T—H P Hurd, Jr, Garside st. 1,800 Klennert, John—L Hilpert, 2 tracts S Orange av 5,900 Lyon, Dan'l M—M Seymour, Nursery st, n, s, 128 w Belleville, 40x125. 2,500 Lovatt, Sarah—P Jury, Bank st, s, s, 72 w Richmond, 20x100. 5,400 Lowden, J J—C Cull, Tichenor st. 1 Lyon, M W—C C Dawkins, Bloomfield. 800 Mitchell, A P—B Krueger, Lake st, Bloomfield. 450 Mahoney, Jeremiah, et al—J Mahoney, White st. 1 Moore, G D G, trustee—C Gish, Belleville av. 2,000 Morgan, S A, by exr—A Ougheltree, 3d av, n, s, 250 e Summer av, 25x125. 3,500 Morneburg, John—W Corper, Walnut st, s, s, 150 w Lang, 25x100. 2,038 Nevins, Thomas—E S Williams, Reynolds terrace, Orange. 6,719 Newton, Sam'l—J R Anderson, Magazine st. 900 O'Connell, Mary—T Montgomery, Tichenor st. 1 Reeve, C H—W C Gilson, S Orange. 1 Smith, J M—J H Brown, Irving st. 250 Scheerer, Wm—P Dries, Belmont av. 1 Tichenor, L S, by exr—J Coyne, Evergreen pl, E Orange. 2,825 Thermar, Evan—O M Flagg, Milburn. 600 Tucker, B W—M J Tucker, Houston and Kinney sts. 1,500 Van Loan, Eugene—H C Post, Franklin. 200 Ward, M S—I C Anderson, Woodland av, Bloomfield. 720 Woodruff, G D—E H Shelton, Grove st, E Orange 4,100 Weingarth, Charles—P Hauck, Littleton av. 500 Wilkinson, George, recr—J S Healy, Clinton av, n, s, 230 e Stratford, 119x80. 4,000 Walter, Emma—M Walter, Broad st. 1

MORTGAGES.

- Adams, A F—A S Hubbell, Mulberry pl. 200 Alden, M E, and M C—A M Wilde, Belleville av. 3,000 Brennan, Patrick—C M Decker, Cambridge st, E Orange. 150 Bennett, E H—A S Mallett, Pulaski st, E Orange 3,000 Coppinger, Patrick—J S Harrington, Newark. 200 Cadmus, James—J Perry, Littleton av. 3,716 Same—Prudential Insurance Co, S 6th st. 1,500 Conger, Theodore—Howard Savings Institution, Roseville av. 3,000 Elin, Elias—P W Roder, Tichenor st. 500 Ehre, Mathias—J Hartman, Crane st. 500 Elverson, Emma—G Elverson, Garside st. 2,750 Fallon, Michael—W H Areson, Montclair. 900 Fountain, Joseph—Fireman's Insurance Co, Chestnut st. 600 Gisch, Christian—Merchants' Ins Co, Ogden st. 1,200 Same—G D G Moore, Belleville av. 800 Hackett, Michael—W E Cooper, Thomas st. 250 Hoch, Paul—M E Albey, Bay st, Montclair. 1,100 Hall, W H—Howard Sav Inst, Main st, Orange. 4,000 Same—G Deunan, Park av, E Orange. 1,400 Hanley, Catharine—G P Kingsley, E Day st, Orange. 175 Hauser, Leopold—E H Stinson, High st. 5,000 Jacobus, Maria—E Jacobus, Cross st. 2,000 Jury, Pauline—S Lovatt, Bank st. 3,000 Jackes, Elizabeth—C Feigenspan, Holland st. 197 Lemassena, Andrew, Jr—E H Green, S 18th st. 1,800 Maddock, F R—M C Heath, 14th av, 2 morts, each \$1,200. 2,400 Mulquin, Ann—A Partridge, Howard st. 800 Mackin, Sarah—A Flintoft, s 18th st. 2,500 Meeker, Sam'l—D Lawrence, Montclair. 3,000 O'Brien, Wm—J Fairbanks, Bloomfield. 100 Sandford, M J—R D Whitfield, Main st, Belleville 1,300 Stevens, James—M D Freeman, Morris av. 525 Selzer, G M—Fireman's Ins Co, Walnut st. 1,900 Seymour, Mary—D M Lyons, Nursery st. 1,500 Shelton, E H—G D Woodruff, Grove st, E Orange 1,600 Stewart, J B—M E Stewart, Webster pl, Orange 2,000 Scharfenberg, Wm—T T Crane, Bloomfield av, Montclair. 500 Terry, D T—A B De Camp, Montclair. 600 Vogel, Barbara—M Moret, Livingston st. 2,200 Wakefield, Joseph—Prudential Ins Co, Johnson st. 2,300 West, Robert—J Mock, Garside st. 300 Wenz, Chas—P Greissing, Quitman st. 1,600

CHATTEL MORTGAGES.

- Edwards, Harrietta, 112 Mechanic—J Hague, furniture. 382 Grover, W S—41 Warren—J Rucklshaus, furniture. 103 Halligan, Peter, 319 Bank—B J Quinn, butcher fixtures, &c. 300 Jones, Taylor, Orange—H Jones, horses, wagons 500 Mann, E M, E Orange—P Todd, horses, wagons. 185 McCarty, John, E Orange—E M Colie, horse, wagon, &c. 121 McCluer, G W, 97 Lafayette—C W Clayton, piano and furni ure. 125 Murray, M H, 166 Market—P Hauck, saloon. 1,000 Price, W H, 35 Market—H A Price, horse, wagon 434 Teschke, Carl, 333 Elm st—C Feigenspan, saloon 200 Weiss, Hugo, 217 Bank—C Feigenspan, saloon. 130 Wescott, George, 159 Market—A Mead, carriage. 75 Wilson, H B, 739 Broad—K C Sparks, printing materials. 460

JUDGMENTS.

- Frantzel, H H, exr—Old Ladies' Home. 1,000 Johnson, Wm—L Johnson. 4,701 McElvenny, David—W H Wacker. 1,640 Marvin, M F—W M Force. 1,587 Pierson, C F, and N H Dodd—L & A L De Graff. 296 Romine, J W, and J B Malcolmson—W A Ripley et al. 614 Same—J and C A Rindell. 297 Same—Mary King et al. 177 Thompson, O S—Orange Nat Bank. 814

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names of parties, addresses, and amounts. Includes entries for Andrews, Hattie H., Bergen, W P., Bradley, E P., etc.

Table listing mortgages in Hudson County, including names of mortgagors and mortgagees, and amounts. Includes entries for Murray, Ann, Pairson, William, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including names of parties and amounts. Includes entries for Bannan, J F., Berneli, William, etc.

BILLS OF SALE.

Table listing bills of sale, including names of parties and amounts. Includes entries for Forquer, John, Hess, Nelson, etc.

JUDGMENTS.

Table listing judgments, including names of parties and amounts. Includes entries for Broeser, William, Clark, J J., etc.

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.

Table listing prices for brick, including types like Pale, Jerseys, etc., and their respective prices per unit.

FRONTS.

Table listing prices for various types of fronts, including Croton and Croton P'ts, Wilmington, etc.

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.

Table listing prices for fire bricks, including Welsh, English, Scotch, etc., and their respective prices.

CEMENT.

Table listing prices for various types of cement, including Rosendale, Portland, Roman, etc., and their respective prices.

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

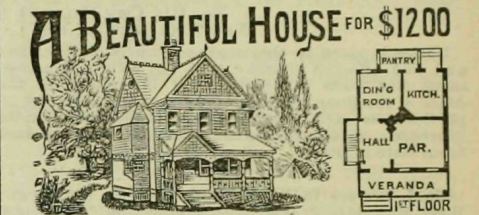
Table listing special quotations for cement, including Portland Burham, Portland K. B. & S., etc., and their respective prices.

(Continued on page VII.)

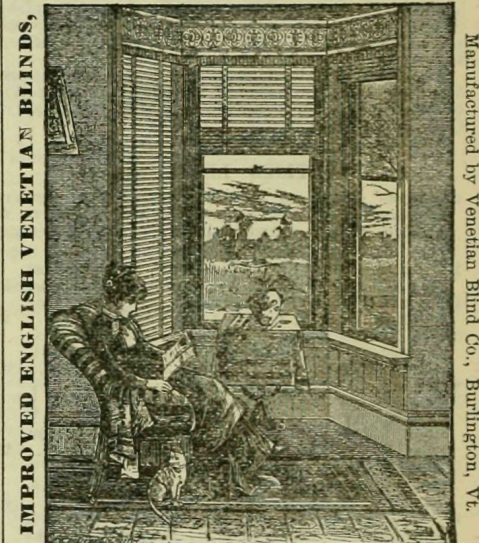
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WILSON'S Rolling Venetian Blind, Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished. Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut. Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue. J. G. WILSON 527 and 529 W. 23d St. New York. Mention this paper.



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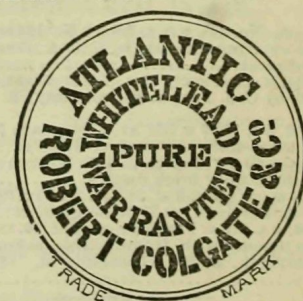


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