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Our "Business World" contains several articles this week which all our patrons should read. We notice that many of our exchanges copy these selections. In THE RECORD AND GUIDE alone can be found the cream of the press discussions throughout the country on the subjects which most interest all engaged in active business.

There was a pause in the upward movement in stocks towards the close of the week, but the bull market clearly is not yet over. The purchasing lately has been so general and so indiscriminating that tens of thousands of shares must have been transferred from strong to weak hands. It is the outside public who are easily frightened and who are the natural prey of the bears. But all the elements exist for a resumption of the rise in stock values. General business, while not so active as it was, is still promising, while the iron trade has not been in so good a condition since 1881. Dealers report that more than one-half the steel rails are taken for new construction. Of course there is no paralleling of old roads, but there are many new lines projected to act as feeders to the old roads and to develop new country. The business outlook on the whole is excellent.

The success of the Republicans in Ohio will encourage the friends of Mr. Davenport in this State. If the latter should succeed in capturing the State government it will be a sore discomfiture of the "spoils Democrats" who are opposed to the civil service programme of Mr. Cleveland. The Republicans gained largely in Ohio because of the bitter opposition of the Democrats of that State to the civil service programme. A Republican success in New York would give the Mugwumps great political prestige.

The large Prohibition vote in Ohio shows there is a new factor in the politics of the country. The same party will undoubtedly increase their vote in the Empire State. Indeed, the one danger of Davenport's defeat arises from the fact that the Prohibitionists will be recruited mainly from the Republican ranks. It was not so in Ohio, because the Democrats there upset the high-license law which had put over two million dollars into the local treasuries of the cities and towns of the State. The feeling against the indiscriminate sale of liquor is growing in all parts of the country.

The candidacy of John Sherman for the Senatorship also helped the Republicans in Ohio. It is remarkable how earnest is the support of well-known Senators in their respective States. American voters may be fickle in other respects, but statesmen like Clay, Calhoun, Benton, Webster, Sumner and Edmunds were always sure to carry their States when a Senatorial election was pending. Were Roscoe Conkling to be a candidate it would greatly add to the bulk of the vote of this State. John Sherman has so long been identified with the finances of the country, and has achieved such distinction in connection with the resumption of specie payments, that a feeling of State pride has been evoked on his behalf. The result would have been more in doubt had ex-Senator Sherman been his opponent, but the Democratic machine in Ohio would certainly have sent some far more objectionable person to represent it in the United States Senate had a Democratic Legislature been elected.

There are some very excellent names on the local ticket of the County Democracy. Tammany, also, presents a few very acceptable nominees. The Republicans, however, could easily elect every candidate to such offices for which there are two Democrats in the field, but the Republican machine is run very queerly. The entire local ticket could have been elected last fall, but "Johnny" O'Brien and his associates deliberately sold out the local ticket, possibly to help the Blaine vote. This seems the more likely, as Blaine received over ninety thousand votes in New York, while the Tammany candidate for Mayor ran eight thousand ahead of his ticket, and William R. Grace twelve thousand ahead of the County Democracy ticket. With two such rich prizes as the sheriff and county clerk the Republicans ought to vote their own ticket, but

O'Brien, Hess & Co. run the machine for their own benefit and not for the benefit of their party.

There should be some machinery by which voters could be instructed as to the personal character and career of the candidates who seek their suffrages at the November election. In the case of State officers, mayors and judges, there is always sufficient data given to guide an ordinary intelligent voter. But when it comes to county officers and members of the Legislature, the average citizen is all at sea. The endorsement of a party convention is no guarantee of the integrity or fitness of a candidate. The daily press is an unsafe guide, and we ought to have some organization, independent of parties, which will at least tell the voters whom *not* to elect. Charles O'Connor, when alive, seriously proposed doing this, but he could not get proper support. The tendency of all legislation should be to concentrate authority so the people may know whom to hold responsible when anything goes wrong.

Mayor William R. Grace does not appear to advantage in the transactions of himself and his firm with Grant & Ward. The disappearance of the Tobey brothers—one of whom was a cashier of Mr. Grace—is, to say the least, unfortunate. For these people seem to have profited largely by the fraudulent firm, but whether for themselves or for others has not, as yet, been made public. It is a scandal to our law courts that there seems to be no adequate machinery for getting at the facts connected with the failure of the firm of Grant & Ward. It is not known, as yet, who received the profits of its fraudulent transactions, and there is little likelihood that justice will ever be done in the way of punishment of the guilty parties.

The Kind of Buildings that are Being Erected.

Some three years ago we called attention to what seemed like a new departure in the architecture of certain costly residences erected on the east side. The traditional brown stone fronts in these cases were discarded for brick and stone, varying in color and original if not *bizarre* in design. It seemed to be the result of an honest effort to give greater variety to the appearance of fine residences in the better quarters of the city. There were, of course, some unfortunate results in this striving after new effects. The architects who built these novelties have evidently not been encouraged, as there are very few of these many-colored and strangely-designed buildings now going up in New York. The building is generally confined to the old brown stone front, back and front parlor, with butler's extension. There were, a couple of years back, some quaint small houses erected at the foot of Eighty-sixth street, near the East River, in the Queen Anne style. Grouped together they made a picturesque appearance. They have, we believe, rented well, but they have not, as far as we are aware, been imitated in other quarters of the city. That such dwellings are not more popular is, we judge, more the fault of the purchasing and renting public than the architects, for the latter would naturally incline to novelties in building, as it would give them a chance to show their taste and architectural skill.

As there are no more large apartment houses projected, and as the kind of new buildings now going up are of the old brown stone and plain brick varieties, we judge there is not much hope for anything novel in the way of domestic architecture so far as this island is concerned. True, on the west side there is a combination of brick, stone and terra cotta, which saves some of the streets from the monotony of the sombre but always acceptable brown stone. It may be that on the northwest of this island, above One Hundred and Twentieth street and overlooking the North River, there may yet be houses constructed that would enrich the landscape. In the bluff, hilly region just south of the Harlem and west of High Bridge, there are many beautiful sites for picturesque dwellings. A brown stone front would be entirely out of place in this locality.

It is, however, in the district north of the Harlem River that dwellings of novel construction should be expected. Most of the ground is laid out with reference to its topographical character. The streets and avenues, instead of being at right angles, are winding and conform to the lay of the ground. Then the new parks, scattered from Long Island Sound to the North River, will tempt men of means to lay out neighborhood parks and regions where villas can be constructed subordinated to some general plan. London, Paris, and indeed all the great cities of Europe have outlying regions in which the dwellings conform to an artistic plan, while affording scope for the invention and taste of the architect. People of means who go to live in the semi-rural surroundings of the region north of the Harlem will demand something very different from the ordinary city brown stone front. Grounds will be essential, of course, and an arrangement of shrubbery and trees, calling into play the skill of the landscape gardener, and, finally, a house which will be appropriate to the green and brown of the foliage and land surrounding it. Architects should turn their attention to this field. It is an inviting and will

probably be a profitable one. If capitalists can be made to see that it would be to their interest to buy from five to twenty acres, improve and beautify their holdings, and then erect villas which will be picturesque and attractive, they will certainly do so, and their taste could easily be educated in this direction. The success of Shorthills, of certain portions of Orange and other localities near New York is full of instruction and encouragement on this point.

Nine-tenths of North New York, as it is called, is virgin territory. Of course the working classes will be attracted to such of the soil as is now cheap and easily accessible, but much of the land is hilly and rocky and for the present inaccessible. But the projected Suburban Rapid Transit Road and street car lines will make even the most remote regions accessible in a few years time, and it is these localities which should be taken in hand now with a view of bringing into existence wisely planned and beautiful houses. The desire for houses surrounded by grounds and assured of good neighborhoods is constantly growing with the increased population and wealth of the metropolis, and there is a great deal of money to be made by those who will wisely cater to this demand.

Business Here and Abroad.

While there is a genuine and general revival of business in this country it is a fact worthy of note that the depression abroad is greater than ever. True there has been some animation in the London stock market and on the continental bourses, but it has been confined to American bonds and stocks. Other securities are either inactive or drooping, while the international commerce of the world is at a low ebb and shows no immediate signs of recovery. Says the *Financial Chronicle* of last week:

The cable reports an unchanged Bank of England rate, although the drain of bullion still continues, and the proportion of reserve to liabilities declined to 33 per cent., the lowest since October, 1884. At the latter date the low proportion of 32 $\frac{3}{4}$ per cent. caused an advance of 1 per cent. in the bank minimum. This season, in fact ever since July 15, the bank has been steadily losing bullion, of late in comparatively large amounts, the decrease in the stock since the date last mentioned being £6,021,384. Considerable sums have been sent to Ireland to strengthen the Irish banks, other heavy amounts to Egypt and the bulk of the remainder has gone to the agricultural sections for crop purposes. It is probably in great measure because a return of a good part of these withdrawals may soon be expected that the bank minimum remains undisturbed. But doubtless another reason why no change has been made is, that trade and speculation are so tame and the supplies of money offering so large that the open market rate would not be likely to follow an advance. As an evidence of the stagnation of business we learn by cable that the September figures of the commerce of Great Britain, just issued, show an aggregate falling off of £4,170,000, compared with same month last year, of which £2,290,000 was in the imports and £1,880,000 in the exports. Of course some of this loss is due to the lower prices ruling.

We direct attention to this different state of affairs on the opposite side of the Atlantic so that the business public may judge of the value of the press diatribes against the coinage of silver in the United States. They have been predicting disaster because of this coinage. President Cleveland was induced before he occupied the White House, to put himself upon record that a financial catastrophe was inevitable unless the coinage of silver was stopped. He failed, however, to get his own party to take that view of the matter. According to the New York papers we are in danger of getting on a silver basis and of driving all the gold out of the country. But there has been no business disaster, and instead of gold leaving our shores it is coming from the other side; not, indeed, as yet in large quantities, but what movement there is is in this direction. It is gold mono-metallic England which is losing its yellow metal. That country has no silver coinage act, and such of the coins of the white metal as circulate are merely tokens and do nothing towards establishing a standard of value.

The *Financial Chronicle*, which is usually accurate when presenting facts and figures, is a vigorous and persistent opponent of silver coinage, yet it has never explained how it is that gold gravitates to the bi-metallic nations, and is repelled from the countries in which the gold unit obtains. That journal publishes the sums in the vaults of the three leading banks of Europe as follows:

	October 8, 1885.	
	Gold.	Silver.
Bank of England.....	£21,464,928	
Bank of France.....	46,077,358	£44,011,673
Bank of Germany.....	6,973,500	20,920,500
Total this week.....	£74,515,786	£64,932,173
Total previous week.....	75,073,429	65,842,477

It will be noticed that it is bi-metallic France, the one that has the largest amount of silver, that also has the largest stores of gold. As the *Chronicle* is well aware, when the Coinage Act was passed in the spring of 1878 there was not over \$200,000,000 gold in the country. To-day there is over \$600,000,000, and the yellow metal is still coming hither; yet that hebdomadal has never undertaken to undeceive its readers on this point, but has bent all its energies to discredit the coinage of silver.

Propos of this question of prices there is an impression abroad

that the currency of the United States is excessive. This is the position taken by Mr. Wm. M. Grosvenor in his recent work on "American Securities." The great evil of the silver coinage, he says, is that it inflates the currency. But, as compared with other nations, have we more currency than they? The total amount of currency per head in the United States is about \$27.70. This includes all the gold and silver, treasury and national bank notes, but does not take into account the certificates, as they are already included in the gold and silver. In France the amount of currency is about \$54 per capita, in the Netherlands \$39.76, and in Belgium \$33.61. Thus it will be seen that the United States has a great deal less currency than these very solvent and conservative countries. It is probably true that we use bank credits more than they, but the fact remains that there is no excessive quantity of money with which to do the business of the country. There is no danger of too much money, provided it is based upon gold and silver. The operations of modern commerce require all the precious metals that can be got and all the paper that can be converted into specie on demand. But will the anti-silver journals please explain how it is that business is reviving in this country despite the quantity of silver dollars coined, and also why business is dull and gold is leaving England, which has all the imaginary benefits of an exclusive gold standard of value.

The Removal of Flood Rock.

The blast under the most serious obstruction to the navigation of Hell Gate, last Saturday, marks still another distinct step in the movement for securing a double route from this port to the sea for first-class shipping. Much still remains to be done before the improvement is complete, possibly much more than the engineers are willing to admit; but it is evident that in a few more years Long Island Sound will furnish nearly as practicable a channel for commerce as the route by way of Sandy Hook.

The question that most nearly concerns the residents and property-holders in the upper sections of New York relates to the probable effect of the Hell Gate improvement on their water front and other real estate interests. Will it lead to the construction of warehouses in the vicinity of the Harlem River? Will Flushing Bay in a few years be covered with ships like New York Bay, and shall we soon see inaugurated a commercial competition between the northern and southern sections of the city? Of course all property-holders in the vicinity of the Harlem River would like to hear these questions answered in the affirmative, and where the wish is father to the thought they will be likely to anticipate the future and answer in favor of their predilections.

We dislike to throw cold water after witnessing the enormous columns that were shot upward by the imprisoned dynamite on the occasion of the recent explosion; but it can hardly be doubted that if the property-holders in the upper sections of New York wish to see their interests advanced they must do something more than stand upon the river banks and witness the operations of the government engineers. First, they must reflect on the causes that have led to the concentration of commerce at the southern end of New York Island and in Brooklyn. Briefly, this concentration is due to the accessibility of New York Bay to the various lines of transportation that find their terminal points at New York. All the great railway lines from the West, except the New York Central and Hudson River roads, reach tide-water on the right bank of the Hudson not far north from the Battery; and even the Central road, which might be made a feeder for North New York, sends its cars to the freight depots on Hudson and Centre streets with perfect facility and at slight cost. The real terminus of the Erie Canal has always been in New York Bay, or about the lower point of New York Island and in Brooklyn, a fact which is continually made apparent by the fleets of canal boats to be found in those waters at all seasons of the year. This is the secret of the intense commercial activity displayed below Canal street in New York, in Jersey City and in Brooklyn, while maritime enterprise in the vicinity of the Harlem River remains sluggish and backward. The mere removal of the obstructions from Hell Gate, and even the improvement of the Harlem River, can only amend the situation in a very slight degree.

We know of but one means through which the northern sections of New York can be placed on a footing of commercial equality with the sections adjacent to New York Bay, and that will be found in bringing the trains of all the railroads to its East River water front. This seems, at first thought, like a prodigious undertaking, and so it would prove were it only possible to reach North New York across the Hudson River. Topographical obstructions have rendered this route impracticable except at a cost that should be thought prohibitory. But an easier route may be discovered. Two tunnels, one under the Narrows and one under the East River east of Randall's Island, with a combined length under water of less than two miles will practically solve the problem. The English have just completed a tunnel three and one-fourth miles under water to shorten the railway journey between England and Wales by one hour. In

the light of this exploit, and considering the object in view, it ought not to be regarded as a large undertaking, when it is suggested that half this length of tunnelling should be built for the purpose of aiding to perfect the terminal system around New York harbor.

This is a question over which men who have property interests in the vicinity of the Harlem River ought not to be allowed to sleep. The suggested tunnels would serve them a better turn than the removal of the obstructions from Hell Gate and the improvement of the Hudson River combined, and they could be completed before the Alaska will venture through the East River or a hundred and fifty ton canal boat finds its way through the finished Harlem ship canal. Judicious investors will not put money in water front improvements located eleven to sixteen miles from the lines of transportation on which they must depend for business.

Our Prophetic Department.

MR. DOUBTFUL—Is it not, Sir Oracle, about time to cry "halt" in the stock market. Granting that the conditions of business are favorable, has not Wall street discounted all possible advantages to be derived from the stoppage of railroad wars and the restoration of rates?

SIR ORACLE—We are, I think, only in the beginning of the rise, looking at the market from a point of view covering several years. I think there has been too much whooping-up of certain stocks; but then we Americans always overdo things. Viewed from the standpoint of an investor I judge that prices are far too low, but were I dealing in the street on margins, while I would not sell the market—I would not hold more stocks than I could take care of with say ten or fifteen per cent. margin. The guide as to prices is given by the market value of government bonds. If our three per cents. are worth par, tolerably sure six per cent. stocks will find their way to one hundred and twenty at least.

MR. DOUBTFUL—Suppose we go over a few of the leading stocks and try to form some estimate of their real investment value. Here is the New York Central which has paid only one-half of one per cent. quarterly recently, and has not earned that, yet it is selling over par.

SIR O.—In view of the restoration of railroad rates and the improving situation of the country, New York Central is the cheapest stock on the list. Why, look at its location and history. It might be said to run through a continuous city from New York to Buffalo. All rivalry is now at an end, so far as this State is concerned. There will be no more competing lines built and there is no end to the growth of the traffic of the roads that feed the New York Central. For a couple of years, perhaps, the West Shore will be a drag upon it, but it will finally become a most valuable auxiliary and asset. The Lake Shore is almost as valuable a property, and from my point of view is selling cheap, though it may pass its next dividend. These roads can have no extensions and will not lease connecting lines. Put me down as a firm believer in Central, as well as all the trunk lines running from New York to the West.

MR. DOUBTFUL—I see the Grangers are very buoyant and Mr. Armour is predicting 130 for St. Paul before two years is over.

SIR O.—Mr. Armour is noted for being a very successful business man, and I have never heard him called a conscious exaggerator. St. Paul is a splendid property and its capitalization per mile is less than any of the great roads of the country. Northwest & Omaha, also, are not only well managed, but have valuable assets that have never been distributed to their stockholders. But I confess to having a prejudice against railroads in new countries, where the work of development steadily goes on. There is no end to the new construction in the Western country. If you look on the map you will note the fact that the Western systems of roads, while they begin at Chicago and St. Louis end in a dozen different places. There are literally hundreds of temporary stopping places in the construction of the roads. The lines are stretching out in every direction north, west and southwest. This means for all the systems an open construction account. The directors are besieged to keep on extending their lines. The most powerful selfish influences are at work to urge the issuing of more bonds and more stock for branches here, there and everywhere. This is all well enough in prosperous times, but when the crops fail, or the locusts come, or the finances of the country are in disorder, then there is trouble. Large floating debts make their appearance at the very time when capital becomes timid and will not invest in new bonds. There are many of the major securities of the Western roads which are all right, but except for a "flyer" in prosperous times I could not advise the purchase of the stock of any of the roads west of the Mississippi.

MR. DOUBTFUL—What have you to say to the Missouri Pacific?

SIR O.—It is in the same boat with St. Paul and Northwest. As managed by Mr. Jay Gould it is a splendid property, and I have no doubt the stock will see higher figures. Texas is growing marvellously and every year adds to the permanent value of Gould's Southwestern system. But I notice the Missouri Pacific keeps on extending, and its managers cannot resist the temptation to add to

the mileage of its branches. The bonds of this system, I have no doubt, are reasonably secure, but I would not care, if I had a very large fortune, to make a permanent investment in Missouri Pacific stock.

MR. DOUBTFUL—What do you think of the Southern railways east of the Mississippi?

SIR O.—The next ten years will see a large enhancement of values in the best located Southern railway lines. The country is growing in wealth, population and business, and while the old lines are being bettered I do not hear there are so many new ones in process of construction. There will be no paralleling of stem lines, and such branches as are built will add to the value of the existing systems. There is one line, however, or a series of lines, about which I am in doubt. It is the gigantic system which commences at San Francisco and ends at Hampton Roads on the Atlantic. I think Messrs. Stanford, Huntington and their associates have "bitten off more than they can chew." The lines are well located, and will eventually be very profitable, but the vast majority of the bonds and stock have not yet been placed. Still back of these enterprises are some very wealthy and longheaded men.

MR. DOUBTFUL—For an immediate return, what stocks seem to you the most tempting?

SIR O.—Those of the trunk lines, and those which represent the corn regions of the country; that is, the roads in the Middle States running east and west and the region which includes the States of Indiana, Illinois, Kentucky, Tennessee, Iowa, Missouri and Kansas, Michigan and Wisconsin, the former especially will do well this year, as will be seen by the railway returns in time.

MR. DOUBTFUL—There has been quite a movement in Western Union during the past week. What do you think of that stock?

SIR O.—It has never sold for its value as a dividend payer. It is hard to make people pay for a goodwill and a business. Apart from two or three buildings Western Union stock is represented by old unsightly poles, rusty wires and chemicals. But what a business it has, and how it is growing!

MR. DOUBTFUL—Yes; but look at the opposition it has had to encounter?

SIR O.—After the painful experience of all the rival companies he who would invest his money in a new opposition would be an ineffable ass. To all appearances the Western Union should be an easy company to antagonize as its principal business is between the great cities; but every opposition telegraph company, save alone the one Jay Gould handled, have proved bitter disappointments to their promoters. There is a certain loss to any opposition to the Western Union telegraph monopoly. I have reason to believe that the Baltimore & Ohio will soon be found to have made terms with its great rival. It is possible other telegraph companies may be started, for there is a perennial crop of financial fools, and there are swarms of plausible fellows who are hunting them up to get its money. There are pole and wire contractors, telegraphers out of employ, manufacturers of chemicals and others whose business it is to rope capitalists into such enterprises. I expect to see the rates put up very shortly, and I hope the business community will be mulcted handsomely by the telegraph monopolists. It is simply monstrous that our government does not own the telegraph lines. In England the people now have the benefit of sixpenny dispatches to all parts of the United Kingdom.

The *Tribune*, in an article which we copy elsewhere, wishes the Real Estate Exchange to make its influence felt in State and city politics on the side of economical government and reform generally. The Exchange has had this in view since its organization, but has moved cautiously. It would never do to take side with one party or another, and then its managers were well aware that as soon as it was recognized as a force in the community, political and selfish interests would try to control its action. Mayor Grace and his friends made a dead set at the Exchange last year to commit it against improvements in the annexed district. There was also an effort to have the influence of the institution cast against the Broadway Arcade Railway. The real friends of the Exchange, however, did not wish to have it committed against either of these proposed improvements.

In taking any political action the Exchange should make haste slowly. It ought to bend all its energies towards a reform in our land laws, so as to make transfers of property cheap and expeditious, and then in projects involving a limitation of taxation it might venture to make its influence felt. But the real estate interest, pure and simple, is inclined to be rather over-conservative. Large property-holders are apt to oppose any improvement, even when it is clearly to the advantage of their own possessions. It was property-holders who opposed a railroad on Broadway, who drove off the rapid transit roads to the side avenues and thereby injured their own interests. A wisely-planned arcade or viaduct railway would double the value of Broadway realty, but many of the owners fight the project tooth and nail. Indeed, all improvements which involve present taxation are not popular with taxpayers. Were

the Exchange to voice these selfish interests it would lose *prestige* at once, and be voted a nuisance by all well-wishers of the future of the metropolis.

Guide to Buyers and Sellers of Real Estate.

BY GEORGE W. VAN SICLEN

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XIV.

Rescission.—A contract may be set aside for mistake of fact; also one which has been procured by fraud or by false representations; but there must be no delay in bringing such a suit; but if the purchaser knows the representation to be false, then his conduct was not influenced by it and he has no right to make complaint. Such a contract may be set aside for the misrepresentation of the buyer as well as that of the seller; in a case in New York the buyer said that the premises, a piece of wild land, were worth nothing except as a sheep pasture when he knew that there was a valuable mine on it of which the seller was ignorant, and the contract was set aside for fraud. And there may be constructive fraud which will avoid the contract, as where the seller or the buyer is a lunatic or an idiot, or where the deed or contract was obtained from a man intoxicated. The Court of Equity will quickly interfere in a case where there are trust and confidence on one side and influence and control on the other, as where a parent sells to a child or a guardian buys from his ward; and in another New York case the conveyance was set aside where an uncle induced his ignorant young nephew to accept a deed and to cancel a debt of the uncle, three times the value of the land. It must be borne in mind that in such cases, where there was a relation of trust and confidence between the parties, it is not the duty of the one imposed upon to show that the contract was unfair, but the burden of proof is on the other party to show that there was absolute fairness and equity in the whole dealing. Agreeing to take too small a price for your land is not a good ground for avoiding your contract; but if there be other circumstances existing which make it inequitable to enforce the latter then inadequacy of price may also be considered; this is more likely to arise where confidential relations have existed between parties and have been abused.

Fraud—Purchaser's Remedies.—A buyer of real estate who was induced to purchase by means of false representations has his choice of remedies; he may rescind the contract and after an offer to reconvey, recover back the consideration paid, or he may keep the land and recover damages for the fraud. The measure of these damages is not, as it is in case of a breach of a covenant in a deed, the price paid and interest, but is the difference in value between the property sold and that for which it would have sold had it been as represented.

Reformation for Fraud or Mistake.—If when you are selling your land you make erroneous statements about it, no matter if you believe them to be true, it would be a material mistake of fact; and if you did not believe them it would be a fraud on the purchaser; and in either case he could get the Court to reform the contract or the deed.

Alteration.—A material alteration of any written contract by one of the parties to it, without the knowledge or consent of the other, not only discharges the latter from all liability upon it, but if fraudulently made will release him also from all liability upon the consideration for which it was made.

Specific Performance.—When either party will not keep the contract, when the seller will not give the deed or the buyer pay the price as agreed, the injured party may bring a suit in equity and force the delinquent to carry out the agreement; thus the Court may order the seller to accept the price and to deliver a properly executed deed, and may lock him up in jail until he obeys. If, however, the injured party can be compensated in money the relief of specific performance will not be granted to him; it is a remedy which rests in the sound discretion of the Court. Still it is almost a matter of course for specific performance to be decreed where a contract for the sale of land is fair and certain and reasonable.

In one case a buyer in New York City only gave himself eight days in which to get his title searched; when the time was up of course he was not ready and he asked an adjournment, which was refused, and the seller kept the \$500 that had been paid down, and kept his land; but three weeks afterward the buyer, having found the title good, offered the balance of the price, and when the deed was refused him brought such a suit, and the Court ordered the seller to give the deed and take the money, as it was shown that the situation of the property and of the parties had not changed so that any injury would result to the seller. And that is the principle that underlies all decisions in suits for specific performance; relief will be given to a party who seeks it if he has not been guilty of negligence, brings his suit within a reasonable time, excuses his delay in completing the contract, and the situation of the parties or of the property has not changed so that injury will result. Some sellers would, in the case just cited, have found another buyer and

have had a new contract to show at a higher price within that three weeks, whether the latter contract was ever carried out or not.

Specific Performance—Title.—Before a buyer can successfully resist performance of the contract on the ground of defect of title there must be at least a reasonable doubt as to the latter, such as affects its value and would interfere with its sale to a reasonable purchaser, and thus render the land unmarketable. A defect in the record title may furnish a defense to the purchaser. But there is no inflexible rule that the seller must furnish a perfect record or paper title; it has frequently been held that defects in the latter may be cured or removed by parol evidence.

Good Title Implied.—If your contract should be so carelessly drawn as not to specify the terms or form of the deed that is to be given, nor the nature and extent of the estate in the property intended to be sold, then such a contract impliedly warrants that the seller has a good title and will convey a good title, free of all encumbrances.

Fixtures.—Buyers frequently desire to know whether certain articles in the premises they contract to purchase will come to them under the contract as part of the real estate; this depends upon whether such articles are "fixtures" or not in the eye of the law. The rule as to what shall be deemed fixtures varies somewhat when the question arises between a landlord and tenant and between a buyer and seller of real estate.

Mirrors secured to the wall by an iron clamp, and let into and glued to the mantel piece, and constructed at the same time and with frames of the same wood as the mantel, would be held to be fixtures; while a mirror resting upon a bracket and connected with the wall only as picture frames usually are, would not be. Chairs furnished to a theatre, of a special pattern adapted to the place where they are set and screwed to the floor because they cannot stand alone, are a part of the building. A steam engine and boiler may be set up in a building in such a way and under such a bargain between the seller of these articles and the landowner that they shall remain personal property, but machinery of great weight, especially adapted for a factory and permanently fastened therein, with the intention of leaving it there for permanent use, such as machinery for a twine factory or for a paper mill, would be fixtures. Gas fixtures in a building, which can be taken away by simply unscrewing them, are only personal property and would not belong to the buyer unless specifically mentioned in the contract for the sale of the house and land; but the opposite has been held with regard to a sun-dial and a statue out of doors.

There are three requisites to constitute an article a fixture as between the seller and buyer of real estate; the article must be actually annexed to the land or house, it must be applicable to the use or purpose to which the part of the land or house with which it is connected is appropriated, and the person who annexed it to the house or land must have intended to make a permanent accession to the freehold.

"While not agreeing as to the necessity for or the degree of importance to be attached to the fact of actual physical annexation, yet the authorities generally unite in holding that, to constitute a fixture, the thing must be of an accessory character and must be in some way in actual or constructive union with the principal subject, and not merely brought upon it; that in determining whether the article is personal property, or has become a part of the realty, there should be considered the fact and character of annexation, the nature of the thing annexed, the adaptability of the thing to the use of the land, the intent of the party in making the annexation, the end sought by annexation, and the relation of the party making it to the freehold. These other tests named, while having an important bearing upon the questions, whether there has been an annexation, and, if so, its effect, do not, however, do away with the necessity of annexation, either actual or constructive, to constitute a fixture. This would involve a contradiction of terms, and wipe out the fundamental distinction between real and personal property. A thing may be said to be constructively attached where it has been annexed, but is separated for a temporary purpose, as in the case of a millstone removed for the purpose of being dressed, or where the thing, although never physically fixed, is an essential part of something which is fixed; as in the case of keys to a door, or the loose cover of a kettle set in brickwork. It is, perhaps, somewhat on this principle that the permanent and stationary machinery in a structure erected especially for a particular kind of manufacturing has been held fixtures, although very slightly or not at all physically connected with the building; because without it the structure would not be complete for the purpose for which it was erected. Ponderous articles, although only annexed to the land by the force of gravitation, if placed there with the manifest intent that they shall permanently remain, may be fixtures. But, while physical annexation is not indispensable, the adjudicated cases are almost universally opposed to the idea of mere loose machinery or utensils, even where it is the main agent or principal thing in prosecuting the business to which the realty is adapted, being considered a part of the freehold for any purpose. To make it a fixture, it must

not merely be essential to the business of the structure, but it must be attached to it in some way, or, at least, it must be mechanically fitted so as, in ordinary understanding, to constitute a part of the structure itself. It must be permanently attached to, or the component part of, some erection, structure or machine which is attached to the freehold, and without which the erection, structure or machine would be imperfect or incomplete.

"In the application of this principle the Courts have held that beer casks, fermenting tubs and a copper cooler used in the brewery were protected by a chattel mortgage, and not covered by the mortgage of the real property, saying that the intent that they should remain in this brewery for permanent use there is unimportant. Intent alone will not convert a chattel into a fixture. A farmer may take a plow or any other farm implement upon his farm with intent to keep and use it there until it wears out, but this will not make it real estate."

Repairs.—The seller is not bound to keep the premises in repair after the contract is signed, unless the latter expressly says so.

Buyer Cannot Dispute Encumbrances.—If you are the buyer and find encumbrances on the title, if you should accept a deed subject to all liens, which you assume and agree to pay, you cannot afterwards dispute the validity of any of those encumbrances—for example: If a mortgage on the property were tainted with usury you could obtain no advantage from that, but would be obliged to pay the whole amount of principal and interest.

Encumbrances.—Both seller and buyer, therefore, must be very careful to enumerate in the contract what encumbrances are on the property. A party wall is not an encumbrance, but an agreement to allow a clothes-post (as often in tenement property) is; it is not practicable to enumerate here all rights that would be so held; and the general rule can only be given that in case of doubt as to any fact affecting the particular piece of property, that fact should be mentioned and the agreement about it noted in the contract.

There is No Implied Warranty in a Contract for the sale of real estate except as to title; and as we have said before, all agreements relating to the purchase and sale are merged in the deed, unless the contract clearly shows a different intention; this includes the covenant of title; a good example of a contract which had covenants that remained alive after the deed was given is one where the buyer agreed to take the property subject to a mortgage and to taxes not exceeding two thousand dollars, and he agreed to assume and pay the taxes; the seller gave a deed which conveyed the property subject to the mortgage and taxes, but which did not contain a covenant on the part of the buyer to assume and pay the taxes as he had agreed, although he kept back two thousand dollars out of the consideration named; the mortgage was afterwards foreclosed and those unpaid taxes were paid by the referee out of the proceeds of the foreclosure sale, and the result was a deficiency of over two thousand dollars against the seller. He brought a suit against the buyer on the contract and sale, and the Court decided that the latter's covenant to pay being part of the consideration for the conveyance was not merged in the deed, and that his failure to pay those taxes was a breach of that covenant, and that he must pay said sum of two thousand dollars, by which amount the deficiency judgment had been increased.

"Agrees to Sell," not "Sells."—Frequently contracts are carelessly drawn so as to say that the seller "hereby sells and conveys" to the buyer instead of saying that he "agrees to sell and convey." Such an instrument, however, would not be construed by the Courts as an actual conveyance or deed, but from all the circumstances and from reading the paper as a whole it would be held to be a mere agreement to convey.

Contract Sometimes is a Mortgage.—In order to prevent usury and extortion an agreement to convey land will often be decided by the Courts to be a mortgage upon the repayment of the money paid, with interest; and an agreement to sell the land back again is often held to be similar to a mortgage, for example, in a suit just tried this July, 1885, the facts were that away back in 1852 a man bought property in Thirteenth street for \$22,000, which he afterwards conveyed to his wife and died. In 1878 there were two mortgages on the property amounting to only \$8,000 in all; the second mortgage, only \$2,000, falling due, the widowed owner being financially embarrassed, in order to prevent the sacrifice of the property on a sale agreed with the holder of the second mortgage to deed the property to the latter, and if within three years she should pay up in full the second mortgagee agreed to reconvey it. The old lady, over sixty, was unable to redeem it, and then the second mortgagee claimed to be the full owner; but a suit was brought for a reconveyance and an accounting for the rents and profits on the ground that the contract with the second mortgagee and the deed given under it constituted an equitable mortgage. It resulted in a judgment in favor of the widow.

Contract May Still Exist.—A very good example of the way in which part of a contract may still survive the execution and delivery of the deed is a case where a buyer agreed in the contract to take the property subject to taxes not exceeding \$2,000 in

amount; and to assume and pay those taxes; after the deed was delivered it was discovered that there had been omitted from it the clause which it should have contained by which the grantee should have assumed and agreed to pay those taxes; when a prior mortgage on the property was foreclosed there was a deficiency at the sale, the amount of which was increased by those \$2,000 worth of unpaid taxes, and the buyer under the contract being afterwards sued for that \$2,000 the Court determined that he could be held and was bound to pay it under the covenants in the contract of sale, although that clause had been left out of the deed.

Real Owner.—The seller impliedly represents and warrants in the contract, unless there are express statements to the contrary, that he is the owner of the property which he assumes to sell, and while a concealment of his want of title, should it not belong to him, is not necessarily fraudulent, because he may intend and be able to become the real owner before the time of closing the contract, yet if he *did* intend to defraud and deceive on this point and knew that he could not become such owner, the buyer may rescind the contract and recover any money he has paid.

Payment.—If the price is payable in instalments the seller cannot sustain a suit for the balance of the price without first proving that he himself had tendered a deed.

Interest on Purchase Money Mortgage.—Where the contract says that a purchase money mortgage to be given shall bear even date with the deed, "and interest from the date thereof," but does not say what shall be the date of the deed, but only names the date for the delivery of the latter, the mortgage will bear interest from such date named as the date of delivery.

Time.—It has been decided that if the contract expressly fixes the place and day and hour for performance, this makes time "of the essence of the contract;" in the suit that decided this, however, there had been an adjournment to another day and hour to enable the buyer to examine an objection to title which was specified, and when that time arrived the buyer's lawyer was sent for and refused to leave his office and only answered by requesting several days further adjournment; when the buyer afterwards brought a suit for specific performance he was defeated on the aforesaid ground.

A leading Central New York paper defends the State assessors in levying more than fifty per cent. of the taxation upon the two counties of New York and Kings. It shows that this additional taxation upon property at this end of the State has increased heavily of late years, and adds:

The metropolitan counties complain bitterly of the treatment accorded them by the board of assessors. But any candid study of the comparative increase in values between the two sections of the State will, we are convinced, reveal that the metropolitan section has advanced, relatively, even more rapidly than these figures indicate. Certainly, if we contrast the earning capacity of farm lands with that of real estate in New York, we will find that the former has decreased perceptibly, while the latter has increased enormously, between 1883 and 1885. The city drains her wealth from the rural sections of the State; the city makes its living out of the products and the labor of the interior. The city, in a word, is in no danger of bearing more than her equitable proportion of the cost of supporting the State government. It is a delicate matter to adjust a basis of taxation so that it shall be equitable to all sections of a State presenting such remarkably varying conditions of wealth and wealth-producing property as New York.

There may be something in this plea, but the machinery for getting at the taxable property at both ends of the State is very cumbrous and ought to be in some way simplified. All our officials agree that justice is not done New York.

Steam rapid transit in Brooklyn has been of such great advantage to that city that a line will soon be built greatly extending the system, but using the existing tracks between East New York and the Bridge. The scheme is a comprehensive one and will include all parts of Brooklyn as well as make a connection with the Long Island Railroad system. Vast as are the throngs which now crowd the Bridge, the numbers who will use that thoroughfare promises to be doubled within five years time. As a consequence there will be a great deal more interest felt hereafter in Brooklyn real estate. Already the number of transactions are larger than in New York. There is no reason for New York feeling any jealousy at the growth of population across the river. Both cities practically form one community. Every new inhabitant of the one is either a worker in, or a customer of the business establishments of the other.

The fashionable world might as well make up its mind first as last that the Fifth avenue, below the Central Park, or at least below the Windsor Hotel, is doomed as a first-class residence thoroughfare. A tailor has made his appearance opposite the Windsor Hotel, while a plumber has put out a sign on Madison avenue, above Forty-second street. The time is coming when there will be an hegira of the *creme de la creme* of New York to some more exclusive locality than Fifth avenue. Where it will be is hard to tell, but it may be in the high region northwest of New York Island. There are unmistakable signs that five years will see a marked change in Fifth avenue, particularly between Madison square and the Windsor Hotel.

Home Decorative Notes.

—The rooms we live in form the background to our lives, and should consequently be unobtrusive, and at the same time agreeable and pleasure giving.

—Very unique table covers are composed of bandanna handkerchiefs embroidered in quaint designs.

—A new material recently produced and used in place of ribbon for scarves, sashes, etc., is called canvas, and has various silky colors mixed with gold threads introduced into it; some of these canvas materials make very pretty chair backs.

—To remove mildew soak in buttermilk and spread on the grass in the sun.

—Boulton sheeting, a heavy material, is made use of for bed spreads.

—The luxurious court of Louis XIV. was especially noted for the magnificence of its table appointments, and in more recent times it has come to be almost a test of refinement that a lady shall secure for her guests a pleasant hour over the principal meal of the day, all care laid aside and all the surroundings add to the gratification of the palate, and no single element is so necessary as a pleasant light; the lamps much prized by the exclusive are the cameo ones; this is a leading novelty and the process only recently perfected; the vase is blown of green, amber, blue or other color for a ground color, and over this is blown a layer of white glass and sometimes a layer of another color, the outer layers are then cut away as in the case of a cameo, leaving designs of flowers, leaves, birds, butterflies, etc., in relief on the ground color, making an exquisite effect.

—Strange freaks of fancy are constantly being awakened in the fancy work world, flowers made of Kismet cord is the latest fillip in this direction; very fine examples of this new art work suitable for the purpose of decorating mantel lambrequins, portières, scarfs, and various pieces of fancy work are displayed by Bentley Bros., No. 12 East Fourteenth street.

—A dainty toilet cover and cushion has the foundation of white dotted Swiss, while here and there are large daisies worked up in white filloselle, the cushion and lining of the toilet cover is canary-colored satin, and the edges are finished with soft white lace.

—Small rockers of Vienna bent-wood have recently been introduced.

—An antique in the way of solid silver clasps and chatelaine ready to attach to velvet pockets are among the valued relics of olden time, shown by Sypher & Co., of Broadway and Seventeenth street.

—Etamine is much liked for bed-spreads; colored ribbons are run through the open work, and the edges are finished with wide Cluny lace; when shams are used they should also be made of the same material; beds decorated in this manner are very attractive.

—Fashions latest whim in stationery is that the address should be in one corner and the initials in the other.

—The domain of practical domestic life has been invaded and the rolling-pin and potato-masher has been called into service in a decorative way; these articles are covered with plush and decorated with any fancy or floral design and suspended by ribbons with hooks attached to them keep in place keys, buttons, hooks or any stray articles one desires to have before them, and it is indeed astonishing how many articles one will find place for that never were just at hand when required.

—In choosing paper for a room avoid that which has a variety of colors, or a large showy figure, as no furniture can appear to advantage with such.

—The influence of French fashions and French art on our American manufacturers is seen in the handsome clocks and accompanying ornaments shown by Mitchell, Vance & Co., of Broadway; an ornamental clock and vases may almost be considered a necessary part of the furniture of a French room.

—Open work brass lamps with shades of brass, ornamented with jewels, are most fashionable at present.

—Some of the reproductions of Pompeian pottery are interesting as cabinet pieces; the forms are all graceful, and the decoration upon them simple, free in execution and admirably suited to the object itself.

—Five o'clock tea-tables now form part of the furniture of every parlor, and the most attractive designs are now offered.

—Autumn leaves with the brilliant colors of the American maples are made very successfully by the French flower manufacturers, and are used in various ways in fancy work; bunches of them decorate very prettily the sides of waste-paper baskets; clusters of them may be mingled with ribbon to decorate almost any article of fancy work one is desirous of contributing a touch of colors.

—Brass bedsteads still retain their manifold attractions.

—Scrap-pockets, work-pockets, catch-alls, etc., are still suspended from chairs, tables, walls, and any place that suspension is possible; the styles of these hanging arrangements are innumerable; an attractive pocket is in shape of a fan covered with shaded olive green plush; a pink satin pocket is attached to the lower part of the fan, which is drawn together with pink satin ribbon.

—There is a growing tendency in this country to make certain homely articles of furniture appear when not in actual service to be something other than they really are, and in the modern manner of living there are certain conditions of existence which justify a certain amount of deception and indeed render it altogether praiseworthy; for instance, when a family is not desirous of occupying a large house, can by the transformation of certain articles of furniture arrange a suite of apartments very satisfactorily; for instance, the most elegant cabinets by some ingenious mechanism can be changed into very luxurious beds; writing desks and tables assume the form of washstands, and sideboards, wardrobes, etc., are converted into other articles of comfort and beauty; now we have a house elegantly furnished and by this economy of room gain more space for what is purely ornamental.

Concerning Men and Things.

When Judic's engagement is over we will probably have no more French opera bouffe or comic opera for many years. Mr. Maurice Grau has had a monopoly of this kind of entertainment for twenty years, but none of his recent ventures in the United States have paid expenses. It is in Mexico, Cuba and South America where his bank balance is on the right side. When the Grand Duchess was produced by Bateman, opera bouffe was a musical and dramatic novelty and made a hit. Then Tostee, Irma and their successors had voices, but the recent French troupes have been unable to sing. Even Judic's vocal organs are better fitted for a parlor than a theatre. She is a charming artist and her face is handsome and refined, but her thin arms and obese figure do not make an alluring stage picture. Her associates make simply a very fair French comedy troupe, but then the French colony is not large in New York and very few Americans understand the language. Hence the French companies have not done well nor are they likely to do well in the large cities of the Union in competition with American companies who play musical pieces, which are equal to the best in the French language, and are interpreted by artists who can sing as well as act. Gilbert's librettos, also, are equal to the best of his French *confrères*. Then as Mr. Grau has often to change his bills in the small towns he cannot afford to put his pieces on the stage with the same splendor and attention to detail which characterizes, say, the Mikado. So those who have any taste for French comic opera would do well to see Judic during her present engagement.

Putting the price of the orchestra seats for Judic at two dollars and a half was a mistake. She was no great attraction after the first night. The public willingly paid three or four dollars to see Henry Irving and they got the worth of their money. It is not unlikely that Americans will hereafter pay more than they have done for the leading operatic and dramatic attractions. The prices of the best seats in the London and Paris theatres have always been higher than in New York. Another marked change is in the hour of admission. The writer recalls the fact that when he was young the performances began at seven o'clock. Subsequently half-past seven was the established hour, and more recently eight. But within a year past the leading establishments have deferred the rising of the curtain to half-past eight. People who dine at six do not care to cut short their dinners for the sake of a theatrical or musical performance. In London and Paris the late diners are accommodated by the attraction of the evening not commencing until nine, a farce often preceding the *pièce de resistance*. These later hours have another recommendation, for they are so "English, you know."

Mary Anderson cannot keep her countenance where there is a contagion of laughter in the audience on the other side of the footlights. Her roles have generally been serious, and her Rosalind is really her first comedy part, which accounts, probably, for her inability to control her risibilities when delivering humorous lines. Despite all the New York critics, hers is the best assumption of that part that has been in this city for thirty years at least. The writer has seen all the "star" Rosalinds, and recalls vividly Ellen Tree (Mrs. Chas. Kean) when she played the role at the old Park Theatre. This last was a delightful performance, and was a foretaste of the style of Ellen Terry. But Mrs. Kean, while a charming comedienne, was anything but handsome in feature. Miss Anderson, on the other hand, is loveliness itself. Her stage demeanor is striking, and her costumes and posing singularly picturesque, and, then, her elocution is perfect. The adverse and unjust judgments of the newspapers seem to have repelled the public, for on Wednesday evening there were many vacant seats in the house.

Margaret Mather is not a handsome or an attractive woman, there is nothing taking or winning about her personality, yet she is in some respect; the best Juliet that has ever appeared upon the American stage. She has genuine passion and emotional power, and her art is well nigh perfect. She lacks the sensuous beauty and charm of the late Miss Neilson and the statuesque loveliness of Miss Anderson, but she moves an audience as powerfully as either ever did. True, Miss Anderson may have greatly improved in her impersonation of this role abroad, but we speak of her when last she enacted Juliet in the "States." Strangely enough the splendid revival of Shakespear's great love tragedy, with perhaps the best Juliet on the stage, does not seem to draw. On the third night of the performance one-half the seats were empty.

Mr. Joseph Pulitzer, the editor and publisher of the *World*, has taken Mr. John Hoey's house on Fifth avenue, paying \$11,000 per annum. Ex-Governor Cornell, who has just vacated his finely-furnished house, has been paying \$12,000 per annum. Mr. Pulitzer is rising in the world. His apartments in Gramercy square were comparatively modest. Mr. Manton Marble, ex-editor of the *World*, owns his own house not far from where Mr. Pulitzer is now living. The latter's career is quite romantic. When he first came to this country he acted as coachman. He subsequently became attached to the *St. Louis Dispatch Post*, which got to be a money-making concern after he became its manager and owner.

"Josh Billings," the *nom de plume* of W. H. Shaw, furnished another instance of the favors fortune showers upon humorists in this country. After trying a dozen different occupations, and failing in all of them, Mr. Shaw began writing squibs for the papers and made a hit. He has just died, leaving a fortune estimated at \$600,000.

"*Life*" is an admirable, humorous, illustrated publication. It is dainty and clever. Its contributors and artists are not imported, they are all to the manner born.

Land Reform and the Lawyers.

"The decision of the Courts sustaining the position taken by Register Reilly against the Title Guarantee Company has changed the attitude of the lawyers towards the proposed reform in the land laws." This was said to the writer by a gentleman who has taken an active interest in bringing the attention of the public to this subject.

"How do you make that out?" asked the writer.

"As a matter of business, of course the great bulk of the legal fraternity are in favor of things remaining as they are. The present system, if not so designed, is certainly of great advantage to law firms which do a real estate business as well as the officials. The delays and embarrassments of title transferring means money for the lawyers."

"But," urged the writer, "a great many lawyers, and even the Bar Association, are upon record as favoring some change of the existing laws so that the transfer of property could be made cheaper and more expeditious."

"That was when there was danger that the guarantee title companies would be as successful in New York as they have been in Philadelphia, Baltimore and Boston. In those cities the lawyers have lost the greater part of their real estate business, because the title searching is monopolized by these title guarantee associations. The New York lawyers hoped to save some of their New York business by changing the laws so as to do away with the necessity for the existence of these organizations. In other words, instead of the whole loaf they were willing to take slices provided there was no help for it."

"Do you think," asked the writer, "that Register Reilly's position is sound?"

"Sound or not, the Courts have sustained it, and for one I am not sorry for it. Why should any one company have a monopoly of this business. What we want is a system which will do away with the necessity of any title company; that is the work which this company wishes to do for the benefit of its stockholders the State ought to do for all owners of real estate. I do not myself see the equity of public records being made use of for the benefit of a private corporation."

"You think then that the lawyers generally will obstruct land transfer reform in every possible way?"

"Most certainly; the whole body of the legal fraternity will work as one man against any reform of the laws. The only hope is in the real estate interest, but that is unorganized and indifferent. There is more interest in land transfer reform in Great Britain than in any part of the United States."

"From what I know of the members of the Real Estate Exchange," said the writer, "I am quite sure that that organization at least is heartily in favor of making conveyances of land cheap and expeditious; in assimilating, in fact, real and personal property as regards ownership."

"Of course it is to the interest of real estate dealers and brokers to get rid of all impediments to the sale of property, but there are plenty of real estate lawyers connected with the Real Estate Exchange who are in receipt of large incomes because of the defects of the land laws. They will fight this reform inside as well as outside the Exchange, and will use with effect that most potent of weapons—procrastination. The Exchange will probably try to have the necessary laws presented and passed; but the lawyers, its own members, as well as their friends in the Legislature, will not permit any law to be passed that will interfere with their emoluments. I make the confident prediction that the State Legislature of 1885-6, while it may endorse some trivial reform, thrown out as a tub to the whale, you will find that next year the lawyers will make as much out of the real estate business as they have always done."

The Prospect in the Iron Business.

Mr. George Evans, the agent of the Bethlehem Iron Works, says the outlook for iron and steel is exceptionally good. He knows of companies whose mills have orders ahead for six months. The price of rails have advanced over three dollars a ton, and with pig iron at present prices there is a very fair profit for the millowners.

"But," asked the writer, "will there be any very active demand before next spring? Surely the roads cannot do much relaying and repairing of the tracks during the winter months?"

"Of course I expect," said Mr. Evans, "a good business in the spring, but we are doing very well even now. The roads South and Southwest are not embarrassed by the winter in laying tracks, and much of the demand now comes from that quarter."

"What," exclaimed the writer, "the Southwest. Why surely the Pennsylvania companies do not sell rails within several hundred miles of the Alabama iron region?"

"I am aware," was the reply, "that that is a very general impression. But we supply, as do other factories in Pennsylvania, thousands of tons in the Northern Alabama iron regions. It would be easy to name one concern in Pennsylvania which supplies more steel rails than the entire output of Alabama."

"Still is it not true," urged the writer, "that these Alabama people have sold their product in Philadelphia and Providence, as well as other Eastern points?"

"It is quite true," said Mr. Evans, "that they did so last year, but every time at a loss; but at the great sale at Birmingham, Alabama, about a year ago, some ten thousand tons were sold at a loss of from two to three dollars a ton. There is, however, a variety of charcoal-made iron, which is of excellent quality, and which they send to Canada and elsewhere. They make good iron in Alabama and it is a growing region, but they cannot compete as yet with Pennsylvania, and we can send our product right to their very doors and are doing it to-day. The tide has turned, and I look for prosperous times in all the iron and steel industries of the country."

This opinion is of great weight, for Mr. Evans' means of information are of the best. In corroboration of the above the *Railway Age*, which ought to be good authority, asserts that there is a revival of railroad construction,

with a disposition on the part of investors to furnish funds therefor; that the South, proposing to build to the extent of nine thousand miles, and the whole country, say, forty-four thousand miles probably within the next five years. Nothing could more significantly indicate the revival of general confidence in a new and prosperous business life for the whole nation. The construction of these roads would, of course, give animation to the iron trade, as it would to many other branches of manufactures. There can be no doubt that there are sections of the country where additional facilities for transportation would add to development, and this more especially in the South. In justice to Mr. Evans it should be stated that he was not aware his casual remarks would be made any public use of, nor is he responsible for the words used to convey his meaning.

Untaxed Realty.

Editor RECORD AND GUIDE:

Is it not time that the real estate interest should make itself felt in regard to the large exemptions of real estate from taxation? The general government, the State government, and the city itself holds property which pays no taxes. To this there can be no reasonable objection, although in the case of the Federal and State governments New York should not bear more of the burden than other localities. The exemption of the custom house, post office, barge office, sub-treasury and other government property amounts to a large item. Localities away from the large cities give no bonus of this kind to the general government. Then there are the religious institutions. Churches and church property is exempt on the ground that each place of worship is the centre of charitable organizations, which saves the city the care of numbers of poor people. But ought there not to be some relation between the amount of property held by each sect? Is it fair, for instance, that the Friends or Quakers, who occupy modest meeting-houses and who are very benevolent, should be put on the same plane with the wealthy sects that have costly edifices and large areas of real estate, and who do not do as much good proportionally? Surely the very rich congregations could afford to contribute something to relieve the burdens of the municipal administration. Then there are the charitable institutions, which are not only exempt from taxation but receive a yearly subsidy from the city treasury. Ought there not to be some better adjustment between the various organizations? Then why should such an institution as the Bloomingdale Insane Asylum be exempt from taxation? It is a private and paying enterprise, as much so as a store on Broadway, and its property should be taxed just as any other property. But it owns several blocks of ground near Morningside Park in a growing part of the city. It is an obstruction to all improvement in that region, and contributes nothing to the city treasury. As a private insane asylum, it could be just as well located in the region north of the Harlem. Then, again, why should the great life insurance companies be exempt from the taxation of mortgages to which all other lenders of money on real estate are liable? These great companies are money-making institutions. They pay their officers and agents heavy salaries. Their buildings in the large cities show them to be not only wealthy, but very profitable as business enterprises. Why should they have privileges not granted to other lenders of money?

REALTY.

A Black List Proposed.

NEW YORK, October 15, 1885.

Editor RECORD AND GUIDE:

I wish to heartily second Mr. Roomes' suggestion that a black list be kept of tenants who fail to pay their rent, who default in any way in their lease, who damage property, or who are decidedly noisy and objectionable. Almost every branch of business has such a list and a system of rating its dealers, and it seems a disgrace to the real estate profession that such a list has never been started before. It is certainly more needed in this city where the people are so roving than in any other line of business, for if one buys furniture or dry-goods and does not pay for them there is usually something left to seize upon, but in the case of back rent due there is nothing to show for it. Too many agents in these dull renting times are in the habit of taking any tenant who comes along without ever looking up their references. This is all wrong and is bound to prove a costly experiment to the owner in the end.

This system should be radically changed without delay. At the present time tenants have things entirely too much their own way, and it seems to me that landlords and agents are just as much to blame for the present condition of things as are the women of New York to blame for the manner with which they are imposed upon by servants, all owing to the ease with which any ignorant or dishonest servant can procure a situation. At present the good paying tenants certainly have to pay extra for the tenants who cheat and who cause useless expense for repairs. As the number of flats and cheap apartments increases in our city, this evil is bound to increase also. Why will not the Real Estate Exchange take this matter up at once and act upon it? Every landlord, agent or janitor in the city could immediately send in the names of a dozen or two parties who ought to be "put upon the list." If this was done, the condition of affairs in the renting market would be greatly improved within one year's time. All real estate dealers could afford to pay for the privilege of consulting such a list.

Very respectfully, FRANK R. HOUGHTON.

It is not long since that THE RECORD AND GUIDE and the *Mining Record* were the only papers to say anything favorable about silver as a money metal. The *Sun*, however, within a year past has been converted to bi metallism, and has done good work in exposing the misstatements of the New York City press on the currency question. Mr. Dorsheimer's new paper has also taken the side of the people's dollar, which is the more significant as the owner of the *Star* is United States District-Attorney in this city. In the course of an article that paper says: "The *Star* hopes that all paper money below the twenty-dollar bills will be withdrawn. Then gold as well as silver will leave the vaults of the banks and be in the hands and pockets of the

people. How pleasant it will be to see the beautiful metals—the sunlit sheen of the one and the starry radiance of the other. Gold and silver for the people!" We have always urged that the paper currency under twenty dollars should be withdrawn and the vacuum supplied by gold and silver coinage, so as to assimilate our retail money payments to those of Great Britain, France, Belgium, Holland and Germany. Why does not the *Star* urge upon the government to coin more quarter-eagles. It is the ten-franc gold pieces of France, the ten-mark gold pieces of Germany and the half-sovereigns of England—coins which correspond to our quarter-eagles—which prevent the circulation of too many large silver pieces in those countries, but our mints persistently refuse to turn out any quarter-eagles. There was only ten dollars worth coined in the last month of September, and but little over two thousand dollars worth for the whole year. Nearly our whole gold currency is in double-eagles, for the accommodation of bankers who may wish to export them.

An Architects' Gathering.

The annual convention of the American Institute of Architects will take place on Wednesday and Thursday next, the 21st and 22d inst., at Nashville, Tenn. Last year's convention was held at Albany, and the forthcoming meeting is looked forward to with interest in architectural circles, as it will be the first ever held in a Southern city. The members of the institute will be the guests of the Nashville Art Association, who will tender them a musical reception on the first evening of the sitting and a banquet on the evening following. Some ten or twelve chapters from different parts of the States will be represented, and among the New York members whom it is expected will be present will be A. J. Bloor, N. Le Brun, O. P. Hatfield, C. W. Clinton, R. H. Robertson and Edward H. Kendall, the genial president of the New York Chapter. The convention will be presided over by the latter, in the absence, on account of the infirmities of age, of W. H. Walters, the president of the institute. Numerous addresses will be made by the members, the principal topic of discussion being the draft of a bill to be presented to Congress for the creation of an architectural bureau at the capitol, to supersede Architect E. M. Bell, the present incumbent having charge of the designing and superintending of work on the government buildings. Among the reforms proposed is the submittal of all future architectural work on these structures to cost above \$50,000 to public competition. This would bring the best brains and skill to the service of the government in its treatment of the architecture of the capitol, instead of leaving it to a salaried official, who, however well qualified for the office, should not have *carte blanche* to mould the design of structures which ought to be a national pride. All work costing under \$50,000, however, is to be left to the present superintendent, as it is not likely to call for any great effort of architectural skill. The convention, amongst other things, will receive the reports of various chapters from all over the country as well as foreign correspondents. The proposition is made that the next annual meeting of the institute shall take place at Chicago.

Enforcing Real Estate Contract.

The case of the purchase of a house by Mr. U. S. Grant, Jr., upon which he paid \$10,000 on the contract, is of such general interest that we give in full the important opinion of Judge Ingraham, rendered October 6, 1885, in the New York Superior Court, requiring Mr. John P. Duncan, who afterwards made a contract to buy the same house, to go on and pay for it and take his deed, notwithstanding the prior uncompleted contract of Mr. Grant—the latter, at law, has lost the \$10,000 he paid on account. The suit was by William W. Johnson and another, executors, etc., plaintiffs, against John P. Duncan, defendant, for specific performance.

"INGRAHAM, J.—The rule as settled in this State is, 'The purchaser cannot justify his refusal to perform his contract by a mere captious objection to the title tendered him, nor is it sufficient for him when the jurisdiction of an equity court is invoked to compel him to perform his contract merely to raise a doubt as to the vendor's title. Before he can successfully resist performance of his contract on the ground of defect of title, there must be at least a reasonable doubt as to the vendor's title, such as affects its value and would interfere with its sale to a reasonable purchaser and thus render the land unmarketable' (*Hellinckel vs. Manning*, 97 N. Y., 60; *Schrivver vs. Schriver*, 86 N. Y., 575). And after a careful examination of this case I cannot see that the existence of the contract made by the plaintiffs' testator to Mr. Grant raises a reasonable doubt as to the title.

"The laches of Mr. Grant or his assignor, Mr. Chaffee, would debar them from enforcing the specific performance of their contract.

"In the *Merchants' Bank vs. Thompson* (55 N. Y., p. 12) it is said: 'That inexcusable laches and delays will debar a party from the relief which they being absent he might have by the judgment for specific performance. Time, though not ordinarily of the essence of the contract, may become so, if by its effluxion and change of value or other material change of circumstances has been produced. * * * The other rule must be, that if the delay of defendant's is unreasonable and inexcusable, it is enough to relieve the unwilling party from the contract.'

"It is claimed, however, by the defendant, that as against a subsequent purchaser with notice, a vendee under a prior contract who has paid part of the purchase money has a lien on the land, and a second purchaser holds the property subject to such equitable rights, and to support that claim *Chase vs. Peck* (21 N. Y., 581) and *Clark vs. Jacobs* (56 *Howard's Practice*, 519) are cited. In *Chase vs. Peck* the Court held that a grantor of land had an equitable lien upon the land for the consideration of the grant, and such a lien becomes in effect an equitable mortgage upon the land. I can find no authority in that case for the proposition that a party to a contract for the purchase of land would have an equitable lien for the amount paid on the execution of the contract where he had lost the right to enforce such contract by his own laches.

"In *Clark vs. Jacobs* (supra), Judge Van Vorst says 'that sufficient has been decided to recognize and declare that a lien exists in favor of the vendee when the purchase money or a part of it has been prematurely paid before the conveyance,' but an examination of the cases cited by him to sustain that proposition shows that such a lien has only been sustained where the failure to comply with the contract was the fault of the vendor and not of the purchaser, or where the contract was tainted with fraud on the part of the vendor, and no case has been cited where it was held that where the purchaser had an opportunity to comply with the contract and had refused, that a lien existed in his favor for the amount paid. In this case it is not disputed that at the time of the tender of the deed to Mr. Grant, plaintiffs had no knowledge of the assignment of the contract to Mr. Chaffee. The record of the assignment was not constructive notice to them (*Washburn vs. Burnham*, 63 N. Y., 135).

"Under all the circumstances of this case I am of the opinion that if an

lien existed in favor of Mr. Grant against the property for the ten thousand dollars paid by him on account of the purchase money, it was destroyed by his laches and by the tender to him of the deed for the conveyance of the property. I think, therefore, that plaintiff's title to the property is good, and that plaintiffs are entitled to judgment for a specific performance of the contract. Under the circumstances, however, I am of the opinion that there should be no costs awarded the plaintiffs.

"Judgment is ordered accordingly."

Law Questions Answered.

NEW YORK, October 12, 1885.

Editor RECORD AND GUIDE:

Your explanations by Mr. Geo. W. Van Siclen of the law concerning real estate transactions are of great value to us and no doubt to others; your explanations of seals in THE RECORD of the 10th are of untold value.

Will you have the great kindness to explain the Lien Law in detail very few people really understand. I confess I am one who does not, nor do I find any two who agree on the matter; for instance, an intelligent architect tells me that if I contract with a builder to erect a house, and if I pay said builder according to contract and do not enter into collusion with him to defraud the laborers who work for the builder, that such laborers cannot put a lien on the house if they are not paid by the builder. On the other hand some parties say that the laborers can put a lien on the house any time before the elapse of six months after he does the work and that such will hold; if this latter is the fact the man who erects a house or other building through or by contract with a builder has no protection in law. Again I beg to say that a detailed explanation will be of untold value to the readers of this paper.

N. W. RIKER, 998 Sixth avenue.

ANSWER.—Appreciating our correspondent's compliments, which we have tried to deserve, we are unable at the moment to undertake a full explanation of the whole Lien Law; but we are ready to answer questions about it, and all practical law questions as they may arise in our subscribers' business. As to the inquiry in the foregoing letter the answer is, that the architect quoted is right in his statement of the working of the law; the honest payment in good faith by the owner to the contractor will defeat any lien that the workmen thereafter may put on; they may put one on, however, and put the owner to the expense of defending a law suit, but they will have their trouble for their pains.

LAW EDITOR.

Real Estate In Philadelphia.

PHILADELPHIA, October 15th, 1885.

Editor RECORD AND GUIDE:

There is no perceptible diminution in building activity in or near the city. Real estate is steadily advancing, especially in the suburbs, where large transactions have been effected during the past two or three weeks with a view of building operations in the spring. The leading architects are quite busily engaged on buildings for winter and spring execution. The demand for real estate is increasing, especially for the moderate-priced houses, ranging in price from \$3,000 to \$10,000. Extensive improvements are going on in the northwestern section of the city, where Singerly, Shock, Sharp and other builders have operations in hand for from 100 to 300 houses. Real estate agents report numerous transactions within and near the city limits. C. B. Truitt, Jr., No. 418 Walnut street, sold 5¼ acres at Bryn Mawr for \$1,500; 19 acres at Lansdown, for \$2,800; a nine-room house and lot of 28 acres at Morrissetown, for \$5,000; an eight-room house and 16 acres at Eddington, for \$6,500; a fifteen-room dwelling at Quakertown, for \$5,000, and a 60-acre farm at the same place, for \$4,500. These transactions are made in view of the uses to be made of the property.—F. P. Kernan, No. 436 Walnut street, is putting up several blocks of fine houses at Fortieth, Forty-first and Forty-second streets in West Philadelphia, which are selling as fast as completed at \$2,500 to \$4,000. 500 houses have been put up this season between Broad and Sixteenth streets, north of Berks. Vacant lots have doubled in value during the past two years.—G. H. Becker, No. 250 South Fifth street, has lately bought two tracts of land between Juniata and Cayuga streets, west of Broad street, comprising 15 acres, at a cost of \$90,000. The property is to be built upon.—Turner & Evans, No. 209 South Third street have made a plan for Mrs. Crabtree at Lake Hopatcong, and will put up two or three cottages and a fine summer residence. They are also erecting a fine country residence at Bar Harbor, Me., for the Hon. James G. Blaine, to cost \$15,000.—Cope & Stewartson, No. 212 South Third street, have just taken the first premium in the competition for the Young Men's Christian Association at Richmond, Va. This building is to be erected from their designs and details. It is a corner building, 60 by 113 feet, granite basement, above that of stretcher brick with stone trimmings. It will contain the ordinary reception rooms, parlors, lodge rooms, and a large gymnasium finished in white pine. It has a tower on the corner, slate roof and ornaments of terra cotta. The principal features are that the first story windows will be a series of semi-circular windows 10 feet wide; above, the windows will be flat-headed with rounded jambs and a wide gable on each front. The style of architecture is Romanesque, and the cost will be about \$30,000.—Mr. Cope is erecting a stable, with ice house, billiard rooms, etc., attached. The ice house will have a provision vault adjoining. The first story is of stone, shingled above. The buildings are grouped around a courtyard. It is to be finished with all modern improvements.—Otto C. Wolf, No. 419 Walnut street is erecting a brewery at Boston for John R. Alley & Sons. It is L shape; 150 feet each way and 50 feet deep, at a cost of \$150,000; also a brewery at Syracuse, New York, for the Germania Brewery Company, 88 feet front and 105 feet deep, at a cost of \$80,000.—A. B. Rorke, contractor and builder, No. 423 Walnut street, is putting up a building for the Gerard estate, to be occupied by Hood, Bonbright & Co. It is to be 180 by 200 feet, six stories high, with a basement. It will front on Market and Eleventh streets, and will be entirely of iron. The fronts on Girard street and West street will be of pressed brick, the entire cost being \$275,000. They will break ground in a week. The contract calls for completion November 5th, 1886. Mr. J. H. Windrem is the architect.—Isaac H. Hobbs, No. 520 Walnut street, is building a residence at Fayetteville. This is a frame house and is bricked up to the first story windows, which keeps out the cold. This is an original idea with Mr. Hobbs. The cost of this building will be \$3,000. He is also building two residences at Lansdown, one of brick for E. G. Walmsers. This is built of stretcher brick laid in red mortar and will cost \$8,500; the other is a frame house for Mrs. Helen May at a cost of \$3,000. He is about finishing a residence at No. 2311 Green street for Mr. Gabriel Hirsh, finished with walnut, modern style, at a cost of \$15,000.—P. A. Welsh, No. 233 South Sixth street, is erecting the Hotel Columbia for Robert Wetherill & Co., the Corliss engine builders of Chester, Pa. The building is five stories and partly fire-proof. The walls are of pressed brick and Maine granite as high as the middle of the second story. The upper stories are finished with pressed brick, heavily trimmed with Indiana limestone. The first and second floors are chiefly covered with tiles, the walls are panelled in hard woods, the interior finish of the hotel is complete and in the most modern fashion, and finished throughout with hard woods. The building with grounds cost \$12,000. He is also erecting a High School building at Ridley Park. The first story is of stone found in the vicinity; the second and third is stone laid in combination; cost, about \$12,000. He is erecting a row of dwellings and a store for William Simpson & Sons. These buildings are modern in design and arrangements, finished on the outside with pressed brick in black mortar with brown stone trimmings, and front and rear porches. The cos

will be about \$32,000. He is also building a house at South Amboy, finished in frame and shingles and hard wood in first story inside; and, for the same gentleman, three stores with dwellings attached; the cost of these will reach \$27,000. Also a residence at Lock Haven, Pa. This building is about 75 feet square and three stories high; the windows are entirely filled with rolled cathedral glass, the hall has 1,500 square feet of space, and there are large open fire-grates all through the house. This building will cost about \$25,000. He is erecting three dwellings for William Howell at West Philadelphia, finished in hard woods and designed in modern taste, which will cost about \$21,000. Also a store and dwelling at Germantown for Mr. McGarrigle. This building is of pressed brick trimmed with brown stone, three stories high, and will cost \$8,000. He is now preparing plans for a Catholic Church, 75x180 feet; a Methodist Church with Sunday school, and an opera house, all within the limits of Philadelphia, and they will all be started in the early spring. He is just closing his business for the fall season and anticipates a lively building season in the spring. The market for building material is very active, in view of the large amount of work to be completed before the approach of cold weather. Brickmakers in some localities have suspended work, having completed their contracts, while others are pushing forward as rapidly as possible, having contracts to last them at least thirty days. Prices are firm, and no downward tendency is likely to be developed. Builders' hardware of all kinds is in good demand, and slight concessions are reported in order to work off large lots. Gasfitters' supplies are very active, and plumbers' supplies are moving more freely than they have been for months. Considerable competition has weakened prices. A very large volume of business is being done which somewhat compensates for the extremely low prices. Lumber is in active demand, covering white and yellow pine, hemlock and all the hard woods. The arrivals of white pine have been unusually large for several weeks past, on account of the cut rates from the West. An advance in prices was expected upon the restoration of rates from the West from 13 cents to 28 cents per hundred, but dealers are too anxious to unload a portion of their heavy supplies to permit of an upward tendency in prices. Hemlock is selling in large quantities at from \$10 to \$11; yellow pine, \$18 to \$22. Stocks are scarce, but limited supplies are expected for the next two weeks. Some dealers expect to make an advance. There are numerous inquiries for yellow pine boards. Cherry is in very active demand at \$55 to \$75. Walnut is slow in movement, but firm in price. Poplar and chestnut are meeting with fair demand. Walnut culls are selling at from \$30 to \$37. Band sawed walnut lumber is placed readily at fair prices. Shingles are quiet, saved 6x24 cypress, \$10; patent ribbed, \$12 to \$15. Nails are very scarce and firm under a very heavy Western demand, and are selling readily at \$2.40 to \$2.50, with slight concessions for large lots. The Western strike shows no signs of termination. Merchant iron is selling at \$1.50 to \$1.75. All the mills throughout the State have orders for the next thirty days. Merchant steel is selling at from 8 to 8½ cents for refined, and tool and machinery makers are laying in winter stock. J.

The Long Beach Hotel Company has been incorporated with a capital of \$400,000, in 4,000 shares of \$100 each. The incorporators and trustees are Austin Corbin, Henry W. Maxwell, William G. Wheeler, Henry Graves and James D. Campbell. The object of the company is the purchase, lease of lands either with or without buildings or other improvements, building, furnishing, maintenance or renewals of hotels, cottages, dwelling houses, bathing houses, docks, piers and other buildings, seaside resorts or watering places, etc., at Long Beach, town of Hempstead, Queens Co., N. Y.

The Sinking Fund Commissioners have before them a resolution of the Recorder to appropriate \$500,000 for an armory for the 9th Regiment. The Recorder claims that the present armory is unfit and unsafe. In view of recent revelations the Commissioners would do well to go slow in the matter of buying any more armory sites.

Latham, Alexander & Co. have just issued their annual report on the cotton trade. This gives the movements and fluctuations from 1880 to 1885. It is an exceedingly valuable compendium, but its circulation is confined to the customers of that firm. The book is not on sale.

The World of Business.

The Crops of 1885.

The Department of Agriculture reports for October 1 that the average condition of corn is higher than in any other year since 1879, indicating a yield of fully 26½ bushels per acre for the country, against a little less than 26 bushels last year. This average yield will give a crop of 1,957 millions of bushels, against in previous years:

1879.	1880.	1881.	1882.	1883.	1884.
1,755	1,717	1,194	1,617	1,551	1,796

The increase over last year by this estimate is 161 million bushels, or nearly 9 per cent., the acreage being 6 per cent. greater. The department estimates the average yield of wheat to have been about 10½ bushels per acre harvested, which later probably did not much exceed 34 millions of acres, and was nearly 4 millions less than the area sown. This gives a crop of something more than 357 millions of bushels against in previous years:

1879.	1880.	1881.	1882.	1883.	1884.
459.5	498.5	380.3	504.2	421.1	512.8

The decrease from last year is thus 155.8 million bushels, or 30 per cent.—nearly the same in number of bushels and probably more than twice as great in value as the increase in corn. The estimate for cotton may be changed if the conditions after October 1 vary from an average, as favorable or unfavorable weather still has an effect on the production. With average conditions hereafter, an average production of 0.3675 bale per acre is estimated, making a crop about 1,000,000 bales more than last year, or about 6,700,000 bales—more than in any previous year except 1882, but produced from a much larger acreage than in that year or any other year. The crop of oats is reported to be more than 600,000,000 bushels the yield being nearly 25 bushels per acre. The crop heretofore, in millions of bushels, has been:

1879.	1880.	1881.	1882.	1883.	1884.
407.9	417.9	416.5	488.3	571.3	583.6

There is thus a small gain over last year. Rye seems to have shared the fate of wheat, the average yield being 10.4 bushels per acre, which is 2 bushels less than last year. This gives a crop of 22,400,000 bushels, against 28,000,000 last year, equivalent to a decrease in wheat of about the same amount. Barley gave an average yield of about 22 bushels per acre, making the aggregate about 53,400,000 bushels and slightly greater than last year. On the basis of these estimates the cereal crops this year amount in the aggregate to just about 3,000 millions of bushels, against in previous years:

1879.	1880.	1881.	1882.	1883.	1884.
2,686	2,704	2,034	2,688	2,622	2,969

Though the number of bushels is even slightly greater than last year, the value is much less at the same prices, as there is a great reduction in the high-priced grain, and the increase is in the low-priced corn and oats. The acres harvested apparently were about 135,800,000, which is not quite 1½

per cent. more than last year, and much less than the rate of increase in population. But the acreage this year was considerably reduced by the winter-killing of wheat. The department estimates that nearly 4,000,000 acres sown were not harvested. Most of this, doubtless, was planted with other crops last spring, but a considerable amount, doubtless, lay fallow, so that the increase in acres harvested was less than in acres brought under cultivation. The increase in cotton and corn this year may be said to about balance in value the decrease in wheat, so that on the whole this year's crops are about equal to last year's. But this year's crop will hardly afford as much transportation as last year's, as a much smaller proportion of corn than of wheat is sent to market. However, the crop movement during the crop year may very easily be as great this year as last, because not a little of last year's crop, especially of corn, is likely to be marketed this year. An increased live-stock movement is almost certain, largely due to last year's corn crop, and in the aggregate there may be more transportation of farm produce in the year ending with July this year than last. But the traffic in some districts and on certain railroads may differ greatly. It is to be said that the lines which are suffering from the great decrease in winter wheat are to a great extent just those lines which are likely to profit by the heavier movement of corn and hogs which is to be expected. The effect of the wheat has already been felt to a great extent, winter wheat going to market largely in July, August and September, and being mostly delivered before January, while the effect of the corn crop is not felt much till October and not fully till January.—*Railroad Gazette.*

The Railroad Supply Trade.

Elsewhere we publish, this week, a summary of the replies received to extended inquiries made among manufacturers and dealers of railroad rolling stock, materials, machinery and supplies. Such replies themselves are the best evidence possible of the condition and prospects of the various branches of the trade. It will be seen that the reports vary greatly. Locomotive builders, with one or two exceptions, report great dullness, and some have no orders at all. The few car-builders reporting have quite a plentiful lack of orders. On the other hand, most of the bridge-builders note a decided increase in the demand, and so do several of the iron works and many manufacturers of machinery, etc. Nearly every reply gives evidence that trade has been very bad; and very few indicate that it is now what may properly be called good, for most of those who have plenty of work are making very little profit. Yet the general conclusion from the mass of evidence is that business is improving, not only because a number of establishments are doing better than they did, but because of the almost universal evidence that *business is nowhere getting any worse.* This is a fact of very great importance. What changes there are, almost universally are improvements. After going down for two or three years, business has remained almost stationary for a year, and now takes an upward turn—not universal, in some lines not even common, and not great in anything scarcely, yet distinctly upward. This is an encouraging fact. It is not proof that the improvement will be continuous and become great; it has not lasted long enough or become great enough to show that the country has immediate occupation for all its productive enterprises, or that there will not have to be some further readjustment and redistribution of our productive energies—the withdrawal of capital and labor from some branches of industry and their application to others. Such a redistribution is likely to occur at intervals in a rapidly growing country, after a time of great industrial activity and large profits. At such times many works are likely to be established where under ordinary circumstances they cannot compete with others more favorably situated, and in some branches of business a great excess of productive capacity may be provided—an excess over any probable ordinary consumption. In 1881 we built nearly 12,000 miles of railroad, and provided the materials for it mainly by works in this country. We shall not venture to say that we shall never build 12,000 miles of railroad in one year again, but we certainly shall not build so much every year. But if there are works enough to provide materials and equipment enough for 12,000 miles of railroad in one year, there will be too many when we build much less than 12,000 miles; actually last year we built less than 4,000 miles, and we shall not complete so much this year. Now, this great decline in railroad construction necessarily has greatly reduced the demand for materials, and left most works with light business. This has been aggravated by the condition of railroad business on existing roads. A great many of them have been having a hard time, and have reduced their expenditures as low as possible. This has prevented their making renewals that were really needed. Numerous analyses of railroad reports that we have presented have shown great decreases in maintenance expenses. A very large part of this is chargeable to smaller purchases of supplies. Now, a great increase in railroad construction is not to be looked for nor desired; but a large increase in the expenditures of the railroads now in operation is desirable, and may be expected as soon as they have an increase in earnings, and in many cases probably as soon as they feel sure that they will suffer no further decrease in earnings. Not a little of the apparent saving of expenses for two or three years past has been simply due to a consumption of capital. Roads with a full stock of cars—and most roads had a full stock—have side-tracked cars when important repairs were required and taken spare sound ones. There are companies which can "save" immense sums in this way if they start with everything in prime condition. It is often a legitimate policy—being the postponement of expenditures until they are actually needed. One railroad company which, like most other companies, had shown an average expenditure of \$50 or \$60 a year each for maintenance of freight cars, suddenly expended less than \$20 each. It had an excessive stock of cars, and probably had enough serviceable ones after a thousand or two had been laid up needing \$50 to \$100 worth of work apiece. Its stock of cars—its capital—was worth much less than it cost, and could not be made available without an expenditure large enough to pay 2 or 3 per cent. on its stock, that is, it had virtually been paying expenses out of capital. Tens of millions of dollars have been "saved" in this way lately, and every dollar of it will have to be made up some day; and in many cases the economy has continued so long that there cannot be much more delay. For most railroad supplies the demand is greater for maintenance than for the average amount of new construction, so that the return to a normal consumption by the old roads will of itself cause a considerable improvement in trade. A further improvement, which would be more felt by some branches of business, would be caused by a considerable increase in traffic, not so much because of the increase in wear and tear, but because railroad companies are likely to do in their own shops in very dull times what they would buy of manufacturers if their traffic was heavy. When business is slack, repair work does not keep the shops busy, and to keep the men and utilize shops and tools the companies are likely to make what few cars and engines they want. Comparatively a small increase in traffic may fill the shops with repair work, and then orders for new cars go to outside works. This makes the business of manufacturing some railroad supplies—especially freight cars—for sale an exceedingly precarious one, and accounts for the almost total lack of business often complained of in dull times. Not only are fewer cars made at such times, but the manufacturers get a much smaller share of the few that are made. If, as there is reason to hope, we have reached the turning-point in business, and people become generally convinced simply that times will not get any worse, it will have a great effect on most kinds of business, because it will then be safe to buy and build; whereas for some time past the chances were that anything bought one month would be worth less than it cost a few months later. This condition of things and the fear that it will continue strangle all legitimate enterprises. Now, there are strong indications that people generally do now believe that times will not grow any worse. Prices of railroad stocks might be

quoted as an evidence, but there is so much manipulation of these that this evidence is properly distrusted. But prices of railroad bonds are not manipulated to any extent, and these prices have risen steadily and largely for six months or more, especially of those bonds which previously had fallen in price because of fear that we had not seen the worst of our bad times. It should be needless to say that there are no signs of great business activity and a great rise in prices, as in the fall of 1879 and afterwards. There is nothing to make a "boom" out of. The farmers have not been doing very well for two years, many of them not for three or four years. They cannot, except perhaps in the South, do very well this year, unless there is an important and unexpected advance in the prices for their produce. When they have had two or three years of good crops and good prices for them, as in 1877, 1878 and 1879, we may have something like a boom again. Meanwhile most of us will be glad to find a moderate demand for our goods at living prices. That will be a great improvement for many. —*Railroad Gazette.*

The Burning Question.

The silver question is still the burning one in the East. Those who have taken the field against it, whether in the press or on the platform, keep up an unceasing warfare, and even Ben Butler, the apostle of fiat money, has been pressed into service. This gentleman rants both against silver and gold, but necessarily the principal effect of his opposition would be felt by the silver champions. All are now looking forward to the meeting of Congress, and it is to be hoped that the friends of common sense will be strong enough to resist the repeal of the silver bill. What it wants is amendment in the shape of unrestricted coinage of both gold and silver. How futile are the fears of those who think that the free or even the restricted coinage of silver would result in the loss of all our gold, may be seen when it is known that the lowest quotation of silver recently was accompanied by shipments of gold from England to the United States. The imports of gold at New York from January 1st to September 12th were \$6,182,867, against \$6,402,117 of exports. The imports of silver for the same period were \$1,378, 21, the exports \$12,239,202. The *New York Financial Chronicle* says that the honest friends of silver desire to have the present coinage of silver dollars suffered. Our contemporary is mistaken. They who are afraid of the coinage of silver cannot be the friends of silver. Besides, there are neither friends nor enemies of silver. There are some who favor restricting the volume of the metallic circulating medium, no matter what the needs; others who believe that its coinage should be free, and that the matter should be left to regulate itself. *Laissez nous faire.* Leave us, said the representatives of the mercantile community of France to a celebrated French Minister, when asked what could be done for commerce. Leave us alone, say the friends of bi-metalism; coin silver as freely as gold; fetter us around with no restrictions. There has been neither increase nor diminution in the business of the East. Speculation in the New York Stock Exchange has of late been much restricted, and funds up one day are down another. —*San Francisco Journal of Commerce.*

Work for the Real Estate Exchange.

There is a wide field for the usefulness of the Real Estate Exchange, outside of its earnest efforts to improve and reorganize the methods of doing business in so important a department as that of realty. There are reforms that can reach far into the domain of legislation to the advantage alike of property-owner, dealer and tenant. This fact was fully realized by the organizers of the institution and much beneficial preliminary work was done in this direction by the committee on legislation last winter. Everything which tends to the strengthening of the organization—financially, in the number of its subscribers (its membership is limited to 500 and is complete) and in its standing in the community—seems to be worthy of the approval of the public. It is singular that so vast a business interest as real estate and one so intimately connected with the general prosperity of the community should have remained so long disorganized as regards its influence on legislation and administration, chaotic in its modes of doing business, and rent by jealousies and selfish antagonisms. A great stride was taken toward progress when the Exchange was formed and carried over to its present incomplete organization, and the support of the public should go with it in any new measures that seem practicable and desirable. With hearty co-operation among the members, with the backing of public sentiment, the real estate interest ought to be able ere long to secure a voice among the law-makers to which would be given the heed that its importance merits. The associated banks, the Stock and Produce Exchanges, speaking as bodies, have been listened to by legislatures with far more respect than has been shown to real estate men when momentous questions involving the property of the city were under consideration, simply because in the one case organization existed, in the other concert was wanting. There will be no lack of labors before the Exchange when it has come to be fully acknowledged as the representative of the united thought and action of New York's real estate interest, but not till then can it hope to fulfil its mission. Some of these undertakings will readily occur to any one who gives a thought to the subject. Is there not the constant battle to be fought against oppressive assessments of the city's real property, not to speak of hope of radical reform? Who knows what scandals need investigation, with evils to be corrected, in the water-meter law? Are there not methods and requirements of the Board of Health that harm more than they benefit property-owners? Do not many of the laws governing the transfer and recording of real estate need revision, simplification, improvement? Many more points might be mentioned; these will suffice to show that the Real Estate Exchange has before it as much work to do as it may have the courage to attempt. —*New York Tribune.*

Currency Theories.

Senator Morgan, of Alabama, is of the opinion that the most important financial question that will engage the attention of Congress next winter is the bank question. The bonds upon which the national circulation is based will soon be retired, and the question of devising a judicious substitute for that system must be a leading subject of debate. The Senator thinks that the best practicable expedient will be found in a bank circulation based upon State bonds, with a wide margin of guarantee, say 75 per cent., instead of 90 per cent., of the face value, and only such bonds as are ruling at or above par value should be available as a basis of note circulation. The Senator might be reminded that the redemption of 3 per cent. bonds is not proceeding with any impressive celerity just at present, having been wholly suspended, indeed, in the last five months. A surplus of gold is again accumulating in the treasury, however, at the present rate, which probably means, if we allow something for future increase, a gain in the fiscal year of about \$50,000,000. At all events, the sinking fund would take up the bonds in about four years. And yet we do not see in all this anything to occasion immediate urgency of speed in that fortunately slow-going old carry-all, the United States Senate. Even if we should assume that the 8s should be retired within a year or eighteen months, which in the present movement of affairs, commercial and political, is impossible, what then? Though these bonds carry probably about \$180,000,000 of bank circulation at present, yet there are about \$1,000,000,000 4 per cent. outstanding, which will run about eighteen years. If the National Bank Currency should be shifted upon that basis, the duration of its potential future existence would be nearly equal to that of its past existence, and the volume might be more than doubled. The banks, indeed, would meet an active competition when they came to buy the 4s on a large scale, with other investors, but the banks could buy when other investors would be deterred by the low interest established by the advance in value. At the present prices there is a merely nominal profit on circulation, but the enactment of a law like the McPherson bill, which was defeated at the last session of Congress,

would restore a reasonable profit. As every one may not recollect, that bill proposed to substitute 100 for 90 as the percentage of circulation allowed on deposits of government bonds. The substitute proposed by Senator Morgan—State for national bonds—involves the simple question which of the two currencies would prove the more uniform and the more costly? Money could be borrowed on government bonds at $2\frac{1}{2}$ per cent. and on State bonds at 4 per cent.; so here is a difference of $1\frac{1}{2}$ per cent. against the latter. This would mean, of course, a greater tax upon the people for the support of a currency system much more cumbersome than the present. If State bonds, however, were made available for this purpose their value would, of course, advance more or less. It might be objected to Senator Morgan's plan that a risk would inhere in it which attaches to the greenback issues, but not to national bank issues, namely, the dangers of inflation. This risk would be obviously more peculiar to a State than a national security as a regulator of circulation and for obvious reasons. Nor would the limitation proposed as to the availability of State bonds afford a sound guarantee. It might be hastily inferred that any State bond at par would be a perfectly reliable security for circulation, and so it would be in a generally uniform currency. But with Senator Morgan's scheme this guarantee might prove to be exceedingly defective, for the reason that the issues of banks and of notes would naturally react upon each other. If the currency should increase in a State in proportion to the issue of bonds it would follow that the inflation of currency would operate to support the bonds, and thus an excess in note issues would tend to increase the resources for additional issues. The scheme would operate differently in different States, and so it would result that the notes of different States would finally have differences of intrinsic merits and circulating value, and premiums and discounts would attach to these notes as they did the old State-bank notes. In each State the notes issued on its bonds would of course be available for purchasing and sinking its bonds. It might be said that a requirement to redeem the notes on demand in specie or greenbacks would afford the note-holder protection; but the answer to this is, that if such protection be real and complete, there is no necessity for a deposit of securities of any kind to secure the notes. It is the object of such hypothecation of securities to insure the capacity of redeeming notes on demand. Either a State bank issue, wholly controlled by State authorities, and without any connection whatever with the national government, or an expansion of the greenback currency, would be preferable to the mixed State and national currency suggested as a substitute for national bank notes. That which we have most to fear is a rash, adventurous policy of innovation. The existing system, in connection with our commercial conditions, has considerably more than doubled the currency in less than seven years; and as to the national bank system, the official statistics demonstrate that it is every year becoming more popular. The main expansion of that system for several years has been in the West and South, and by means of small banks, while in the Eastern centres of capital it is being steadily diminishing in dimensions and importance. Any association of men in any State can open a national bank if they can raise the money, and certainly it is not desirable that men who have not money should be permitted to go into the banking business. If the national bank system be not enabled by appropriate legislation to continue its existence and expand as the country expands on the basis of the ample fund of government bonds now outstanding, the substitute, whatever it be which may be established in its stead, should be either a treasury currency, pure and simple, or a State bank currency, pure and simple. There should be no endeavors, necessarily futile and dangerous as they must needs be, to establish a limited-liability banking partnership between the nation and the States. —*Courier Journal.*

Meat Competition from South America.

People who have had recent opportunity to observe the vast resources of the River Plate countries, in the matter of stock raising, have admired our American graziers and rancheros that it is by no means beyond the pale of possibility that beef from the Argentine Republic may yet compete in the North Atlantic markets with the products of our own country. It is not certain but that we are nearer to the realization of something of the kind than is generally supposed. The South American mail at all events brings information that Congress had under discussion, with every probability of its passage, an important bill looking to the further development of the meat export industry of the country. The outlines of the bill are: six per cent. interest guarantee on the capital invested in the exportation of beef and mutton—the guarantee interest to be limited to a gross capital of ten millions, and the capital of guaranteed companies individually not to exceed three millions, nor to be under half a million dollars. If the exportation be made by the freezing process, these companies are expected to take aboard free of charge two Argentine naval officers, and to make a reduction of one-third in the passages of emigrants. A *sine qua non* condition of the guarantee is, that 10 per cent. of the capital be raised in the home market. Cattle may be said to run wild on the pampas of South America, and, as freights by tramp-steamers are low, it would certainly be a novel spectacle to have Buenos Ayres beef and mutton competing with Chicago in the New York market, as it already competes with it to no inconsiderable extent in that of Liverpool. —*Commercial Bulletin.*

Hide and Leather Business.

The convention of the National Tanners' Hide and Leather Association was one of the most important in the history of the trade. It comprised a representation of nine-tenths of the capital employed in the trade, and the proceedings were marked with good feeling, harmony and a wholesome and intelligent desire to interchange views for the improvement of the trade. Over \$20,000,000 were represented in the convention, thirty delegates from Cincinnati alone representing \$30,000,000, while Chicago had a representation of \$40,000,000. Resolutions were adopted denouncing railroad pools, pledging the members of the convention to vote against candidates for the Legislature who will not pledge themselves in advance to support them, and favoring the creation of a United States railroad commission. A report of the committee on branding placed the annual loss to the trade by the practice at \$4,000,000, but could find no better recommendation than the use of smaller brands. A resolution passed, forming a national banking law, economical in its execution, and just and equitable in all its provisions between the debtor and the creditor. It was also decided to employ a chemist to devote his entire time to analysing the material used by the trade. —*Journal of Commerce.*

Trade with the South Sea Islands.

There are signs of a serious rivalry between this port and Australia for the trade of the South Sea Islands. Our success in enlarging commerce with the Sandwich Islands should stimulate inquiry into the means that are useful in getting our share of trade out of the other islands, clear to far Samoa. The interests of this whole coast, in this respect, are identical, and we should all stand together in their promotion. Steam communication should be pushed by sea, and our land lines of transportation, so necessary to profitable distribution and exchange, should be promoted. Individual merchants can do much, our commercial organizations can do more, and all should be alert to this one end which is of such great importance to all. When we elect members of Congress, let us snub mere politicians and send men who understand commerce and will encourage it either by legislation or by letting it alone, as shall either seem wiser. The country has had a surfeit of politics. We have for forty years of sentimental politics agonized over the condition of the national soul. Let us give some time now to the national body and consider how it shall be clothed and wherewithal it shall be fed. —*Alta California.*

A Bad Precedent.

It may not be generally known, but it is, nevertheless, a fact that the New York City banks do not recognize silver dollars of the United States as lawful money. They will receive it on deposit to be checked against as silver, but they will not receive \$1,000 in silver to be paid out in gold, greenbacks or national bank notes; and if a debtor offers to pay one of them a note they will not accept payment in silver. They habitually set it apart as a debased money, and refuse to recognize it. And yet silver dollars are the oldest coin of the United States government: they are now and ever have been legal tender, equally with gold, for all debts, public and private, including interest on the national debt and United States bonds. There has not been a day since 1790 when a citizen of the United States did not have a right to pay a debt of any amount in silver coin. But how, it will be asked, are the New York City banks able thus to stigmatize the established lawful coin of the country and debar it from its privileges? The explanation is a curious one; the government of the United States does not protect its own silver coin. Nay, the government actually leads the way in debasing it, and not only allows but encourages the New York banks to imitate it. The practice goes back to the Hayes administration, when John Sherman was Secretary of the Treasury. Secretary Sherman opposed the passage of the law reviving the coinage of silver dollars, but Congress passed it in spite of his opposition, and then repassed it by a two-thirds majority over the Hayes veto—thus reaffirming the legal-tender quality of silver in the name of the government and people of the United States. But the Hayes administration refused to fully recognize the law and Secretary Sherman set about deliberately to annul it by instigating the New York banks to disobey it. The interest on United States bonds was and is payable in gold and silver—in silver as well as gold; and the government has the debtor's option of paying in either, as may be most convenient. But, after the silver act was passed in 1878, Secretary Sherman, in disregard of it and in disregard of the interests of the people, yielded this debtor's option to the public creditors and allowed them to choose the money they would be paid in. They preferred gold, and he paid them in gold only. In addition to this, he made the Treasury Department a member of the New York bank combination called a clearing-house, which rejects silver and requires all debts between the banks to be paid in gold only. He obeyed this rule of the New York clearing-house, although in doing so he disobeyed a law of the United States—and, by paying all debts from the Treasury to the banks in gold only, lent the power of the government to the task of debasing and outlawing the white coin of the country, and, what is more curious still, after the Secretary had heaped up in the Treasury vaults the silver which he himself had persistently discredited by refusing to pay it out in interest to Eastern bondholders, he had the amazing effrontery to proclaim that silver wouldn't circulate! The Hayes administration then set the precedent of discrediting silver money—and every Secretary of the Treasury from that day to this has imitated it. By a law of Congress and by ninety years' usage silver is a legal tender for all debts, public and private, including interest on the public debt; but by a lawless rule of a Secretary of the Treasury gold is the only coin fit to pay the claim of a bondholder or of a New York bank in.—*St. Louis Republican*.

Wood and Iron.

As a means of preventing the too rapid destruction of our forests, it may be pointed out, apropos to the remarks of one of the speakers at the congress, that the annual demand for ties for railroads required a forest area equal to that of the States of Vermont, New Hampshire, Connecticut and Rhode Island combined; that in Europe railroad ties made of cheap, mild steel are rapidly taking the place of wooden ties. The railroad companies in this country would, in many instances, adopt the same plan if it were not for the fact that the heavy duty imposed by the government upon steel and pig iron, and the combinations in this country fostered by this high duty, make this use of iron at present impossible. One means of saving the forests would, therefore, be found in a reform of the tariff.—*Boston Herald*.

The Precious Metals.

The *Inter-Ocean* would call especial attention to a communication in its issue of to-day from the pen of the erudite and logical J. N. Soderholm, whose work on the ratio of value between gold and silver as money, published in London last year, has given the author high rank among political economists. Whatever one's theories may be upon the subject, Mr. Soderholm's letter is deserving of close perusal. His propositions rest upon historical data, and the only way to refute his arguments is to prove his allegations of facts to be erroneous. Broadly stated, Mr. Soderholm's doctrine is that experience amply vindicates the feasibility of bi-metallicism, because if the gold and silver are coined with equal freedom and are given equal legal-tender quality, they will maintain a substantial uniformity of ratio, irrespective of every other consideration. The historical argument, mainly from French experience, is peculiarly pertinent, but the illustration drawn from corn and oats is specially suggestive, and will bear close analysis. Those cereals sustain a certain natural relation of equality, yet inequality, based on intrinsic value. For instance, in a market report nearest at hand September corn is quoted at 42 $\frac{3}{4}$ cents per bushel, and September oats at 25 $\frac{1}{2}$ cents per bushel, which is, substantially, the difference in the intrinsic value of the two grains as food for domestic animals. Any very considerable variation from these relative prices could not be maintained, for the reason that the purchaser would buy the cheaper of the two commodities until such time as the equilibrium was restored. If oats were about as expensive as corn the ordinary horse would get none. The report of the Director of the Mint upon the production of precious metals in the United States during the year 1884 contains, among other things, a statement of the average quotation of the relative value of gold and silver, also the production in this country of the two metals from 1846 to 1884. It was not until 1849 that any silver yield appears in this table, and up to 1861 the total silver production of the United States was less than \$1,000,000. From that time on it has been enormous. But the ratio, which was 1 to 15.89 in 1846, was 1 to 15.91 in 1873, substantially the same notwithstanding the vast output of gold since 1849 and of silver since the war, for since 1866 the annual yield of silver has been about the same as the total up to that time. These figures would certainly favor Mr. Soderholm's proposition. The great fear with the bankers who recently met in annual convention in Chicago was that the gold would be drained out of the country, and the prevailing feeling seemed to be that the only safeguard against that would be the immediate stoppage of the coinage of full legal tender silver. According to Mr. Burchard, the product on in this country since 1846 has been: Silver, \$647,050,000; gold, \$1,651,586,769. It will take silver a good while to catch up with its running mate. The same authority places the gold in the Treasury of the United States at \$217,904,042, and in the banks at \$127,682,848, a total of \$345,586,890. The silver is set down: Treasury, \$176,467,351; banks, \$11,978,833, a total of \$188,446,184; a grand total of \$534,033,074. No other country can make anything like as good a metal showing. Our money kings, it is evident, take no stock in the homely proverb, "Don't be scared before you are hurt." There is only one way to prevent a drain upon our cash, whether gold or silver, and that is simply this: Maintain the balance of trade in our own favor. So long as our exports exceed in value our imports we can and will keep our money and get more. Let this state of things be reversed and the balance would have to be paid for in precious metal, and that not on the valuation fixed by Congress, but by the market quotations of London, where our foreign balances would have to be liquidated. In other words, domestic production enables us to retain our precious metals of both kinds, and the policy which protects home industry and resources is in effect the safeguard against the outflow of both gold and silver. Once let the balance turn

against us and our creditors would pay no heed whatever to the ratio of values established by any law of Congress, or, for that matter, by any union, Latin, Teuton, or what not. The idea that the coinage laws of this country could regulate foreign exchange is abhorrent to common sense and contrary to universal experience.—*Chicago Inter-Ocean, Sept 30*.

The Bankers and Silver.

The action of the American Bankers' Association on the silver question is significant. The resolution adopted was as follows:

Resolved, That it is the sense of this convention that the coinage of silver dollars, under the compulsory law of 1878, is detrimental to the best interest of the people and dangerous to the welfare of the government, and that the law should be immediately suspended and remain inoperative until an international agreement of the leading commercial nations shall give substantial assurance as to the future relation of gold and silver as money.

The particularly significant features are that a resolution offered for the unqualified repeal of the Bland bill was lost, and a resolution to increase the value of a silver dollar to a gold standard was likewise voted down. The inference is that the above resolution was drawn with the care necessary to express in terms the exact meaning of the convention. Introduced as it was at an early stage of the proceedings, diametrically opposed as it is to the spirit of the majority of the papers read before the convention, the earmarks of a cut-and-dried proceeding are not wanting. This may be an unimportant circumstance, and would have been so regarded if the efforts to carry out the spirit of the papers and arguments presented had not so signally failed. Having been prepared in advance of the convention and carried by a large majority in the face of other and more distinct resolutions, it must be assumed that there is no mistake in the wording. The first declaration is that the coinage of silver is detrimental. There is no declaration that the purchase of silver by the government is wrong. The refusal to pass the resolution to repeal the Bland act carries with it the impression that its principles are right, but that the coinage has become detrimental. We are not willing to assume that it was the real sense of the convention that the purchase of \$2,000,000 worth of silver per month is right, but that the coinage of it after being bought is wrong. But what other conclusion can be reached in face of the resolution and of the proceedings? Had the other resolution—that to elevate the silver standard to equality with gold—not been voted down it might have followed that the convention was favorable to purchasing the silver but opposed to the mechanical act of coinage, preferring to utilize the bullion by way of certificates. This having been lost, it leaves an implied indorsement of the purchase of silver by the government, but condemns the government making any use of it whatever when bought. Then, the practical recommendation is at least peculiar—that the law shall be "immediately suspended and remain inoperative" until certain events happen. An act might be passed to suspend the mechanical operation of coining, or to repeal a former act, but an act to suspend a law would be a novelty in legislation. A law to render a law inoperative for a certain time would be curious, for an indefinite time would be, still more startling as a legislative enactment. To follow such a suggestion would be to introduce an element of uncertainty into the laws, which could scarcely be regarded with favor by those schooled in that science. And the period to which the law is to be suspended and rendered inoperative is worthy of notice. It is "until an international agreement of the leading commercial nations shall give substantial assurance as to the future of gold and silver as money." The assumption that gold and silver are money is not technically accurate. They are the leading metals of which money is made. A company of millers would not be expected to call on the nations to give substantial assurance of the future of wheat as flour. If any conference of nations is necessary to bi-metallicism it is for the purpose of establishing a ratio between gold and silver as a basis for universal coinage. Such attempts have been made and have proved impracticable. There is no reason to think that England is more favorable to such a movement than it has been, and there is much reason to suppose that several nations on the continent of Europe are less favorably disposed to such a movement than they were a few years ago. The complications which have arisen from the threatened disruption of the Latin Monetary Union should be a lesson to the financial world that such international arrangements are not safe to enter into. The coinage, weights and measures pertain to the sovereignty of each nation, and the more independently governments perform this function the better. The United States is amply able to regulate its own affairs without the assistance of any other nation on earth. If it sees fit to make a mile nine furlongs that is its business, and its alone. Other sovereignties can make their miles as long as they please. It was hoped that the Bankers' Association would take a stand on this measure that would be of weight in influencing the course of legislation, and it is to be regretted that its effort has taken such an impracticable, indefinite and wholly unsatisfactory form.—*Cincinnati Commercial*.

Opposite Effects of Low Silver.

It is a somewhat curious coincidence that, while the English people are congratulating themselves on the fact that there is to them a counterbalancing effect to the present serious fall in the price of silver, this same counterbalancing effect is working great injury to the trade of the United States. This saving effect upon English trade arises from the circumstance—which, by the way, the *Daily News* has heretofore pointed out—that the value of silver continuing to fall acts as a premium upon exports from India. Consequently, if the price of wheat should at all rise there would occur an increase in the Indian wheat trade greater than has ever yet been witnessed. This would materially help India and its government, for the reason that if the fall in the exchange in India adds to the cost of the Indian home expenses, on the other hand a large expansion of the Indian wheat trade would enable all taxes, including those paid by the Ryots, to be more easily met, at the same time that Indian prosperity would increase the consumption of British goods in that country. On the other hand, so far as the United States is concerned, all these advantages to India simply work to the injury of our trade by raising up a most dangerous competitor to our export trade in both cotton and wheat.—*Chicago News*.

Real Estate Department.

There has been little doing in a public way during the past week upon the Exchange. The attendance at the real estate centre in Liberty street has been quite large, and a good deal of business has been transacted quietly, but we hear of no notable sales. A few vacant lots have been sold by auction, but have not brought high prices. Indeed, these may be said to have been sacrificed. Next week there will be, however, a large business on 'Change.

One of the most important will be an executors' sale by Louis Mesier, who will dispose of the Hunt estate, which includes 495 very desirable lots in the Eighth Ward of the city of Brooklyn. This great sale will take place on Thursday, October 23d. Brooklyn property is very active, and the new elevated roads that are to be built will add greatly to the value of all real estate on the other side of the East River.

On Monday, October 19th, Richard V. Harnett will sell some choice Twenty-third Ward investment property, situated on Prospect and Stebbins avenues. These are large and well-located lots. On Thursday, October 23d, Mr. Harnett will sell the fine leasehold property No. 24 West Forty-

eighth street, and the leasehold property No. 50 Leonard street. On the same day Mr. Harnett will sell the fine investment property No. 61 Murray street, corner of College place, and the desirable business property No. 42 Dey street. A reference to the advertisements will show that Mr. Harnett's offerings are of peculiar value.

As announced last week, Richard V. Harnett will sell on Tuesday next, October 20, by order of Chauncey S. Truax, receiver of Ferdinand and Benjamin Mayer, the handsome private residences Nos. 13 West Fifty-sixth street and 162 East Sixty-fourth street; the valuable investment property Nos. 1597 to 1605 Third avenue, on the southeast corner of Ninetieth street; the three well-known first-class and richly-appointed apartment houses, "The Strathmore" on the northeast corner of Broadway and Fifty-second street, "The Adelphi" on the opposite corner, and "The Newport" on Fifty-second street, running from Broadway to Seventh avenue, and fifty-two choice lots on Jerome avenue, in the Twenty-fourth Ward. These properties are exceedingly valuable and will no doubt be actively competed for. The residences are situated in choice locations, while the apartment houses are of a high-toned character. The lots on Jerome avenue have great prospective worth and will be doubled in value when the Suburban Rapid Transit road is in operation.

On Monday the 19th inst., Mr. Richard V. Harnett will sell three choice lots on One Hundred and Forty-third street, near Eighth avenue. These are right in the line of improvement and very desirable.

Smyth & Ryan will sell on Thursday, October 23d, at the Real Estate Exchange, three well-built brown stone flats Nos. 329, 331 and 333 West Fifty-ninth street. The sale is preemptory, and the flats should be a good investment.

J. Thomas Stearns will sell on Thursday next, the 22d inst., twenty-four lots situate on Morris, Creston and Ryer avenues and One Hundred and Eighty-first street, in the Twenty-fourth Ward (Fordham). This is an executors' sale, and the title to the property, which is good investment realty, will be guaranteed to the purchasers.

Jeremiah Johnson, Jr., will on Thursday, the 22d inst., sell vacant lots and improved property in the Ninth, Twenty-second, Twenty-third and Twenty-fourth Wards of the city of Brooklyn. The Brooklyn business done on the Exchange seems to be steadily increasing.

CONVEYANCES.

	1884. Oct. 10 to 16, inc.	1885. Oct. 9 to 15, inc.
Number.....	228	192
Amount involved.....	\$2,506,448	\$2,574,461
Number nominal.....	75	37
Number 23d and 24th Wards.....	37	26
Amount involved.....	\$166,156	\$141,742
Number nominal.....	12	4

MORTGAGES.

Number.....	148	189
Amount involved.....	\$1,552,005	\$1,893,482
Number at 5 per cent.....	47	99
Amount involved.....	\$982,190	\$908,200
Number at less than 5 per cent.....	1	11
Amount involved.....	\$25,000	\$252,000
Number to Banks, Trust and Ins. Cos.....	33	32
Amount involved.....	\$591,450	\$475,500

PROJECTED BUILDINGS.

	1884. Oct. 11 to 17.	1885. Oct. 10 to 16.
Number of buildings.....	55	67
Estimated cost.....	\$467,460	\$831,600

Gossip of the Week.

Julien T. Davies has sold the four-story brown stone front dwelling No. 60 West Fifty-sixth street to E. Smith, of No. 44 West Broadway.

Mrs. Helen Perkins has sold the four-story dwelling No. 687 Madison avenue.

A. H. Muller & Son have sold for the Crook estate the four-story dwelling No. 66 West Fifty-fourth street to Rowland A. Robbins for about \$36,750.

It is reported that E. Holmes, of No. 518 Broadway, has purchased a four-story stone front dwelling on Fifty-second street, between Fifth and Sixth avenues, and A. C. Armstrong, of No. 714 Broadway, has purchased a similar dwelling on East Sixty-first street.

I. M. Grinnell has sold one of his new dwellings on West Eighty-seventh street to a Mr. Potter.

Wm. B. Lynch & Co. have sold for E. Kilpatrick the four-story stone front dwelling No. 61 East Eightieth street for \$38,000, and for Nathan Seeley the dwelling No. 482 Lexington avenue for \$21,000. The same firm have leased for the Hon. Levi P. Morton the Hotel Hamilton to D. P. Hathaway, for a term of years.

M. Hellman has sold the thirteen three-story and basement high stoop brick and stone private dwellings on the south side of One Hundred and Fourteenth street, between Second and Third avenues, to Henry Hildburgh. The brokers were Lalor & Beringer. The latter have also sold for John D. Crimmins the four lots on the northeast corner of Third avenue and Sixty-seventh street to Marcus Kohner for \$72,500. They will be improved as announced elsewhere. The same brokers have leased the buildings to be erected on the site to Holzmann & Deutschberg, cigar manufacturers, under contract, for fifteen years, at an annual rental of \$13,500.

Mangam & Co. have sold for Caroline C. Grimm and Caroline Grunwald the five-story double tenement No. 2282 First avenue, 25x85x94, to Jennie L. Lissner for \$22,000, and the three-story brick house No. 158 West One Hundred and Twenty fourth street, 25x40x100, for John Lynch, to John McCafferty, for \$7,500.

M. A. C. Levy has sold two lots on Lexington avenue, between Fifty-first and Fifty-second streets.

Frank A. Seitz has sold the three-story Queen Anne dwelling on the west side of New avenue, 17 feet north of One Hundred and Fifth street, to Royal E. Deane for \$12,000; brokers, Crevier & Woolley.

August Ruff has purchased the premises No. 242 Division street, for improvement.

Four lots on the southeast corner of Fourth avenue and One Hundred and Eighteenth street have been sold to Simon Haberman,

John Livingston has bought from James Wood four lots on the northeast corner of Second avenue and One Hundred and Twenty-fifth street.

Four lots on the southwest corner of Ninth avenue and Seventy-fourth street were on Thursday conveyed by Fred. H. Cossitt to Charles A. Fuller for \$48,000. This property was offered for sale one day during the week, the offer accepted the following day and the deed given two days later. Quick work!

Breen & Kellamy have sold for C. C. Schildwachter the lot on the north side of One Hundred and Twenty fifth street, adjoining the Mount Morris Bank, 28x100, to Joseph L. Gerety for \$18,000.

Jacob Bookman has sold the three-story frame dwelling on the south side of Eighty-fifth street, between Second and Third avenues, 25x102.2, for \$8,700 to a Mr. McGuinness.

M. Steinhardt has purchased the premises Nos. 314 and 316 Delancey street, 50x100, for improvement.

Bernard Wilson has purchased four lots on the southwest corner of Ninth avenue and Fifty-eighth street, for improvement.

Thomas Moore has sold the plot of four lots recently purchased by him on the southwest corner of Avenue A and Seventy-fifth street.

Brooklyn.

Paul Koch has sold nineteen lots on Magnolia and Palmetto streets and Central avenue to Justus Schoenwald for \$13,000; six lots on the corner of Hamburg and Grove streets to Conrad Noll for \$3,000; a two-story basement and attic brick dwelling, 20x40x100, on Tompkins avenue, 50 west of Park avenue, for \$6,100; a two-story frame flat, 20x44x100, No. 19 Harmon street, to T. W. Goodale for \$3,600, and a three-story frame dwelling, 20x50x100, No. 55 Whipple street, for \$5,200.

Paul C. Grening has sold the three-story brown stone dwelling No. 44 Jefferson street, southeast corner of Franklin avenue, 18x55x100, to the Rev. M. J. Moran for \$14,000.

W. F. Corwith has sold the house and lot No. 181 Freeman street to M. Kavanagh for \$2,000.

CONVEYANCES.

	1884. Oct. 10 to 16, incl.	1885. Oct. 9 to 15, incl.
Number.....	199	200
Amount involved.....	\$804,901	\$758,200
Number nominal.....	37	53

MORTGAGES.

Number.....	159	182
Amount involved.....	\$508,082	\$582,127
Number at 5% or less.....	49	74
Amount involved.....	\$202,299	\$345,204

PROJECTED BUILDINGS.

	1884. Oct. 11 to 17.	1885. Oct. 10 to 16.
No. of buildings.....	87	67
Estimated cost.....	\$404,600	\$312,815

Out Among the Builders.

Albert Wagner is engaged on the plans for the building to be erected by Messrs. Hawley & Hoops, wholesale confectioners, at Nos. 267 to 271 Mulberry street, as reported in our issue of September 5th last. It will be six stories in height, exclusive of basement and sub-cellar, the dimension being 100x140. Two elevators will be provided, two 125 H. P. boilers and two staircases constructed of iron and stone. The building, which is situate on the corner of Jersey street, will be used as a store and for manufacturing purposes, and will have fronts of Trenton face brick, stone and iron. The cost is estimated at \$125,000.

Bart. Walther is engaged on the sketches for four five-story brick, terra cotta and stone front flats and stores, to be built on the northeast corner of Third avenue and Sixty-seventh street. Three will be 25x84 each, and that on the corner 25x96. They will all front on the avenue, and will cost about \$70,000. They will be built by Marcus Kohner.

A. B. Ogden & Son have the plans under way for a six-story brick, iron and Ohio stone store building, 25x82.6, to be built at No. 184 Chrystie street, for Michael Fay and Wm. Stacom, to cost \$20,000.

John Brandt has the sketches on the boards for four five-story brick and Ohio stone flats, to be built on the southeast corner of Fourth avenue and One Hundred and Eighteenth street. Three will be 20x40 each, and that on the corner 30x46, with store. The cost to the owner, S. Haberman, is estimated at about \$50,000.

Michael Duffy and Thomas McGuire are about to build three five-story and cellar dwellings with stores, on the southeast corner of Third avenue and One Hundred and First street. Three will be 25x65 each, and the corner 25.4x90. The cellars are already completed, the work having been finished a few years ago and discontinued. A new set of plans will be filed. The estimated cost is set down at \$65,000. The architect is Andrew Spence. The latter is also drawing plans for a four-story and basement brick dwelling, 21x35, to be built on the north side of Downing street, 80 feet west of Bedford street, for Francis Neppert, at a cost of \$10,000.

Walter T. Shriver is about to make an addition and alterations to his iron factory on the north side of Fifty-sixth street, between First and Second avenues.

Anthony Mowbray intends to erect three four-story and basement brown stone front residences on the northeast corner of Madison avenue and Seventy-eighth street. The corner will be 23x60, and those adjoining 22x60 each, all fronting on the avenue. They will cost about \$74,000. The plans are being drawn by William E. Mowbray.

Samuel McMillan intends to build a six-story fire-proof store, 25x96, on the southwest corner of Third avenue and One Hundred and Sixth street.

Gillie & Walker are about to build four flats on the north side of One Hundred and Fourth street, west of Tenth avenue.

Thom & Wilson have the plans under way for four five-story brown stone front flats and stores, 25x86 each, to be built on the southwest corner of Fifty-eighth street and Ninth avenue, by Bernard Wilson, at an estimated cost of \$80,000. The excavations have already been commenced for this improvement.

Brooklyn.

Th. Engelhardt is preparing plans for three three-story frame double tenements, 25x55 each, to be erected on the north side of Devoe st, 75 west of Graham avenue, for Stephen J. Burrows, to cost about \$4,300 each; a two-story frame shop, 25x49, at No. 107 Cook st, for Messrs. Piffenberger & Son, to cost \$2,500; a three-story and basement brick dwelling, 21x40, with one-story extension, 9x13, at No. 340 Lafayette av, for John Holsten, to cost, about \$6,500.

H. Vollweiler has plans under way for three two-story frame brick basement dwellings, each 20x32, to be built on the corner of Vanderveer street and Bushwick avenue, for F. Steinbacher, at a cost of about \$3,000 each.

Mercein Thomas has plans in hand for altering the dwelling No. 433 Waverly avenue to a stable with a three-story brick extension, 25x55, for John W. Hallenback, to cost about \$4,000.

Out of Town.

New Brighton, S. I.—The Staten Island Athletic Club have purchased about three and three-quarter acres of ground on Bement avenue for \$10,000, through Richards & Sause, of New York.

Stapleton, S. I.—The excavations have been commenced for a three-story frame dwelling, 36x36, to be built on Pell Street, for Joseph Lederle, at a cost of \$5,000.

Mr. Siemer is about to build a two-story and cellar frame dwelling and store, 24x27, on St. Paul's avenue, to cost \$2,500.

Geo. Berger intends to erect a two-story frame cottage, 21.6x30, on Van Dusen street.

Tompkinsville, S. I.—D. Kohlmann is about to build a three-story brick dwelling and store, 25x50, on Arrietta street, to cost \$5,000, from plans by Lederle & Co.

Contractors Notes.

Proposals for skilled labor to erect and complete Pavilion for Female Insane on Hart's Island, will be received at the Department of Public

BUILDING MATERIAL MARKET.

BRICKS.—Operators in Common Hards appear to keep on in the even tenor of their way, meeting each other upon about former line of negotiation and without much delay in bringing transactions to a close, prices ruling pretty much as for some time past all around. If changes can be found they are located on the extreme low grades of "Up River" stock, the moderate rates at which they have been selling, and the stiffer feeling infused on the better qualities last week, inducing manufacturers to assume a steadier position and reduce shipments. For other descriptions of stock about old cost is current at the present writing, but with sellers talking and evidently feeling more hopeful. It is generally understood that about all the recent purchases have been for actual early consumption, with only now and then an odd cargo laid away, so that winter accumulations have yet to be made, besides the supply for regular demand of which no signs of immediate showings are given, and against that is the natural tendency to contract the output. So far as known no concerted action has been taken by manufacturers regarding the time of shutting down, but many are reducing their working force gradually and even with open weather it is expected that in two or three weeks operations will cease at the majority of the yards. Transportation, too, is becoming less prompt and more expensive in some respects, and altogether the tendencies favor a stiffening market. For desirable parcels of Pale Brick the demand is still reported as very good, enough so to keep the arrivals promptly sold up and fully maintain the former line of prices, especially for full uniform parcels of stock. All kinds of Fronts appear to be firmly sustained and finding a satisfactory sale.

LATH.—Since our last report over 7,000,000 lath have arrived from the Eastward, and the cargoes not already under engagement found a quick, ready demand with buyers making no objection to former cost. A firm, healthy tone has in consequence been well preserved and the close stands firm at \$2.30 per M. There has also been quite a little offering of stock from interior points via the river, and for this there was obtained \$2.20@2.25 with about all the supply understood to be sold. These goods still seem to act as a check upon receivers of coastwise product, and prevent the asking of extreme rates.

LIME.—Supplies have at times been pretty full, but were handled in the usual careful manner and stock has gradually been absorbed without trouble to the seller or change in the line of cost. Some of the dealers commence to show moderate accumulations, but there is no general tendency to pile away stock.

LUMBER.—There is a great deal of "sameness" on our local lumber market, and we find it difficult to draw out any really new suggestions. There does not appear to be quite so much fault-finding over the condition of trade, and those who indulge in the recreation are generally found to have some special grievance that really concerns the few immediately interested rather than the majority of operators. If any one has been expecting a liberal movement and decided hardening on values, a sort of "boom" as it were, they are certainly thus far disappointed and likely to continue so, but a steady absorbing of desirable first hand offerings when quality was attractive and at first rates keeps the position in very good form, and the chances are for some improvement in this line of trade. Dealers possibly might not suffer with the stocks they have in hand and expect to receive on contract, but there is considerable spare room left at many yards into which really standard goods would be piled at about current cost without much hesitation. The distribution is showing up quite as well as expected by the conservative element at steady rates generally, and now and then something "a little higher" is heard of where customers are allowed more than the ordinary favors. Credits, however, are scrutinized closely, and the favors granted are only on a sound basis.

Eastern Spruce is reported upon in a somewhat irregular manner, but this appears to be in some cases due to variable modes adopted in handling supplies, and a disposition to criticise the actions of competitors. The demand this fall is not of a character to

force buyers to any extent, and indeed the latter have carried a great deal more advantage than usual, but they use it generously and force low figures only when quality is inferior. Some also have of late refused to operate because their piers were full of light lumber and they were not prepared to handle additional cargoes, and this placed sellers at some disadvantage. We continue to quote for an average valuation \$14@16 per M, but \$12@13 becomes necessary under pressure to realize on poor stock, and \$16 or better for orders.

White Pine has a very good market indeed, a better one than many of the Trade seem willing to admit, and the tendency is believed to be toward further improvement. This trade, like so many others, has been considerably cut up by the uncertain character of business during the past year or so, and that will account in a measure for the conflict of opinion occasionally heard, but, taking the average movement, it is as fair as could be expected, and maintains pretty steady values. Offerings from interior points of supply are fair, but generally at a steadier range of values. 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 changes very little in general features. Seasonable influences in the way of freight charges, scarcity of tonnage, etc., tend to prevent any heavy random offering, but there is considerable accumulation here waiting for a market, and evidences that manufacturers would compete in the old close, sharp manner for any new orders of magnitude. The business in f. o. b. parcels is fair, but show nothing out of the ordinary course. 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 vary somewhat, but the general market is not losing ground. On the distributive line furniture manufacturers make good customers, and the quantity of stock taken for trimmings of houses, offices, etc., is in a quiet way running up a good weekly aggregate. First hand offerings feel this to a very fair extent, and there is frequent demand, though buyers are as usual particular and select closely. Walnut, cherry and mahogany seem to be most in favor, but good lots of quartered oak sell well. Walnut logs suited to the export outlet find fair sale, and a great many small lots of other woods are picked up on foreign orders, but shippers acting on reported instructions select with a great deal of care. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M; white ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$28@35 do.; elm, \$20@23 do.; hickory, \$42@55 do.

Shingles as usual have only a light sort of market here. The home trade is not very prominent, and exporters are getting only irregular orders from the sources usually showing a little better trade at this season. Supplies, however, seem to be very well gauged to the wants of the market, and prices are kept steady. We quote Cypress at \$8.00@10.00 per M for 6x20 and \$10@11 do. for 6x20 regular assorted shipping; Cypress large \$16@18. Pine shipping stock, \$3.25@3.50 for 18 inch, and Eastern saw grades at \$3@3.25 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.50 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$18.23@20.50 for No. 1; for 20 inch, \$8@9.50 for A and \$11@12.50 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE
BAY CITY, Mich. }

Manufacturers, dealers and commission men seem to be pleased with the condition of business, and while there is undoubtedly a disposition toward a petering out of transactions, as the season draws toward a close, the general feeling is that they have had a pretty brisk time in lumber since the turn came in July and some of them have about all the transac-

Charities and Corrections, No 66 Third avenue, until Tuesday, October 27th, at 9:30 o'clock.

Special Notices.

William E. Uptegrove & Brother, who are well known as mahogany and general hardwood dealers, call attention in another column to their domestic thin stock. This includes a large quantity of 1-8, 3-16 and 1-4 inch cherry, quartered oak and white and brown ash and walnut, which is all veneer sawn into advantageous widths and double-edged, and is especially useful for inside house work.

There has, we hear, been quite an inquiry for the new storage vaults under the Boreel building. These are made entirely of iron and ensure absolute safety for bulky, valuable or perishable articles. The rents are from \$50 to \$75, according to size.

Erskine W. Fisher has recently accepted the agency for the sale of a new German cement, manufactured at Stettin, and used exclusively by the German military authorities. Mr. Fisher has had some twenty years' experience in the handling of leading Portland brands. He states that during the last few months he has received orders for many thousand barrels from all over the States, and submits the following test by a prominent engineer of the new cement he is selling, from which it will be seen that the sand test shows up well:

Tensile strength, mixed neat, in 24 hours, 261 lbs. per square inch.

Tensile strength, mixed neat, in 7 days, 329 lbs. per square inch.

Tensile strength, mixed two parts sand and one part cement, in 7 days, 156 lbs. per square inch.

Tensile strength, mixed two parts sand and one part cement, in 30 days, 233 lbs. per square inch.

The price of this cement will be seen in our market quotations. Mr. Fisher is well known in this city as also being the agent for the American Soapstone Finish Co., and he has taken the spacious premises No. 78 Beekman street. Communications can be sent to him at that address.

James W. Lupper, whose card appears in our advertising columns, does a general real estate business. He makes a specialty of west side property. His office is at No. 335 West Fifty-ninth street.

tions they up can close without entering into any more engagements. A prominent commission man last week refused to make a sale, because he could not feel certain that he could give it the proper attention. The market is in a very strong condition and the comparatively light stock on the river is held firm at good prices. It is not expected that sales will be as numerous from this time to the close of the shipping season as in the past six weeks. If no more lumber were sold until the close of the cutting season the amount that would be left to season for the spring demand would not be large. The Tittabawasse boom company closed operations last night after delivering less logs by 239,000,000 feet than last year, and as a consequence the time when the mills will cease cutting is not far off.

The phenomenal sale of the season was that of 622,000 feet of stock at East Tawas at about \$30, the cargo being valued at about \$18,000. C. H. Bradley was the shipper and Moore & Tanner and Potts & Co. furnished the lumber. Some 5,000,000 feet have been sold to Toledo parties at market rates, which are \$8.50 @9 for shipping culls, \$16.50@18 for common and \$36 @38 for uppers. Choicer stock sells at \$10, \$20 and \$40, and coarse at \$8, \$16 and \$36. When sold under straight measure prices range from \$14@16 for medium to \$18@20 for choice. Bill stuff is firm at \$8.50@10, and Norway strips at \$9@10.

A sale at \$20 straight and \$16 straight is reported, the total aggregating 700,000 feet.

Water freights are without change, the rates being \$1.50@1.62½ to Buffalo and Tonawanda and \$1.25@1.37½ to Ohio ports.

CARGO QUOTATIONS.

Shipping culls.....	\$ 8 00@10 00
Common.....	15 00@20 00
3-uppers.....	36 00@40 00
Bill stuff.....	8 00@10 00

The Chicago Northwestern Lumberman as follows:

During most of the week the market basin has been as deserted and quiet as a duck-pond, save when a tug has taken a spiteful whirl about to find out what all the dullness meant.

The cause of the lack of offerings on the market is partly attributable to adverse weather for the sailing craft and partly to the determination of the manufacturers to hold their piece stuff for higher prices. Lumber at the mills is largely going into cross-pile, which is proof that the holders are not anxious to force their stock on the market at present prices. At the same time a large amount of lumber is being sold to arrive. This is the course cargo dealings are now taking. The absence of offerings at the docks is leading to inquiry, for the current requirement continues in spite of the weather or the inclination of holders.

Short green piece stuff is now quoted at \$9 a thousand, and nothing else—that is when sold on the market. It is sometimes sold at the mill in Muskegon directly to the yard men, which, of course, saves the commission at \$8.75 delivered here. The meager supply on the market naturally has a tendency to stiffen values. Long joists are still wanted in excess of supply, and are occasionally arriving from Manistee and Lake Huron in separate lots in vessel cargoes. All two-inch joists, from 6 inches in width upwards, and 22, 24 and 27 feet long are worth \$12.50 a thousand; stuff 3 inches thick is worth \$13.50; mixed lots will sell for \$13 a thousand. There is considerable inquiry for railroad bridge and culvert timber of those who handle it, and good orders are being frequently placed.

It is claimed that the small market offerings of No. 2 stock is having a tendency to stiffen prices for this class of lumber also. Dealers that have a heavy trade begin to call for it with more urgency than when the market was well supplied. The inquiry is mostly for dry stock, which shows that it is wanted for immediate shipment and that the inquirers have run short of supplies. The season has gone by when really green stock can be made available in the fall and early winter trade.

The tendency of lake freights is to increased strength as winter approaches and the season draws to a close.

Quotations as follows:

Dimension, short, green.....	\$9 00
" long, green.....	\$12 00 @14 00
No. 2 boards and strips.....	10 00 @11 50
Medium stock.....	18 00 @15 00
No. 1 stock.....	16 00 @20 00

The general tone of the hardwood market is that of increased activity. The furniture factories are busily at work, and all other manufacturing establishments are starting up in good shape.

Chicago is behind the times as far as whitewood or yellow poplar is concerned. In southern and central Indiana and southern Illinois, where its merits are known, poplar has the preference over white pine, and the local shops use hardly any of the latter wood.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

Fair weather and heavy grain movements has stimulated the lumber trade up to that point where cars cannot be had. In other words trade could not be heavier, and nearly every concern has all the orders they dare book for shipment within a reasonable time.

This month will practically close the sawing season north of La Crosse. On the St. Croix some of the mills have already closed down for good.

Great interest is felt on all sides as to the cut of logs this winter. It is now universally conceded that it will be larger than last year.

Saginaw continues to import lumber from the upper lakes, and is fixing to load herself down next year.

Our Duluth correspondent writes that trade is good and prices very firm, and that more than half the shipments from here are going East by boat.

ENGLAND.

The Timber Trades' Journal as follows:

There has been such a long interregnum of low prices in the wood trade, extending now over three years, that in the natural order of events an improvement cannot be very far distant.

American Black Walnut.—There did not seem to be much disposition to buy at the public auction on Wednesday, as very little was sold.

American Whitewood.—Some logs were sold at public auction on Wednesday without reserve. The prices seemed low for the character of the wood, but it is difficult to say whether it is remunerative to the shippers or not.

METALS.—COPPER.—Ingot has not changed much in price and the movement of supplies kept within about former limits. Reports were current of probable reduced shipments from primary sources as a result of materially increased transportation charges.

quote \$18.00@18.25 per ton for No. 1 X foundry, \$16.00 @16.50 for No. 2 X do, do., and \$15.00@15.50 for Gray Forge. Old material is not much inquired after, but the accumulation of stock appears to be quite small and well in hand.

NAILS.—Efforts to bring the market around into uniform shape continues, but do not meet with full success. Many operators claim that the advantage of the seller is fixed and positive and further gains likely.

It does not look as though the Western product would immediately increase unless the workmen abandon their position. At a meeting of the Western Nail Association, held at Cincinnati on Thursday, the following were unanimously adopted:

Whereas, It is evident that the great question of equalizing labor between the East and West has become a question of vital interest and importance to Western nail manufacturers,

Resolved, That we hereby reaffirm our determined purpose each and severally that we will not operate our nail factories except on the manufacturers' scale, regardless of what time it may require to secure the full employment of our works.

Resolved, That we reaffirm our purpose to retain and continue all our present employes who may become competent workmen, and that we will not employ any other workmen except those who will work with and on the same terms as our present employes.

PAINTS, OILS, ETC.—Some operators are complaining over their inability to stir up any decided life to trade upon which to build a sharp advance for prices. As a rule, however, the feeling is antagonistic to any such movement, as business thus far has really been good in all the leading descriptions of paints, colors, leads, etc., as the result of a conservative policy.

PITCH AND TAR.—Demand not very active nor hardly so full as anticipated by some of the Trade, but stocks are well carried and owners confident in most cases. We quote Pitch at \$1.65@1.85 per bbl.; Tar, \$1.80@2.05 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 October 16:

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

Table listing real estate sales including R. V. HARNETT & CO. (100th st, 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 street lying in front of above, vacant. F. M. Jencks. (Am't due, \$6,581.)) and JAMES L. WELLS (Boulevard (11th av), w s, 40.5 n 122d st, 25.2 x 128.6 to centre line Bloomingdale road, x 26.9 x 137.6, vacant. Thos. Auld. 3,900)

Table listing real estate sales including 134th st, n s, 90 w 4th av, 75x90, vacant. Sold for \$6,600 to Thomas Auld, who failed to pay the 10 per cent; resold for account of latter to W. J. Barnes 5,850. Also includes listings for SMYTH & RYAN, LOUIS MESTIER, P. F. MEYER, B. SMYTH, JOHN T. BOYD, FAIRCHILD & DE WALLTEARSS, JOHN F. B. SMYTH, and BROOKLYN, N. Y. listings.

Table listing real estate sales in Brooklyn, N. Y., including Grace Court, No. 27, n s, 25x90, four-story st. ne front dwell'g. Henry Smith. \$21,950. Also includes listings for Herkimer st, s s, 100 e Schenectady av, 75x irreg x 96.9x185.6. William Dusenbury. 13,345. Total \$200,760. Corresponding week, 1884, \$1,092,765.

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.

Table listing real estate sales in New York City, including Bayard st, No. 51, s s, 150 w Bowery, 25x85, five-story brick building with stores. Anna Rugen to Charles Rugen. C. a. G. 1/2 part. Not to sell or encumber during life of grantor. Sub. to existing liens. Oct. 7. \$2,150. Also includes listings for Broadway or Boulevard, s e cor 62d st, 116.2x 88.3x100 5x146.8, vacant. 4th st or South Washington sq, No. 52, s s, 300 e Macdougall st, 25x100, three-story brick dwell'g. William S. Maddock to Isaac W. Maclay, Yonkers, and William E. Davies, of Demarest, N. J. Oct. 9. nom. Broadway, No. 338, e s, 23 n Worth st, 23.5x

100.1x21.10x100.2, six-story iron front store and office building. Henry B. Pope, Brooklyn, to Martha R. Pope, widow. $\frac{2}{3}$ part. Morts. \$65,000. Oct. 12. nom

Broome st, No. 296, n s, 25x100, three-story brick tenem't. Conrad Foertsch to Mary Foertsch. Q. C. Oct. 13. gift

Bank st, No. 66, s s, 175 w 4th st, 26.5x80x26.5x 80, three-story brick dwell'g. Susan M. Bogert and Catharine A. wife of Louis K. Bell to William P. Bogert. $\frac{2}{3}$ part. C. a. G. Oct. 15. nom

Same property. William P. Bogert and Susan M. Bogert to Catharine A. wife of Louis K. Bell. C. a. G. $\frac{2}{3}$ part. Oct. 15. nom

Bethune st, No. 24, n s, 149.4 e Washington st, 24x80, three-story brick building with store and one-story rear brick stable. William P. Bogert and Catharine A. wife of Louis K. Bell to Susan M. Bogert. C. a. G. $\frac{2}{3}$ part. Oct. 15. nom

Bowery, No. 274, w s, 25x88.8x25x88.3, three-story brick building with stores. Solomon Loeb to Hugo Joachimsen. Mort. \$9,000. Oct. 15. 44,000

Chambers st. Agreement as to extension of party wall. The Emigrant Industrial Savings Bank with the Russell & Erwin Mfg. Co. October 5. nom

Cherry st, No. 90, n s, 16.10x100x16.8x100, three-story brick building with stores. Sarah wife of Charles E. Norton, New Utrecht, L. I., to Patrick Farrell. Mort. \$1,500. Sept. 26. 7,500

Christie st, No. 184, e s, 125 n Rivington st, 25 x100, three-story frame building with one-story rear frame building. Robert and Wm. Mook and ano., exrs. T. Mook, to Michael Fay and William Stacom. Oct. 2. 14,500

Division st, No. 45 $\frac{1}{2}$, s s, 165 w Market st, 25 x70, three-story brick front stores and dwell'g.

Division st, No. 47 $\frac{1}{2}$, s s, 145 w Market st, 25 x68x25x67.11, two-story brick front stores and dwell'g.

John G. Flammer to Peter Zeglio, of Warren township, Somerset Co., N. J. Sub. to mort's., taxes, &c. Mar. 4, 1878. 1,000

Division st, n s, 54.11 w Orchard st, 9x34.9, two-story frame building. Charles G. Dobbs to Sarah E. Dobbs. 9-30 part. Sept. 15. 818

Same property. Charles G. Dobbs to Theodora Gordon. 3-30 part. Sept. 15. 273

Same property. Charles G. Dobbs to Annie Silvers, formerly Barricklo. 2-30 part. Sept. 15. 183

Same property. Charles G. Dobbs to Lucy A. Way, Brooklyn. 6-30 parts. Sept. 15. 546

Same property. Same to Catherine Anderson, Cincinnati. 6-30 part. Sept. 15. 546

Same property. Same to Lucy W. Means. 4-0 part. Sept. 15. 364

East Broadway, No. 216, n s, 26.2 w Clinton st, 26.1x118 to Division st, 26.1x111.4, three-story brick dwell'g on East Broadway and four-story brick tenem't on Division st. Joseph Foulke, Sr., Charlotte B. Sands, widow, John B. Foulke and Caroline M. wife of Joseph Foulke, Jr., Babylon, L. I., and William B. Foulke, Mary E. B. wife of Cortlandt M. Taylor, New York, and Catharine B. wife of John Neilson, Elizabeth, N. J., to Aaron Hershfield. Taxes, assessm'ts., &c. Sept. 24. 13,500

East Broadway, No. 251, s s, 92 w Montgomery st, 23x75, two-story brick dwell'g. Henry A. Smith to James J. Nealis. Q. C. July 25, 1884. nom

Same property. Same to same. Q. C. Oct. 12. nom

Franklin st, No. 69, s w s, 132.6 n w West Broadway, runs northwest along street 10.4 x west still along street 43.5 x south 101 x southeast 37 x northeast 26.9 x north 96.6, six-story brick building. John Taylor to John Beach and Charles K. Sherwood, Brooklyn. Morts. \$18,500. Oct. 13. 40,000

Hester st, No. 163, n s, 24.1 w Elizabeth st, 23 x59.10x23x59.9.

Mott st, No. 129, w s, 125 n Hester st, 25x100. } Sarah wife of John Donley, New York, and Jane wife of Edward Sinnott, of Donard, Ireland, to Mary J. and Annie T. Anron or Manron. All title. May 15. nom

Laurence st, Nos. 112 and 114, s w s, 106 s e Bloomingdale road, 51.4x100, two three-story frame buildings and one and two-story frame rear buildings. Richard D. Kehoe to George F. Ferris. Mort. \$7,000. Mar. 2. 24,000

Liberty st, No. 98, s e cor Trinity pl, 26.2x54x 25x53.11, five-story stone front building. Amos R. Eno to Richard Quirk. Oct. 8. 65,000

Ludlow st, No. 5, w s, 75 n Canal st, late Pump st, 25x87.6, three-story frame building with stores, and two one-story brick stables. Richard W. Clark to Helen L. wife of Henry A. Oakley. e p't. 29. gift

Madison st, No. 361, n s, 287.5 e Scammell st, runs north 96 x east 23.10 x south 96 to st, x west — to beginning, five-story brick store and tenem't. Rachel wife of Louis L. Richman and Asher Weinstein to Carl F. C. Ordng. Morts. \$10,000. Oct. 15. 15,500

Madison st, No. 215, n s, 130.5 w Jefferson st, 26.1x100, two-story brick dwell'g. Charles F. Naething to Anna E. Conrad, widow, and Caroline J. wife of Conrad H. Abelman, Matilda P., William P., John A. and Alred B. Conrad, Brooklyn. Oct. 9. 5,100

Monroe st, No. 87, n s, abt 110.7 e Pike st, 25x 108, five-story brick store and tenem't. Jane Wade, widow, William J., Edward, Rosanna and Andrew J. Wade, Rebecca Kissam and Jane Lobdell, heirs W. Wade, to John Early, Brooklyn. Mort. \$1,500. Re-recorded. May 6. 10,000

Monroe st, s s, 117.6 w Jefferson st, 23.6x100, vacant. Joseph Foulke, Sr., et al., for names see East Broadway, to Aaron Hershfield. Sept. 24. 5,500

Mott st, No. 122, e s, 100 n Hester st, 25x100. }

Mott st, No. 124, e s, 125 n Hester st, 25x94. } Sarah wife of John Donley and Mary J. and Annie T. Manron to Jane wife of Edward Sinnott. All title. May 15, 1885. nom

Mulberry st, Nos. 197 and 199, w s, 168 s } Spring st, 50x100.

Lexington av, No. 319, e s, 42.8 n 38th st, 20x 80.

Mary J. and Annie T. Manron, New York, and Jane wife of Edward Sinnott, Ireland, to Sarah wife of John Donley. All title. May 15. nom

Pine st. Agreement as to removal of part of an old party wall and erection of new one. Charles F. Southmayd et al., trustees of Wm. B. Astor, dec'd., with William K. Astor. June 16. nom

Pine st. Agreement similar to above. Franklin H. Delano et al., trustees Wm. B. Astor, dec'd., for John J. Astor, with same. June 17. nom

Spring st, No. 40, s s, abt 75.9 e Mulberry st, 25.3x109x25.3x114.9, five-story brick tenem't with store.

Spring st, No. 42, s s, abt 50.6 e Mulberry st, 25x 14.9x25x121.6, five-story brick tenem't with store and five-story brick rear building. Joseph I. West to Jacob Paskusz. Mort. \$25,000. Sept. 30. 52,500

Spring st, No. 40, s s, abt 75.9 e Mulberry st, 25.3x109x25.3x114.9.

Spring st, No. 42, s s, abt 50.6 e Mulberry st, 25x114.9x25x121.6.

The Singer Manufacturing Co., New York, to Joseph J. West. Oct. 7. nom

Suffolk st, No. 148, e s, 100.2 s Stanton st, 25x 100, five-story brick tenem't with stores. Charles and August Ruff to Bernard Galewski. Oct. 15. 28,500

Suffolk st, e s, 125.2 s Stanton st, 25x100, five-story brick tenem't with stores. Same to Max Swarsensky. Oct. 15. 28,500

6th st, No. 635, n s, 150.4 e Av C, 22.5x90.10, two-story stone building. Babette Myer, widow, to Jacob Weiss. Oct. 15. 9,000

9th st, No. 18 W. Agreement as to existence of mortgage. Daniel J. Noyes with Theresa A. Anderson. Oct. 2. —

10th st, No. 372, s s, 293 w Av C, 25x92.3, five-story brick tenem't. Peter Lyding and Ferdinand A. Sieghardt to Gertrude Faust. Mort. \$16,000. Oct. 12. 28,000

11th st, No. 520, s s, 270.6 e Av A, 25x—, four-story brick tenem't and store. Hannah Roedel, widow, to Gottfried Buhler. Mort. \$6,000. Oct. 10. 10,950

11th st, No. 318, s s, 350 w 1st av, 25x94.10, four-story brick tenem't and store and three-story rear brick tenem't. Mary McMahon to Edward and Margaret McMahon. $\frac{2}{3}$ part. Sub. to $\frac{2}{3}$ of mort. \$7,000, also to the taxes of 1885. Oct. 1. nom

12th st, No. 507, n s, 96 e Av A, 25x103, five-story brick tenem't and store and three-story rear tenem't. The Manhattan Erwerbs Verein No. 3 to Nathan Silver. Oct. 5. 19,500

16th st, No. 253, n s, 192 e 8th av, 17x80, three-story brick building. Contract. Sarah Offerer to Samuel B. Rogers, Jersey City. Aug. 15. 8,750

18th st, No. 245 W., n s, 100 w 9th av, 25x92, three-story brick building. Eliza H. Terry, Brooklyn, Henrietta K. Vanderbilt, Caroline H. Dillon, Emma F. and Theodore de G. Jones, heirs Jas. Jones, to James A. Jones. Oct. 2. 8,500

19th st, No. 7, n s, bet Broadway and 5th av, 25 x92. Charles G. Francklyn, exr. E. Hoyt, to William C. Martin, Orange, N. J., and Charles G. Martin. Oct. 13. 25,000

Same property. William C. and Charles G. Martin to Robert Carter. Oct. 13. 30,000

25th st, No. 234, s s, 330 w 7th av, 15x98.9, four-story brick dwell'g. Esther Saunders to William J. Saunders. Oct. 10. nom

26th st, Nos. 38-44, s s, 175 e 6th av, 60x98.9, four three-story brick dwell'gs. Josephine W. Hogan to Mary U. wife of William L. Strong, and Dorcas P. Aborn. $\frac{1}{4}$ part. Sept. 26. 15,000

30th st, No. 16, s s, 250 e 5th av, 18.9x98.9, four-story stone front dwell'g. Mary W. wife of and Beverley Ward to Ellen J. wife of Stuyvesant F. Morris. Oct. 15. 30,000

30th st, No. 302, s s, 70 w 8th av, 22x98.9, three-story brick dwell'g. Judah Hart to Anthony W. Miller. Oct. 14. 15,000

32d st, No. 40, s s, 175 w 4th av, 25x98.9, three-story brick dwell'g. John Sheridan to Mary Sheridan. Aug. 18. 2,200

36th st, n s, 341.6 e 8th av, 18.6x98.9. Declaration by Pauline C. Deshon that she will apply rents during her life to the redemption of taxes, &c. Sept. 28.

39th st, No. 5, n s, 225 w 5th av, 20x98.8, four-story stone front dwell'g. Rose wife of Lorenzo D. Rondebush or Rouddebush to Agnes E. Tracy, Buffalo, N. Y. Oct. 13. nom

39th st, No. 230, s s, 469 e 8th av, 20.7x98.9, three-story stone front dwell'g. Christiana wife of Albert L. Conklin to William C. Birmingham. Oct. 10. 20,000

41st st, s s, 180 e 4th av, 50x98.8. Release mort. Isaac L. Kip, exr. W. V. Brady, to Jobst Hoffmann. Oct. 13. 21,000

41st st, s s, 85 e Madison av, runs south 91.5 x east 18.3 x southwest 8.3 x east 3.4 x north 98.9. Sarah A. Dwight, Wethersfield, Conn., to Adolphus F. Warburton. Re-recorded. Mort. \$ 2,500. Mar. 19, 1877. 14,500

41st st, s s, 105 e Madison av, 20x98.9x20.2x98.9. Same to same. Re-recorded. Sub. to mort. \$ 2,500. Mar. 19, 1877. 14,500

42d st, No. 315, n s, 200 w 8th av, —x100.4x25x 100.4, three-story brick build'g. James W. and Francis J. Farmer and Mary wife of John Dugan, heirs Wm. Farmer, and Catharine Farmer, widow, to James Fitzpatrick. $\frac{2}{3}$ part. Oct. 12. 7,103

Same property. Catherine Farmer, an heir of W. Farmer, by Catharine Farmer, guard., to same. $\frac{1}{4}$ part. Oct. 12. 1,898

43d st, No. 211, n s, 180 e 3d av, 25x100.5, five-story brick flat. Marie Klemann to Anna M. Klemann. Mort. \$12,000. Oct. 14. 20,500

45th st, No. 127, n s, 326.8 w 6th av, 19.2x82, four-story stone front dwell'g. Louise Terhune, widow, to Reuben W. Ross. Morts. \$17,000, taxes and assessm'ts. Oct. 13. nom

48th st, No. 313, n s, 170 w 8th av, 18x100.5, three-story stone front dwell'g. Seba M. Bogert to Edward A. Sabater, of Kingsland, N. J. Oct. 14. 13,500

49th st, No. 410, s s, 137 w 9th av, 18.9x48.8x 19.2x52.4, four-story brick dwell'g. William Proders to William H. Proders. October 10. val. consid

52d st, No. 32, s s, 416 w 5th av, 17x100.5, four-story stone front dwell'g. William H. Beardslev and Lillian A. his wife, Brooklyn, to Henry M. Flagler. Mort. \$25,000. May 9. 20,000

53d st, No. 32, s s, 475 w 5th av, 25x100.5, four-story stone front dwell'g. Gustav Schirmer to William Thorne. Oct. 12. 97,500

54th st, No. 121, n s, 275 w 6th av, 25x100.5, William B. Baldwin to Robert F. Cutting. Mort. \$15,000. Oct. 14. 27,500

56th st, s s, 100 e 9th av, 125x100.5, four five-story stone front flats. Henry W. Steffan to Charles Riley. Oct. 8. 225,000

57th st, No. 217, w s, 230 e 3d av, 20x100.5, four-story brick dwell'g. William C. G. Wilson to Patrick Fitzpatrick. Mort. \$9,000. Oct. 1. 16,500

57th st, No. 8, s s, 175 e 5th av, 25x100.5, four-story brick dwell'g. George H. Morris, Brooklyn, to Siegmund T. Meyer. Morts, \$95,000. Sept. 12, 1883. nom

57th st, No. 323, n s, 300 w 8th av, 25x100.5, four-story brick dwell'g. Thomas and Minerva Jones to Ruth J. wife of John W. Burgess. $\frac{1}{4}$ part. Sub. to life estate John W Burgess. Sept. 24. 2,375

58th st, s s, 375 w 9th av, 25x100.5.

58th st, s s, 400 w 9th av, 25x100.5. Release dower. Elizabeth A. Johnson, Great Barrington, Mass., formerly widow of Timothy D. Pelton, to Guy R. Pelton, exr. and trustee of T. D. Pelton. Oct. 9. nom

62d st, No. 207, n s, 118.7 e 3d av, 18.7x100.5, three-story brick dwell'g. Elizabeth wife of Eugene Jehl to Sarah wife of Louis Lese. Mort. \$10,000 and taxes 1885. Oct. 6. 13,750

63d st, No. 13, n s, 149.6 w Madison av, 20.6x 100.5, four-story stone front dwell'g. Anthony Mowbray to Clara N. wife of Edward Earle, Brooklyn. Mort. \$36,000. Oct. 12. 62,000

63d st. Party wall agreement. James M. Brown et al., exrs. J. Brown, with John T. Farley. June 2, 1885. nom

62d st, No. 413, n s, 200 w 9th av, 25x100.5, five-story brick flat. James B. Gillie, Alexander Walker and Martha A. Lawson to Christian Blinn, Jr. See 106th st. Morts. \$18,000. Oct. 14. 32,000

66th st, s s, 300 w 8th av, 75x100.5. Release dower. Elizabeth A. Johnson, Great Barrington, Mass., formerly widow of Timothy D. Pelton, to Guy R. Pelton, exr. and trustee T. R. Pelton. Oct. 9. nom

67th st, s s, 175 e 9th av, 25x100.5, vacant. Jas. W. Pinchot to Henry C. Eno. C. a. G. Oct. 1. 6,250

67th st, No. 62, s s, 120 e Madison av, 20x100.5, three-story stone front dwell'g. Alexander H. Tiers, exr. and trustee Esther L. Tiers, to George D. Wagner. Oct. 15. 35,000

68th st, No. 54, s s, 60 w 4th av, 20x100.5, four-story stone front dwell'g. Mary V. wife of David H. Gould to Mary E. wife of Henry R. De Milt, Brooklyn. M. \$20,000. Oct. 14. 44,000

72d st, No. 148, s s, 80 e Lexington av, 18x104.4, four-story stone front dwell'g. William H. Brower, Plainfield, N. J., to Annie E. Kirkner, Plainfield, N. J. Oct. 5. nom

Same property. Jacob Kirkner to William H. Brower and Sarah J. his wife. Oct. 5. nom

72d st, No. 23, n s, 78 e Madison av, 22x102.2, four-story stone front dwell'g. Robert B. Lynd to Julius Levine. Mort. Oct. 15. 85,000

74th st, n s, 250 e 11th av, 50x102.2, vacant. Alice M. Wood to Francis M. Jencks. Taxes and assessm'ts from Oct. 1884. Oct. 13. 10,400

75th st, No. 222, s s, 270.10 e 3d av, 19.7x102.2, four-story brick dwell'g. Martin Mackey to James Mackey. $\frac{1}{2}$ part. M. \$8,000. Oct. 13. nom

75th st, No. 22, s s, 25.7 w Madison av, 25x102.2, four-story brick dwell'g. William S. Maddock to Isaac W. Maclay, Yonkers, and William E. Davies, of Demarest, N. J. Oct. 10. nom

75th st, No. 20, s s, 50.7 w Madison av, 25.1x 102.2, four-story brick dwell'g. William S. Maddock to Siegmund T. Meyer. Morts. \$45,000. June 3. 65,000

80th st, No. 226, s s, 266 w 2d av, 18.11x102.2, two-story frame (brick front) building. Eliza J. McFadden to Mary Egan. Mort. \$4,000. Oct. 12. 6,400

80th st. Party wall agreement. James Brady with Edward Hilson. Jan. 20. nom

81st st, No. 427, n s, 406.6 e 1st av, 25x102.2, four-story stone front tenem't. Mathias H. Schneiler to Emanuel Lang, New Orleans, La. Mort. \$12,000. Oct. 15. 22,500

81st st, No. 425, n s, 381.6 e 1st av, 25x102.2, four-story stone front tenem't. Mathias H. Schneider to Rosalie Myers. Mort. \$12,000. Oct. 15. 22,500

81st st, n s, 575 e 10th av, 38.1x102.2. Release mort. Thomas Kenworthy to Samuel Colcord. Oct. 15. nom

81st st, No. 423, n s, 186.11 w 9th av, 19x102.2, four-story brick and stone dwell'g. Samuel Colcord to Dickson G. Watts. Oct. 15. 26,500

82d st, No. 528, s s, 258 w Av B, 13.4x102.2, two-story brick dwell'g. Domenico Purpura to Mary C. Cuccio. M. \$2,500. Oct. 14. 4,425

83d st, No. 362, s s, 175 e 9th av, 25x102.2, four-story stone front flat. Charles Crockier and Mary A. his wife to Fannie W. Haff, for life. Sept. 18. gift

89th st, s s, 184.5 e 4th av, 25.7x100.5, five-story stone front flat. Foreclos. Frank A. Ransom to Myer Finn. Morts. \$19,500 and any existing claim under judgment for \$142. Sept. 30. 2,475

89th st, s s, 158.11 e 4th av, 25.7x100.5, five-story stone front flat. Foreclos. Same to same. Sub. as above. Sept. 30. 2,650

89th st, No. 166, s s, 145 w 3d av, 25x100.8, five-story brick flat. Frederick W. Renwick to William B. and George C. Pope. Sept. 26. 7,500

89th st. Party wall agreement. Emily C. Watson to Frederick W. Renwick. May 12, 1883. nom

89th st, No. 112, s s, 210 e 4th av, 25.7x100.8, four-story brick dwell'g. Joshua C. Sanders to Katherina Prochazka. Mort. \$10,500. Oct. 15. 20,200

91st st, No. 77, n s, 38.8 w 4th av, 18.8x67, three-story stone front dwell'g. Joseph Swan to Jennie Swan. Mort. \$8,000, &c. April 28, gift

92d st, s s, 100 w 3d av, 75x100.8, three-story frame building and two-story rear brick building. Foreclos. James R. Cuming to Andrew Koch. Oct. 1. 10,100

Same property. Andrew Koch to Marie Grenhart. Oct. 8. 10,100

95th st, n s, 100 e 9th av, 100x100.8, vacant. Dexter R. Wright, New Haven, Conn., to John F. Comey. Mort. \$9,320. Oct. 9. 20,000

104th st, No. 121, n s, 183.4 e 4th av, 16.8x100.11, three-story frame dwell'g. Clara wife of Henry J. Knapp to James H. Whitelegge. Mort. \$3,000. Oct. 10. 6,000

104th st, n s, 150 w 10th av, 50x100.11, vacant. Charles H. Farnam to Thomas McBride. Oct. 8. 12,000

Same property. Thomas McBride to James B. Gillie, Alexander Walker and Martha A. Lawson. Mort. \$10,000. Oct. 12. 13,000

106th st, s s, 100 w 3d av, 75x100.11, two-story frame dwell'g. Christian Blinn, Jr., to James B. Gillie, Alexander Walker and Martha A. Lawson. Morts. \$16,500. See 62d st. Sept. 30. 25,000

107th st, No. 212, s s, 178.10 e 3d av, 21.10x101.4 x 21.10x101.4, four-story brick flat. Foreclos. Joseph E. Newburger to John R. M. Hernz, exr. and trustee R. M. Hernz. Taxes and asmts. Oct. 7. 8,000

107th st, s e cor 4th av, nine houses. William F. McEntee to Edward Oppenheimer and Isaac Metzger. Authorization to collect rents, pay expenses and apply balance to payment of mortgages. Sept. 29, 1885. nom

111th st, No. 79, n s, 139.9 w 4th av, 15.3x100.11, three-story brick dwell'g. Herman T. Vulte to Mark Ash. Mort. \$5,000. Oct. 15. 8,500

116th st, s w cor Pleasant av, 28x86, vacant. Pleasant av, w s, 106 s 116th st, 20x94, vacant. Henry Maguire to Louis Metzger. Oct. 14. 10,000

117th st, No. 170, s s, 242 w 3d av, 17x100.11, two-story frame building. Samuel O. Vanderpool to Mary E. Walpuski. Oct. 15. 6,000

118th st, Nos. 444-448, s s, 109 w Pleasant av, 51x75.7, three three-story stone front dwell'gs.

118th st, Nos. 436 and 438, s s, 194 w Pleasant av, 33.4x100.10, two two-story stone front dwell'gs.

123d st, No. 311, n s, 100 e 2d av, 25x100.11, four-story brick dwell'g. William S. Maddock to Isaac W. Maclay and William E. Davies. Oct. 9. nom

119th st, No. 319, n s, 206.9 e 2d av, 18.3x100.11, four-story stone front flat. Thomas Quinn, Brooklyn, to John Andrews, Jr. Morts. \$11,330. Sept. 17. 13,500

121st st, No. 512, s s, 157 e Av A, 17x80, three-story brick dwell'g. James J. Jones to Tredwell Sands. Mort. \$2,000. Oct. 2. 4,400

Same property. Charles Jones to same. Q. C. Oct. 2. nom

121st st, s s, 140 e 4th av, 25x100.11, vacant. Mary A. Sutton, widow, and Mary E. wife of Henry Kanski to Benjamin Blackledge. Q. C. Oct. 1. 100

Same property. Adeline V. Sutton to same. Q. C. Oct. 1. nom

Same property. Benjamin Blackledge to Edward Hirsh. Oct. 7. 4,500

121st st, s s, 115 e 4th av, 25x100.11, vacant. John Banta to Edward Hirsh. Oct. 1. 4,545

124th st, No. 243, n s, 127 w 2d av, 20x100.11, three-story brick dwell'g. Hattie wife of Samuel Schiff to Jacob Wertheim. Mort. \$7,500. Oct. 5. 12,500

125th st, n s, 75 e Public drive or Boulevard, 350x99.11, vacant.

126th st, s s, 75 e Public drive or Boulevard, 100x99.11, vacant.

126th st, s s, 200 e Public drive or Boulevard, 225x99.11, vacant.

Charles Bryant to George H. Scott, John B. Smith and William Noble. Morts. \$61,000. Oct. 9. val consid

125th st, n s, 375 e Public drive or Boulevard, 50x99.11.

126th st, s s, 75 e Public drive or Boulevard, 25x99.11.

Elliott Zborowski to Charles Bryant. Taxes, assessm'ts, &c. Oct. 9. nom

125th st, n s, 75 e Public drive or Boulevard, runs east 300 x north 99.11 x east 50 x north 99.11 to 126th st, x west 225 x south 99.11 x west 25 x north 99.11 to 126th st, x west 75 x south 99.11 x west 25 x south 99.11. Elliott Zborowski to Charles Bryant. Taxes, assessm'ts, &c. Oct. 9. nom

129th st, No. 51, n s, 240 w 4th av, 25x99.11, two-story frame building. Alexander P. and Edgar Ketchum, Jr., exrs. E. Ketchum, to James Regan. Oct. 12. 7,250

130th st, s s, 250 e 12th av, 100x182.9 to Manhattan st, x111.7x133.

130th st, s s, 425 e 12th av, 50x99.11.

129th st, n s, 425 e 12th av, 50x99.11. Car stables, &c.

James P. Forster to The Forty-second Street, Manhattanville & St. Nicholas Avenue Railway Co. Mort. \$50,000. Oct. 13. 100,000

131st st, No. 104, s s, 106.8 w 6th av, 16.8x99.11, three-story stone front dwell'g. Samuel O. Wright to Caroline wife of Columbus Sprotto. Mort. \$9,000. Oct. 12. 14,500

Same property. Release mort. John Ross to Samuel O. Wright. Sept. 26. nom

131st st, No. 210, s s, 141.8 w 7th av, 16.8x99.11, three-story stone front dwell'g. William McReynolds to Emma J. Peck, Brooklyn. Mort. \$7,500. Oct. 10. 13,000

134th st, s s, 300 e 12th av, 50x99.11, vacant. James Rogers to Elias S. Higgins. Mort. \$1,600. Sept. 28. 2,700

134th st, s s, 150 w 8th av, 50x99.11, two four-story brick flats. Sanford J. Peck to Lillie M. wife of William D. Peck. 1/8 part. September 22. 1,000

Same property. William D. Peck to Sanford J. Peck. 1/8 part. Sept. 16. 1,000

140th st, s s, 250 e Boulevard, runs south 24.11 x east 77.7 to west side old Bloomingdale road, x 26.1 to 140th st, x 85.5, excepting part taken for diagonal st, vacant.

139th st, n s, 100 e Boulevard, 75x99.11, vacant. Contract. Eugene Elsworth, exr. W. Elsworth, to Thomas Loughran. October 10. 9,500

141st st, s s, 150 w 10th av, runs south 37.10 x northwest 106.7 to east side Bloomingdale road, x 6.8 to 141st st, x east 99.3. John Ward to Estelle B. Morris. Taxes 1885 and street assessm'ts. Oct. 12. 1,300

171st st, n s, 100 e 11th av, 25x95, vacant. Peter V. Bussing to Andrew Marshall. September 28. 800

Av A, e s, 101.2 n 84th st, 26x98, five-story stone front store and tenem't. Meyer Auerbach to George Muhler and Elise his wife. Morts. \$13,500, water tax, &c. Oct. 14. 20,000

Av A, e s, 75 n 84th st, 26.2x98, five-story stone front store and tenem't. Same to Ludwig Kleinschmidt, Stapleton, S. I. Morts. \$13,500, water tax, &c. Oct. 14. 20,000

Av A, e s, 127.2 n 84th st, runs east 98 x north 1 x west 20 x north 24.6 x west 78 to Av A, x south 25.6, five-story stone front store and tenem't. Same to Heinrich Casten, Washington, D. C. Mort. \$13,000, water tax, &c. Oct. 14. 20,000

Av B. Party wall agreement. William H. Bludhorn, Jr., Brooklyn, with Charles C. Dearn. July 18. nom

Av B, s w cor 81st st, 102.2x100, vacant.

81st st, s s, 100 w Av B. 223x102.2, vacant. Edward Fox to Maximilian Fleischmann. Q. C. Oct. 10. nom

Same property. James H. Coleman to Maximilian Fleischmann. Morts. \$14,300, taxes 1885. Oct. 10. 50,000

Lexington av, No. 719, e s, 20.5 s 58th st, 20x65, three-story brick dwell'g. Mary A. Bazen to Eliza B. Downes. Oct. 1. nom

Same property. Eliza B. Downes to Mary L. Bulkeley. See Madison av. Oct. 10. 16,000

Lexington av, No. 960, w s, 83.3 n 57th st, 17.2 x 100, four-story brick dwell'g. Edson H. McEwen, assignee J. M. Pelton, to Thomas C. McEwen, Warwick, N. Y. Mort. \$15,000, and interest from Nov. 1, 1884, taxes, &c. Aug. 5. 100

Same property. Thomas C. McEwen to Amelia M. Pelton. Sub. as above. Sept. 9. 100

Lexington av, No. 1062, w s, 52 n 57th st, 17x 85, three-story stone front dwell'g. Charles Ritz, Lewistown, Pa., to Anna R. Ronaldson. Mort. \$12,000. Aug. 28. gift

Lexington av, No. 908, w s, 100.11 s 118th st, 20x65, four-story stone front dwell'g, with carpets, fixtures, shades, &c. John Bannen to Daniel J. Sheehy. Mort. \$10,000. October 15. 15,750

Madison av, No. 1187, e s, 34.8 s 87th st, 16.8x 62.3, three-story stone front dwell'g. James L. Montgomery to Latimer E. Jones. Morts. \$15,500. July 27, 1885. 20,000

Madison av, No. 1071, s e cor 81st st, 20x85, four-story brick dwell'g. Mary L. Bulkeley, widow, to Eliza B. Downes. See Lexington av. Oct. 13. 28,000

St. Nicholas av, e s, 199.10 s 150th st, 30x100, vacant. John W. Fink to Charles E. Runk. Oct. 14. 7,000

1st av, Nos. 1711-1715, s w cor 89th st, 75.8x77, three five-story brick tenem'ts with stores on av and one-story brick store on st. Emeline

wife of William H. Johnston and Elizabeth wife of Richard E. Johnston to Frank Kretschmer. Morts. \$37,000. Oct. 13. 63,800

1st av, No. 1709, w s, 75.8 s 89th st, 25x77, five-story brick store and tenem't. Same to John A. Keil. Mort. \$10,000, and water tax. Oct. 13. 19,500

1st av, No. 1487, w s, 75 s 78th st, 25.6x100, four-story brick flat and store. Henry E. Schwitters to Barbara Huff. Oct. 1. 19,750

2d av, No. 1588, e s, 44.8 n 82d st, 25.8 x east 100.1 x south 23.10 x west 45 x north 3 x west 55, four-story stone front store and tenem't. Charles Schmitt and Mary T. his wife to Frederick Beck and Ida J. his wife. Morts. \$11,500. Oct. 14. 21,500

2d av, No. 2033, w s, 74.11 s 105th st, 26x100, five-story brick flat and store. Theresa wife of and John Schappert to William Hannig. Mort. \$4,000. Oct. 14. 26,500

2d av. Party wall agreement. Max S. Korn with Hannah wife of Eli Straus. June 13. nom

2d av, Nos. 2143 and 2143 1/2, n w cor 110th st, 50.5x100, one and three-story frame buildings and stores on av and one one-story brick building on st. Howard T. Montgomery, Parkville, N. Y., to Lueder Pieper. C. a. G. Correction deed. Oct. 10. nom

2d av, No. 1317, w s, 50.5 n 69th st, 25.1x80, five-story stone front tenem't and store. Michael O'Brien to Frank Kubischta. Mort. \$10,500. Oct. 15. 19,300

4th or Park av, No. 1627, e s, 72.8 s 91st st, 28x 96, four-story brick flat. Release mort. William M. Stilwell, trustee, to James H. Redman, Brooklyn. Oct. 10. nom

Same property. Release mort. Same to same. Oct. 10. nom

Same property. James H. Redman, Brooklyn, to Charles T. Middlebrook. Mort. \$16,000. Oct. 10. 30,000

4th av or Park av, No. 1557, n e cor 87th st, 25.8 x80, five-story brick flat and store. Charles E. Clarke and Nehemiah Nason to George Hoppe. Oct. 1. 33,500

Same property. Release mort. John J. Hughes, treasurer of Bradley & Currier Co., to Charles E. Clarke and Nehemiah Nason. Oct. 1. 4,000

Same property. Release mort. Samuel M. and Herman M. Cohen to same. Sept. 30. 28,000

4th av, No. 1563, e s, 50.8 n 87th st, 25x80, five-story brick flat and store. Release mort. Samuel M. and Herman M. Cohen to Charles E. Clarke and Nehemiah Nason. Sept. 30. 17,500

Same property. Release mort. John J. Hughes, treasurer of Bradley and Currier Co., to same. Oct. 8. 2,000

Same property. Charles E. Clarke and Nehemiah Nason to Katie F. A. wife of Henry L. Ughetta. Oct. 8. 24,300

5th av, No. 2063, e s, 24.11 n 127th st, 75x110, two-story frame dwell'g. Emily D. Jex, Ada W. wife of Antonio Rasines and Bella J. wife of Gregory Sutton to Richard V. Boyd. Oct. 1. 43,500

7th av, e s, 98.9 n from s e cor 24th st, thence in line parallel with 24th st, 80 x south 98.9 to s s 24th st, x west 80 to 7th av, x south 98.9.

24th st, s s, 80 e 7th av, 20x98.9.

William T. McCardle, San Francisco, Cal., Anastasia E. wife of Peter Reese, Mary C. Pearsall and Catharine A. Field, of Hinsdale, L. I. heirs Peter McCardle, to Rosalie Charpentier. Correction. July 22. 15,000

8th av, Nos. 572 and 574, e s, 13.8 n 38th st, 26.2 x64, two three-story brick buildings with stores. Kaufman Hirsh to Herman Gottlieb. Mort. \$15,000. Oct. 14. 24,300

8th av, w s, 24.11 s 141st st, 25x100, three-story frame building with store. Patrick J. O'Brien to Theresa wife of Edwin Waldmeier. Mort. \$5,000. Sept. 16. 8,000

Same property. Release mort. Euphemia S. Coffin to Patrick J. O'Brien. Sept. 16. 2,000

9th av or Av St. Nicholas, w s, extends from 145th to 146th st, 199.10x100, vacant.

145th st, n s, 100 w 9th or St. Nicholas av, 300 x99.11, vacant.

146th st, s s, 100 w 9th or St. Nicholas av, 200 x99.11, vacant.

With all title in streets.

George Leask to Norman Peck, New York, and Louis F. Martin, Brooklyn. March 29, 1880. nom

9th av, n e cor 104th st, 100.11x100, vacant. Ann wife of Robert Marshall to J. Bentley Squire. Mort. \$26,000. Oct. 8. 27,000

9th av, No. 753, w s, 25 s 51st st, 25.5x100, three-story frame building with store. Richard Vanden Henden and Marie Vanden Henden, as his wife and individ., to Andrew Ewald. Mort. \$5,000. Oct. 15. 12,250

9th av, s w cor 74th st, 102.2x100, vacant. Frederick H. Cossitt to Charles A. Fuller. Oct. 15. 48,000

10th av, No. 776, e s, 50.2 s 53d st, 25x75, five-story brick tenem't with store. James Carroll to Henry W. Krumwi-de and Caroline his wife. Mort. \$12,000. Oct. 15. 22,000

10th av, No. 1218, e s, 138 n 73d st, 20x100, four-story stone front tenem't. Joseph D. Nutt and George P. McCann to Johann G. Siegling. Mort. \$16,000. Oct. 14. 21,500

10th av, e s, 75.6 n 30th st, runs east 100 x north 8.11 x — to beginning. Louis Rossi to Robert Greacen. Sept. 30. 15,900

10th av, s e cor 63d st, 100.5x100. Courtlandt Palmer and ano., exrs. C. Palmer, to Amos R. Eno. Release and correction deed. October 9. nom

10th av, n w cor 181st st, 49.10x100, vacant. Eliza M. Storms, widow, Mt. Pleasant, to Martha J.

Fitzgerald, Philadelphia, Pa. C. a. G. Dec. 16, 1884.
10th av, w s, 25.11 s 105th st, 25x100, vacant. gift
10th av, s w cor 105th st, 25.11x100. }

MISCELLANEOUS.

Assignment of all title to estate of John Mortimer, Jr., derived under will, &c. Morton M. Van Kleek to Timothy Donovan. Oct. 9. 750
General assignment of estate derived under will of John Mortimer, Jr. Morton M. Van Kleek, Chicago, Ills., to J. Reeve Sturdivant. Aug. 24, 1885. given as collateral for loan of 500 Gen ral release, legacy, &c. The Sisters of Bon Secours to the devisees of Margaret A. Lanton. Sept. 29. nom
General release, &c. The College of St. Francis Xavier to same. Oct. 1. nom

23d and 24th WARDS.

Freeman st, s w cor Chisholm st, runs west 120 x south 100 x east 30 x north 25 x east 90 to Chisholm st, x north 75. Release mort. Lyman Tiffany and ano., exrs. and trustees C. L. Fox, to Lyman Tiffany. Oct. 9. 291
Freeman st, s w cor Chisholm st, runs west 120 x south 100 x east 30 x north 25 x east 90 to Chisholm st, x north 75. Lyman Tiffany to Jacob Schloss. Oct. 9. 1,500
Powell pl, No. 7, s w cor Washington av or Delancey pl, 60x10, also \$2,500 cash. William Fitzgerald to Ellen Fitzgerald. Above conveyance made as per will of W. Fitzgerald, dec'd, party of second part to release her dower right. Oct. 9. nom
Rogers pl, w s, 283.11 n Westchester av, 50x72.4 x50x72.11. Herman Wronkow to Patrick H. McManus. Oct. 15. 1,000
131st st, s s, 125 e Morris av, runs east 75 x south to highwater mark on north side of the Kills, x west — x —, with land under water, &c., except land taken for Brook av and part conveyed to Harlem River & Portchester R. R. Co. Catherine C. Fink, Smithburgh, N. J., extrx. W. Fink, to The Gas Engine and Power Co. Oct. 12. 6,000
131st st, s s, 100 e Morris av, 25x— to high water mark n s of Kills, x—, with land under water, &c. William Kyle to The Gas Engine and Power Co. Oct. 14. 5,000
135th st, n s, 100 e Lincoln av, 25x100. James M. Brown et al., exrs. J. Brown, to Michael Kelly. Oct. 9. 3,000
138th st, s s, 160 e Southern Boulevard, 15x100. John A. Burdett, Jamaica, L. I., to Stephen D. Burdett. 2/3 part. Sept. 30. 2,500
143d st, s s, 600 e Willis av, 25x100. Robert Montgomery to Patrick Kerins. Dec. 26, 1874. 667
143d st, s s, 125 e Willis av, 16.8x100.
143d st, s s, 600 e Willis av, 25x100.
Patrick Kearns and Ellen M. his wife to Harry Overington. All liens. Oct. 10. nom
Same property. Harry Overington to Ellen Kearns. C. a. G. Oct. 10. nom
146th st, s s, 350 e Leggett av, runs 100 x east } 65.3 x north to 146th st, x west 14.11.
145th st, s w cor Harlem & Portchester R. R., 25x160 to Harlem & Portchester R. R., x —.
Edward C. Hinsdale to William Hamilton. Oct. 10. 400
149th st, s s, 320.3 e Morris av, as widened, 25x 106.6. Mary Kelly, widow, formerly Doorley, to John Doorley. Sub. to taxes and assessmts. Oct. 10. 1,000
165th st, n e cor Stebbins av, 25x113.4. Lyman Tiffany to James O'Keefe. Sept. 30. 700
Eagle av, w s, 326.8 s Westchester av, 25x120. Margaret Garvin to Arletta E. Ferguson. Oct. 8. 650
Fordham av, w s, 166 s Tremont av, 27x91x27x 90. Release dower. Emma wife of Charles Foulke to Johanna Schmidt. Correction release. Oct. 5. nom
Same property. Johanna Schmidt, widow, to George Heuser. Oct. 12. 1,125
Johnson av, part lot 122 map East Tremont, 25 x100. Joseph McKeown to John Gloeckner and Rosana his wife. Oct. 10. 300
Morris av, n w cor 149th st, 100x150. Release mort. John D. Poole to Margaret A. Johnson. Oct. 3. nom
North 3d av, w s, 108.3 n Mott st, 135.3x92x135x 94. Ferdinand W. Proffen to Charlotta Proffen. July 14. 700
Same property. Louise wife of Henry Sturz, Julia wife of Carl Sotscheck, Charles, and Frank B. Proffen, heirs, &c., Karl W. H. F. Proffen, also A. Wiener and ano., exrs. of same, to Charlotta Proffen, widow. Sept. 22. 2,800
North 3d av, w s, 108.3 n Mott st, 27x93.6x27x 94. Charlotte or Charlotta Proffen to Frank B. Proffen. Sept. 22. 700
North 3d av, w s, 216.6 n Mott st, 27x92x27x93.6. Charlotte or Charlotta Proffen, Tremont, to Charles H. Proffen. Sept. 22. 900
Robbins av, e s, 237 n Lexington st, 33x230, h l. Margaret Glackin, formerly McKenna, an heir of James McKenna, to Francis McKenna, Q. C. Oct. 7. 300

Strong av, n s, 225.11 e Tinton av, 20.6 x abt 83. John W. Decker to Bridget Knox. Mort. \$1,800. Oct. 14. 3,500
Same property. Release mort. Fannie McCormack to John W. Decker. Oct. 14. 150
Same property. Release mort. R. Clarence Dorsett to same. Oct. 14. 168
2d av, n s, 140 e 3d st, 40x100, hs & ls. Ella D. wife of and Huram B. Varian, Woodlawn Heights, to Jane F. Swallow. Mort. \$1,000. Oct. 8. 2,000
Bronx River, n s, at intersection of n e s Washington av, runs northeast along river to northwest side Madison av, x northeast along avenue — x northwest 200 to southeast side of Washington av, x south 262 to beginning. Giuglio Fiocchi to Emiliano P. Bergamini. Mort. \$1,500. Oct. 2. 5,000
Harlem River & Portchester R. R. at centre Leggett's Creek, runs southerly along creek to Long Island Sound, x south to exterior water grant, x south and west and north to land late of W. M. Allen, x — to railroad, x northeast to beginning. Inocencio Casanova to Robert A. Chesebrough. Taxes 1885. Oct. 2. 80,000
Road from Kingsbridge road to The Hudson River R. R., near Fort Washington, n w cor Fort Washington Ridge road, runs west to point 635 w of Kingsbridge road, x north 310 x east to Fort Washington Ridge road, x south to beginning. The Metropolitan Savings Bank to Bessie C. wife of Carl Pfeiffer. Oct. 13. 22,000

LEASEHOLD CONVEYANCES.

Broome st, No. 430. Assign. lease. Louis Corn to Walter I. Averill. nom
Bowery, No. 359. Francis Bartlett, trustee of Caroline Bartlett, to Henry Zimmer. 5 7-12 years, from Oct. 1, 1885, per vr, 2,500 and 2,600
Division st, s s, 156.8 w Jefferson st, 26x59.5x 26x59.3. Consent to assign. lease. Catharine A. Hedges to Daniel P. Hays.
East Houston st, No. 208, store, &c. Assign. lease. Gustav Hackauf to William H. Burr et al, of Burr, Son & Co. security for 1,000
62d st, No. 422 E. Assign. lease. Frederick W. Gieseking to Frederick A. Botty. nom
122d st, Nos. 307 and 309, n s, 109.6 e 2d av, 40.6 x101. William Austin to William Sinclair and Margaret A. his wife. 20 years, from Oct. 1, 1885, per year, 400
122d st, s s, 100 w 2d av, 50x100.11. Surrender of lease. James H. Butler to Abian S. Beekman. New lease and nom
Av C, w s, 69.3 n 9th st, 23 front. Assign. lease. Harry W. Glover to John L. Cheeseman. 3,144
Sedgwick av, w s, indeft, 16.8x100. Joseph H. Cain to Lizzie Lewis. Life lease. nom
1st av, No. 428. Assign. lease. Hugh Campbell to Patrick McGiveny and Michael McMahon. nom

KINGS COUNTY.

OCTOBER 9, 10, 12, 13, 14, 15.

Adelphi st, w s, 382.7 s Fulton st, 20x100. John Jenkins to William Gray. M. \$1,815. 2,650
Adams st, e s, 132.6 s Fulton av, 25x100, New Lots. John Brown to Patrick Bannan. 1,250
Bergen st, s s, 235 e Troy av, 25x127.9. Eliza wife of and Michael Brady to Mary wife of Peter Casey. Mort. \$577. 850
Bond st, s e s, 100 n e Livingston st, 125x100. }
Fulton st, No. 502, s s, 40 e Bond st, 20x67x 20x67.3. }
Alanson Trask and Daniel W. McWilliams and Helen Marquand his wife to The Brooklyn Young Mens' Christian Assoc. nom
Bleeker st, s e s, 225 s w Central av, 25x100.
John J. Hellyer to Moris Hellyer. 500
Bayard st, s s, 135.3 w Graham av, 19.7x100, h & l. Patrick H. McManus, New York, to Herman Wronkow. Mort. \$1,100, and taxes 1885. 3,500
Butler st, s s, 149.10 e Bedford av, 20x127.9. Edwin F. Howell and Sophia H. his wife, to Elias H. Hawkins. 900
Butler st, s s, 129.10 e Bedford av, 20x127.9. David B. Mitchell to Edwin F. Howell. 800
Carroll st, s s, 76.11 w Hoyt st, 19.1x96.6. Wilson Welsh, Philadelphia, Pa., to The New Haven Co. Nat. Bank. Q. C. 25
Clifton pl, n s 550 e Grand av, 17.11x100x14.3x 100. George W. Powers to Edwin R. Sheridan. 2/3 part. 425
Clifton pl, s s, 394.8 w Nostrand av, 18.8x100, h & l. Michael Tracy to Belle C. Schenck. Mort. \$4,900. 7,250
Court st, e s, 30.5 s Union st, 20x82, in two courses, x19.10x84.6, in two courses, with strip of land and party wall adjoining on north 0.6x45, h & l. William S. Maddock, New York, to Isaac M. Maclay, Yonkers, and William E. Davies, Demarest, N. J. nom
Cumberland st, No. 72, w s, 87.3 s Park av, 25x 100, h & l. Thaddeus B. Wakeman, New York, to Charlotte I. Campbell. Morts. \$2,800. 5,000
Clinton st, e s, 60 s Carroll st, 20x90. William W. Thomas, Morristown, N. J., to James M. Benham. Q. C. nom
Cooper pl, e s, 144 s Herkimer st, 46x97.6. Mary K. wife of and Charles F. Brooks to John Pickering. 100
Douglass st, n s, 110 w 5th av, 20x100. Partition. George B. Abbott to Bernhard Weinlader and Elizabeth his wife, New York. 550
Douglass st, s s, 137.6 e Hoyt st, 18.9x70. Samuel Parnson to Katharina Feulner, New York. Mort. \$2,000. 3,000
Devoy st, s s, abt 8.9 w Judge st, 25x100, George

Zimmermann to Johanna wife of Gustave Feigenbaum. Release mort. 900
Erasmus s s, lot 14 map G. L. Martense property, Flatbush, 26x100. Charles J. Warren to George Covert, Newtown, L. I. exch
Erasmus st, s s, 247.5 w of land of Protestant Dutch Reformed Church, Flatbush, 26.4x73.2 Flatbush. Catharine A. Mulhearn to John and Catharine Kane. 310
Ewen st, s e cor McKibben st, 25x75. William Wehler to George Gutting. 9,500
Floyd st, s s, 190 w Tompkins av, 18.9x100, h & l. Sarah M. wife of Hermon Phillips to William J. Hauck. Mort. \$1,500. 3,300
Floyd st, s s, 100 e Marcy av, 30x100. Agnes D. wife of Walter S. Davies to John Softy. 1,800
Front st, No. 132, s s, 51 e Pearl st, 26x100. Austino and Rosa Aulite to Eliphalet W. Bliss. 4,200
Fulton st, n e s, abt 177.6 e Front st, 26.4x73.2 x28.3x77, hs & ls. Smith Ely, Jr., New York, to Frederick Uhlmann. C. a. G. 17,000
Fulton st, n s, 80 w Lawrence st, 20x60, h & l. Frank L. Audemars to John P. Rolfe. nom
Same property. John P. Rolfe to Hortense Audemars. nom
George st, n w s, 275 n e Hamburg st, 25x100. }
George st, n w s, 375 n e Hamburg st, 75x80. }
Theodore F. Jackson to Joseph Herte. 2,975
George st, n w s, 300 n e Hamburg st, 25x100. }
George st, n w s, 350 n e Hamburg st, 25x80. }
Theodore F. Jackson to John O. Kalb. 1,525
Gwinnett st, w s, 105 n Marcy av, 20x100.
Mariana A. Ogden et al., exrs. and trustees W. B. Ogden, to Frederick Miller. 1883. 700
Grand st, s s, 75 e Ewen st, 22x75, h & l. August Trenkmann to Eugene Ryan. Mort. \$5,000. 12,000
Grand st, s w cor Graham av, 25x100. Stephen J. Burrows to Frederick King, Newtown, L. I. Mort. \$10,000. 15,750
Hanover pl, w s, 100 n Livingston st, 60x100.
Alanson Trask to The Brooklyn Young Mens' Christian Assoc. nom
Henry st, w s, 80 n Sackett st, 20x66, h & l. Patrick Craddock to Mary Hughes, to hold during lifetime of grantor. nom
Henry st, w s, 40 n Sackett st, 20x66, h & l. Same to Delia Richards, to hold during life grantor. nom
Hancock st, s s, 116.8 w Marcy av, 16.8x85.4x 16.9x83.8, h & l. Mark Wray to Charlotte Rusher. 8,500
Harman st, n w s, 160 s w Evergreen av, 20x 100, h & l. Christian Sauer to George W. Goodale and Alice his wife. 3,600
Herkimer st, s s, 18 e Buffalo av, 16x90, h & l. George R. Waldron to Thomas P. Wilson. 3,000
Herkimer st, s s, 49 w Suydam pl, 24x75, h & l. Samuel I. Jarvis to Sarah C. and Henrietta Jarvis, tenants in common. gift
Hamburg st, n e s, 100 s e Stanhope st, 2x7x1x11 7. Theodore F. Jackson to Darwin R. James. nom
Hamburg st or av, s w s, 20 s e Ralph st, 20x 100. John Moadinger to Heinrich Pommerencke, New York. 700
Hewes st, n s, 161.2 w Marcy av, 19x100, h & l. Robert Payne to Philip Straus. Mort. \$4,000. 10,500
Heyward st, n s, 293 e Lee av, 19.6x100, h & l. John W. Sullivan to Elizabeth M. Bunker. Mort. \$2,000. 4,425
Heyward st, s s, 111.6 w Marcy av, 18.6x100, h & l. Thomas B. Saddington to James W. Lingard, New York. Mort. \$3,400. 6,200
Humboldt st, e s, 100 n Scholes st, 25x100, h & l. Ernst Augustin to Frederick Miller. Mort. \$2,000. 4,500
Jefferson st, s s, 580 w Nostrand av, 20x100, h & l. Foreclose. T. Henry Dewey to William M. Ivins, Chamberlain, N. Y. City. 8,200
Kosciusko st, n s, 254.6 e Stuyvesant av, 30x 100. Adelaide A. wife of Edward K. Robbins to Josiah H. Still, New York. Ms. \$4,000. 7,000
Leonard st, e s, 25 s Richardson st, 25x100. Margaret W. wife of Michael W. McGarry to Hannah S. Vincent. Q. C. Corrects omission. nom
Liberty st, e s, 100 n Concord st, runs east 73 x south 10 x east 32 x north 40 to alley, x west 105 to Liberty st, x south 30. John Adamson to Alfred S. Barnes. Mort. \$6,000. 10,500
Lincoln pl, s s, 200 w 6th av, 18.9x100, h & l. George Seldin, Erie, Pa., to Annie wife of Patrick H. McMahon. Mort. \$4,250. 7,000
Lincoln pl, s s, 170 w 7th av, 20x100. John Monas to Ellen A. wife of William H. Nafis. Mort. \$7,500. 14,000
Linden st, s e s, 175 n e Bushwick av, 25x100, h l. Samuel M. Meeker to Jennie M. wife of Andrew J. Conner. 1,000
Louis pl, w s, 98 s Herkimer st, runs west 95 x south 2 x west 2.6 x south 44 x east 97.6 to Louis pl, x north 46. John Pickering to Mary K. Brooks. 1,500
Madison st, w s, 203.10 s Fulton av, 50x100. New Lots. Edward F. Linton to Isabella wife of Samuel Haslett. 700
Same property. Sarah Stoothoff et al. to Edward F. Linton. Release mort. 500
Moore st, s s, 75 w Granam av, 25x50. Leopold Romer to Jacob Hess. 1,700
Madison st, s s, 90 w Sumner av, 115x100. William H. Wells to Henry C. M. Inghram. Mort. \$7,000. exch
Macomb st, n e s, 52.5 s e 4th av, 26x25. Arthur W. Benson to Annie and Michael J. Eagan. Taxes and assmts. 135
Maujer st, n s, 100 w Bushwick av, 25x100. Margaret A. McDonald, widow, to Henry W. Meyer. 2,200
Monroe st, s s, 365 w Ralph av, 20x100, h & l. Theodore E. Dimon to Thomas A. and Jane E. Miller, Mort. \$2,000. 1,500

Monroe st, n s, 350 e Ralph av, 33.4x100, h & l. Thomas H. Radcliffe to George Covert. Release mechanic's lien. nom

Same property. John D. Oakley to same. All liens. nom

Same property. George Covert to Charles J. Warren. Morts. \$6,000. exch

Monroe st, n s, 400 e Ralph av, 16.8x100, h & l. William Sullivan to Henrietta Brockmann. All liens. nom

Monroe st, n s, 204.8 w Bedford av, 16.8x90, h & l. Sarah M. Mygatt and ano., trustees for R. K. Mygatt, to Sarah E. wife of Welford R. Smith. C. a. G. 4,650

Morton st, n s, 240 w Bedford av, 20x100, h & l. Charles A. Blohm to Emma A. Blohm. 2,500

Navy st, w s, 66 s Tillary st, 20x100.4. John Barrett to John F. Fiddock. Q. C. nom

Noble st, n s, 415 e Franklin st, 25x100, three-story and basement brick dwelling. Ludwig Muller to Annie S. Micheau, Red Bank, N. J. Mort., &c. 9,500

Oakland st, w s, 175 n Nassau av, 25x100, h & l. Joseph E. R. Boudreau to Charles F. Frothingham, South Yonkers. nom

President st, n s, 250 w 9th av, 109x100. Charles H. Glover to William Flanagan. Mort. \$2,500, assessments, &c. 17,000

Pulaski st, n s, 149 e Nostrand av, 18x100, h & l. George J. Bryan to Laura J. Hyde. Mort. \$1,500. 5,000

Pulaski st, n s, 195 w Stuyvesant av, 20x100. N. P. Theodore Peterson to Theodore J. Geisler. Mort. \$2,000. nom

Same property. Theodore J. Geisler to Emelie E. wife of N. P. Theodore Petersen. C. a. G. nom

Pacific st, n s, 272.3 w Clason av, 40x80, h & l. George Selden, Erie, Pa., to Ellen wife of James O'Reilly. Morts. \$3,000. 5,600

Pacific st, s s, 116.8 w Troy av, 16.8x107.2, h & l. George R. Waldron to Michael Dalton. Mort. \$1,700. 2,800

Palmetto st, n w s, 150 n e Knickerbocker av, 25x100. John Munro, Liverpool, Eng., to Adolph H. Zimmer and Mary his wife. 400

Park pl, n s, 90 e Rogers av, 30x137. Calvin B. Camp to John Rielly. 850

Quincy st, s s, 19.6 e Patchen av, 16x90. William Godfrey to Andrew Lindgren and Angeline H. his wife. Mort. \$2,500. 4,250

Same property. Release mort. Charles H. Dutcher to William Godfrey. 500

Quincy st, s s, 550 w Ralph av, 25x100. Josiah H. Still, New York, to Adelaide A. Robbins. exch and 1,000

Quincy st, n w cor Sumner av, 23x100, h & l. David S. Beasley to John C. and John H. Stricher. Mort. \$5,000. 11,800

Quincy st, s s, 212.6 e Sumner av, 19.6x100. Theodore Ross to Irving J. Chapman. Mort. \$3,750. 6,000

Rapelye st, e s, 675 n 4th st, 50x150, East New York. Frederick Cobb to Sarah M. wife of Samuel Rowe, Portland, Me. Mort. \$20,000, taxes and assmts. 450

Rapalje st, w s, 819 s Brooklyn and Jamaica pike, 25x150, New Lots. George Beach to Ann Van Voorhis. 1,950

Ross st, s e s, 200.4 s w Bedford av, 19.6x100, h & l. Jane E. wife of George M. Crittenden to Allen Gray. Mort. \$4,000. 8,750

Ryerson st, w s, 199.6 s Myrtle av, 18.9x100, h & l. Archibald B. Heath to Mary wife of John Heath. 6,500

Stanhope st, n s, 230 w Evergreen av, 20x100, h & l. Henry C. Bauer to Susan Meeker. 4,150

Stagg st, n s, 275 w Waterbury st, 25x100. Mary S. wife of Charles R. Baker, and Levi C. Schenck to Charles Sauer and Katharina his wife. 700

Steuben st, e s, 78 n De Kalb av, 60x100. James Winship, Buffalo, to Paul C. Grening. C. a. G. Mort. \$1,000. 3,200

Stockton st, n s, 100 w Lewis av, runs west 75 x north 100 x east 70 x southeast 3.4 x south 96.8, hs & ls. Ernst Augustin to Frederick Miller. Morts. \$13,500. 18,000

Truxton st, s s, 30 e Sackman st, 15x60. Eugene E. Seymour, New York, to Charles A. Safford, Hartford, Conn. Morts \$1,000. nom

Same property. Charles A. Safford to Michael Lewis. nom

Same property. Michael Lewis, New York, to Emma L. Wandel. 100

Union st, n s, 136.4 w Hoyt st, 19.4x90. Andrew J. Dower to Patrick Reilly. Mort. \$3,000. 7,500

Van Buren st, s s, 200 w Reid av, 14.6x100, h & l. Thomas F. Maguire to Letty Smith, widow. 3,000

Same property. Letty Smith to Mary A. wife of Thomas F. Maguire. 3,000

Van Buren st, n w s, 107.6 n e Broadway, runs northwest 60 x southwest 34.6 x southeast 20 x northeast 17 x southeast 40 x northeast 17.6. Release mort. James H. Watson and James H. Pittinger to Samuel W. Post. nom

Van Buren st. Party wall agreement. George Covert with Saml. W. Post. nom

Van Buren st. Party wall agreement. Anna R. Van Nostrand, mortgagee, with Samuel W. Post. nom

Van Brunt st, n e cor Commerce st, 25x90. Thomas Cady to Rosanna Kenney. C. a. G. nom

Woodbine st, n w s, 250 n e Central av, 50x100. Daniel Haley, New York, to John Meehan. nom

Warren st, s s, 330.10 w 4th av, 16.8x100. Samuel Parnson to Katharina Feulner, New York. Mort. \$2,000. 3,000

1st pl, s s, 237.6 e Clinton st, 25x133.5. Prudence W. wife of Nathaniel A. Boynton to John Gordon. 22,000

2d st, n s, 416.6 w Hoyt st, 15.6x96.6, h & l.

William J. Northridge to William A. Northridge. Mort. \$3,000. 5,000

Same property. William A. Northridge to Carrie S. Northridge. Q. C. 5,000

3d st, n w cor South 8th st, 80x94, hs & ls. Angeline A. Murray and ano., exrs. and trustees R. M. Demill, to Everett E. Wheeler. 13,500

3d st, Nos. 249 and 249½ north cor North 1st st, runs northeast 26 x northwest 50.2 x southwest 30 to North 1st st, x southeast 48.3. Elizabeth wife of Frederick Miller to Ernst Augustin. 11,000

4th st, s w s, 85 n w North 3d st, 37x180. Foreclos. David F. Manning to William P. Roome, Jersey City. 5,000

7th st, s s, 457.10 w 5th av, 40x100. Kate C. Henderson et al., exrs. and trustees I. Henderson, to Frederick Ringel. 1,500

North 8th st, s s, 200 w 3d st, 50x100. Henry Hamilton to John W. Hinck. 4,000

West 9th st, s s, 115 w Clinton st, 25x100. Jeremiah P. Robinson and William Beard to William Devoy. nom

North 11th st, n e s, 150 n w 3d st, 100x200 to North 12th st. Foreclos. Henry E. Woodward to Samuel I. Hunt. 8,000

North 11th st, n e s, 150 s e 2d st, 50x300 to North 12th st. Foreclos. Same to same. 4,500

11th st, n s, 191.3 e 7th av, 66.8x57.7x66.8x58, hs & ls. John Robinson to Charles W. Roberts. Morts. \$7,200. 13,300

Same property. Frederick W. Meyer to Maria C. Heissenbittel. Re-recorded. M. \$3,000. 18,000

11th st, s s, 97.10 w 5th av, 100x100. Release mort. Sophie G. Parker to Sampson B. Oulton. nom

11th st, s s, 181.2 w 5th av, 16.8x100, h & l. Sampson B. Oulton to John R. Glover. Mort. \$4,000. 6,000

14th st, s w s, 297.10 n w 4th av. 20x98.8. John Delmar to Frances Fullum. Mort. \$1,650. 2,200

14th st, s w s, 172.10 s e 6th av, 15x100, hs & ls. William S. Verplanck and ano., exrs. J. P. De Wint, to Austin P. Gibbins, New York. C. a. G. 8,000

16th st, s w s, 73.10 s e 7th av, 96x100. Release mort. Samuel D. Morris and Thomas E. Pearsall to Ralphina Kirkman. 3,002

Same property. Release mort. John Z. Lott to Ralphina Kirkman. nom

17th st, n s, 260 w 4th av, 25x100.2. Correction deed. Mary J. wife of William H. Burbank. nom

20th st, s w s, 225 s e 5th av, 25x100. Lizzie J. Webber to Bridget Webber. nom

43d st, n s, 90 w 4th av, 20x100.2, h & l. Mary J. wife of James Stanley to James Grimes. Mort. \$1,200. 1,000

East 94th st, n e s, 200 n w Av L, 50x100, East New York. Release mort. Elizabeth and D. W. Binns, exrs. J. Binns, to Henry Lehmann. nom

Same property. Henry Lehmann to John A. De Groot. 250

East 95th st, n e s, 325 s e Av L, 75x93.4x75x 91.4, Canarsie. Henry Lehmann to Frederick Wolf. 300

Av M, east cor 95th st, runs northwest along st 225 x northeast to s w s Brooklyn & Rockaway Beach R. R., x southeast to Av M, x southwest to beginning, Canarsie. Henry Lehmann to Mary E. Cook. 900

Albany av, e s, 19.10 s Pacific st, 19.4x80, h & l. Alonzo E. De Baum to Mary Hughes. 6,000

Atlantic av, n s, 60 e Miller av, 20x98.5x20x 98.10, h & l. New Lots. Joseph Buehler, New York, to Alice Vocell. Mort. \$2,000. 4,000

Atlantic av, s s, 150 w 3d av, 25x80. Mary E. wife of Peter Willson, Medford, Oregon, to Samuel Parnson. Taxes, assmts., &c. 6,000

Atlantic av, n s, 50.5 w Sheffield av, abt 25.2x 111.1x25x—, East New York. Richard Z. Phister to John Hahn. C. a. G. nom

Same property. John Hahn to Anna wife of Richard Z. Phister. C. a. G. nom

Bushwick av, s s, 95 e Ivy st, 60x100. Adrian M. Suydam to Josephine Wyant. 3,300

Cypress av, e s, 125 s Liberty av, 50x100, New Lots. Karl Claus and Catharine his wife to Theodore A. Smits. 175

Carlton av or st, w s, 487.3 s Park av or st, 25x 100. Mary Murray, widow, to Charles S. Hirsch, New York. Mort. \$2,300. 4,250

Clinton av, e s, 292.7 n Myrtle av, 60x100. John Gordon to Prudence W. Boynton, New York. Morts. \$18,000. 40,000

De Kalb av, s s, 25 e Schenck st, 25x100. Grace Sheridan, widow, Irvington, N. J., to George W. Powers, New York. 1,800

De Kalb av, s s, 350 e Nostrand av, 25x100. Catherine Connolly to Henry C. Wall. 4,500

De Kalb av, n w cor Hamburg st, late Johnson av, 12.8x7.7x13.10x10.7. Joseph Naul to Cornelia B. wife of Theodore F. Jackson. 100

Eldert av, e s, 250 s Broadway, 25x100, East New York. Clara E. Cobb to Charles E. Baillie. Mort. \$750. 1,250

Franklin av, w s, 56.3 s Monroe st, 18.9x77. George W. Carleton, New York, and ano., exrs. M. G. Baldwin, to Charles L. R. Clark. 4,250

Franklin av, s w cor Jefferson st, 100x125. Mary T. wife of Edwin L. Allen and Alice P. wife of and Theodore Conkling. ½ part. All liens. nom

Greene av, n s, 550 e Grand av, 27.4x100x24.1x 100, h & l. Martin Byrne to Franklin E. Penfold. 2,200

Greene av, n s, 123.8 w Clason av, 51.4x100x49.6 x100, hs and ls. Mary E. wife of James Culhingham and Sarah K. wife of and William H. Evans, heirs of Eliza Williams, to Martin Byrne. Mort. \$1,000. 4,700

Greene av, w s, 120 s Irving av, 20x80.3x20x

79.5. Charles Benner to Robert Benner. Morts., &c. 50

Greene av, n s, 204.2 w Franklin av, 20.10x102.7 x20.10x102.8, h & l. Caroline E. Gumpert to Charles A. Whiting. Mort. \$5,000. 8,000

Hudson av, w s, 50.8 s Concord st, 2 lots. Contract. James L. Dougherty to Thomas J. Tilney. 6,700

Hudson av, w s, 169.11 s Tillary st, 21.4x38.7x 21.1x35.3. James B. Pendleton, New York, to Rose A. Goodwin. Mort. \$1,000. 2,500

Hopkinson av, n e cor Hull st, runs north 25 x east 100 x north 75 x east 100 x south to Hull st, x west 196.3. Anthony Muller to Daniel Lauer. 3,800

Johnson av, n s, 175 e Humboldt st, abt 25x100. Killian Klueg et al. to Philomena Vielbig, formerly Klueg, all parties being heirs of George Klueg. nom

Kent av, w s, 114.2 s De Kalb av, 19.10x91.5, h & l. Ellen T. wife of John S. Daniels, New York, to George Reis. 3,300

Liberty av, s e cor Snedeker av, 50x100, New Lots. Sarah J. Kelley, widow, George A., Flora V. and Gertrude E. Kelley, Sarah J. Dean and Kate E. Dixon to John H. McGinness. 1,000

Lafayette av, s s, 125 e Grand av, 25x100. Fanning J. Baldwin, of Merrick, L. I. Subject to sale for unpaid assmts., &c. 2,500

Lafayette av, s s, 60 w St. James pl, 20x100, h & l. Richard D. Swain, an heir of R. Swain, to Theresa M. Bowker. Q. C. nom

Lafayette av, n s, 175 e Sumner av, 20x100, h & l. John Cregier to John Dohse. Mort. \$3,500. 6,750

Lafayette av, s s, 110.1 e Raymond st, 22x95x 22.6x95. Charles D. Burwell to Nellie D. Chapman. C. a. G. nom

Lexington av, s s, 475 e Nostrand av, 25x100. William S., Samuel W., Stephen S. and Eliza A. Dolbey, heirs Sam'l Dolbey, to Rebecca W. Dolbey, widow. Q. C. nom

Lexington av, s s, 291 w Nostrand av, 49x100. Release mort. Charles M. Marsh, New York, to William J. Northridge. nom

Lexington av, s s, 307 w Nostrand av, 16.6x 100, h & l. William J. Northridge to Benjamin Moore and Emma C. his wife. 5,600

Lexington av, s s, 340 w Nostrand av, 45x100, hs & ls. William J. Northridge to John Broad. 16,800

Manhattan av, e s, 75 n Kent st, 25x100. Abraham Oppenheimer to Samuel Oppenheimer. ½ part. 2,500

Marcy av, w s, 43 n Heyward st, 19x80. Robert C. Bowie to Richard K. Sheldon. All liens. nom

Marcy av, w s, 100 n Park av, 25x100, h & l. Catharina wife of and George Straub to Sebastian Siry and Christine his wife. Mort. \$2,700. 6,100

Myrtle av, s s, 102.6 w Adams st, runs south 75 x west 19.3 x northwest 26.9 x east 1.4 x north 50 to Myrtle av, x east 27.6. Walter J. and Annie L. Sweet, heirs Louisa Sweet, to James Sweet, New York. ½ part. Sub. to mort. \$7,500. 200

Ocean av, n e cor Voorhies av, 40x110, Sheepshead Bay. Alonson and James Tredwell and Alonzo Slote to Margaret Sullivan. 1,100

Same property. Robert Voorhies to Alonson Tredwell and Alonzo Slote. Release mort. nom

Orient av, w s, 100 n Blake av, 75 x the block to Sackman av, New Lots. Henry H. McLean to John F. Pauch. 2,000

Prospect av, s s, 339 e 3d av, 36x80.2, h & l. Hannah L. Coffin, individ. and extrx. J. Coffin, to Andrina and Anne E. Klein. 4,850

Prospect av, s s, 260 w 4th av, 25x80.2. Mary J. wife of William H. Burbank to Reser Leferts Brower. Correction deed. nom

Putnam av, n s, 220 e Nostrand av, 20x100, h & l. Richard W. Peck to Roy L. Peck. nom

Putnam av, n s, 215 e Tompkins av, 40x100, h & l. Albion K. Buckley to Frederick Hornby. Mort. \$12,400. ½ part. nom

Putnam av, n s, 255 e Tompkins av, 40x100, hs & ls. Frederick Hornby to Albion K. Buckley. ½ part. Morts. \$12,400. nom

Ralph av, s e cor Bainbridge st, 100x550. Barnabas Allen to Nancy B. Wheeler. Q. C. nom

Ralph av, n e cor Bainbridge st, 100x100. Nathaniel W. Burtis to Julius B. Davenport. Mort. \$2,500. 5,000

Ralph av, w s, w cor McDonough st, 200 to Macon st, x 740 x south 100 x east 640 x south 100 to McDonough st, x east 100. Barzillai B. Kellogg to Nancy B. Wheeler. Q. C. Jan. 9, 1877. nom

Ralph av, n e cor McDonough st, runs north 200 to Macon st, x east 591.8 x 200.2 x 587. Ralph av, Patchen av, Halsey st and Macon st—the block. }
Ralph av, s e cor Deatur st, runs east 550 x south 200 to Bainbridge st, x west 440 x north 100 x west 110 to Ralph av, x 100. }
Atlantic av, n e cor Kingston av, 100x100. Barzillai B. Kellogg to Nancy B. Wheeler. June 9, 1882. nom

Stuyvesant av, n e cor Jefferson st, runs east 475 x north 46.6 x northwest 4.4 x southwest 473.5 to av, x south 2.5. Julius B. Davenport to Henry C. M. Ingraham. C. a. G. Mort. \$2,250. 1,500

Saratoga av, w s, 75 s Sumpter st, 25x75. Mary E. Weddows to Louis Ullrich. Taxes, assmts., &c. Mort. \$1,000. 1,500

Sheffield av, w s, 150 s Baltic av, 50x100, East New York. Augusta M. Hobe to Gustav A. Schlag. New York. 875

Sheridan av, e s, 325 n Adams av, 50x100, New Lots. Henry French to Erastus D. Benedict. 300

South Portland av, w s, 261.6 n Atlantic av, 40 x100. Foreclose. Charles B. Farley to Geo. F. Corlis. 4,035

Throop av, w s, 50 n Floyd st, 25x100, h & l. John F. Bersch or Beres to John Schwarz. Mort. \$1,000. 2,750

Wythe av, Nos. 132 and 134, w s, 17.1 s Rodney st, 36x64, h & l. Charles B. Eisemann to John H. Miller. Morts. \$2,250 exch and 1,500

Waverly av, e s, 310 n Myrtle av, 20x100. Robert F. Mathews to Annie McCartin. 5,400

Wyckoff av, n w cor Harman st, 100x102.10x100x98.5. Blendenia S. C. Ten Eyck, Somerville, N. J., to George Ohme. 925

Wyckoff av, e s, 125.2 n Linden st, 25x105.10x25x104.3. Nicholas W. and Catherine M. Meserole and Mary J. wife of Charles W. Osborne, Henrietta wife of Charles P. Manney, and Ann E. Meserole, only heir of Henrietta R. Meserole, to John Zimmermann. 400

Wyckoff av, e s, 75.1 n Linden st, 50x102.8. Same as last to Joseph Bauer. 800

3d av, n w cor 37th st, centre lines of sts, 55x140, Eliza A. Dunn, widow, Henry S. and Charles F. Dunn, Zorah M. Porter, Mary E. Benedict and Sarah D. Rynus, heirs Wm. E. Dunn, to Bridget wife of Charles Hart. Q. C. nom

3d av, w s extends from Baltic to Butler st, 200 x90, h s & ls. James W. Dearing to George B. Dearing. All liens. nom

5th av, w s, 60 s Butler st, 20x90. Partition. George B. Abbott to Philip Gebhardt and Christiana his wife. 875

5th av, e s, 36 n Prospect pl, 17.10x78.10, h & l. Samuel McClelland to John Roth. Mort. \$5,000. 6,200

5th av, e s, 100 s Sterling pl, 20x100. Bernard Smith to James Cummings. C. a. G. 900

5th av, n w s, 100 n e 10th st, 50x95.9. Eliza Thyler, only child of F. Thyler, to Eliza J. Thyler. nom

6th av, e s, 18 s 15th st, 32x75, h s & ls. Oliver J. Wells to J. Graham Glover. Taxes, assessments, &c. nom

6th av, e s, 38.2 s w 17th st, 18x70. Oliver J. Wells to J. Graham Glover. nom

6th av, w s, 20 n Berkeley pl, 20x100. Mary H. Freshman wife of Edward N. to Edward D. Sniffen. Morts \$9,500. 13,000

7th av, s w cor 10th st, 100x95. Daniel Doody to Charles Nickenig. 7,750

Same property. Release mort. Sophie G. Parker, Ridgewood, L. I., to Daniel Doody. nom

Same property. Release mort. Kate C. Henderson, extrx. and trustee I. Henderson, and Horace Dickinson et al., extrs. and trustees of same, to Daniel Doody. 7,500

Brooklyn and Jamaica pike, s s, abt 75.6 v Vermont av, abt 25.2x-25x-x, h & l, New Lots. John Knipping to William H. P. Hart. 1,700

Same property. William H. P. Hart to John Gunther. 1,750

Coney Island plank road, n s, 100 w Henry st, 40x137x40x125, Coney Island. Samuel Busky to Max Kaufman, South Amboy, N. J. nom

Same property. Max Kaufman to Emma Busky. nom

Interior lot on centre line, bet Keap and Hooper sts, at point 205 e Marcy av, runs east 20 x south 23.11 x west 20.6 x north 19.9. Thos. B. Saddington to Augustus Haviland. 100

Interior lot, 90 e Nostrand av and 100 s Park av, runs east 125 x south 82.3x125x82.2. William M. Martin, New York, to Nathaniel W. Burditts. 2,750

Same property. Same, as extr. Peter Martin, to same. nom

Interior lot, 100 n Putnam av, and 205 w Sumner av, runs west 430 x north 80 x east 10 x south 71.9 x east abt 427 x south abt 51.2. William H. Wells, New York, to Henry C. M. Ingraham. 6,000

Indefinite interior lot, Flatbush, 25x50. Henry Rudolph to Basile V. Guelpa. 150

Lots 8 and 35 to 40 and 66 to 73 and 117 to 122 and 126 to 128, 130 and 176 to 179, all inclusive, map Hannah Cooper, part in 18th Ward and part in Newtown. Partition. David Barnett to Adolph Sussman. 5,435

Lots 66 to 73, inclusive, map Hannah Cooper property, part 18th Ward and part in Newtown. Adolph Sussman to Louisa Rietzenhoff. 2,100

Land under water New York Bay in front of premises of grantees, bet Van Brunt and Conover sts, contains 6 126-1,000 acres. State New York to The New York Warehousing Co. letters patent

Lots 41 and 42 map Hannah Cooper property, partly in 18th Ward and partly in Newtown. Elizabeth wife of John G. Bommersheim to Caroline Mantel. Mort. \$500. 735

Plot at Bay Ridge, at point where high water mark, New York Bay, is intersected by south line of W. W. Bennett's land, at or near n s of 73d st, runs east crossing the River road to J. B. Levy's land, x south 276.7 x west 982.9 x north 170 x west 418.9 x southwest 231 to said high water mark, x north 301.1, h & l, with 5 28-100 acres land under water adj same. Louisa wife of John Bennett to William H. Parkinson. 20,000

Sheephead Bay road, e s, near Av W, 125x176.6x120x142.2. Gravesend. Jessie wife of Henry G. Marshall to Jessie K. Battersby. 800

All property, rights and franchises of the New York & Atlantic R. Co. Foreclose. Charles B. Farley to Henry Lamb T. Skinner. 18,500

Same property. Henry L. T. Skinner to Edgar J. Nathan. 40,000

Exemplification of the last will and testament of Herman D. Aldrich, dec'd.

General assignment for benefit of creditors. Frederick W. Dietz to Alfred Jaretzki. nom

General release. Martha J. Lott agt Daniel D. Lake and ano., extrs. John H. Van Cleef and Sarah J. Van Cleef, committee, &c. 1,850

General release. Sarah E. Bennett to same. 800

General release and acceptance of provision in will instead of dower. Esther A. Thomas to William H. Thomas et al., extrs. W. H. Thomas. 30,300

WESTCHESTER COUNTY, N. Y.

OCTOBER 8 TO 14—INCLUSIVE.

EASTCHESTER.

Silver, George—Wm. H. Bard, lot No. 138 on s e s Blecker st, 100x100. \$1,000

Ryan, Mary and John—Patrick J. Hannigan, lot No. 49 on s s William st, 50x100. 1

Mead, Abraham—John J. Rich, lot No. 435 on w s 5th av, Mt. Vernon, 100x105. 1

MAMARONECK.

Stuart, Sophronia A.—Charles Partridge, lots Nos. 61, 102, 103, 99 and 98 on e s Rockingstone av, 32 acres; also lots Nos. 65, 66 and 67 on w s Woodland av, 14 acres. 200

Boyd, William H.—Frederick A. Constable, lot on w s Mt. Pleasant st, 340 n turnpike. 700

Boyd, Nancy and William H.—Same, lot on w s Mt. Pleasant st, 260 n turnpike. 1,500

NEW ROCHELLE.

Carpenter, Asa—Monmouth G. Hart, road leading from New Rochelle to White Plains, adj Isaac Adrians, 4 acres; also lot No. 15 on e s Union pl. 1

Hart, Monmouth G.—Almira Carpenter. Same property. 1

ISLIP.

Iselin, Adrian, Jr.—Jan Sparenburg, lot No. 131 on s s Poplar pl, 50x150. 488

Young, Charles H., and Joseph Lambden—Adrian Iselin, Jr., lot A on s e s Pelham road, adj Drakes lane. 3,000

Hollenweger, Magdalena, et al., by H. E. Roosevelt, ref.—Frank H. Hollenweger, lots Nos. 111, 54 and 30 on n s Washington av. 745

PELHAM.

Whalen, Martin, extr. of Daniel Docken—Catharine Whalen, lot on w s 2d av, adj D. Morgan; also lot No. 403 on w s 2d av. 750

Pell, Percy W.—Thomas Collins, lot No. 15 on map of property of Eliza Pell, on City Island, on n s of A st. 900

WESTCHESTER.

Lane, James L.—Edward G. Byrnes, lot No. 253 on s s 2d st, 200 e Madison av. 400

Byrnes, Edward G.—Henrietta Lane, same property. 400

Booth, William H.—Charles A. Tier, lot No. 412, on n e cor 4th st and 14th av, 100x114. 210

New York Catholic Protectorsy—John H., Thomas E. and William F. Thorn, lots Nos. 501, 502 and gore lot M, on s s 7th st. 6,000

YONKERS.

Flagg, Julia B., et al., extrs., &c., of Ethan Flagg—Edward D. Harris, lot on e s Palisade av, 543.5 n Ashbuton av. 4,000

Mulcaly, Robert—James Moffat, lot No. 38 on s s Parker st, 25x100. 1

Moffat, James—Nora Mulcaly, same property. 1

Morris, Thomas—M. Jennie Williams, s w s Oliver av, 167 w William st, abt 33x140. 850

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.

OCTOBER 9, 10, 12, 13, 14, 15.

Angell, Annie B., widow and devisee of H. F. Angell, to The Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church, New York. 62d st, No. 113, n s, 111 e 4th av, 16x66.11x16x66.1. Already mortgaged for \$10,000. Oct. 12, due July 1, 1887. \$2,000

Averill, Cornelia K., wife of and Walter I., to Charles T. Harbeck and ano., trustees for Eliza D. Harbeck. 33d st, s s, 100 w 7th av, 25x56.4x25.1x55. Oct. 12, 3 years. 7,500

Aston, William K., to Alexander Hamilton et al., trustees Liverpool & London & Globe Ins. Co., New York. Pine st, No. 5 1/2, s s, 125.6 e Broadway, 21.1x73.9x21x74.5. Oct. 9, 1 year. 4 1/2 % gold, 50,000

Auld, Robert, to John L. Deen, New Providence, N. J. 48th st, s s, 525 w 10th av, 25x100.5. Lease. Oct. 15, 3 years. 4,000

Blasy, Ferdinand, to Simon E. Bernheimer and August Schmid. Hudson st. No. 626. Lease, &c. Oct. 15, note. 225

Blinn, Christian, Jr., to James B. Gillie et al. 62d st. P. M. Oct. 14, due April 15, 1887, or sooner. 5,500

Boyd, Richard V., to Emily D. Jex, Ida W. wife of Antonio Rasines, and Bella J. wife of Gregory Sutton. Secures bond of John B. Simpson, Jr. 5th av. P. M. Oct. 1, 5 years, or sooner. 5,000

Beebe, Jennie, wife of and Theodore F., to Mary E. Hull, widow. 47th st, n s, 312.6 w 9th av, 18.9x100.5. Oct. 13, due Nov. 1, 1889. 1,000

Beck, Frederick, and Ida J. his wife, to Charles Schmitt. 2d av. P. M. Oct. 14, 4 years, instals., 5 %. 4,000

Brady, Patrick, to THE EMIGRANT INDUST. SAVINGS BANK. 101st st, No. 426, s s, 350 w 9th av, 25x100.11. Oct. 14, 1 year. 6,000

Byrnes, Edward J., Monroe, N. Y., to Morgan J. O'Brien. 1st av, w s, 75.5 s 63d st, 28x80. Oct. 9, 1 year, 5 %. 3,000

Beach, John, and Charles K. Sherwood, Brooklyn, to John Taylor. Franklin st. P. M. Oct. 13, 2 years or sooner. 3,000

Beaudet, Eliza, wife of and Homer J., to James S. Nason, Plainfield, N. J. 88th st, s s, 36.8 e Lexington av, 51.1x100.8. Oct. 10, due Nov. 1, 1885. 5,000

Beneville, Emile, to Joseph Gessner. 116th st, s s, 150.10 e 1st av, 18.7x100.10. May 2, 1881, 1 year. 3,000

Birmingham, William C., to Christiana wife of Albert L. Conklin. 39th st, No. 230 W. P. M. Oct. 10, 3 years or sooner. 5 %. 10,000

Brennan, Matthew B., to Caroline A. Lyon, White Plains. 1st av, s e cor 123d st, 24x83. Oct. 6, due Oct. 7, 1890, 5 %. 9,000

Bornkamp, Henry, to Jacob Pulvermacher. 7th av, e s, 80 n 127th st, 20x100. Sub. to mort. \$62,500. Oct. 9, due in April, 1886. 2,550

Brown, John, to Emma A. wife of Samuel J. Underhill, Jericho, L. I. 146th st, n s, 225 w Boulevard, 25x99.11. October 8, 3 years, 5 1/2 %. 1,500

Bryant, Charles, to THE MUTUAL LIFE INS. CO., New York. 125th st, n s, 75 e Boulevard, 300x99.11. Oct. 9, 1 year. 30,000

Same to same. 125th st, n s, 375 e Boulevard, 50x99.11. Oct. 9, 1 year. 5,000

Same to same. 126th st, s s, 200 e Boulevard, 225x99.11. Oct. 9, 1 year. 18,000

Same to same. 126th st, s s, 75 e Boulevard, 100x99.11. Oct. 9, 1 year. 8,000

Clinton, James C., to Alfred C. Clark, Coopers-town, N. Y. 85th st. P. M. Oct. 6, due Oct. 8, 1886, 5 %. 82,000

Cahn, Daniel, to Louis Down Town Sabbath School, New York. 57th st, n s, 208.4 e 10th av, 16.8x100.5. Oct. 13, 3 years, 4 1/2 %. 9,000

Cary, Alanson, and Edward A. Moen to THE BANK FOR SAVINGS, City New York. 28th st, n s, 346.11 w 7th av, 24.10x80. Oct. 6, 1 year, 4 1/2 %. 10,000

Clarke, Charles E., and Nehemiah Nason to Herman M. Cohen. 4th av, e s, 75.8 n 87th st, 25x80. Oct. 14, 1 year. 17,000

Same to Samuel M. Cohen. 4th av, e s, 25.8 n 87th st, 25x80. Oct. 14, 1 year. 17,000

Same to John J. Hughes, treasurer Bradley & Currie Co. (Limited). 4th av, e s, 25.8 n 87th st, 25x80. Sub. to mort. \$17,000. Oct. 14, due Feb. 1, 1886. 2,000

Same to same. 4th av, e s, 75.8 n 87th st, 25x80. Sub. to mort. \$17,000. Oct. 14, due Feb. 1, 1886. 2,000

Cole, Georgie M., widow, to Henry C. Schafer. Railroad av, s e s, 154 n e 170th st, 50x150. Oct. 14, 5 years. 2,500

Cusack, Jane E., wife of and Michael F., Brooklyn, to Emil Gabler et al., trustees E. Gabler. 53d st, No. 117 E., n s, 190 w Lexington av, 25x100.5. Oct. 15, 3 years, 5 %. 18,000

De Saxe, Henry J., to Austin Gibbins. 125th st, Nos. 162 and 178 E., and 2053 Lexington av, and land running back from it; also piece of land on e s of the rink, 20x40, being the Elite Skating Rink. Lease. Oct. 15, 2 years, or sooner. 8,000

De Milt, Mary E., Brooklyn, to Mary V. wife of David H. Gould. 68th st. P. M. Oct. 14, 1 year, 5 %. 20,000

Donley, Sarah, wife of and John, to Lilless Ferrier. Lexington av, No. 319, e s, 42.8 n 38th st, 20x80. Oct. 14, 1 year, 5 %. 4,500

Downey, Alexander, to Jacob I. Housman, Port Richmond, S. I. 27th st, n s, 60 w 6th av, 20x83.5; 6th av, w s, 114.1 s 28th st, 20x60. Oct. 6, due Oct. 7, 1887. 4,000

Davidson; Alexander V., to James Everard. Bowery, No. 43. Lease. Sept. 16, notes, 4 months. 2,500

Dassori, Elisa, wife of and Frederic, Brooklyn, to The New York Dispensary. Park st, n e cor Baxter st, 17x59.8. October 8, 5 years, 4 1/2 %. 5,000

Deneufville, Anna M., Solomon B. and Sarah M., and Anna A. Halbran and Maria L. Evans to Franklin L. Sheldon. 7th av, w s, 23 n 20th st, 23x91.7. Oct. 6, 5 years. 1,200

Dress, Elizabetha, mortgagor, with Charles Roth. Extension of mortgage. Oct. 6. nom

Eagan, Peter, Jr., to William Ryan. 115th st, s s, 105 e 4th av, 25x100.11. Oct. 13, 1 year, 5 %. 4,500

Feeney, Peter, to THE BANK FOR SAVINGS, City New York. 17th st, n s, 400 w 9th av, 25x92. Oct. 14, 1 year, 5 %. 1,500

Fuller, Charles A., to Frederick H. Cossitt. 9th av, 74th st. P. M. Oct. 15, due Nov. 12, 1886, 5 %. 46,500

Fallermann, Henry, to THE HARLEM SAVINGS BANK, New York. Morris av, w s, 53.3 s 149th st, 53.3x100. Oct. 9, 1 year, 5 %. 4,000

Farrell, Patrick, to Nathan Necarsulmer. Cherry st, n e cor James st, 25x59.10x25.7x60. Oct. 6, due Oct. 10, 1887, 5 %. 5,000

Faust, John D., to Isabella O'Shea. 7th av, e s, 25.3 s 31st st, 21x75. Oct. 9, 3 years. 1,000

Fay, Michael, and William Stacom to Robert Mook et al., extrs. Thos. Mook. Chrystie st. P. M. Oct. 2, 1 year, 5 %. 11,500

Fitzgerald, William A., heir Wm. Fitzgerald,

- to Columban J. Kelly. Powell st, s s, lots 3 and 4 Powell farm, 24th Ward, 100x100. Oct. 9, 2 years, 5 $\frac{1}{2}$ % 2,500
- Fleischmann, Maximilian, to James H. Coleman. Av B, 81st st. P. M. Oct. 10, 3 years or sooner, 5 % 25,700
- Fisher, Frederick W., Brooklyn, to Otto Huber, Brooklyn. All title of mortgagor in estate, real and personal, of Charles J. Fisher, dec'd, his brother. May 20, 1885. 4,200
- Fitzpatrick, James, to Walter F. Kingsland. 42d st, n s, 200 w 8th av, —x100.4x25x100.4. Oct. 10, 3 years, 5 % 7,500
- Forney, Matthias N., to Caroline L. Macy. Madison av, n w cor 38th st, 25x78.8; 38th st, n s, 78.8 w Madison av, 20.4x50. Oct. 12, due Jan. 1, 1888, 5 % 15,000
- Fitzsimons, Michael, to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. 101st st, No. 424, s s, 325 w 9th av, 25x100.11. Oct. 14, 1 year. 7,000
- Foster, James P., to HOMEOPATHIC MUTUAL LIFE INS. CO., New York. 130th st, s s, 250 e 12th av, runs south 133 to Manhattan st, x southeast 111.7 x north 182.9 to 130th st, x west 100; 130th st, s s, 425 e 12th av, 50x199.10 to 129th st. Oct. 13, due Dec. 1, 1895, 5 % 50,000
- Gibson, William, to THE MANHATTAN SAVINGS INST. Hudson st, w s, 84.10 s 12th st, 38.4x 68.6x33.8x72.4. Oct. 13, 3 years, 4 $\frac{1}{2}$ % 20,000
- Guggenheimer, Eliza, wife of and Randolph, to Julius Ehrmann. 81st st, No. 16, s s, 161.6 e 5th av, 20.5x102.2. Oct. 10, 3 years, 4 $\frac{1}{2}$ % 23,000
- Gardner, Anna L., Brooklyn, wife of John W., to Warren Ferris. Grand st, n w cor Willett st, 25x100; Bayard st, Nos. 86 and 88, 50x100. 145 part. Oct. 8, 2 years. 600
- Gottlieb, Leopold, to Mina Lamline. Grand st, n e cor Attorney st, 19x69.1. Oct. 8, 1 year, 5 % 2,000
- Galewski, Bernard, to Walter F. Kingsland. Suffolk st, e s, 101.1 s Stanton st, 25x100. Oct. 1, 5 years, 5 % 16,500
- Same to Charles and August Ruff. Same property. P. M. 2d mort. Oct. 15, 4 years, 5 % 4,000
- Gottlieb, Herman, to Isaac and Arthur T. Hendricks, trustees Miriam H. Nathan. 36th st, n s, 349.11 w 9th av, 25x98.9. Oct. 14, due Oct. 15, 1888, 5 % 7,500
- Same to Kaufman Hirsh. 8th av. P. M. Oct. 14, due Oct. 15, 1887, or sooner. 1,300
- Gibney, Catharine A., widow, to Mahlon Sands et al., exrs. A. B. Sands. Division st, s s, 215.8 w Market st, 25x68.5x25x68.3. Sub. to another mort. Oct. 13, due Oct. 1, 1888, 1,000
- Hirsh, Edward, to Benjamin Blackledge. 121st st. P. M. Oct. 7, due Oct. 15, 1887, or sooner, 5 % 3,000
- Same to John Banta. 121st st. P. M. Oct. 1, due Oct. 15, 1887, or sooner, 5 % 3,000
- Harris, Broughton D., to THE MUTUAL LIFE INS. CO., New York. 10th av. No. 504, e s, 24.9 n 38th st, 24.8x100. Sept. 30, due Oct. 10, 1886, 5 % 12,000
- Holsworth, Victoria C., widow and legatee of E. R. Holsworth, to Harriet Overhiser. 84th st, s s, 250 e 1st av, 16.8x102.2. Oct. 1, 3 years, 5 % gold, 4,000
- Hall, Samuel J., to Rachel A. Poillon. 6th av, n w cor 129th st, 90.11x75. Oct. 9, due Oct. 10, 1887, or sooner. 20,000
- Same to same. 129th st, n s, 75 w 6th av, 25x 99.11. Oct. 9, due Oct. 10, 1887, or sooner. 5,000
- Healy, Michael, to THE DRY DOCK SAVINGS INST. 1st av, n w cor 35th st, 24.8x100. Oct. 12, due Nov. 1, 1886, 5 % 10,000
- Hoppe, George, to James Reilley, Brooklyn. 4th av, 87th st. P. M. Oct. 1, 3 years, 5 % 14,000
- Huff, Barbara, to Henry E. Schwitters. 1st av. P. M. Oct. 1, 5 years, 5 % 12,000
- Hannig, William, to Theresa wife of John Schappert. 2d av. P. M. Oct. 14, installs, 5 % 4,000
- Hoffmann, Jobst, to John Eichler. 41st st, s s, 180 e 4th av, 25x98.8. Oct. 13, 5 years, installs. 20,000
- Same to same. 45th st, s s, 205 e 4th av, 25x 98.8. Oct. 13, 5 years. 20,000
- Johnston, Lewis, to Margaret A. Francis. William st, No. 259, n s, 76.4 e New Chambers st, 30.5x64.6x30.6x65.2. Oct. 14, 3 years, 5 % 10,000
- Just, Edward H. M., to Peter Moller, Jr., et al., trustees of Peter Moller, dec'd. 132d st, n s, 100 w 7th av, 83.4x99.11, 5 lots, each 16.8x 99.11. Mort. on each \$8,000. Oct. 1, due April 1, 1889, 5 % 40,000
- Same to Peter, Jr., Christopher, John and Charles G. Moller. 132d st, n s, 200 w 7th av, 75x99.11, 5 lots, each 15x99.11. Mort. on each \$8,000. Oct. 1, due April 1, 1889, 5 % 40,000
- Jones, James A., to Edward Groesbeck, Patterson, N. J. 18th st, No. 407. P. M. Oct. 9, 3 years, 5 % 3,000
- Jaycocks, William, to William Jaycocks, Jr. Jane st, s s, 55.3 w Hudson st, runs west 21.7x south 35.10 x again south 11.4 x east 21.4 x north 41.2 x again north 8.6. Oct. 14, 1 year. 2,500
- Jones, James A., to Emma F. Jones. 18th st, No. 407, n s, 100 w 9th av, 25x92. Oct. 10, 1 year. 1,417
- Same to Caroline H. Dillon. Same property. Oct. 10, 1 year. 1,417
- Joachimson, Hugo, to Moriz and Louis Josephthal. Bowery. P. M. Oct. 15, 5 years, 5 % 25,000
- Same to Solomon Loeb. Same property. 2d mort. Oct. 15, installs. 9,000
- Jordan, Gracia V., to John B. Huuter. Madison av, e s, 42 s 84th st, 20x78.7. Oct. 14, 2 years. 3,500
- Koschele, Adolph, to Jacob M. Newuan. 42d st, s s, 100 w 9th av, 75x98.9. Oct. 2, 4 months. 10,200
- Kretschmer, Frank, to David H. Goodman. 1st av, 89th st. P. M. Sub. to mort. \$37,000. Oct. 15, 1 year. 10,000
- Kyle, William, to Maria B. Nichols, Tarrytown, N. Y. Morris av, e s, 100 s 131st st, runs 100 x south to high water mark n s of Kills, x west to Morris av, x north to beginning. Oct. 14, 3 years. 2,500
- Klebsch, Charles W., to Marie Klebsch. 9th av, e s, 25.2 n 95th st, 75.6x90.8x75.10x82.11; 97th st, s s, 100 e 9th av, runs south 100.11 x east 21.1 x northeast 39.5 x north 61.8 to 97th st, x west 25. Sub. to other mort. Oct. 5, due Nov. 1, 1885. 2,750
- Klingenstein, Henry, to The New York Dispensary. Canal st, s w s, 19.11 n w Ludlow st, 21.3x40.3 to Division st, x25.1x28.10. Oct. 8, due Oct. 9, 1890, 4 $\frac{1}{2}$ % 8,000
- Kahrs, Jacob, to August Horrmann, Stapleton, S. I. Av A, n w cor 71st st, 29.4x75. Already mortgaged to party second part for \$5,000. Oct. 12, due Dec. 31, 1885, 5 % 5,000
- Kelly, Michael, to James M. Brown et al., exrs. J. Brown. 135th st. P. M. and building loan. Oct. 9, due Oct. 12, 1886, 5 % 11,000
- Klemann, Anna M., to Marie Klemann. 43d st. P. M. Oct. 14, due Nov. 1, 1890, 5 % 5,500
- Klappert, Emil W., to Anna Storminger. 25th st, s s, 220 w 1st av, 25x98.9. Oct. 13, 5 years, 5 % 10,000
- Lawson, Martha A., wife of and Judson, to Isaac and A. T. Hendricks, trustees for Julia A. Hendricks. 104th st, No. 520, s s, 100.10 e Boulevard, 15.11x70.2. Oct. 13, 5 yrs, 5 % 9,000
- Lozier, Sarah J., to Clemence S. Lozier. 46th st, n s, 426 w 8th av, 16.8x100.5. Sub. to mort. \$13,750. Oct. 1, 6 yrs, or sooner. 8,000
- Leak, Henry G., to THE MUTUAL LIFE INS. CO., New York. 36th st, No. 262, s s, 160.10 e 8th av, 18.5x98.9. Oct. 13, 1 year, 5 % 3,000
- Leist, Henry G., to Charles E. Sexton, Richmond County, N. Y. 79th st. P. M. Aug. 8, due Aug. 18, 1886, or sooner. 10,000
- Lawson, Martha A., wife of and Judson, to Violetta Hashagen, extr. and trustee of Henry G. Hashagen. 104th st, s s, 69 e Boulevard, 15.11x70.2. Oct. 8, 3 years, 5 % 8,500
- Same to same. 104th st, s s, 84.11 e Boulevard, 15.11x70.2. Oct. 8, 3 years, 5 % 8,500
- Same to Vincent M. Wilcox and ano., exrs. and trustees H. K. Wells. 104th st, s s, 53.1 e Boulevard, 15.11x70.2. Oct. 8, 3 yrs, 5 % 8,500
- Lawson, Martha A., wife of Judson, to Flamen B. Candler and ano., trustees J. Brookes. 104th st, No. 528, s s, 37.2 e Boulevard, 15.11x 70.2. Oct. 9, due Nov. 1, 1888, 5 % 8,500
- Same to same. 104th st, No. 530, s s, 21.3 e Boulevard, 15.11x70.2. Oct. 9, due Nov. 1, 1888, 5 % 9,000
- Same to same. 104th st, No. 518, s s, 116.9 e Boulevard, 16.8x70.2. Oct. 9, due Nov. 1, 1888, 5 % 9,000
- Leopold, Marie, to Max Ernst, as trustee. 17th st, No. 338, s s, 214 w 1st av, 23x92. Oct. 12, various notes aggregate without int. 3,256
- Livingston, Susan B., wife of and Herman T., to THE METROPOLITAN TRUST CO., New York. 6th av, w s, 74.1 n 28th st, 24.8x77.6. Oct. 10, due Oct. 15, 1888, 4 % 5,000
- McEntegart, Patrick, to THE MUTUAL LIFE INS. CO., New York. 9th av, n w cor 48th st, 25.1x100. Oct. 15, 1 year, 5 % 24,000
- Metzger, Louis, to Charles D. Adams. Pleasant av, w s, 106 s 116th st. P. M. Oct. 15, due April 30, 1888, 5 % 1,500
- Same to same. Pleasant av, 116th st. P. M. Oct. 15, due April 30, 1888, 5 % 3,000
- Same to same. 116th st. P. M. Re-recorded. April 30, 3 years, 5 % 5,000
- Miller, Anthony W., to Judah Hart. 30th st. P. M. Oct. 14, due Oct. 15, 1890, 5 % 10,000
- Morris, Ellen J., wife of and Stuyvesant F., to Joseph E. Gay and ano., trustees for Samuel H., Emily D. and Maria D. Rickard. 30th st. P. M. Oct. 15, due Nov. 1, 1890, 5 % 15,000
- Same to Francis H. Weeks. 30th st. P. M. Oct. 15, due Nov. 1, 1886, 5 % 3,000
- McBride, Thomas, to Francis C. Devlin, trustee Mary Halpin, dec'd. 10th av. P. M. Oct. 12, 2 years, 5 % 17,000
- Same to Charles H. Farnam, New Haven, Conn. 104th st. P. M. Oct. 8, due Oct. 12, 1887, 5 % 10,000
- McCormick, Peter, to Peter Luyster, Jr., extr. Peter Luyster and Cornelia L. Luyster, Flushing, Sarah F., Margaret C. and Robert M. F. Luyster, Long Island City. 8th av, w s, 25 s 133d st, runs south 25 x west 100 x north 12.5 x northeast 21 x east 83.3. Oct. 12, 3 years, 5 % 14,000
- Same to Nathaniel Jarvis, Jr., et al., exrs. S. B. McGown. 8th av, s w cor 133d st, runs south 25 x west 83.3x41.7 to 133d st, x east 50. Oct. 12, 3 years, 5 % 14,000
- Same to Newman Cowen. 8th av, s w cor 133d st, runs south 99.11 x west 100 x north 62.4 x northeast 62.7 to 133d st, x east 50. Sub. to mort. \$28,000. Oct. 12, demand. 3,703
- McQuade, John, to Joseph M. De Veau. Lexington av, s w cor 89th st, 100.8x98.10. Oct. 12, due Mar. 29, 1886. 20,000
- Moore, Maurice, to Arthur L. Meyer. 36th st. P. M. Oct. 5, 1 year, 5 % 6,000
- Markgraf, Franz, to Emil Beyer. River av, proposed, n e cor 149th st, 58.4x100x41.7x101.4. Oct. 9, 8 years, 5 % 2,000
- McGIVEN, Patrick, and Michael McMahon to Herman Koehler and Samuel Goldberger, of H. Koehler & Co. 1st av, No. 428. Lease, &c. Oct. 9, demand. 1,000
- McKenna, Francis, to Mary E. Bentote, Brooklyn. Robbins av, e s, 237 n 147th st, 33x230. Oct. 7, due Oct. 7, 1887. 250
- Murray, Margaret A., to Matilda Myers. 2d av, s w cor 103d st, 25.9x105. Sub. to mort. \$8,000 and all other mort. Oct. 9, due Nov. 10, 1885. 800
- Merritt, William J., to William E. D. Stokes. 75th st, s s, 160 e 11th av, 20x102.2. Oct. 12, demand. 5,000
- Norton, Mary E., wife of and Patrick, to Bridget Golden. 61st st, No. 154, s s, 241 w 3d av, 19x100.5. Oct. 7, due Oct. 10, 1886. 7,698
- Same to Charles Buek & Co. Same property. Secures performance of contract to excavate and construct cellars. June 25, 1885. nom
- Ording, Carl F. C., to Rachel Richman and Asher Weinstein. Madison st. P. M. Oct. 15, installs, 5 % 3,000
- Pfeiffer, Bessie C., wife of Carl, to THE METROPOLITAN SAVINGS BANK. Road from Kingsbridge road to Hudson River R. R., &c. P. M. Oct. 13, 2 years, 5 % 16,000
- Prachazka, Katherina, to Johua C. Sanders. 89th st. P. M. Oct. 15, 1 year. 1,500
- Prince, Gertrude C., Irvington, to Henry Burden, trustee H. Burden, dec'd. 30th st, s s, 375 w 5th av, 25x98.9. Oct. 6, due Oct. 1, 1890, 4 $\frac{1}{2}$ % 30,000
- Pieper, Lueder, or Lewis, to THE GERMAN SAVINGS BANK, City New York. 2d av, n w cor 110th st, 50.5x100. Oct. 1, due Oct. 3, 1886. 13,000
- Paskusz, Jacob, and Auguste his wife, to THE GERMAN SAVINGS BANK, City New York. Spring st, s s. See Conveys. Oct. 1, 1 yr. 25,000
- Same to Joseph I. West. Same property. P. M. 2d mort. Sept. 30, due Oct. 1, 1888, or installs. 17,500
- Pelton, Amelia M., wife of Jeremiah M., to Mary A. Page, Brooklyn. Lexington av, w s, 83.3 n 57th st, 17.2x100. See Conveys. Sub. to mort. \$15,000. Oct. 8, 6 months. 2,200
- Pendergast, Stephen, to Edward Winslow, East Orange, N. J. Av A, s e cor 82d st, 25.8x98. Oct. 8, 5 years, 5 % 17,000
- Prochazka, Katharine, widow, to THE UNITED STATES TRUST CO., New York. 2d av, e s, 25 n 10th st, 25x88. Oct. 14, due Nov. 1, 1890, 5 % 12,000
- Quirk, Richard, to Amos T. Eno. Liberty st, Trinity pl. P. M. Oct. 8, due Oct. 15, 1887, 4 $\frac{1}{2}$ % 47,000
- Rumpf, Susan A., Brooklyn, to Sarah C. Miller. 86th st, s s, 87.9 e Lexington av, 25.7x 100.8. Oct. 14, 2 years, 5 % 5,000
- Rave, Louis, to Ellen E. Ward, widow. 11th av, s e cor 40th st, 24.9x100. Oct. 9, 3 years, 5 % 6,000
- Rottman, Anna R., wife of Henry D., and John W., Adelena M. and Henry Husemeyer to Henry D. Rottman. Bleecker st, w s, 85.1 n Charles st, 21.3x70. Oct. 1, 2 years, 5 % 2,450
- Schwiers, Frederick W., to Martha G. Gray, Brooklyn. 37th st, No. 333, n s, 375 e 9th av, 25x98.9. Oct. 1, due Oct. 9, 1890, 5 % 7,000
- Sherwood, Anne L., wife of and William, to Edward A. Rawlings. 160th st, n e s, 150 n w Elton av, 25x100. Oct. 9, due May 1, 1888, or sooner. 2,000
- Silver, Nathan, to Ottmar Loewi. 12th st. P. M. Oct. 7, 5 years, 5 % 9,000
- Spear, Howard, to Catharine M. Batelle, extr. L. F. Batelle. 133d st, s s, 175 w 4th av, 20x 99.11. Oct. 10, 3 years. 8,000
- Squier, J. Bentley, to Ann wife of Robert Marshall. 9th av, 104th st. P. M. Oct. 8, 2 years, 5 % 26,000
- Smith, Sarah M., widow, to Mary J. Clark. 44th st, s s, 308.4 e 7th av, 16.8x100.5. Oct. 10, demand. 1,000
- Sabater, Edward A., of Kingsland, N. J., to Seba M. Bogert. 48th st. P. M. Oct. 14, 3 years, 5 % 5,500
- Schloss, Jacob, to Lyman Tiffany. Freeman st, Chisholm st. P. M. Oct. 14, 5 years. 900
- Smith, Harriet L., wife of and James G., Hackensack, N. J., to Abby W. Brown, Yonkers. 127th st, No. 251, n s, 408.4 w 7th av, 17.2x99.11. Oct. 14, due Oct. 15, 1890, 5 % 8,500
- Swarsensky, Max, to Charles and August Ruff. Suffolk st, e s, 125.2 s Stanton st. P. M. Sub. to mort. \$16,000. Oct. 15, installs, 5 % 4,000
- Same to Joseph Smith. Same property. P. M. Oct. 15, 5 years, 5 % 16,000
- Totten, John, to Mary E. Mast, admr. J. B. Mast, dec'd. Lexington av, s w cor 108th st, 20.11x75. Oct. 15, due Mar. 1, 1890, 5 % 6,500
- Teets, Abraham A., to THE NORTH RIVER SAVINGS BANK, New York. 123d st, s s, 90 e 7th av, 5 lots, each 14x100.11. 5 mort. s, each \$9,000. Oct. 14, 1 year, 5 % 45,000
- Same to same. 123d st, s s, 75 e 7th av, 15x 100.11. Oct. 14, 1 year, 5 % 9,000
- Same to same. 123d st, s s, 160 e 7th av, 15x 100.11. Oct. 14, 1 year, 5 % 9,000
- Thorne, William, to Samuel Thorne, trustee. 53d st, s s, 475 w 5th av, 25x100.5. See Conveys. Sub. to a first mort. Oct. 13, 1 yr. 52,500
- The Rector, &c., Grace Church, West Farms, to THE MUTUAL LIFE INS. CO., New York. Vyse av, n w s, 255 s w Tremont av, 100x150. Oct. 9, 1 year, 5 % 4,000
- Thorne, William, to THE CENTRAL TRUST CO., New York, and Charles Wehrhane, trustee for Matilda and Albert Hallgarten. 53d st. P. M. Oct. 12, due April 13, 1890, 4 $\frac{1}{2}$ % 45,000
- Weier, Lorenz, to Mary W. Rogers, Hyde Park, N. Y. St. Nicholas av, e s, 32.4 n 121st st, 29.4x100x25x84.8. Oct. 10, due Oct. 1, 1888, installs, 5 % 15,500
- Same to Frederic J. Middlebrook, Brooklyn. 8th av, e s, 25 s 122d st, 4 lots, each 25x100. Mort. on each, \$2,000. Oct. 10, due Oct. 1, 1886, or sooner. 8,000
- Same to same. 8th av, e s, 125 s 122d st, 24.3x 100. Oct. 10, due Oct. 1, 1886, or sooner. 2,000

Same to same. Same property. Oct. 10, due
Oct. 1, 1888, 5%. 12,500

Same to same. 8th av, e s, 100 s 122d st, 25x
100. Oct. 10, due Oct. 1, 1888, 5%. 12,500

Same to James N. Platt, Suffolk Co., trustee
John G. Kane, dec'd. 8th av, s e cor 122d st,
25x100. Oct. 10, due Oct. 1, 1888, installs,
5%. 20,000

Same to Leopold Gusthal et al., exrs., and E.
Ridley, dec'd, trustees for Clara W. Ridley.
St. Nicholas av, n e cor 121st st, 32.4x84.8x
27.6x67.9. Oct. 10, due Oct. 1, 1888, 5%. 15,000

Same to THE FARMERS' LOAN AND TRUST CO.,
New York, substituted trustee for Estelle D.
Bowers. 8th av, e s, 50 s 122d st, 25x100.
Oct. 10, due Oct. 1, 1888, 5%. 12,500

Same to same. 8th av, e s, 75 s 122d st, 25x100.
Oct. 10, due Oct. 1, 1888, 5%. 12,500

Same to Walter N. De Grauw, Jr., et al., exrs.
and trustees W. Aymer. 8th av, e s, 25 s
122d st, 25x100. Oct. 10, due Oct. 1, 1888,
5%. 12,500

Same to John M. Bowers. St. Nicholas av, n e
cor 121st st, 32.4x84.8x27.6x67.9. Oct. 10, due
Oct. 1, 1886. 2,000

Woodruff, Sarah F., to Joseph W. Hamburger.
116th st, n s, 90 e 4th av, 40.9x100.11. Oct. 12,
demand. 2,000

Wagner, George D., to THE EMIGRANT INDUS-
TRIAL SAVINGS BANK, New York. 67th st, s
s, 120 e Madison av, 20x100.5. Oct. 15, 1
year. 20,000

Waldmeier, Theresa, wife Edwin, to Euphemia
S. Coffin. 8th av. P. M. Sept. 16, due
April 15, 1888. 2,000

Walpuski, Mary E., wife of and Theodore G.,
to Herman C. Kudlich, admr. 117th st, No.
170, s s, 242 w 3d av, 17x100.11. Oct. 15, due
May 19, 1886, 4%. 2,000

Same to Samuel O. Vanderpoel. Same prop-
erty. P. M. Oct. 15, 3 years, 5%. 4,000

Weiss, Jacob, to Babette Myer. 6th st. P. M.
Oct. 15, 5 years, 5%. 5,000

Wille, John, mortgagor, with Jacob Weiss.
Extension of mortgage. April 4, 1883.

KINGS COUNTY.

OCTOBER 9, 10, 12, 13, 14, 15.

Augustin, Ernst, to Frederick Miller. 3d st,
Nos. 249 and 249½, northerly cor North 1st
st, 26x50.2x30x48.3. Sept. 30, 5 yrs, 5%. \$6,000

Ahearn, John, to Mary Sheil, trustee Mary T.
McSorley, dec'd. North 2d st, n s, southerly
½ lot 107 map of Williamsburgh by T. H.
Poppleton, 25x80. Oct. 12, 8 years, 5%. 2,500

Balzer, Magdalena, to Joseph Von Hatten.
Chauncey st, n s, 175 w Ralph av, 25x42.11x
25x42.3. Oct. 9, due Jan. 2, 1891, 5%. 1,300

Bannerman, Francis, to Ella wife of William J.
La Roche. Lewis av, s w cor Halsey st, 30x
95. Oct. 10, 3 years, 5%. 3,000

Same to same. Lewis av, w s, 30 s Halsey st,
30x95. Oct. 10, 3 years, 5%. 3,000

Barrett, Ann, wife of John, to John J. Hallen-
back. Hudson av, w s, 285.9 s Concord st,
21x100. Aug. 15, due Sept. 1, 1888. 2,500

Baxter, Michael F. and Elizabeth R., to The
First Co-operative Building Assoc., New Lots.
South Carolina av, s w cor Snediker av, 25x
100. Oct. 1, 10 years, installs. 1,611

Bradley, Mary F., wife of Warren H., to The
Greenpoint Savings Bank. Leonard st, e s,
380 s Nassau av, 16.8x100. Oct. 10, 1 year,
5%. 2,000

Same to same. Leonard st, e s, 396.8 s Nassau
av, 16.8x100. Oct. 10, 1 year, 5%. 2,000

Brown, Alexander, to John A. Latimer and
ano., trustees Anna M. Vought. North El-
liott pl, w s, 166 n Auburn pl, 120x100. Oct.
9, 3 years, 5%. 15,000

Burtis, Nathaniel W., to Rebecca T. Mathews.
Interior lot, 90 e Nostrand av and 100 s Park
av. P. M. Sept. 14, due May 1, 1886. 1,750

Baillie, Charles E., to Clara E. Cobb. Eldert
av. P. M. Sept. 26, installs. 350

Buckley, Albion K., to Frederick Hornby.
Putnam av, n s, 275 e Tompkins av, 20x100.
Oct. 13, 1 year. 1,200

Clark, Charles L. R., to George W. Carleton
and ano., exrs. Moses G. Baldwin. Franklin
av. P. M. Oct. 13, due Dec. 1, 1888, 5%. 3,000

Coleman, Elizabeth, to The German Savings
Bank, Brooklyn. Lorimer st, s e cor 1st st,
75x100. Oct. 12, due Dec. 1, 1886, 5%. 7,500

Churchman, Alice P., to Alfred Churchman.
Putnam av, s w cor Clason av, runs south
103.4 x west 100 x north 23.4 x east 80 x north
80 to Putnam av, e east 20. Oct. 1, 1 yr. 3,000

Corlis, George F., to Catherine L. Lewis. South
Portland av, w s, 261.6 n Atlantic av, 40x100.
Oct. 7, 1 year. 3,000

Campbell, Charlotte I., to Sarah Palmer, Locust
Valley, N. Y. Cumberland st, w s, 87.3 s
Park av, 25x100. Oct. 1, 5 years. 1,500

Carter, Albert M., to The Dime Savings Bank,
Brooklyn. Carlton av, w s, 376.1 s Fulton st,
19.6x100. Oct. 8, 1 year, 5%. 2,600

Connelly, Michael J., and Elizabeth his wife, to
The Williamsburgh Savings Bank. Elm st,
n w cor Central av, 37.4x75x21x71. Oct. 10,
1 year, 5%. 1,100

Cullin, Michael, to Charles Gibney. Congress
st, n e s, 300 n Hicks st, 25x100. Leasehold.
Oct. 9, 2 years. 1,000

Cogswell, Fannie W., wife of Benj. F., and
Daniel P. Darling to Henry C. M. Ingraham.
Plot bounded northerly by Myrtle av, southerly
by Bleecker st and Hamburg st, easterly by
Knickerbocker av and westerly by Greene av;
also plot bounded by Putnam av, Jefferson st
Lewis av and Sumner av. Oct. 10, due April
1, 1886. 2,000

Death, Margaret J., to Peter Cowenhoven.
12th st, s w s, 97.10 s e 6th av, 25x100. Oct.
10, due Dec. 1, 1886. 300

Dalton, Michael, to George R. Waldron. Pa-
cific st. P. M. July 4, due April 4, 1889. 900

Dobbins, Patrick, to William M. Van Anden.
Lincoln av, s w cor Adams av, 150x100. Oct.
10, 3 years, 5%. 2,970

Drake, John J., to William C. Yeoman. At-
lantic av, s s, 150 e Franklin av, 19x10. Oct.
10, due Oct. 1, 1886. 600

Dynes, Annie J., to William T. Graff and ano.,
exrs. Benj. Hutchinson. Atlantic av, s s,
183.4 e Rockaway av, 16.8x100. Oct. 1, 3
years. 2,000

Same to same. Atlantic av, s s, 166.8 e Rock-
away av, 16.8x100. Oct. 1, 3 years. 2,000

Duncan, Harriet, widow, to Joseph J. Almirall.
Grand av, e s, 340 s Gates av, 20x101.6. Oct.
13, 3 years, 5%. 6,500

Eich, John, to Henry Eich. Stockton st, s s,
495 e Nostrand av, 25x72.8x32.8x93.5. Sept. 9,
due July 1, 1888, 5%. 2,500

Edwards, Corlies, to Benjamin H. Foster. 52d
st, n s, 280 e 3d av, 20x100.2. Oct. 14, due
July 27, 1888. 800

Fenniman, Mulford M., to George S. Hart.
Court st, n e cor Union st, 24x78.10x30.6x
75.5; Sackett st, s s, 103.6 e Court st, 22x100.
½ part. Oct. 14, 3 years. 1,000

Friend, Peter, to The East New York Savings
Bank. Adams st, w s, 225 n Liberty av, 25x
90. Oct. 13, 1 year. 800

Finley, Mary, wife of and John, to Elizabeth
Grevatt. 13th st, e s, 197.10 n 8th av, 25x100.
Oct. 5, due Oct. 1, 1887. 412

Fullum, Frances, to John Delmar. 14th st. P.
M. May 1, 1 year. 1,650

Goodale, George W., to Christian Sauer. Har-
man st. P. M. 2d mort. Oct. 10, 3 years,
5%. 1,000

Grunewald, Marie, wife of and John N., to
Casimir Tag. 4th av, n e cor 23d st, 60x87.
Oct. 2, 6 months. 1,200

Gutting, George, to William Wehler, Sr. Ewen
st, McKibbin st. P. M. Oct. 12, due Jan. 1,
1891, 5%. 6,000

Glover, J. Graham, to Oliver J. Wells. 6th av,
s e s, 38.2 s w 17th st, 18x70. Sept. 29, in-
stalls. 1,200

Same to same. 6th av, s e s, 18 s w 15th st, 32x
75. Sept. 29, installs. 1,300

Same to Terence Jacobson, as trustee for
Thomas R. Bunker et al. 6th av, s e s, 18 s
w 15th st, 32x75. P. M. Sept. 29, due Aug.
15, 1890, 5%. 2,700

Same to Jesse G. Case, Peconic, L. I. 6th av,
s e s, 38.2 s w 17th st, 18x70. P. M. Sept. 29,
installs. 1,800

Gotters, Caroline, to Burr Wendell. Pacific st,
n e s, 150 s e Boerum pl, 25x100. Oct. 15, due
Oct. 1, 1890. 2,000

Hannon, Michael, to Mary E. S. Williams.
North 6th st, n s, 125 e 2d st, 25x100. Oct. 14,
3 years. 700

Hawkins, Elias H., to Serial Building Loan
and Savings Inst. Butler st, s s, 120.10 e Bed-
ford av, 20x127.9. Sept. 15, installs. 3,000

Howell, Edwin F., to Serial Building Loan and
Savings Inst. Butler st, s s, 109.10 e Bedford
av, 20x127.9. Sept. 15, installs. 400

Harvey, George, to Mary M. Hopkinson, extrx.
Dan. H. Hopkinson. Washington av, w s,
369.6 s Lafayette av, 40x112. Oct. 14, 3 years,
5%. 10,000

Hess, Jacob, to Peter Muller and Dora his wife.
Moore st, s s, 75 w Graham av, 25x50. Oct.
12, due Jan. 1, 1890, 5%. 1,000

Hauck, William J., to Chas. J. Hauck. Floyd
st, s s, 190 w Tompkins av, 18.9x100. Oct. 12,
1 year, 5%. 2,500

Hughes, Mary, to Alonzo E. De Baun. Albany
av. P. M. Oct. 12, 5 years, 5%. 3,400

Harris, Henry F., to The Brooklyn Savings
Bank. Hudson av, n w cor De Kalb av, 36.5
x100x21.4x—. Oct. 1, 1 year, 5%. 4,500

Hoyt, Levi D., to William M. Ingraham. Dean
st, w s, 337.6 s e Hoyt st, 22x100. Oct. 9,
due June 14, 1886. 500

Klein, Jacob, to Joseph J. Eisemann. Bushwick
av, e s, 40.2 s Prospect st, 40.2x79.1x40x82.8.
Oct. 7, 3 years, 5%. 1,500

Korf, John H., to James J. Thomson. Jay st,
w s, 125 n Tillary st, 40.8x102.10x37.3x102.9.
Oct. 1, demand. 3,000

Kirkman, Ralphina, to Susan P. Embury. 16th
st, s s, 73.10 e 7th av, 3 lots, each 16x100. 3
morts., each \$2,000. Oct. 14, due Nov. 1,
1888. 6,000

Same to Sarah Brown, widow. 16th st, s s, 121.10
e 7th av, 16x100. Oct. 14, due Nov. 1, '88. 2,000

Same to same. 16th st, s s, 137.10 e 7th av, 16x
100. Oct. 14, due Nov. 1, 1888. 2,000

Same to Tunis Bergen. 16th st, s s, 153.10 e
7th av, 16x100. Oct. 14, due Nov. 1, 1888. 2,000

Knickman, Henry, to Charles J. Hobe. East
New York av, n s, lots 30, 31 and 32, block 9,
James L. Williams' property, East New York,
75x129.4x—x168. Oct. 1, 3 years. 3,000

Klein, Andrina and Anne E., to Hannah L.
Coffin, Newburyport, Mass. Prospect av. P.
M. Oct. 15, 3 years, 5%. 1,000

Lauer, Daniel, to Lydia Willets. Grove st, s e
s, 230 n e Broadway, 19x84. Oct. 15, 5 years,
5½%. 3,000

Same to Adaline A. Hepworth. Grove st, s e s,
268 n e Broadway, 19x84. Oct. 15, 3 years,
5½%. 3,000

Same to Edward B. Willets. Grove st, s e s,
325 n e Broadway, 25x84. Oct. 15, 5 years,
5½%. 2,500

Same to John T. Willets et al., exrs. R. R. Willets.
Grove st, s e s, 249 n e Broadway, 19x84. Oct.
15, 5 years, 5½%. 3,000

Lang, Anton, to John Klenke. Meeker av, s e
cor Graham av, 21x100x37.6x101.4. July 1,
5 years, 5%. 2,000

Lingard, James W., to Thomas B. Saddington.
Heyward st. P. M. Oct. 9, due Jan. 22,
1886, 5%. 1,000

Lauer, Daniel, to Anthony Muller. Hopkinson
av, Hull st. P. M. Oct. 10, 6 months,
5%. 3,550

Martin, William B., and Patrick J. Lee to Ed-
win Packard, committee of Henry U. Perry.
1st st, n e cor 7th av, 48.7x100. Oct. 10, 3
years, 5%. 6,500

McCartin, Annie, to William H. Garrison and
ano., exrs. James M. McCartin. Waverly av,
e s, 310 n Myrtle av, 20x100. Oct. 12, 1 year,
5%. 3,684

Moore, Benjamin, and Emma C. his wife, to
Charles M. Marsh. Lexington av, s s, 307 w
Nostrand av, 16.6x100. P. M. Oct. 1, 3 years,
5%. 1,500

Same to George W. Frost. Lexington av. P.
M. Oct. 1, 3 years, 5%. 3,500

McLaughlin, Michael J., to Eliza M. Sloane,
Sands Point, L. I. De Kalb av, n s, 125 w
Lewis av, 25x100. Oct. 9, due Oct. 1, 1888,
5%. 7,000

Same to Daniel Ambrose. De Kalb av, n s,
1888 w Lewis av, 25x100. Oct. 9, due Oct. 1,
1888, 5%. 7,000

Micheau, Annie S., Red Bank, N. J., to Lud-
wig Mueller. Noble st, n s, 415 e Franklin st,
25x100. Oct. 8, 10 years, 5%. 6,500

Meyer, Henry W., to Margaret A. McDonald.
Maujer st. P. M. Oct. 14, 1 year. 1,000

Miles, Francis E., widow, to Mary J. White.
Clifton pl, n s, 180 w Nostrand av, 20x100.
Oct. 14, 3 years. 1,500

Mueller or Muller, Louis and Salomon, to Leo-
pold Michel. Seigel st, s s, 150 w Morrell st,
25x100. Oct. 12, note. 400

Miller, Frederick, to Margaret Corlett. Gwin-
nett st, w s, 105 n Marcy av, 20x100. Oct. 7,
5 years. 3,500

Marks, Samuel, to Henry Peters. Van Buren
st, s s, 70 w Stuyvesant av, 20x100. May 22,
1884, 3 years. 200

McGinnis, John H., to Lottie A. Soper. Liberty
av, s e cor Snediker av, 50x100. Oct. 14, 3
years. 1,000

Meeker, Susan, to Henry C. Bauer. Stanhope
st. P. M. Oct. 14, due Nov. 1, 1890, 5%. 2,000

Same to same. Same property. Oct. 14, due
Nov. 1, 1890, 5%. 2,000

Norris, James, to Mary C. Wood. De Kalb av,
n s, 300 e Central av, 25x90.6x25.7x96.2. Sept.
30, due Oct. 6, 1888. 500

Nickenig, Charles, to Kate C. Henderson et al.,
exrs. and trustees Isaac Henderson. 7th av,
10th st. P. M. Oct. 9, due Oct. 1, 1886. 5,500

O'Mahoney, Jeremiah, to John Andrews. Clif-
ton pl, n s, 115.4 e Grand av, 34.8x100. Oct.
9, 6 months. 200

O'Neill, John E., to Owen Gilchrist. Division
av, s s, 209 w Wilson st, 20.10x98.10x—x90.1.
Oct. 8, 5 years, 4%. 1,500

O'Reilly, Ellen, wife of and James, to Ten Eyck
Wendell. Pacific st. P. M. Sept. 21, due
Oct. 1, 1887. 2,500

Same to same. Pacific st. P. M. Sept. 21, due
Oct. 1, 1887. 2,500

Ohme, George, to Oliver W. Woodford. Har-
man st, Wyckoff av. P. M. Oct. 9, 3 yrs. 600

Oser, William, to The Dime Savings Bank of
Williamsburgh. Johnson av, n s, 75 w Hum-
boldt st, 25x75. Oct. 7, 1 year, 5%. 3,000

Oulton, Sampson B., to John Williamson. 11th
st, s s, 97.10 w 5th av, 4 lots, each 16.8x100. 4
morts., each \$4,000. Oct. 14, 3 years. 16,000

Same to James Williamson. 11th st, s s, 164.6 w
5th av, 16.8x100. Oct. 14, 3 years. 4,000

Same to same. 11th st, s s, 181.2 w 5th av, 16.8
x100. Oct. 14, 3 years. 4,000

Post, Samuel W., to Charlotte E. Woodward,
New Rochelle. Van Buren st, n w s, 73 n e
Broadway, 17x60. Sept. 3, 3 years. 2,200

Same to Adolph Vanrein. Same property.
Sept. 15, due Nov. 1, 1885. 500

Pauch, John F., to John H. Pauch. Orient st,
Sackman av. P. M. Oct. 10, 5 yrs, 5%. 2,500

Pearsall, Mary, wife of and Furman, to
Charles A. Vermilye. Hall st, e s, 199.6 s
Myrtle av, 18.9x100. Oct. 10, due Oct. 1,
1890. 3,500

Parkinson, William H., to Louisa wife of John
Bennett. Highwater mark on bay near 73d
st. P. M. Oct. 10, 10 years, 5%. 10,000

Parnson, Samuel, to Benjamin Floyd. Atlan-
tic av. P. M. Oct. 7, 5 years. 3,500

Penfold, Franklin E., to Martin Byrne. Greene
av. P. M. Oct. 12, installs, 5%. 1,900

Pratt, William T., to The Metropolitan Savings
Bank. Jefferson st, s w cor Franklin av, 125
x100. Oct. 10, due in October, 1886, 5%. 20,000

Pommerencke, Heinrich, to John Moadinger.
Hamburg av, s w s, 20 s e Ralph st, 20x100.
Sept. 29, 5 years. 500

Reinhart, James M., to David E. Meeker.
Broadway, westerly cor Bartlett st, —x74.2x
40x83.8. Oct. 15, note. 8,000

Ringel, Frederick, to Mary W. Wright. 7th st.
P. M. Oct. 15, due Nov. 1, 1890. 2,000

Ryan, Eugene, to August Trenkmann. Grand
st. P. M. Oct. 12, 2 years, 5%. 2,000

Rust, Theresa L., widow, to George W. Evans.
Macon st, n s, 160 e Throop av, 20x100. Sept.
30, indemnity. 1,000

Reis, George, to James F. Dean and Eva E.
his wife. Kent av. P. M. Oct. 13, 5 years,
5%. 2,600

Robbins, Benjamin T., Northport, L. I., to
Brooklyn Life Ins. Co. Herkimer st, n s, 200
e Howard av, 6 lots, each 16.8x100. 6 morts.,
each \$2,300. Oct. 12, 5 years. 18,800

Same to same. Herkimer st, n s, 300 e Howard av, 15.8x100. Oct. 12, 5 years. 2,300
Same to same. Herkimer st, n s, 315.8 e Howard av, 11 lots, each 15.4x100. 11 mortgs., each \$2,300. Oct. 12, 5 years. 25,300
Same to same. Herkimer st, n s, 331 e Howard av, 15.4x100. Oct. 12, 5 years. 2,300
Same to same. Herkimer st, n s, 484.4 e Howard av, 15.8x100. Oct. 12, 5 years. 2,300
Same to Elizabeth W. Aldrich, New York. Herkimer st, n s, 300 e Howard av, 500x100. Oct. 12, demand. 17,550
Reed, Thomas, to Henry Witte. Webster pl, w s, 120.9 n Prospect av, late Middle st, 17.8x98.11. Oct. 8, 3 years. 1,000
Reilly, Patrick, to Andrew J. Dower. Union st. P. M. Oct. 9, 3 years, 5 %. 2,000
Rietzenhoff, Louisa, to Adolph Sussman. Moffat st. P. M. Oct. 10, installs. 1,500
Roberts, Charles W., to Abraham P. Leech, exr. Cornelius Duryea. 11th st, n s, 207.11 e 7th av, 16.8x57.9x16.8x57.11. Oct. 10, 5 years, 5 %. 2,500
Same to Catherine wife of Daniel H. Carpenter. 11th st, n s, 224.7 e 7th av, 16.8x57.8x16.8x57.9. Oct. 10, 5 years, 5 %. 2,500
Same to John Van Sicklen, Jamaica, L. I. 11th st, n s, 241.3 e 7th av, 16.8x57.7x16.8x57.8. Oct. 10, 5 years, 5 %. 2,500
Same to William J. Sayres. 11th st, n s, 191.3 e 7th av, 16.8x57.11x16.8x58.1. Oct. 10, 5 years, 5 %. 2,500
Raymond, Lemuel E., to Jordan C. Dodge, Glen Cove, L. I. Woodbine st, s e s, 250 s w Central av, 25x100. Oct. 13, due Nov. 1, 1890. 1,000
Rusher, Charlotte, to Du Plessis M. Helm. Hancock st. P. M. Oct. 13, 3 years, 5 %. 1,500
Schech, George, to John Haaf. Wallabout st, s s, 175 e Harrison av, 25x100. Sept. 15, 3 years, 5 1/2 %. 4,500
Sauer, Charles, and Katharina his wife, to Mary S. Baker. Staggs st. P. M. Oct. 10, 5 years, 5 %. 400
Sprague, Nathan T., to Maria C. Robbins. Atlantic av, n w cor 4th av, runs north 110.11 to Flatbush av, x north 123.11 to State st. x west 65 x south 90 x east 70 x south 90 to Atlantic av, x east 97.10. Sept. 1, 5 years, 4 %. 67,500
Sauer, Mary, wife of Bernhard, to Theodore F. Jackson. Evergreen av, s w s, 26.8 s e Troutman st, 25.2x109.4x23x99.1. Oct. 10, due Jan. 1, 1886. 400
Sayer, William H., to Ann M. wife of Joseph M. Potter, Norwalk, Conn. Palmetto st, n w s, 275 s w Irving av, 25x100. Oct. 9, 3 years. 1,750
Schomburg, Henry L., to Henry Buck. 3d av, northerly cor 45th st, 25.2x100. Oct. 5, 5 years, 5 %. 2,000
Steers, Margaret R., wife of William C., to The East Brooklyn Savings Bank, Brooklyn. Spencer st, e s, 450 s Willoughby av, 20x100. Oct. 10, 1 year, 5 %. 2,000
Stockton, Amelia B., wife of and La Rue P., to Emily Cady, Westboro, Mass. Jefferson av, n s, 310 e Marcy av, 20x100. Oct. 8, 5 years, 5 %. 2,000
Strohm, Caroline, wife of and Hermann, to Caroline A. wife of John C. Lang. Livingston st, n e s, 329.7 s e Clinton st, 25x160. Oct. 10, 3 years, 5 %. 6,000
Sussman, Adolph, to Benjamin Cox, exr. Jordan Wright. South 1st st, n s, 49.10 e 3d st, 25x80. Oct. 8, 5 years. 2,500
Schick, John, to Gustave Fint. Cook st, s s, 250 e Morrell st, 25x100. Oct. 10, 5 years. 500
Siriy, Sebastian, to Catharina wife of George Straub. Marcy av, w s, 100 n Park av, 25x100. Oct. 1, 3 years, 5 %. 1,400
Smith, Sarah E., wife of and Welford R., to Sarah M. Mygatt and ano., trustees for Robertson K. Mygatt. Monroe st. P. M. Oct. 12, due Nov. 1, 1890, 5 1/2 %. 3,650
Strauss, Philip, to Walter T. Klots and ano., exrs. James R. Klots. Hewes st. P. M. Oct. 8, due Nov. 1, 1888, 5 %. 6,000
Stricker, John C. and John H., to David S. Beasley. Sumner av, Quincy st. P. M. Oct. 15, 5 years, 5 %. 1,800
Sheridan, Patrick, to Anna A. and Adeline Garrison. McDonough st, n s, 175 w Lewis av, 20x100. Oct. 1, 3 years, 5 %. 5,500
Same to Susan C. Strain. McDonough st, n s, 155 w Lewis av, 20x100. Sept. 1, 3 years, 5 %. 5,500
Tapken, Theodore, to Adolph Starke. Jamaica, L. I. Freeman st, n s, 175 e Washington st, 25x100. Oct. 14, 5 years, 5 %. 3,500
Tompkins, Henry, and Peter W. McIndoe to Samuel M. Meeker, admr. William H. Leverich. Quincy st, s s, 91 e Marcy av, 17x100. Oct. 14, 3 years, 5 %. 3,750
Same to same. Quincy st, s s, 108 e Marcy av, 17x100. Oct. 14, 3 years, 5 %. 3,750
Same to Annie Reynolds and ano., trustees Thomas Reynolds, dec'd. Quincy st, s s, 74 e Marcy av, 17x80. Oct. 14, 3 years, 5 %. 3,500
Trowbridge, Mary W., wife of Benjamin A., to Ann E. Tuthill, Rocky Point, L. I. Duryea st, s e s, 267 n e Broadway, 18x100. Oct. 7, due Oct. 1, 1888. 2,500
Same to Thomas I. Morrell, Kinderhook, N. Y. Duryea st, s e s, 285 n e Broadway, 18x100. Oct. 7, due Oct. 1, 1888. 2,250
Same to same. Duryea st, s e s, 303 n e Broadway, 18x100. Oct. 7, due Oct. 1, 1888. 2,250
Vocell, Alice, to Joseph Buehler. Atlantic av. P. M. Oct. 10, installs. 1,150
Vielbig, Balthasar, to Margaretha Klueg. Johnson av, n s, 175 e Humboldt st, 25x100. Oct. 1, 5 years, 4 %. 1,600
Vandervoort, Sarah D., wife of Abraham, to The Williamsburgh Savings Bank. Jefferson

st, n w s, 100 n e Broadway, 75x64.3x75x68.10. Oct. 15, 1 year, 5 %. 1,500
Van Voorhis, Ann, to Dittmas Eldert. Rapelje st. P. M. Oct. 1, 3 years. 1,000
Same to George Beach. Same property. P. M. Oct. 1, installs. 450
Whiting, Mary, widow, to Wright Pearsall. Johnson st, s s, 60 w Pearl st, 25x100. Oct. 6, due Oct. 15, 1886, 5 %. 2,200
Wilson, Thomas P., to East Brooklyn Co-operative Building Assoc. Herkimer st, s s, 18 e Buffalo av, 16x90. Oct. 14. 3,000
Same to George R. Waldron. Herkimer st. P. M. Oct. 14, due Nov. 1, 1886. 300
White, James M., to The Brooklyn Trust Co. Park pl, n s, 100 w Vanderbilt av, 79x131. Oct. 12, 1 year, 5 %. 20,000
Wilkenhoff, Celestine, wife of and Henry, to Thomas F. Mayner and ano., exrs. &c., James Walsh. Fulton st, Nos. 715-719, n w cor Fort Greene pl, 50.2 x 43.1 x west 0.10 x northwest 25.2 to Fort Greene pl, x southeast 84.10. Oct. 10, installs. 1,000
Wyant, Josephine, to Adrian M. Suydam. Bushwick av. P. M. Oct. 13, 5 yrs., 5 %. 2,000
Welsh, Annie P., wife of and Wheaton A., to The Williamsburgh Savings Bank. McDonough st, n s, 115 w Lewis av, 20x100. Oct. 10, 1 year, 5 %. 5,500
Wheeler, Everett E., to Thomas S. Strong and ano., trustees of Frances Maclean. 3d st, South 8th st. P. M. Oct. 5, due October 9, 1887. 10,000
Wiegel, Eva, wife of and John, to The Williamsburgh Savings Bank. Stuyvesant av, e s, 75 s Quincy st, 25x100. Oct. 3, 1 year, 5 %. 3,000
Same to same. Stuyvesant av, e s, 50 s Quincy st, 25x10. Oct. 3, 1 year, 5 %. 3,000
York, Catharine, to Ambrose S. Murray, Jr., guard. of Elisabetta B. Amidei. 3d pl, n s, 240 w Court st, 20x100. Sept. 25, 3 years. 500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.
OCTOBER 9 TO 15—INCLUSIVE.
Arnoux, Anthony, to William H. Arnoux, exr. Ann Arnoux. 1866. \$3,000
Arnoux, William H., to Paris G. Clark. 1868. 3,121
Birdsall, Glover, to George L. Kingsland et al., trustees for Mary H. Tompkins. 6,607
Brown, John C., guard., to Elsie Brown Lord. nom
Collins, Walter K., to Emma H. S. Merrill. 3,500
Capen, Eliza A., widow, to Susie H. Conkling, widow. 4,500
Corse, Mary E., Flushing, L. I., to The New York Life Ins. & Trust Co., as trustee. nom
De Meilt, Henry R., Brooklyn, to Mary V. wife of David H. Gould. 11,000
Ennever, Thomas C., to George S. Hall. 3,700
Griffen, Chas., et al., exrs. S. Willets, to Robert Willets et al., trustees Saml. Willets. ---
Hall, Thomas R. A. and William H., of William Halls Sons, to Myer Finn. 3,000 and int
Keating, Thomas F., to Laura V. Rhineland. 18,000
King, Mary A., Newport, R. I., to Mary A. King, as guard. of Alex. M. King. 1884. 5,600
Kissam, Grenville A., to Mary J. Kissam. 1,500
Lawson, Jacob, Brooklyn, to William J. O'Brien. nom
Lawrance, Francis C., exr. Eleanor E. Wilmerding, to Louis E. Wilmerding. 10,000
Maginn, Frances or Fanny, wife of Patrick F., to Alexander Lutz. 2,082
McCahill, Thomas J., and ano., exrs. Bryan McCahill, to Annie L. McCahill, Larchmont, N. Y. nom
Moench, Caroline, wife of Henry, to Paul Hoffman. 2,000
Mapherson, Cordelia E., and ano., exrs. G. Yoelin, to Jonas B. Kissam. 21,000
Merritt, William J., to Francis M. Jencks. 4,500
Meyer, Christopher H. and Mary his wife, Brooklyn, to John H. Von Thaden and Mary his wife. 2,500
Murphy, Peter, Flatbush, L. I., to Lavina S. Tapscott, Brooklyn. 7,500
Progers, William, to George W. Progers. val. consid
Ringshauser, Sophia, wife of Henry, to Gottfried Buhler. 2,000
Ritch, Thomas G., Stamford, Conn., and Stewart M. Woodford, Brooklyn, to Eliza A. Capen, Brooklyn. 8,888
Rawlings, Edward A., to Samuel Greenbaum. 500
Reese, Mary A., Hughsonville, N. Y., to John Davidson, Elizabeth, N. J. 1,572
Rottman, Henry D., to John W. Husemeyer, Hoboken, N. J. 2,450
Ruck, John M., to George Roll. 16,250
Schmullts, Ernst H., Brooklyn, to Margaret wife of Eben W. Osterndorf. 1,500
Seaman, Samuel J., admr. Mary Underhill, to Robert Seaman, Oyster Bay, L. I. 8,000
Searing, John J., to Emma C. Mastin, Ridgewood, N. J. 3,055
Same to same. 1,018
The Bowers Savings Bank to Mary C. wife of Henry Lyles, Jr., Brooklyn. 3,000
The Eleventh Ward Savings Bank, New York, to The Manufacturers' & Builders' Fire Ins. Co., New York. 40,000
The Homeopathic Mutual Life Ins. Co. to John A. McCall, Jr., Supt of Ins. New York State. nom

The Mutual Life Ins. Co. to Harriet P. Anthony. 2,000
Walker, George W., to William Demuth. 6,133
Weiss, Jacob, to Isaac Hochster. 3,000
Wilmerding, Louis E., to Hannah Johnson. val. consid

KINGS COUNTY.

OCTOBER 9 TO 15—INCLUSIVE.
Anderson, Michael H., to Annie Hudson. \$2,000
Boerum, F. Rapelje, to A. Foster Higgins, Greenwich, Conn. 2,000
Churchman, Alfred, to William Moses. 3,000
Corrigan, William, to Thomas Corrigan. 500
Same to John Morton & Sons. consid. omitted
Cranford, John P., to David H. Valentine. 3,170
De Bunn, Alonzo E., to Charles J. Lowrey and ano., exrs. Benjamin W. Davis. \$3,400
Dutton, Asa S., to Charles B. Dutton. 4,000
Eisemann, Frederick and Angeline, to Peter and Joseph Eisemann. 500
Fittrian, Fannie B., to Rosamond H. Illsley, extrx. Eliza Wilson. 4,090
French, Henry, to Erastus D. Benedict. 1,200
Flanagan, William, to Mary J. Sproule and ano., exrs. and trustees James Sproule. 4,000
Gogarza, Edward, to Antonia G. de Gogarza. nom
Grinnell, Minturn & Co. to Henry Vogel. 500
Gubbins, William, to Harriet E. Tunison. 5,000
Hughes, Patrick G., to George Covert. 520
Hunt, Edward T., exr. and trustee T. Hunt to John P. Cranford. 563
Same to same. 563
Same to same. 750
Same to same. 525
Same to same. 375
Same to same. 500
Jackson, Theodore F., to Jane A. Truslow. 1,000
Same to Catherine W. Taylor. 3,000
King, Charles D., and George W. Adams to Thomas Everit, exr. and trustee V. Everit. 185
Koster, William, to Christopher I. Young. 1,900
Kroener, Catharine A., Red Bank, N. J., to Jessie Carll, Northport, L. I. 700
Kruse, Louis A., to William H. Biersds. 500
Lynch, James D., exr. J. Lynch, to George S. Wheeler. 10,000
McCormick, Robert, exr. Emeline McCormick, to The East River Savings Inst. 7,000
Meyer, Christopher H., to Catharine Denninger. 1,300
Moncriff, Wilhelmina, admrx. L. J. Moncriff, to Wilhelmina Moncriff. nom
McCarty, John, to Sarah A. McCarty. nom
Murphy, William E., to Raphael Renz. 750
Paris, Sherman, Charleston, N. H., and Marshall J. Allen, New York, to Paris, Allen & Co. 1,500
Same to same. 850
Parker, Sophie G., to Isaac T. Swezey. 900
Plaatje, Bartel H., to Wilhelmine Rudolph. 1,000
Swaine, William T., to Sarah and William Swaine. nom
Shevlin, James, to William H. Force. 800
Smith, William T., et al., exrs. T. T. Smith, to William T. Smith et al., trustees for Alice C. Smith. nom
Same to same. 14,500
Smith, Tmie M., to Abel Miller. 1,040
The Dime Savings Bank, Brooklyn, to William R. Brown. 5,500
Terret, Charles S., to Franklin Brown. 700
Wells, Oliver J., exr. Eliza R. Wells, to Terence Jacobson, as trustee for Thomas R. Bunker. 1,200

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.
OCTOBER 9 TO 15—INCLUSIVE.
SALOON FIXTURES.
Asch, L. 1574 2d av. Williamsburgh Brewing Co. (Oct. 14, 1884.) \$1,000
Same... same. (Oct. 14, 1884.) 350
Arnold, A. 541 6th... F. Oppermann, Jr. 400
Blasy, F. 626 Hudson... Bernheimer & S. 225
Brunjes, B. 199 South... J. Inzelmann. (R) 800
Behan, M. 1311 4th av... T. Keane. 500
Berkowitz, D. 110 Ridge... G. Menninger. (R) 200
Berls, H. 606 6th av... Bernheimer & S. 335
Bitting, L. 173 Spring... H. Zeltner. (R) 448
Blake, C. 527 5th av... J. Kress Brewing Co. 100
Bondy, B. 840 2d av... W. H. Griffith & Co. Billiard Table. 225
Brady, J. 404 E. 11th... J. Wallace. 800
Buttner, M. 151 Essex... Bernheimer & S. 400
Campglia, P. 97 Crosby... H. B. Scharmann. Pool Table. 150
Carroll, C. 105 3d av... Brunswick B. C. Co. Pool Tables. 240
Cummings, R. B. 3 North Washington sq... W. H. Griffith & Co. Billiard and Pool Tables. 450
Corbo, P. 203 Elizabeth... H. B. Scharmann. 515
Donahue, J. T. 395 2d av... W. Doucheny. 2,000
Duddenhausen, C. 431 6th... F. Munch. 900
Dunn, W. P. 432 W. 100th... Bernheimer & S. (R) 250
Dietrich, Emilie. 20 Howard... A. Horrmann. (R) 1,000
Dillon, M. F. 42 Duane... J. Wallace. 700
Dillon, D. 339 West... J. Reid & Co. 300
Dobbins, J. 90 Roosevelt... G. Winter Brewing Co. 100
Ehlers, L. 109 E. 125th... G. Snyder (P. & W. Ebling, by assign.). (R) 2,450
Faussner, J. 225 Rivington... J. & A. Doelger. 370
Eusner, C. 437 W. 53d... F. Bachmann. (R) 400
Ferro, G. and Augusta. 102 and 104 W. 47th... O. Ahrendt. 3,000
Ghiggott, G. 86 Centre... Budweiser Brewing Co. (R) 700

Goldner, D. S.	303 1st av	P. Doelger.	1,750
Guinan, T.	77 Bayard	Budweiser Brewing Co.	500
Goss, E.	512 W. 57th	Bernheimer & S.	(R) 1,000
Grasmuck, J.	62 Maiden lane	G. Ehret.	(R) 1,000
Hansen, T.	347 Spring	M. Jensen.	450
Hayes, J.	309 E. 24th	T. C. Lyman & Co.	900
Henry, C. J.	319 7th av	E. K. Murphy.	(R) 900
Hoehnig, L.	107 Sullivan	Bernheimer & S.	125
Pool Table, &c.			250
Hegeman, J. F.	692 8th av	D. Mayer.	(R) 250
Hener, H.	56 9th av	D. Mayer.	(R) 520
Jantzen, A.	1345 2d av	D. Mayer.	(R) 175
Korte, W.	69 Forsyth	L. and Katherine Collins.	200
Karges, G.	690 2d av	G. Ehret.	250
Keller & Muth.	11 Beekman	C. Weber and F. Munch.	(R) 3,000
Koehler, C.	235 W. 26th	Williamsburgh Brewing Co.	225
Luippold, W.	51 Beaver	C. Schluter (Rubsam & H., by assign.) Restaurant Fixtures.	3,000
Same.	Rubsam & H.	Restaurant Fixt.	(R) 2,000
Lyons, W. F.	146 Cherry	D. Lyons.	500
Mathews, G.	699 8th av	H. Elias.	(R) 1,000
McCabe, J.	330 Cherry	Bernheimer & S.	1,750
McGivney, P.	428 1st av	H. Koehler & Co.	1,000
Mensing, E.	49 Delancey	J. Reiser. (July 30, 1884).	130
Moore, S.	130 Bank	C. Haaren.	45
Muller, J. P.	422 W. 37th	H. Elias.	300
Muller, R.	317 W. 41st	G. Ehret.	(R) 150
Meyerdieks, H. C.	2225 3d av	J. Becker, Jr.	750
Mullin, T.	392 Pearl	J. Mullin.	100
O'Garra, F.	52 Scammell st.	H. Elias.	550
Orth, W.	210 W. 26th	G. Rungler & Co. (Burr, Son & Co., by assign.)	(R) 600
Powers, M. W.	2230 1st av	Bernheimer & S.	500
Poppl, V.	333 E. 109th	D. Mayer.	(R) 310
Remmers & Nackenhorst.	71 Varick	Haaren & M.	(R) 300
Sauer, J.	215 2d	W. Cook. Restaurant Fixtures.	300
Schneider, J. City	C. Rivinius, trustee (estate D. Jones, by assign.)		(R) 374
Schneider, D.	103 St. Marks pl.	M. Eckstein.	(R) 650
Schoennagel, Sophie.	251 Bowery	G. Ehret.	(R) 800
Schulz, H.	350 E. 33d	G. Winter Brewing Co.	632
Siegel, G. H.	207 Forsyth	Bernheimer & S.	(R) 350
Southern, C.	204 Madison	J. Wallace.	(R) 800
Switzer, J.	60th st and 9th av	J. H. Berenter. Billiard and Pool Tables.	312
Sack, Fridericka.	515 E. 5th	F. Oppermann, Jr.	(R) 200
Schamberger, A.	56 South 5th av	J. C. G. Hupfel.	300
Stanley, G. City	H. Lohman. Restaurant Fixtures.		80
Tschechtelin, F.	61 Forsyth	F. Bachmann.	200
Wahlers, J. F.	536 W. 40th	G. Ehret.	(R) 200
Walsh, R.	347 W. 41st	Burr, Son & Co.	200
Witzel, C.	157 Forsyth	H. Zeltner.	(R) 250
Wohlmann, A.	553 W. 36th	Burr, Son & Co.	100
Wolf, G.	95 E. 4th	J. Hoffmann.	200
Walter Bros.	477 Southern Boulevard	D. G. Yuengling, Jr.	650
Woolley & Sinn.	107th st and East River	G. Ehret. Bath.	(R) 1,350
Weber Bros.	127 West Broadway	Therese Kuhn. Billard Table.	280

HOUSEHOLD FURNITURE.

Aller, Ada.	City	W. Freeman.	425
Artega, Serapie.	228 W. 16th	Delehanty & McG.	113
Andrews, R. and Charlotte.	21 6th av	Mary P. Griffin.	90
Assanti, M.	1095 11th av	Wheelock & Co. Piano.	70
Baumberger, Juliette.	103 W. 49th	H. Nichols	300
Bennett, Lena.	222 W. 40th	D. O'Farrell.	(R) 153
Bevan, J. H.	301 E. 83d	D. Krakauer. Piano.	(R) 28
Bliss, C. R. and Charlotte.	328 E. 121st	A. J. Steers.	117
Bonta, Ella.	369 W. 23d	S. Baumann.	225
Brennan, T. and Florence.	148 W. Houston	A. J. Steers.	255
Brett, Alice.	191 W. 10th	R. M. Walters. Piano.	(R) 100
Brewer, M. R., Mrs.	140 E. 22d	Cowperthwait & Co.	1,117
Brown, Sarah.	138 W. 29th	Cowperthwait & Co.	397
Brown, Gussie.	218 Wooster	F. T. Higgins.	101
Brown, Belle.	90 E. 10th	M. Manges.	1,005
Birmingham, T.	411 W. 40th	F. T. Higgins.	104
Baker, J.	66 Forsyth	Jordan & M.	(R) 143
Barnett, R. G. I.	135 W. 56th	A. Baumann.	1,132
Beava, J. B. and Anna M.	145 W. 36th	J. A. Hyland	111
Bennett, Margaret A.	161 E. 115th	L. Baumann.	493
Benton, R. H.	Harlem River Park	Patton & Mossop.	175
Berand, G.	155 W. 26th	Epstein, K. & Co.	161
Betts, F. S.	141 W. 41st	Mary A. Betts.	(R) 2,000
Beyea, Ella M.	4 E. 133d	Cowperthwait & Co. (Mar. 31, 1884).	260
Brindley, A. S.	1438 Lexington av	Alexander Bros.	(R) 188
Brown, Annie.	1343 Broadway	O'Farrell & H.	316
Byrne, P. R. and Caroline J.	28 W. 26th	Anna C. Brown. secures judgment	
Camble, Rose.	226 W. 16th	H. S. Eisler.	249
Cook, Millicent.	60 E. 109th	Jordan & M.	(R) 103
Cullins, B., Mrs.	333 W. 51st	O'Farrell & H.	149
Case, May F.	107 E. 75th	S. Baumann.	666
Chambers, J.	251 E. 10th	F. J. Brechtel.	274
Clark, Sara M.	70 W. 46th	O'Farrell & H.	105
Clark, Mary E.	4 Cottage pl.	F. T. Higgins.	(R) 446
Clifton, Mrs. H. D.	427 W. 18th	F. T. Higgins.	(R) 131
Cloro, Kate.	441 W. 49th	S. Baumann.	230
Concklin, Sarah E.	133 E. 55th	A. J. Steers.	117
Costello, B. A.	162 E. 109th	Cowperthwait & Co.	147
Dean, T.	1023 6th av	S. Baumann. (Oct. 2, 1884).	221
Delavigne, Charlotte.	265 6th av	J. F. Manges. Demaret, Julia.	116
203 W. 52d	S. Baumann.		244
De Miguel, Mrs. V. B.	City	Cowperthwait & Co.	166
Dezendorf, Anna M.	1235 Broadway	A. J. Steers.	100
Davis, Jennie F.	133 E. 40th	O'Farrell & H.	228
Dunkelbaum, S. and Mollie.	124 Allen	Epstein, K. & Co.	191
Fggel, J.	148 Suffolk	H. Schile.	105

Finkenstein, Katie J.	54 W. 24th	Hanora Coghlan.	(R) 1,800
Fisher, Anna.	121 Baxter	J. Neuhardt. Piano.	235
Fitch, A. E.	22 W. 15th	J. Mullins.	108
Foster, S.	140 W. 35d	Cowperthwait & Co.	289
Franks, J.	52½ Eldridge	I. W. Cokefair. Piano.	(R) 100
Freedman, L.	23 Clinton	J. Arnstein.	40
Friedlander, Theresa.	45 E. 10th	W. R. Roman. Piano.	175
Same	same.		485
Fairlamb, J. R. and Marion K.	701 6th av	T. Morton.	120
Fischel, Gertrude.	216 W. 44th	Cowperthwait & Co.	951
Flesh, Rosa.	327 E. 52d	S. Baumann.	164
Ford, Anna S.	45 E. 41st	I. Mason.	825
Foreman, J.	237 W. 32d	F. T. Higgins.	(R) 214
Forster, J.	147 E. 33d	A. J. Steers.	117
Gabel, A.	52 E. 13th	S. Baumann. (Sept. 30, 1884).	144
Gibbens, Phebe.	52 Morton	F. T. Higgins. (R)	221
Gormley, Margaret.	369 W. 51st	J. J. Coogan.	114
Greene, Alice.	71 W. 51st	A. J. Steers.	117
Gross, M. and Catherine.	541 E. 86th	A. J. Steers.	300
Gannon, Kate.	232 E. 35th	Wheelock & Co. Piano.	365
Goldstein, M. A.	1435 Lexington av	J. Engel. (R)	950
Green, Julia A.	330 W. 59th	Cowperthwait & Co.	486
Hunter, W. R.	418 W. 57th	S. Baumann. (Sept. 27, 1884).	212
Hallock, J. E., Mrs.	101 W. 43d	O'Farrell & H.	(R) 176
Harmon, J. and Margaret M.	1556 Av A	A. J. Steers.	115
Hanson, Clara A.	360 W. 51st	S. Baumann.	227
Haw, Kate.	447 W. 56th	Krakauer Bros. Piano.	(R) 168
Hearne, C. C. City	A. J. Steers. Piano Guides, &c.		270
Henriques, S. P. C.	40 E. 112th	R. M. Walters. Piano.	(R) 60
Hernstein, Esther.	12th st and 6th av	S. Baumann. (Oct. 6, 1884).	159
Higgins, J.	Grand and Suffolk sts.	S. I. Herschmann.	119
Howard, Ida M.	61 E. 41st	S. Baumann.	334
Hunter, Josephine.	123 8th av	Cowperthwait & Co.	152
Heise, J. and Annie.	34 Eldridge	Schnitzer, Israel & Co.	200
Hendrick, L. P.	174 E. 123d	Simpson & Co. Piano.	300
Hesse, Eliza S.	138 W. 46th	C. W. Nash.	600
Hitchcock, Ella B.	113 W. 42d	S. Knapp. Carpets.	282
Huntress, W. A.	150 E. 52d	Thoesen & U.	238
Hafner, Mary.	1283 Broadway	A. J. Steers. Sewing Machines, Furniture, &c.	115
Jackson, H.	148 Suffolk	J. F. Manges.	120
Kenny, Delia.	514 E. 16th	T. Stacom.	100
Karl, J.	140 W. 32d	Epstein & K.	(R) 1,300
Keefe, Rose.	300 W. 53d	S. Baumann.	129
Kelly, P. J.	438 E. 86th	Krakauer Bros. Piano.	225
Kenny, Delia.	514 E. 16th	T. Stacom.	100
Knoezer, C.	94 E. 122d	Krakauer Bros. Piano.	(R) 235
Kelly, Mary.	8 Downing	Epstein, K. & Co.	109
Korn, H.	84 E. 3d	Fennell & Co.	114
Lawson, Elma C.	316 W. 56th	Wheelock & Co. Piano.	350
Leveen, W.	16 Ridge	Epstein & K.	(R) 173
Levy, A., Mrs.	106 E. 81st	C. Scofield.	119
Loeschmann, Minnie.	82 E. 3d	Fennell & Co.	165
Loftus, Mary.	401 W. 34th	L. Baumann.	131
Lutz, R. J. B.	441 W. 30th	L. Baumann.	102
Leonard, Mary.	75 Washington pl.	A. J. Steers.	115
Levy, Emilie.	357 E. 50th	Krakauer Bros. Piano.	(R) 100
Levy, S. City	Cowperthwait & Co.		172
Levy, B. B.	233 E. 75th	H. P. DeGraaf.	50
Lewis, T. J.	156 E. 86th	Krakauer Bros. Piano.	310
Livingston, Maggie.	219 W. 40th	M. Manges.	283
Luster, J.	76 E. 4th	J. F. Manges.	219
MacMahon, P. J. and Kate.	421 W. 17th	A. J. Steers.	117
Male, J.	453 W. 28th	O'Farrell & H.	122
Marks, Anna	137 W. 32d	Mary P. Griffin.	150
McAnnery, Isabella.	25 Jones	F. T. Higgins.	108
McGrew, D.	46 Charlton	O'Farrell & H.	134
Meyerheim, Sophia.	47 E. 123d	J. & J. Dohson. (R)	225
Michel, J. N.	237 W. 33d	R. M. Walters. Piano.	180
Middlebrooks, E., Mrs.	158 W. 15th	F. T. Higgins.	154
Miller, Mary F.	224 W. 47th	D. O'Farrell. (R)	230
Monteverde, Aldina.	54 W. 35th	S. Baumann	532
Mackenzie, J., Mrs.	1703 Broadway	Patten & Mossop.	375
Marsh, Mary.	240 E. 34th	Epstein, K. & Co.	207
Mason, Agnes J.	129 W. 13th	M. Weinberg. (Nov. 6, 1884).	475
Matty, Maria.	142 2d av	J. Engel. (R)	45
McCabe, L.	305 W. 48th	Epstein, K. & Co.	153
Mesick, H. D.	9 Lincoln pl.	H. S. Eisler.	104
Monchink, L.	97 Christie	Epstein, K. & Co.	235
Moor, R., Rev.	257 E. 72d	Epstein, K. & Co.	558
Newman, Martha.	126 E. 64th	I. Kaufman.	3,500
Nichols, A. M.	Fordham Heights	J. J. Byrne.	500
Nolan, Kate C.	Kingsbridge	H. S. Eisler.	122
Norton, C. B., Mrs.	153 W. 36th	C. Scofield.	115
Odell, Kate E.	49 W. 24th	Grace McCormick. (R)	1,145
O'Keefe, Jane.	346 E. 36th	Cowperthwait & Co.	173
Paradise, Rosetta.	451 6th av	O'Farrell & H. (R)	254
Parsons, Isabella.	202 W. 52d	A. J. Steers.	168
Phillips, Eliza.	186 Mulberry	Cowperthwait & Co.	100
Quinn, Zilla.	410 E. 6th	F. J. Brechtel.	114
Reynard, O.	141 E. 48th	Cowperthwait & Co.	438
Roberts, J. H.	48th st and 6th av	J. J. Coogan.	750
Rorke, Margaret L.	42 W. 132d	J. J. Coogan.	392
Reed, J. N.	106 E. 56th	O'Farrell & H.	316
Richardson, W. J.	Brick Church, N. J.	G. C. Flint & Co.	287
Rockwell, Mary.	213 E. 106th	S. Carson.	100
Rosenthal, Rosa.	51 St Marks pl.	L. Z. Morris.	1,500
Schlingloff, A.	59 Canal	H. S. Eisler.	124

Schoepke, E.	44 Attorney	F. J. Brechtel.	386
Selover, Mary E.	26 W. 50th	C. H. Selover.	1,564
Sievers, Lina.	204 E. 70th	Thoesen & U.	172
Smith, Annie.	143 W. 32d	O'Farrell & H.	122
Smith, Emma B.	11 W. 18th	Sarah Salomon. (R)	500
Stefurak, P.	62 Columbia	Fennell & Co.	137
Stockdale, Helen M.	76 W. 55th	H. Spies. (R)	102
Stocker, Minna.	117 Allen	J. Neuhardt. Piano.	350
Storms, Etta.	318 E. 117th	G. Dorrence.	100
Sussmann, Minna.	204 E. 79th	F. J. Brechtel.	482
Sherley, Hannah.	32 King	F. G. Smith.	350
Springsted, Huldah.	243 W. 19th	S. Baumann.	160
Staehr, C. S.	2209 1st av	Epstein, K. & Co.	242
Stage, Mary.	424 W. 26th	S. Baumann.	188
Stewart, J. N.	1225 10th av	S. Baumann. Carpets.	100
Thompson, H. H., Mrs.	City	Cowperthwait & Co.	280
Tousey, Amanda.	402 W. 57th	R. M. Walters. Piano.	(R) 189
Townsend, L.	57th st and 9th av	S. Baumann.	136
Vanetten, Effie.	111 West 33d	O'Farrell & H.	124
Van Campen, Mary R.	2 West 29th	Havana Nat. Bank (Mary T. Fenton and ano., by assign.) (R)	17,732
Van Zandt, Emily S.	42 East 21st	R. Howlister. (R)	165
Vinter, F. A.	232 E. 34th	Wheelock & Co. Piano.	260
Wadleigh, Mary L.	158 W. 22d	L. Baumann.	100
Washington, Marie.	227 Wooster	O'Farrell & H.	120
Weck, A.	219 W. 28th	H. S. Eisler.	107
Waitzfelder, S. L.	1068 Park av	A. J. Steers.	145
Wakefield, S. M.	138 Waverly pl.	A. J. Steers.	175
Wallace, J. A. and Frances E.	177 East 107th	A. J. Steers.	400
Washington, Jennie.	171 Greene	F. T. Higgins. (R)	100
Wigman, C. W.	153 West 17th	J. F. Manges.	187
Wilson, W. & Bessie.	151 West 16th	A. J. Steers.	117
Williams, Annie.	126 Leroy	F. T. Higgins. (R)	311
Wolf, S. and Tillie.	324 E. 41st	A. J. Steers.	175
Wolf, Phebe.	92 Cannon	Krakauer Bros. Piano.	200
Woodward, Addie.	435 W. 34th	M. Manges.	124
Wrede, W. H.	271 7th	C. S. Reynolds. Piano.	96
Zann, Eva.	117 W. 26th	S. Baumann.	1,153

MISCELLANEOUS.

Allen, C. J.	1225 Franklin av	Saile & Green. Drug Fixtures.	1,200
Aronson, A.	224 East Broadway	Cunningham, Son & Co. Carriage.	(R) 103
Beard, W. H.	51 W. 10th	J. T. Johnston. Pictures.	(R) 3,102
Bender, Ophelia A.	1273 3d av	S. Guggenheimer. Butcher Fixtures.	570
Blau, M.	20 Bayard	J. Bachmeyer. Machinery. Shirt Factory, Fixtures, &c.	150
Bord, Fannie.	166 E. 125th	G. C. Engel. Barber Fixtures.	130
Boynton, G.	58 W. 57th	A. G. Hegeman. Horse, Furniture, &c.	300
Brooklyn Clock Co.	10 John, Brooklyn	J. F. Wyckoff. Machinery.	3,300
Same	same.	Machinery.	2,000
Bush, J. B.	341 3d av	Susan E. Willett. Printing Fixtures.	(R) 1,000
Babcock, Jennie A.	50 Union sq and 733 Broadway	Eliva A. Thayer. Furniture, Fixtures, &c.	(R) 3,000
Bradley, W.	44 Central Market	Caroline Hickok. Stand Fixtures.	600
Chase, Sara B.	614 7th av	A. J. Steers. Oil Paintings, &c.	100
Cushman, J. E.	817 6th	S. Cushman. Bakery. (Oct. 15, 1884).	3,100
Chatterton & Merkent.	10th av, near 19th st	J. McLean. Butcher Fixtures.	200
Collignon, G. W.	Long Island City	C. B. Rogers & Co. Machinery.	272
Cordes, F.	19 Monroe	H. H. Cordes. Horses, Trucks, &c.	(R) 800
Coyle, F.	340 Bowery	Bramhall, Deane & Co. Range, Fixtures, &c.	158
Diamond, J.	705 Madison av	A. Solomon. Tailor's Fixtures.	150
Dohm, H.	41 Beaver	R. Hoe & Co. Lithograph Press. (R)	274
De Mott, I.	Essex Market	F. J. Seelig. Stand Fixtures.	500
Esselborn, A.	183 Essex	J. Klett. Photograph Gallery.	575
Flagg, J. A.	672 9th av	J. McLean. Fish Market.	46

Lederer, C. 169 E. 51st...Cunningham, Son & Co. Carriage. (R) 473
 Loughran, J. & T. 1265 9th av...P. Westphal. Barber Fixtures. 55
 Lynch, T. 546 W. 38th...W. M. Montgomery. Horses, Ice Wagons, &c. 400
 Lelong, J. 20 South 5th av...A. Biessy. Butcher Fixtures. 1,500
 Lincks, J., & Co. 521 and 523 W. 19th...A. Muller (G. Lincks, by assign). Machinery. (R) 1,760
 Lincks, J., & Co., and J. Lincks. 523 and 525 W. 19th...J. Jaeger (G. Lincks, by assign). Machinery. (R) 1,000
 Lynch, J. 336 W. 26th...W. R. Bartley. Horse, Milk Wagon, &c. 150
 Martin & Guenther. 154th st. near Courtlandt av...M. Von Grechten. Chair Manufactory. (R) 450
 Menacho, Aymerich & Co. 323 Pearl...Reguesens & Co. Printing Fixtures. 1,250
 Mewing, A. 1640 2d av...J. H. Evers & Co. Grocery. 1,000
 Meyerhoff, J. C. 1721 Lexington av...H. F. Rowe. Grocery. 350
 Miller, A. J. B. 54 Union sq...A. J. Steers. Barber Fixtures. 335
 Mulliken, W. L. 7 Murray...Ella T. Casey. Office Furniture, Fixtures, &c. 100
 Maguire, J. and Honore. 7 Oak...Lang & Robinson. Bakery. (R) 1,500
 Manning, J. H. 339 Pearl...E. Moneuse. Range. 75
 Manning, T. 2207 2d av...J. McKenna. Grocery Fixtures. 500
 Marchand, C. West and Horatio sts...Glorvina R. Hoffman. Machinery. (R) 3,927
 Same...same. Machinery. (R) 5,000
 Mayers, I. 436 W. 57th...D. W. Robinson. Horses, Coaches, &c. 4,000
 Merrimac and Monitor Panorama Co. 59th st and Madison av...Mathilda C. Alloway, et al. Furniture, Fixtures, securities lease
 Neumann & Zenker. City...Kate Fischl. Horse, Wagon, &c. 100
 Nold & Henn. Steinway, L. I. W. Steinway, exr. Machinery, Fixtures, Tanks, Horses, Wagons, &c. 2,500
 Nuzé, J. J. Elton av near 154th st...Royer Wheel Co. Truck, &c. 150
 Oberin & Hastings. 144 W. 39th...Cunningham Son & Co. Carriages. (R) 832
 Ott, L. 614 8th av...J. Ott. Fish Store Fixtures. 500
 Palmer, B. 123 W. 49th...Sarah A. Wickes. Fixtures, Tools, &c. 470
 Patterson, B. 366 E. 27th...Cunningham Son & Co. Carriage. (R) 54
 Phalen, J. 168 E. 73d...D. B. Dunham. Coach. 850
 Prager, H. 291 1st av...E. L. Gallon. Butcher Fixtures. 207
 Pine, C. H. 110 Pearl...A. J. Steers. Office Furniture, Fixtures, &c. 100
 Rankin, A. McKee and Kate. 443-447 3d av...A. J. Dam & Son. Theatrical Furniture, Fixtures, &c. (R) 15,000
 Ridler, G. and Sarah L. 233 9th av...T. Brown. Bakery Fixtures. 300
 Riederer, C. 2174 2d av...S. Titus. Store Fixtures, &c. 58
 Rankin, A. McKee. 3d av and 31st st...N. Y. Safety Steam Power Co. Engine. (R) 1,150
 Reech, Carolina. 6 Walker...E. Moneuse. Range. 55
 Reich, G. City...E. Von K. Revie. Tea Store. 2,000
 Rogers, Garrison & Rogers. Long Branch...C. B. Rogers & Co. Machinery. 296
 Rooome, W. 462 W. 18th st and 19th st near 10th av...Elizabeth C. Many (Hutchinson & Hall, by assign.) Horses, Carts, &c. (R) 1,900
 Rosenfeld, B. 218 Delancey...S. Juskowitz. Grocery. 400
 Rosenwasser, A. 290 Stanton...H. Vogel. Tailoring Fixtures. 500
 Rosen & Goldberg. 81 Mott...J. Freese. Machine. 125
 Saile, J. C. Franklin av and 168th st...Louisa Bourne. Drug Fixtures. 500
 Saunders, R. B. 123 W. 29th...Hincks & Johnson. Cab. 550
 Siemer, J. H. and H. 3d and Wooster sts...Elizabeth Hillers. Grocery Fixtures. 1,000
 Simpson, J. M. 265 W. 21st...Maria Simpson. Boot and Shoe Fixtures, &c. 100
 Smith, H. H. City...C. G. (Amelia, extrx.) Sandrock. Truck. (R) 76
 Steen, F. 60 Stanton...B. Hellrung & Bro. Tables, &c. 494
 Strauss, M. 207 E. 78th...J. Weiss. Barber Fixtures. (R) 93
 Schmitt, Elizabeth. 2035 2d av...Barbara Gronwald. Store Fixtures. 1,000
 Simon, Lottie. 5 Hester...D. Marx. Grocery Fixtures. 67
 Smith, E. C. 7 Murray...Mosler, Bowen & Co. Safe. 250
 Springsteen, R. 55 Little 12th...American Sheet Iron Co. Horses, Truck, &c. 128
 Taylor, T. M. 1246 1st av...Brewers Ice Co. Ice Wagons. (R) 70
 The Columbia Steam Vapor Baking Co. City...Exrs. P. Gilsey, dec'd. Bakery Fixtures. (R) 1,000
 The Interchangeable Tool Co. of New York...The American Loan and Trust Co. Machinery. (R) 20,000
 Tietze & Meyer. 4 and 6 Liberty pl...Schade Bros. Machines, Lathes, &c. 100
 Tiffany, J. B. 3 Union sq...D. Appleton & Co. Cyclopaedia. (Oct. 14, 1884). 175
 Todt, Emma E. 86½ E. 4th...M. D. Levy. Musical Instruments, Fixtures, &c. 200
 Walther, F. 3 Jackson...M. Marowski. Barber Fixtures. 125
 Wagner, H. 862 10th av...P. Westphal. Barber Fixtures. 100
 Well, B. 521 West 38th...P. M. Fisher. Horse, Wagon, &c. 150
 Wekerle, G. 123 West 38th...Cunningham, Son & Co. Carriages. (R) 721
 Wieck, J. F. T. G. 8th av, bet 116th and 117th sts...Elizabeth J. Barker. Greenhouses, Plants, &c. 1,500
 Wien & Co., S. V. 42 John...Mosler, Bowen & Co. Safe. 155
 Winters, J. C. Fulton Market, stands Nos. 77, 79 and 81...E. Blackford. Stand, Fixtures, &c. 1,200
 Willis & Fehr. 46 Vesey...Emma Fehr. Presses, Machines, &c., ½ part. 700
 Wilson, S. F. V. 219 West 26th...S. F. Hewitt. Horse. 50
 Wilcox Printing and Publishing Co. Tribune building...J. A. Hurdle. Printing Fixtures, Publications, &c. 650

Zauner, J. G. 458 W. 41st...B. Markle. Fixtures, Machines, &c. 400
 Zimmer, L. 43 1st av...C. Schwarzkopf. Cigar Fixtures. (R) 300

BILLS OF SALE.

Ahrendt, O. 102 and 104 W. 47th...G. and Augusta Ferro. Saloon. 3,000
 Brady, J. 688 2d av...P. J. Maloney. Saloon Fixtures. 545
 Same. 1123 2d av...same. Saloon Fixtures. 1,735
 Breder, R. B. 90 Bleeker...Anna Breder. Saloon. 3,000
 Bonnerot, S. 97 Bleeker...P. A. Merlan. Fixtures. 11,000
 Connor, J. T. City...C. S. Connor. Horse, Coupe, &c. 150
 D'Homerque, J. B. 35 Murray...L. C. D'Homerque. Store Fixtures, &c. 340
 Droegé, F. W. 79 Pine...J. T. Shipman. Saloon. 1,200
 Fishblatt, S. 153 E. 110th...Anna Miller. Cigar Fixtures. 275
 Garrison, J. H. 147 Fulton...J. Herbert. Restaurant. 100
 Gross, C., Mrs. 527 5th av...C. P. Blake. Saloon. 350
 Kelly, Margaret A., admrx. 185 Franklin...P. F. O'Neill. Soda Water Manufactory. 2,800
 Kessa, G. 840 Union av...Annie Kesse. Horses, Wagons, &c. 3,000
 Levien, D. J. 342 E. 50th...G. H. Purser. Furniture. (R) 420
 Llorens, Evaristo. 191 Pearl...L. Gershel & Bro. Office Fixtures. 87
 Miller, Anna. 153 E. 110th...Bertha Fishblatt. Cigar Fixtures. 375
 Ogle, G. H. and J., Jr. 830 8th av...J. A. Ogle. Store Fixtures. 3,000
 Rippe, G. 341 E. 11th...S. & A. Markus...Machines, Fixtures, &c. 305
 Stubenrauch, J. C. 428 7th av...J. Oehler and ano. Store Fixtures. 3,000

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.
 Fell, H., to J. Leibinger. (Mortgage made by A. Hofmeister, Aug. 18, 1884.) 650
 Griffen & Kilmartin to Bernheimer & S. (H. Froideraux, Sept. 15, 1885.) 275
 Kuntz, P., to Roberts, Collin & Co. (A. Wiedemann, Sept. 23, 1885.) 1
 Micheil, A. A., to Ida Busch. (Mary E. Randolph, April 1, 1885.) 90
 Munch, E., to W. Ulmer. (F. Ficke, Oct. 2, 1885.) 200
 Snyder, G., to P. & W. Ebling. (L. Ehlers, Oct. 10, 1884.) 2,500

KINGS COUNTY.

SALON FIXTURES.
 Behrens, R. 477 Atlantic av...O. Huber. \$300
 Carlile, Wm. 128 Broadway...A. Maurer. 1,500
 Curran, T. 428 Graham av...O. Huber. 400
 Cody, S. 523 16th st...Bridget O'Connor. (R) 850
 Decker, Bertha. 135 Ten Eyck st...Budweiser Brewing Co. (R) 400
 Daugherty, W. F. 245 Flatbush av...T. C. Lyman & Co. 800
 Fuchs, J. 184 Middleton st...Budweiser Brewing Co. 500
 Hanisch, C. J. 19 Bushwick av...Cath. Lipsius. 400
 Helsing, C. W. 372 Atlantic av...Kennedy & Co. Pool Table, &c. 125
 McBride, J. 331 Myrtle av...N. Hess. 200
 McLoughlin, M. 43 Nostrand av...E. Ochs. (R) 65
 Noller, J. 684 Broadway...Obermeyer & L. O'Reilly, P. 200 5th st...Williamsburgh Brewing Co. 100
 Snedeker, Ellen. 865 Broadway...Budweiser Brewing Co. (R) 300
 Wells, A. 50 Lorimer st...Cath. Lipsius. 400

HOUSEHOLD FURNITURE.
 Arena, Maria. 165 Degraw st...F. G. Smith. Piano. 285
 Bennett, Mrs. A. B. 651 Van Buren st...I. Mason. (R) 143
 Boyce, Frances A. 51 Bedford av...F. G. Smith. Piano. 375
 Browne, E. S. 471 Hudson av...E. J. Richardson. 193
 Collins, H. E. 680½ Van Buren st...G. Eickel. 158
 Colton, Mary. 416½ Halsey st...L. Z. Murray. 358
 Corsa, A. J. 109 Prospect st...F. G. Smith. Piano. 350
 Carpenter, Rose. 157 16th st...F. G. Smith. Piano. 300
 Caswell, Annie. 295 Broadway...F. G. Smith. Piano. 75
 Depp, J. J. 145 39th st...F. G. Smith. Piano. 300
 De Veau, Tillie. Radde pl...F. G. Smith. Piano. 225
 Donlon, P. 53 N. 8th st...A. Schulz. 140
 Dillon, Mary. 181 Broadway...Alexander Bros. 110
 Dood, S. 267 Hooper st...L. Baumann. 233
 Eagan, J. C. 227 N. 2d st...F. G. Smith. Piano. 140
 Emerson, J. A. 493 Dean st...L. Z. Murray. 106
 Eagan, J. C. 227 North 2d st...F. G. Smith. Piano. 200
 Eldridge, T. R. B. 359 Putnam av...F. G. Smith. Piano. 850
 Fitzpatrick, Annie. 108 W. 9th st...Epstein, K. & Co. 215
 Grannan, J. E. 465 Hicks st...R. M. Walters. Piano. 240
 Harding, Anna D. 87 Lewis av...F. G. Smith. Piano. 275
 Hawkins, Emily. 1097 Fulton st...W. H. Baylis. 140
 Hogarth, Sarah. 24 Chapel st...F. G. Smith. Piano. 175
 Hingle, Maria E. 366 Tompkins av...A. Schulz. 130
 Hickey, Eliza. 135 North 6th st...F. G. Smith. Piano. 364
 Horton, J. E. 355 Ainslie st...F. G. Smith. Piano. 125
 Hoge Wm. 867 Lafayette av...P. J. O'Brien. Same...same. 350
 Johnson, Helen M. 67 St. James pl...J. C. Collins. 150
 Johnson, Helen M. 67 St. James pl...T. F. Creegan. 100
 Litchfield, S. S. Lafayette av...F. G. Smith. Piano. 250
 Leyh, E. 83 Broadway...J. W. White. 50
 McKnight, Fanny. 238 Front st...Anderson & Co. Piano. 165
 Machim, Mrs. W. 151 Division av...Alexander Bros. 103
 Meyer, N. 436 Grand st...J. Wolf. 182
 Nelson, Jessie. 398 Wyckoff st...B. M. Cowperthwait & Co. 174
 Nicholson, Thos. 360 Throop av...I. Mason. 131
 Riley, Fannie. 323 Smith st...L. Z. Murray. 125

Rasmussen, J. 161 Sands st...B. M. Cowperthwait & Co. 280
 Rogers, Sarah K. 348 President st...Sadie Ullman. 135
 Ridge, R. R. 671 Quincy st...F. G. Smith. Piano. 350
 Rodriguez, R. 230 Schermerhorn st...J. E. Murray & Co. 355
 Seamon, Mrs. W. 352 Evergreen av...Alexander Bros. 335
 Smith, Hattie. 374 Adelphi st...T. Cassin. 424
 Sneed, J. W. 216 3d st...A. Schulz. 211
 Streat, Mary E. 50 S. 10th st...F. G. Smith. Piano. 400
 Sandstone, A. 74 Johnson st...Anderson & Co. Piano. 160
 Sass, J. F. 857 Myrtle av...F. G. Smith. Piano. 350
 Taylor, H. A. 559 Willoughby av...J. Reid. (R) 338
 Vail, J. W. 291 Adelphi st...F. G. Smith. Piano. (R) 240
 Winton, Lillie. 366 Henry st...F. G. Smith. Piano. 350
 Wright, E. E. 336 Monroe st...V. A. G. Russell. 130
 Whalen, Thos. 83 Amity st...Alexander Bros. 124
 Whitlock, E. J. 369 Pearl st...J. Mullins. (R) 200

MISCELLANEOUS.

Ahrens, H. 841 Broadway...L. Ahrens. Confectionery Store. (R) 1,000
 Anderson, A. 168 Bushwick av...H. W. Meyer. Horse and Wagon. 750
 Brownell, Angeline...A. Homer. Canal Boat. 130
 Brooklyn Clock Co. 10 John st...J. F. Wyckoff. Machinery, &c. 3,300
 Same. 10 John st...Same. Machinery, &c. 2,000
 Boehm, Chas. R. S. w. cor Park av and Elliott pl...Archer Mfg. Co. Barber Shop. 102
 Brush, H. A., and H. Silvae. 67 Centre st. New York...M. Steinbock. Necktie Machines. (R) 2,800
 Catalano, D. 128 Nelson st...Archer Mfg. Co. Barber Chair. 33
 Delninger, M. F. 1774 Fulton st...Duhamel & Singer. Coach. (R) 700
 Dunn, F. P. M. Doran. Canal Boat and Fixts. 1,514
 Engert, J. 589 Grand st...M. F. Lindhorn & Co. Bakery. 150
 Egar, J. 169 8th st...J. J. and Isabella Egar. Shoe Factory. 600
 Fahlbusch, Theresa. 1234 De Kalb av...M. Hoerning. Grocery Store. 300
 Hildenbrand, L. 35 Boerum st...M. J. Gaffney. Horses and Wagons. 400
 Jackson, T. 1029 Atlantic av...J. Cunningham, Son & Co. Coach. (R) 653
 Jeffery, C. Sandford st...G. & H. Fleer. Truck. 50
 Kalkenbrenner, C. P. 55 Ann st, N. Y. Eliza P. Kalkenbrenner. Tools and Fixtures. 900
 Keck, C. 723 Butler st...C. F. Hildt. Butcher Shop. 100
 KISSAM, W. S. 410 Broadway...H. Douglass. Drug Store. (R) 1,874
 Krisch, J. 199 Eldridge st...A. Schwaab. Barber Chairs. 34
 Lubkemann, Wm. 168 Bushwick av...H. W. Meyer. Horse and Wagon. 950
 Ledwith, O. Butler st...A. & J. Wolff. Horses, Truck, &c. 105
 Magill, F. T. 189 Montague st...Marvin Safe Co. Safe. 100
 Markert, G. 679 4th av...Marvin Safe Co. Safe. 67
 Morton, J. K. The Isham Carriage Co. Wagon. 50
 Mehrens, J. H. 154 4th st...A. Wolff. Butcher Shop. 400
 Murphy, B. J. P. Barrett. Wagon. (R) 141
 Nautilus Boat Club...Henry W. Schede et al. Boat House, &c. 850
 Noon, J. 14 and 16 Bergen st...W. W. Dusenbury, admr. Horses and Coaches. (R) 1,000
 Olpe, Otto. 170 McKibbin st...F. Mosetter. School Furniture. 200
 Obbruzzio, R. 544 Myrtle av...Archer Mfg. Co. Barber Chairs. cons'd omitted
 Pendry, W. H. N. M. Mead. Horse and Wagon. 410
 Pitt, G. E. 578 Atlantic av...W. A. Avis. Stock and Fixtures. 300
 Roebuck, J. 1 to 13 Adams st...J. Warner, Machinery, &c. (R) 4,000
 Schneider, H. F. Cor Myrtle st and Evergreen av...G. G. Schneider. Horse, Wagon, &c. 300
 Schroeder, F. 317 Court st...H. Gunter. Grocery Store. 1,875
 Spencer, G. W. P. Barrett. Wagon. 50
 Sackmann, H. 108 Wythe av...J. H. Bosh. Bottling Business. 500
 Smith, I. 15th st, bet 9th and 10th avs...E. E. Smith. Horses and Trucks. 3,957
 Thomas, W. D. 223 North 2d st...C. Thomas. Machinery, Tools, &c. 375
 Tozer & Co. 313 North 2d st...P. G. Tozer. Machinery, &c. 2,000
 The Interchangeable Tool Co. New York...The American Loan and Trust Co., trustee. Lease, Franchises, Machinery, &c. (R) 20,000
 Van Name, Ida V. 745 Bedford av...Marvin Safe Co., New York. Safe. 80
 Wagner, W. C. 736 Bedford av...Annie M. Crawford. Drug Store. 447
 Winter, J. C. Fulton Market, N. Y...E. Blackford. Fixtures, &c. 1,300
 Weidig Bros. Cor Graham st and Park av...Weeks & Parr. Bakery, &c. 12,000
 Woods & Co. 217 North 4th st...M. Cortell. Fixtures, &c. 100

BILLS OF SALE.

Ahrens, Henry, to Mary Ahrens. Confectionery Store, 841 Broadway. nom
 Buchner, Martha, admr. W. Buchner, to John Beckroge. Bakery, 379 Flushing av. 300
 Blomgren, Gust, to William Barg. Grocery Store, &c., 46 Hall st. 400
 Dunnigan, Patrick, to Heissenbutter, Nearing & Co., Grocery Business, 39 Atlantic av. 1,500
 Fedden, George L., to Dietrich Fedden. Butcher Shop, 145 Meserole av. 500
 Freudenthal, Fritze, to H. Spingarn. Hat, &c., Store, 373 Grand st. 1,500
 Hahn, Max, to Gabriel Isaacs. Butcher Shop, 919 Broadway. 200
 Hoffmann, Philipp, to Gustave Bartz. Butcher Shop, 644 5th av. 100
 McNally, James, to James Kelly. Saloon, 188 Myrtle av. 700
 Pitt, George E., to Wm. A. Avis. Sloop Camille, 250
 Rocher, David, to Mrs. Jennie Rocher. Drug Store, 630 Wythe av. 1,500
 Shults, Ezra D., to Charles F. Shults. Wagon, cor Henry and Clark sts. nom

Timmermann, Chas. W. to Charles L. Wyatt. Stock and Fixtures, 59 South 9th st. 3,500

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City, starting with October 9 Atwater, Theron S.—J. M. White... \$13,024 98 and ending with 15 Cady, Artemas S., Clerk of Arrears—C. F. Willis... 126 96.

Table of judgments for New York City, starting with 15 Camroux, Murray O.—J. L. Boteler 518 42 and ending with 14 Houseman, Charles H.—Washington Alexander... 116 97.

Table of judgments for New York City, starting with 14 Haenshen, Emil—Jos. Marren... 92 00 and ending with 16 Mayer, Ferdinand—Sam. Jacobs... 5,881 72.

10 McCabe, Edward P.—R. H. Howard 128 42
 10 McGillivray, Hugh—Chas. Frazier.. 913 29
 10 McEntee, William F. — Leander Stone 4,416 50
 14*MacNaughton, Archibald—Leander Taggart 759 98
 14 McLaren, Henry M.—Jos. Zoller... 4,732 58
 14 McMullen, Michael—C. H. Kranichfelt 34 75
 14 McKim, Margaret — Sarah E. Budington 42 95
 14 McCue, John B.—Leander Taggart 996 52
 14*McDonald, F. J.—the same 759 98
 14 McEntee, William F. — Michael Hughes 3,616 25
 16 the same — S. C. Croft 1,016 25
 9 Noe, Charles L.—Clarence Selvidge 333 97
 12 Neuman, Bernard—Louise Neuman 417 02
 13 Nessel, Philip—C. E. Rogers 701 91
 15 Navarro, Joseph A.—James Hogerty 28 89
 15 Nickolson, William—the same 36 50
 15 Nugent, Arthur—New York Gas Light Co 71 48
 16 Newmuller, Franz—Richard Briggs 1,103 19
 16 Newman, Henry—A. W. Ketcham 2,322 98
 10 Osborne, Thomas — S. H. E. Jennings 292 87
 14 Ohmeis, Frederick — August Leucke 718 30
 9 Potter, John—Sam. Kessler 142 36
 9 Penfield, James T.—J. A. Bayley 539 34
 9 Popper, Emanuel—Moritz Meyer 474 95
 10 Popper, Edwin H.—E. D. Neustadt 659 62
 10 Peckwell, Mary E.—D. E. Anthony 94 27
 10 Potter, Frank W.—Manhattan Gas Light Co 66 36
 13 Parson, John—J. L. Frazer 1,352 68
 13 Powers, Ordell H. — Adaline R. Avery 225 47
 13 Parker, Thomas D.—E. D. Jordan 83 75
 14 Pilkington, James—D. G. Yuengling, Jr 316 78
 14 Paulmier, John—Knickerbocker Ice Co 23 46
 14 Pfaendler, Adolph—George Hagemeyer 296 91
 15 Plumb, Borden W.—H. C. Hardy 336 59
 15 Pepper, Julius—F. B. Ide 87 05
 15 Paine, Augustus G.—R. P. Rothwell 1,234 11
 15 Phillips, Edward H.—Mary T. C. Morrell 1,601 46
 16 Perine, J. Corlies—J. E. Sims 77 83
 16 Pease, Frederick L.—Robert Harper 131 61
 16 Pilkington, James—J. N. Munson 364 80
 13 Quinn, Charles F.—James Slevin 206 10
 14 Quin, Felix—W. G. Abbott 253 85
 9 Rockefeller, John P.—I. C. Blake 92 54
 9 Reed, Alexander, Jr.—J. M. White 13,024 98
 10 Reich, Gustave—Emmy V. K. Reni 2,000 00
 10 Ritter, George W.—S. J. Joyce 109 69
 10 Rinaldo, Isaac — People of State N. Y 500 00
 10 Raynor, Thomas J. — Consolidated Gas Co. of N. Y 77 74
 10 Rodman, George and D.—Manhattan Gas Light Co 38 59
 10 Roullier, Hortense—Frank Waters 70 06
 12 Robinson, Henry L.—Susan A. Johnston 337 21
 12 Rugg, James—Henry Zeltner 186 37
 12 Ruoff, John G.—Theo. Schmalholz 72 94
 12 Rau, Margaretha } Rudolph Ranros, Louis } now 150 11
 13 Roymann, Herman—C. E. Rogers 701 91
 14 Reiche, Charles—T. C. Bateman 170 72
 14 Russell, Charles T. } S. W. Allerton. } respts. 85 77
 14 Reilly, Charles H.—W. M. Howe 42 40
 14 Richardson, John C.—E. H. Brown 176 22
 15 Robertson, Lucius O.—John Sloane 170 80
 15 Ryan, Patrick—Thos. McGuire 82 10
 15 Robinson, James P.—Calvin Jouard 113 64
 10 Sickles, Daniel E.—C. W. Romeyn 99 39
 10 Sheahan, Michael T.—J. D. Youg. } costs 69 35
 10 Schweig, George M.—Frank Lazarus, } exr. 470 98
 10 Sink, John—C. F. Gennerich 222 24
 12 Shulman, Henry—Hezekiah Kohn 161 25
 12 Scofield, Edward C.—W. W. Williamson 743 72
 12*Smock, David P.—Jos. Stream 84 50
 12 Shynman, Samuel } Neil McCCallum } 418 27
 12 Shynman, Jacob G. }
 12 Spelzhaus, Henry F.—Fred. Stahl 111 30
 13 Schlichter, Frederick—J. H. J. Ronner 145 75
 13 Siecke, Charles A.—Wm. Wicke 134 28
 13 Stumm, Daniel—Jos. Silberman 120 21
 13 Simpson, John—John Eichler 724 85
 14 Scott, John S.—National Bank of Newburgh 794 01
 14*Scodiff, Emma L.—S. B. Solomon 271 82
 14*Steele, John—W. H. Thomas 46 56
 14 Sleeman, Nathaniel—E. H. Brown 176 22
 14 Schuttrich, Oscar H.—Hugo Sobmer 140 04
 15 Shugg, Proctor R.—O. S. Carter 673 16
 15 Schwartz, Frank—James Haggerty 36 50
 15 Shriver, Aaron J.—Susie M. Hendrick 187 78
 15 Schumacher, Henry — Jacob Ruppert 548 25
 15 Swan, Charles A.—Equitable Gas Light Co. of N. Y 230 02
 15 Stromberger, Frederick — A. F. Hand } costs 159 11
 16 Spengeman, Theodore — Abraham Porges 161 06
 16 Simpson, George E.—E. T. Hoopes 572 38
 16 Senn, Ferdinand—Jos. Morningstar 155 68
 16 Sawyer, Frederick A.—H. P. De- } graff 317 63

16 Shimberg, Solomon—Ignatz Modry 534 65
 12 Smith, Clarence H.—Tiffany & Co. 265 10
 16 Smith, Frederick W.—Akron Milling Co 267 62
 9 Todd, Nicholas P.—M. R. Marks 3,308 09
 9 Townsend, Philip S.—Antonio Rasines 95 29
 10 Thompson, George K.—C. P. H. Gilbert 220 73
 10 Tooker, Harriet M.—Mary Phillips 441 94
 10 Terry, William H.—J. M. Hillery 170 75
 10 Taylor, Morris—H. L. Mossler 1,764 96
 12* the same—Sigmund Robertson 160 58
 12 Thearl, John—W. L. Kane 146 15
 13 Turnbull, Charles Corbett—J. L. Frazer 1,352 68
 13 Taylor, Morris—Herman Knoble 145 67
 14 Thompson, Henry B.—Fred. Beck 367 93
 14 Thompson, Maria—Sarah E. Budington 138 58
 14 Tropp, John H.—Max Rosen 54 55
 15 Treveranus, Sophia—Henry Immer-schitt 174 73
 15 Tillinghast, Philip—R. P. Rothwell 1,234 11
 15*Trilling, Solomon—J. A. Lautz 109 24
 15 Tollner, Charles—Amerman & Ford costs 282 88
 15 Thompson, George K.—C. P. H. Gilbert 170 75
 9 United States Dynamite Projectile Co.—James Gregory. correction 475 14
 9 The Mayor, Aldermen, &c.—H. W. Unger 330 70
 9 Franco-American Trading Co. (Lim-ited)—C. C. Southard 2,610 86
 10 The Mayor, Aldermen, &c., N. Y.—J. M. Dunn 6.3 48
 10 The Manhattan Railway Co.—J. F. Marvin 8,034 62
 10 Manhattan Steamboat Co.—N. Y. Belting & Packing Co 75 75
 12 The Mayor, Aldermen, &c.—Lizzie B. Allen 123 40
 12 the same — F. S. Allen 122 36
 13 John S. Willey Publishing Co.—Ad-aline R. Avery 225 47
 13 The New York Textile Filler Co.—First Nat. Bank of Jersey City 275 00
 13 West Shore & Ontario Terminal Co.—Van Allen Pugsley 151 26
 13 The National Shoe & Leather Bank of City N. Y.—Wm. Sulzbacher and ano 420 53
 14 The Standard Typograph Co.—Eugene Kelly. (Amending judg-ment docketed May 25) 630 80
 14 The Mayor, Aldermen, &c.—A. W. Cruikshank 4,884 94
 14 Union Electric Mfg Co.—W. J. A. Fuller } costs 73 84
 14 The George W. Cross Blank Book Mfg Co.—J. H. Lyon 519 69
 14 The Freeley Mfg Co.—Jos. Cavins 728 34
 14 The Manhattan Railway Co.—S. A. West 5,278 22
 15 American Laundry Machinery Co.—Barbara Lehman } costs 43 35
 15 The Cosmopolitan Skating Rink Co.—Fred. Aldridge 377 18
 15 The Manoa Co. (Limited)—Alfred Sully 10,387 04
 16 The Adams & Westlake Mfg. Co.—W. S. Blunt 4,257 74
 16 The Sixth Av Railroad Co.—Sam. Levon 253 90
 16 The Manhattan Steamboat Co.—Thos. Duffy 248 27
 16 The Improved Sewerage & Sewage Utilization Co.—W. H. H. Childs 104 17
 14 Underwood, William—Leander Taggart 759 98
 14 Underhill, Henry H.—Sam. Kilpatrick 313 98
 10 Von Oesen, William—F. W. Mertens 184 34
 12 Vincent, Charles—Fred. Kemlein 87 50
 14 Von Bremen, Henry—August Len-decke 718 30
 14 Vonhaus, Nicholas—E. H. Harris 851 12
 15 the same—P. R. Muller 795 79
 16*Veitch, J.—Sam. Streit 110 85
 9 Van Antwerp, William—J. A. Fer-guson 17,318 94
 10 Vanderbilt, George—Manhattan Gas Light Co 59 40
 14 Van Woert, James L.—Chas. Scrib-ner 148 89
 16 Van Woert, James L.—John Sloane 255 51
 9 Wilson, William—Susie E. Barnum 169 14
 9 Wood, Charles S.—First Nat. Bank of Middletown, Conn 1,696 50
 9 the same—the same 1,702 84
 10 Wiley, George W., ptff—J. M. Van Note 10 00
 10 Wilson, Edward W.—C. V. Faile 3,608 12
 10 Washburn, Thomas J.—Peter Groth 1,310 12
 10 Watson, William—J. W. Smith } costs 116 02
 10 Whitaker, William H.—D. C. Tate 974 12
 10 Welch, William J.—Delahanty & McGrotry 77 96
 10 Wolf, Mary—Wm. Knowlton 3,139 27
 12 Whitney, James A.—John Ebert 707 09
 13 Wethered, Mary J. W.—H. R. Willis 219 36
 13 Wall, E. Berry—J. R. Stokes 135 15
 13 Willey, John S.—Adaline R. Avery 225 47
 13 Ward, Ferdinand—H. G. Batcheller 22,353 05
 14 Wright, Matilda C., doing business under name of Farrington L. Wright, agent—J. W. Stolts 134 55
 14 Wilson, Robert—R. E. Krafft 1,453 46
 14 the same—the same 1,188 94
 14 Wintringham, Jeremiah, as recr. of the Loaners' Bank of City New York—J. F. Pierce, costs 859 92

14 Weinberg, Nathan—Max Rosen 54 55
 15 Wilber, Harry—Truman Parsons 161 87
 15 Wenman, James W.—H. F. Quack-enbos 193 03
 16 Young, William—John Fangemann 46 16
 14 Zabinski, Henry—Adolph David 1,422 72
 14 the same—Caroline Zabinski 816 47
 14 the same—W. H. Stacy, Jr 526 20
 14 the same—Marcus Marsop 2,111 35
 14 the same—M. V. B. Smith 402 97
 15 the same—Berthold Hahn 300 22

KINGS COUNTY.

October.
 9 Alexander, James—H. L. Judd & Co. \$312 66
 10 Bowie, Robert C.—M. Brock 259 54
 12 the same—New Haven Brew-ing Co 68 00
 13 Bowman, John—W. J. Skelley 433 69
 14 Beykufer, August—A. Hoffman 57 04
 15 Barclay, Rosanna—42d St. & Grand St. Ferry R. R. Co 55 52
 15 Brooks, Alma—P. C. Davey 60 75
 9 Clark, Margaret—A. S. Barnes 89 92
 10 Cook, Walter—L. Steinhardt 86 67
 10 Cavanagh, James—H. J. Ferris 51 90
 10 Chevalier, Henry—N. J. Harris 224 05
 13 Carey, Garry—G. W. Prescott 93 44
 14 Claffey, Richard—N. Murdough 802 20
 14 Cardwell, Charles W.—C. E. Rogers 667 18
 15 Cox, Joseph D.—J. R. Emery 160 32
 9 Dalton, Patrick—J. Mathison 381 16
 9 Donnan, James—Ninth Nat. Bank, New York 559 67
 10 Davies, Julien T., as general assignee of Grant & Ward—H. G. Batch-eller 396 71
 10 Davidson, Robert W.—L. Steinhardt 86 67
 12 Duryea, Hermanus B., dec'd.—E. R. Bowne 30,913 44
 12 Dalton, Patrick—C. M. O'Reilly 240 49
 12 Drum, John—M. Gibbons 52 85
 13 Dornisfe, Jeremiah—J. A. Cozino 648 98
 14 Dietz, Frederick W.—J. S. Lovering 1,008 85
 14 Dubernell, William—A. H. Gelling 200 64
 15 David, Rebecca J.—G. A. Clark 107 59
 15 Dietz, Frederick W.—J. M. Hummel 545 51
 14 Eddy, Elias T.—C. E. Rogers 812 47
 9 Franco-American Trading Com-pany (Limited)—C. C. Southard 2,610 86
 10 Fedden, George L.—T. McCarthy 280 41
 10 Fish, James D.—H. G. Batcheller 22,353 05
 9 Gallagher, Owen—J. Mathison 381 16
 9 Gould, John D.—D. Wadsworth 388 77
 10 Goldstein, Louis—White, Potter & Paige Manufg. Co 159 00
 10 Grant, Jr., Ulysses S.—H. G. Bat-cheller 22,353 05
 12 Gioth, Frederick—F. Munch 968 97
 13 Graves, Mary H., Eliza S. and Isa-bella S.—A. E. De Baun 587 43
 13 Goodmann, Balthasar—E. H. Tomp-kins 3,707 16
 13 the same—the same 1,848 23
 9 Hamilton, Henry—B. Weill 2,894 57
 9 Hoffman, Richard—J. Gavin 110 20
 10 Hennessy, James — New Haven Brewing Co 412 22
 12 Hawley, Oscar F.—M. M. Boyd 1,524 18
 12 the same—the same 1,524 18
 12 the same—the same 2,023 51
 12 t e same—E. Smith 1,551 87
 12 the same—the same 1,383 76
 14 Hawkins, Henry S.—C. E. Rogers 667 18
 14 Huber, August—L. I. Keller 200 17
 14 Herzberg, Erdmana—C. Miller 3,256 87
 14 Hogan, Patrick—S. H. Clapp 318 19
 15 Hardy, George H.—J. R. Graham 201 67
 15 Hanlon, Julia—N. W. Burtis 67 86
 15 Isham, Annie W.—G. Gru 29 20
 9 Johnson, Rasmus—H. Henrick 99 59
 13 Kiernan, John J.—American Exch. Nat. Bank 3,525 87
 12 Leveridge, John—E. R. Bowne 30,913 44
 13*Lyons, Frank—J. A. Cozino 648 98
 9 Mott, Burnett B.—E. Killmer 101 64
 10 Morrissey, Daniel—M. Brock 259 54
 12 the same—New Haven Brew-ing Co 63 00
 12 McGowan, John T., individ. and as recr. of The Guardian Savings Inst.—M. L. Pettus 86 22
 15 Madden, Ann—N. W. Burtis 67 86
 15 Miller, Louis M.—N. McCallum 246 04
 9 Nicholas, Joseph W.—Ninth Nat. Bank, N. Y 849 77
 9 the same—the same 559 67
 10 Nolan, Thomas—New Haven Brew-ing Co 412 22
 12 Otis, George F.—P. Lenane 327 56
 9 Phillips, Charles E.—A. E. Halleck 847 73
 15 Pfaendler, Adof—G. Hagemeyer 296 91
 15 Pfaendler, Adolph—F. E. Jenkins 107 64
 9 Ryder, Stephen—S. Burkhalter 991 19
 9 Rogers, Joseph C.—9th Nat. Bank, N. Y 849 77
 9 Reiber, William—C. R. Hetfield 698 32
 10 Raymond, L. G.—White, Potter & Paige Mfg. Co 159 00
 9 Silliman, S. Augustus—9th Nat. B'k N. Y 849 77
 9 the same—the same 559 67
 9 Salvato, Michele—F. Gihron 350 63
 9 Simonson, Isaac C.—N. Hess 299 72
 10 Schaumloffel, Louis—White, Potter & Paige Mfg. Co 159 00
 12 Schwartz, Joseph—Universal Fash-ion Co 262 51
 12 Smith, Isabella—City of Brooklyn 95 75
 12 Schneider, Philipp—F. Munch 968 97
 12 Schwoob, Mary—G. F. Elliott 68 26
 4 Seinsoth, George F.—J. Duryea 105 70
 4 Strout, Charles W.—M. Cross 289 61
 5 Scholes, Frederick—E. Gouland 180 81

Table with 2 columns: Name and Amount. Includes entries like 'The Franco-American Trading Co. (Limited) - C. C. Southard' for \$2,610.86.

Table with 2 columns: Name and Amount. Includes entries like 'Zoeller, Frederick - Julia A. Riley, admrx. (1884.) (Reversed and annulled)' for \$181.84.

Table with 2 columns: Name and Amount. Includes entries like 'James J. Spearing agt Frederick Clarkson et al, owners. (Oct. 13, 1885)' for \$737.00.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, starting with 'October' and listing various addresses and amounts, such as '10 Eighth av, w s, 75.8 s 94th st, 50x100' for \$380.00.

KINGS COUNTY.

Table of mechanics' liens in Kings County, starting with 'October' and listing various addresses and amounts, such as '12 Hull st, n s, 175 e Rockaway av, 25x100' for \$48.13.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, starting with 'October' and listing various addresses and amounts, such as '12 Union st, s s, abt 200 e Ogden av, 25x100' for \$31.06.

SATISFIED JUDGMENTS.

NEW YORK.

October 10 to 16—inclusive.

Table of satisfied judgments in New York, listing names and amounts, such as 'Beudet, Homer J.—George Hagemeyer. (1885)' for \$302.44.

KINGS COUNTY.

October 10 to 16—inclusive.

Table of satisfied judgments in Kings County, listing names and amounts, such as 'Aspinwall, Marip—W. R. Hazzard. (1882)' for \$216.49.

* Cancelled of record by order of Court.
† Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

October 10 to 16—inclusive.

Table of mechanics' liens in Kings County, listing various addresses and amounts, such as 'Ninety-second st, n e cor Narrows av, Alan-son W. Adams agt John Dickinson and John McGlyn. (Sept. 22, 1884)' for \$368.25.

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.

Division st, No. 242, five-story brick tenem't, 28 x75x5x62, tin roof; cost, \$15,000; August Ruff, 18 Hester st; ar't, Jobst Hoffmann. Plan 1493.

Forsyth st, No. 146, five-story brick tenem't with stores, 25x83, tin roof; cost, \$18,000; Martin Hoellerer, 139 Ludlow st; ar't, Julius Kastner. Plan 1470.

7th st, s s, 57 e Av D, three-story brick store and dwell'g, tin roof; cost, \$3,800; Mrs. Muller, 7th st, s e cor Av D; ar't, and b'r, William Shears; m'n, Thomas Lyons. Plan 1498.

BETWEEN 14TH AND 59TH STS.

42d st, No. 329 W., two-story brick dwell'g, 25x11, tin roof; cost, \$1,400; Rev. Charles McCready, on premises; ar't, L. J. O'Connor; b'r, Cornelius Callaghan. Plan 1485.

47th st, No. 428 W., five-story brick (stone front) tenem't, 42.9x77, rear 13.8, tin roof; cost, \$25,000; William Rankin, 253 West 51st st; ar't, George Keister; built by days' work. Plan 1490.

44th st, s s, 100 w 11th av, one-story brick storage building, 50x100, tin or felt and gravel roof; cost, \$3,000; Elias S. Higgins, 137 5th av; ar't and b'r, Wm. Paul. Plan 1478.

9th av, s e cor 56th st, four five-story brick flats, 25x59, cor 25x66, tin roofs; cost, average \$25,000 each; Lesser and Michael Steinhardt, 740 Lexington av; ar't, G. B. Pelham. Plan 1504.

56th st, s s, 70 e 9th av, five-story brick flat, 30x89, tin roof; cost, \$50,000; ow'rs and ar't, same as last. Plan 1505.

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

70th st, n s, 72 w 2d av, five-story brick (stone front) tenem't, 28x84, tin roof; cost, \$20,000; Brennan & Reville, 29 and 30 Sutton pl; ar'ts, Thom & Wilson; b'r, not selected. Plan 1475.

80th st, s s, 100 e 1st av, one story brick temporary hall, 100x40, tar and gravel roof; cost, \$5,000; Rev. J. J. Dougherty, 334 East 79th st; ar'ts, Babcock & McAvoy. Plan 1469.

88th st, s s, 89 e Lexington av, four five-story brick tenem'ts, store in one house, two 29.10x85, and two 25x83, tin roofs; cost, each, \$20,000; Philip Braender, 122 East 85th st; ar't, John Brandt. Plan 1472.

91st st, s s, 194 e 1st av, one-story open wagon shed, 19x40, gravel, felt and cement roof; cost, \$200; John J. Schillinger, 420 East 92d st; ar'ts, A. B. Ogden & Son. Plan 1474.

118th st, s s, 90 e 4th av, two five-story brick tenem'ts, 25x72, tin roofs; cost, each, \$18,000; Simon Haberman, Belleville, N. J.; ar't, John Brandt. Plan 1480.

122d st, n s, 109.6 e 2d av, two-story brick stable and shops, 32x60, asphalt and gravel roof; cost, \$6,000; William Sinclair, 325 East 122d st; ar't, Chas. Baxter. Plan 1483.

84th st, s s, 306.6 w Av A, one-story brick stable, 25x27, tin roof; cost, \$600; Higgins & Keating, 301 1/2 East 79th st; ar'ts, A. B. Ogden & Son. Plan 1499.

2d av, e s, 75 s 71st st, five-story brick (stone front) tenem't with stores, 23.1x60, tin roof; cost,

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

\$12,000, Frederick R. Frech, Newdorp, S. I.; ar't, F. S. Barus; b'r, not selected. Plan 1496.

71st st, s s, 60 e 2d av, one-story brick store, 12x25.5, tin roof; cost, \$600; ow'r and ar't, same as last. Plan 1497.

86th st, s s, 90 e 3d av, two-story brick store, 10x26, tin roof; cost, \$1,300; E. D. Bagen, 532 East 87th st; ar't, F. T. Camp. Plan 1509.

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

82d st, s s, 225 e 9th av, three four-story and basement brick dwell'gs, 17 and 16x55, tin roofs; cost, each, \$8,000; Christian Blinn, 400 West 79th st; ar't, H. L. Harris; b'r, not selected. Plan 1501.

90th st, s s, 100 e 9th av, four four-story brick (stone front) dwell'gs, 18.9x55, and extensions, 11x14; tin roofs; cost, each, \$16,000; Hofer & Vincent, 326 West 47th st; ar'ts, Thom & Wilson. Plan 1502.

9th av, e s, 20 s 101st st, three five-story brick tenem'ts with stores, 27x65, tin roofs; cost, each, \$10,000; R. Havanagh, 185 East 64th st; ar't, J. H. Valentine. Plan 1484.

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

121st st, n s, 100 w 6th av and 150 w 6th av, six three-story and basement brick (stone front) dwell'gs, four 17.6 and two 15 front, four 52 in depth and two 64, including extension 6.8x12, tin roofs; cost, each \$10,000; John D. Taylor, 248 East 62d st, and George W. Ruddell, 244 East 62d st; ar'ts, A. B. Ogden & Son. Plan 1473.

NORTH OF 125TH STREET.

125th st, n s, 90 w 4th av, one-story brick store, 27.11x88, tin roof; cost, \$6,000; Chas. C. Schildwachter, 2374 4th av; ar't, G. Robinson, Jr. Plan 1477.

129th st, s s, 280 e 4th av, five-story brick tenem't, 39.9x60, and three-story brick carpenter's shop, 39.9x25, tin roofs; cost, \$19,000 and \$6,000; Theodore Dieterlen, 41 West 127th st; ar'ts, Cleverdon & Putzel. Plan 1494.

2d av, n e cor 125th st, four five-story brick (stone front) tenem'ts with stores; corner, 25x76; others, 25x67, tin and plastic slate roofing; cost, corner, \$14,000; others, each, \$13,000; John Livingston, 130 East 91st st; ar't, F. T. Camp. Plan 1487.

2d av, n e cor 125th st, five-story brick (stone front) tenem't with stores, 25x96, tin and plastic slate roofing; cost, \$18,500; John Livingston, 130 East 71st st; ar't, F. T. Camp. Plan 1506.

125th st, n s, 25 e 2d av, five five-story brick (stone front) tenem'ts with stores, 25x64, tin roofs; cost, each, \$13,000; ow'r and ar't, same as last. Plan 1507.

8th av, w s, 75 s 144th st, five-story brick tenement with store, 25x60, with rear extension, 14x11 x19x—, tin roof; cost, \$20,000; F. M. Stetler, 77 Beach st; ar't, R. H. Rowden. Plan 1489.

23D AND 24TH WARDS.

Bristow st, w s, 247.6 n Jennings st, two-story frame dwell'g, 16x26, gravel roof; cost, \$800; John Pirner, Bristow, near Jennings st; b'rs, Joseph Miller and James Hughes. Plan 1495.

Church st, s w cor Weber's lane, three-story and basement frame dwell'g, 23x50, mansard roof slated, deck roof tinned; cost, \$4,000; ow'r and b'r, Peter Murray, Kingsbridge; ar't, George Raynor; m'ns, Sage & Wilkens. Plan 1500.

John st, s s, 60 w Prospect av, two-story frame dwell'g, 20x30, tin roof; cost, \$2,000; Michael Fischer, Belmont; ar't, J. C. Kerby. Plan 1492.

Southern Boulevard, s e cor 136th st, two-story brick store and dwell'g, 25x47 and 57, tin roof; cost, \$4,000; William J. Murtagh, 638 Southern Boulevard; ar't, Andrew Spence. Plan 1486.

143d st, No. 737 E., two-story and basement brick dwell'g, 20x40, tin roof; cost, abt \$4,500; Matthew Hicks, 349 East 12th st; ar't, Daniel Ryan; b'rs, John Ross and James Watson. Plan 1479.

148th st, n s, 200 w Morris av, three-story brick tenem't, 25x55, tin roof; cost, \$9,000; Anna Weinecke, 469 East 148th st; ar'ts, Schmidt & Garvin; b'r, not selected. Plan 1481.

151st st, s s, 200 w Morris av, two-story frame dwell'g, 22x40, tin roof; cost, \$3,000; Timothy Sullivan, 466 East 151st st; ar't, R. Rogers; b'r, William McIntyre. Plan 1471.

163d st, s s, abt 540 e Courtland av, two-story frame dwell'g, 24x18, tin roof; cost, \$1,400; Thos. S. Hoey, 688 E. 163d st; b'r, Frederick Schwab. Plan 1482.

Jackson av, s e cor 161st st, two-story frame stable, 20x36, gravel roof; cost, \$800; Philip J. Kelly, Jackson av and 161st st; ar't, Julius Heberlein. Plan 1476.

Frederick st, w s, 100 s William st, one-story frame dwell'g, 20x25, tin roof; cost, abt \$500; Owen Cassidy, Fordham. Plan 1488.

Mosholu av, n e cor Riverdale lane, one-story frame reading room, 16x24; cost, \$600; Miss Grace Dodge, Riverdale; ar'ts, J. C. Cady & Co.; b'rs, Emery & Forsyth and F. Thorn. Plan 1491.

Brook av, s w cor 131st st, two-story brick factory, 40x65, tin roof; cost, \$6,000; Gas Engine and Power Co., 132 Church st; ar'ts, D. & J. Jardine; b'rs, J. W. Hogencamp & Son. Plan 1508.

Washington av, w s, 220 s 168th st, two-story and basement frame dwell'g, 20x43, tin roof; cost, \$5,000; James McMullen, 1351 Washington av; ar't, H. S. Baker; b'r, H. A. Sherwood. Plan 1503.

KINGS COUNTY.

Plan 1521—6th av, n e cor 22d st, one three-story brick store and tenem't, 25x50, tin roof, wooden cornice; cost, \$3,600; William Aiken, 5th

av and 22d st; ar't, G. M. Miller; b'rs, D. Gilmartin and Chapman & Purgold.

1522—Milton st, n s, 300 w Manhattan av, one three-story and basement brick dwell'g, 22x48, and two-story extension, 12x12, gravel roof, wooden cornice; cost, \$6,500; C. A. Waters; ar't, C. Dunkhase; b'rs, J. B. Woodruff and S. F. Bartlett.

1523—Nelson st, Nos. 165, 167 and 169, n s, 80 w Court st, three three-story brick tenem'ts, 16.2x44, tin roofs, wooden cornices; cost, each, \$3,500; ow'r, ar't and b'r, Edward Keogh, 146 Luquer st.

1524—George st, n s, 225 e Knickerbocker av, one three-story frame store and tenem't, 25x55, tin roof; cost, \$4,000; J. O. Kalb, 169 Boerum st; ar't, H. Vollweiler; b'r, J. Herte.

1525—Pacific st, n s, 175 w Rochester av, one one-story frame stable, 14x32, felt roof; cost, \$75; ow'r, ar't and b'r, T. S. Denike, 1844 Atlantic av.

1526—George st, n s, 225 e Hamburg st, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$3,600; ow'r and b'r, E. Wade, Meserole st; ar't, H. Vollweiler.

1527—George st, n s, 150 e Knickerbocker av, three three-story frame (brick filled) stores and tenem'ts, 25x55, tin roofs; cost, each, \$4,000; ow'r and b'r, Joseph Herte, 169 Boerum st; ar't, H. Vollweiler.

1528—Lynch st, No. 27 rear, one two-story brick stable, 20x16, gravel roof, brick cornice; cost, \$600; Jos. Henry, Bedford av, n w cor Lynch st; ar't, A. S. Hart; b'r, M. Kouhron.

1529—McKibben st, n s, 65 e Ewen st, one two-story brick packing house, 35x50, tin roof, wooden cornice; cost, \$6,000; Fred. Figge, 289 Atlantic av; ar't, J. Platte; b'r, J. McQuade.

1530—Pacific st, n s, 200 w 3d av, three four-story brick tenem'ts, 16.8x48, gravel roofs, wooden cornices; total cost, \$11,500; C. Lindquist, 500 Atlantic av; ar't and b'r, T. Peason.

1531—George st, n s, 250 e Hamburg st, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$3,600; E. Braun, Meserole st; ar't, H. Vollweiler; b'r, E. Wade.

1532—5th av, No. 647, one one-story frame storage shed, 12x12, tin roof; cost, \$30; Fred. Breeves, 647 5th av.

1533—Hart st, n s, 200 e Nostrand av, four three-story and basement brick dwell'gs, 19.6x40, tin roofs, wooden cornices; cost, each, \$5,000; ow'r and b'r, Thos. E. Greenland, 256 Kosciusko st; ar't, I. D. Reynolds.

1534—Atlantic av, n w cor Nostrand av, one three-story brick and iron stores and tenem'ts, 25x99.1, tin roof, iron cornice; cost, \$14,000; D. K. De Beixon, 93 Hancock st; b'r, E. Sorenson.

1535—17th st, n s, abt 50 w 5th av, one one-story frame stable, 12x18, tin roof; cost, \$112; Mrs. Schultz, 10th av and 16th st; b'rs, Walberg & Dieckman and Ch. Lauenstein.

1536—Devoe st, Nos. 145-149, n s, 75 w Graham av, three three-story frame (brick filled) tenements, 25x55, tin roofs; cost, each, \$4,500; ow'r, ar't and b'r, Stephen J. Burrows, 321 Ainslie st.

1537—Lorraine st, n w s, 100 n e Court st, one one-story frame dwell'g, 13x25, gravel roof; cost, \$150; ow'r and ar't, Thomas Lynch, 370 Hamilton av; b'r, W. Schultz.

1538—Navy st, s w cor De Kalb av, one two-story brick factory, 52.8 and 68.10x100.9 and 102.3, tin roof, brick cornice; cost, \$11,000; Charles Cooper & Co., Broadway; ar't, E. F. Gaylor; b'r, J. Guilfoyle.

1539—Bergen st, s s, 100 e New York av, one brick vault, 10.8x23; cost, \$500; H. Hentz, St. Marks av and New York av; b'r, C. King.

1540—5th av, w s, 21.6 s President st, one four-story brick store and tenem't, 21x62, gravel roof, wooden cornice; cost, \$8,000; ow'rs and b'rs, Assip & Buckley, 77 Hall st; ar't, F. E. Lockwood.

1541—5th av, s w cor President st, one four-story brick store and tenem't, 21.6x62, gravel roof, wooden cornice; cost, \$10,000; ow'r, ar't and b'r, same as last.

1542—5th av, w s, 42.6 s President st, two four-story brick stores and tenem'ts, 29 and 28.6x62, gravel roofs, wooden cornices; cost, each, \$10,000; ow'r, ar't and b'r, same as last.

1543—Kossuth pl, n s, 200 e Broadway, one one-and-a-half-story frame stable, 16x18, tin roof; cost, \$150; Samuel F. Oliver, 1023 Broadway; b'r, P. Johnston.

1544—Steuben st, No. 60, rear, one one-story frame shed, 18x14, gravel roof; ow'r, ar't and b'r, P. T. McKeon, 60 Steuben st.

1545—Melrose st, n s, 225 w Knickerbocker av, one three-story frame (brick filled) store and tenem't, 25x55, tin roof; cost, \$4,000; ow'r and b'r, Casp. Gessmann, on premises; ar't, G. Hillenbrand.

1546—Troutman st, n s, 200 e Evergreen av, one three-story frame (brick filled) tenem't, 22x41, tin roof; cost, \$3,500; ow'r and b'r, Henry Heltcher, 105 Troutman st; ar't, G. Hillenbrand.

1547—Nostrand av, e s, 80 s Gates av, one three-story brick store and dwell'g, 40x25, tin roof, wooden cornice; cost, \$5,200; John Strack, on premises; ar't, I. D. Reynolds; b'r, S. C. Whitehead.

1548—Conselyea st, n s, 125 e Ewen st, one two-story frame shop, 20x80, and one-story extension 20x25, gravel roof; cost, \$1,500; ow'r and b'r, Orville J. Dodds, 107 Ainslie st; ar't, F. Weber.

1549—Grand st, n s, 93 w Morgan av, one two-story frame (brick filled) stable, 16x32.6, gravel roof; cost, \$1,600; ow'r and b'r, Christian F. Hommel, Grand st and Morgan av; ar't, J. Platte.

1550—Grand st, n s, 93 w Morgan av, one two-story frame (brick filled) office and dwell'g house, 20x34x21.6x41.6, gravel roof; cost, \$2,000; ow'r, ar't and b'r, same as last.

1551—McKibbin st, n s, 125 e Lorimer st, one three-story frame (brick filled) store and tenem't,

25x56, tin roof; cost, \$5,000. Fritz Felten, on premises; ar't, J. Platte; b'r, J. Fallon.

1552—Sumpter st, n s, 125 w Hopkinson av, one two-story frame dwell'g, 20x36, gravel roof; cost, \$1,000; ow'r, ar't and b'r, Wm. H. Moore, 583 Myrtle av.

1553—Stagg st, s s, 325 w Waterbury st, one three-story frame (brick filled) store and tenem't, 25x56, tin roof; cost, \$4,500; Jacob Schneider, 261 Stagg st; ar't, J. Platte; b'r, U. Maurer.

1554—4th av, w s, 60 s 53d st, one two-story frame (cement filled) dwell'g, 20x35, tin roof; cost, \$2,500; S. A. Thompson, 46 Cheever pl; b'rs, J. A. Anderson and D. P. Bailey.

1555—Bleeker st, No. 66, n s, 325 e Evergreen av, one two-story and basement frame dwell'g, 18.9x40, tin roof; cost, \$3,400; Robert A. Sebury, 55 Cedar st; b'rs, M. Myers and G. Pearse.

1556—Reid av, w s, 24.6 s Quincy st, four two-story and basement brick dwell'gs, 19x43, tin roofs, iron cornices; cost, each, \$5,000; ow'r and b'r, S. W. Post, 860 Van Buren st; ar't, E. L. Messenger.

1557—Reid av, s w cor Quincy st, one four story brick store and flats, 24.6x60, tin roof, iron cornice; cost, \$15,000; ow'r, ar't and b'r, same as last.

1558—Himrod st, n s, 100 e Central av, one one-story frame stable, 25x24, tin roof; cost, \$200; John McCormick.

1559—Greene av, s s, 300 e Evergreen av, one two-story frame dwell'g, 20x37, extension, 10x14, tin roof; cost, \$2,000; J. Cullingford, 59 Bleeker st; ar't, Amzi Hill.

1560—St. Marks av, n s, 100 w Schenectady av, one two-story frame dwell'g, 19x32, tin roof; cost, \$1,000; E. Taylor, 23 West 122d st; ar't and b'r, H. Taylor.

1561—Myrtle av, n s, 125 e Marcy av, two four-story brick stores and tenem'ts, one 25x58, and one 15x58, tin roofs, wooden cornices; cost, for all, \$21,600; Tomas Rice, 809 Myrtle av; ar't, F. D. Van Pelt.

1562—Lexington av, n s, 90 w Throop av, three two-story and basement brick dwell'gs, 20x40, tin roofs, wooden cornices; cost, each, \$3,500; ow'r and b'r, John McDicken, 280 Marion st; ar't, Ernest Dennis.

1563—Clermont av, e s, 237 n Park av, one three-story and cellar brick tenem't, 25x55, tin roof, wooden cornice; cost, \$7,300; John F. Downey, 12 Vanderbilt av; ar't and c'r, M. Freeman's Sons; m'n, J. J. Gallagher.

1564—McDonough st, s s, 242.6 e Tompkins av, four three-story and basement brick dwell'gs, 20x45, tin roofs, wooden cornices; cost, \$7,000; John Fraser, 16 Rochester av.

1565—Willoughby av, s s, 80 w Sumner av, one four-story brick tenem't, 20x70, tin roof, iron cornice; cost, \$9,000; ow'r and b'r, M. J. McLoughlin, 100 Kosciusko st; ar't, J. Hall.

1566—Lorimer st, s e cor Jackson st, one three-story frame store and tenem't, 25x60, tin roof; cost, \$6,200; N. Gebelein, Throop av, near Hopkins st; ar't, T. Engelhardt; b'r, M. Metzen.

ALTERATIONS NEW YORK CITY.

Plan 1973—143d st, s s, 125 w Willis av, stone foundations built and house moved from 617 East 141st st; cost, \$1,200; Thomas Keelon, 630 East 140th st; ar't, A. Arcardner.

1974—146th st, n s, 255 e Brook av, stone foundations built and house moved from 619 East 139th st; cost, \$1,000; Catherine Galleghen, 50 East 3d st; ar't, A. Arcardner.

1975—John st, No. 24, two-story brick extension, 24.6x12.3; cost, \$860; lessee, C. W. Schumann, on premises; ar't, T. H. Poole; b'r, J. D. Murphy.

1976—82d st, No. 222 E., new brown stone stoop and frame porch; cost, \$1,000; J. A. Deraimes, 114 East 25th st; b'r, T. J. Sheridan.

1977—142d st, Nos. 614 and 616 E., two buildings moved to 146th st, n s, 213 e Harlem Railroad, stone foundations built; cost, \$1,000; Ann Joyce, 692 East 146th st.

1978—5th av, No. 250, one-story and basement brick extension, 14x13, tin roof; cost, \$1,500; F. Goodridge, on premises; ar't, D. Burgess; b'rs, D. & E. Herbert.

1979—3d st, No. 8 1/2 W., new show windows, &c.; cost, \$350; C. H. Contoit, 728 5th av; ar'ts, Berger & Baylies; b'r, C. W. Klappert's Son.

1980—116th st, No. 182 E., new show window; cost, abt \$75; lessee, F. G. Wieck, on premises.

1981—7th av, n e cor 128th st, storm porch built; cost, \$20; E. L. Bullis, 36 West 128th st; b'rs, Clevenger & Whitman.

1982—37th st, No. 323 W., new show windows, &c.; cost, \$250; A. Kramer & Bro., 329 West 35th st; b'rs, Terrell & Vroom.

1983—Cliff st, No. 84, front alteration; cost, abt \$1,200; J. W. Harper, 562 5th av; ar't, E. Deshayes; b'r, J. Porter.

1984—49th st, No. 230 W., piazza enclosed; cost, abt \$50; Daniel Keil, on premises; b'r, J. Stewart.

1985—Pearl st, No. 531, altered for stable; cost, \$300; agent, S. A. Dodge, 261 Gates av, Brooklyn.

1986—Nassau st, Nos. 75 and 77, five-story and basement brick extension, 3.4x23, consisting of new front, &c.; cost, \$10,000; C. F. Kingsland, Tarrytown; ar't, A. E. Barlow; b'rs, E. Sorenson and D. McLeod & Son.

1987—39th st, n s, abt 100 e 11th av, building moved to rear of lot, new stone foundations; cost, \$300; Martin Morrison, on premises.

1988—North 3d av, No. 1671, new show windows; cost, \$150; A. E. Squire, on premises; ar't, C. Churchill; b'r, L. Falk.

1989—11th st, No. 241 E., front altered; cost,

\$195; Annie Mulligan, on premises; b'rs, T. Sherwood and T. Gaffney.
1900-Riverdale av, w s, 1/4 mile n Kingsbridge, two-story frame extension, 14.6x15.6, tin roof; cost, \$450; W. F. Thorn, Riverdale, ar't and b'r, F. H. Thorn; m'ns, Emery & Forsyth.
1991-2d av, n e cor 123d st, one-story brick extension, 30x3; cost, abt \$150; lessee, F. McGovern, on premises; ar't, A. Spence.
1992-10th av, Nos. 362 and 344, walls taken down and rebuilt, building connected, &c.; cost, \$5,000; Genert Wendelken, 3d av and 24th st; ar't, W. Haw.
1993-1st av, No. 668, coal bins built; cost, \$100; F. M. Orton, 302 E. 30th st.
1994-Av C, No. 300, front wall taken down and rebuilt; cost, \$300; agent, J. F. Attridge, 242 East Houston st; b'r, H. Hafker.
1995-5th av, No. 329, iron skylight; cost, \$150; C. H. Isham, 91 Gold st; b'r, G. W. Patterson.
1996-6th st, No. 429, new show window; cost, \$150; John Hornberger on premises; b'r, C. Weismantel.
1997-37th st, No. 356 W., new show window; cost, \$275; Wm. Schalbhar, on premises; ar'ts and b'rs, Wancura & Engesser.
1998-Eldridge st, No. 112, internal and front alterations; cost, \$600; J. W. Baumann, 74 Hester st; ar't, W. Graul.
1999-North 3d av, No. 392, internal alterations; cost, —; Samuel Cardwell, 536 3d av; b'r, W. Somerville.
2000-14th st, No. 3 E., front and rear buildings raised and connected by three-story brick extension, 50x13.2; also extension 5.7 in depth on front of main building; also one-story extension 6x12 on e s of second story of rear building; cost, \$25,000; lessee, Henry C. Stephens, Groton, Conn.; ar't, J. H. Giles; b'r, J. D. Porter.
2001-Sullivan st, s w cor 3d st, one-story brick extension, 30x17; also front alteration; cost, \$800; Henry Schlobohm, 169 West Houston st; ar't, C. Sturtzkober.
2002-20th st, No. 41 E., new show window and iron skylight; cost, \$300; G. A. Glaemer, 49 West 28th st; ar'ts, Berg & Clark; b'r, W. Sherwood.
2003-93d st, s s, 85 w 2d av, internal alterations, iron beams, &c., furnished; also new windows on front; cost, \$10,000; George Ehret, 4th av, s e cor 94th st; ar'ts, A. Pfund & Son.
2004-Greenwich st, Nos. 393 to 397, and 62 Beach st, interior altered for storage purposes; cost, \$13,000; F. C. Linde & Co., Light, cor Varick st; b'r, G. A. Banta.
2005-Washington pl, No. 25, raised one story; cost, \$4,000; J. F. Navarro, on premises; ar'ts, Hubert, Pirson & Co.; b'r, Richard Deeves.
2006-8th st, No. 311, new show window; cost, abt \$200; Thomas McCauley, on premises.
2007-North 3d av, No. 768, new bay window; cost, \$200; Julius Heiderman, 770 North 3d av; ar't, C. C. Churchill; b'r, L. Falk.
2008-Arthur av, No. 2010, one-story frame extension, 17x13, tin roof; cost, \$200; F. J. Delue, on premises; b'r, F. Haas.

KINGS COUNTY.

Plan 967-Smith st, No. 295, two-story brick extension, 8.5x14.6, gravel roof; cost, \$300; John Berner, 295 Smith st; b'r, H. Euler.
968-5th av, n w cor 26th st, add one-story, also two-story frame extension, 5.3 and 24x16 and 24, tin roof; cost, \$1,300; ow'r and ar't, Julius Wioner, on premises; b'rs, J. Kolle and J. Staebler.
969-9th st, No. 451, one-story brick extension, 20x10, tin roof, wooden cornice; cost, \$175; Thos. Cummings, on premises.
970-Remsen st, No. 45, add one story to extension; cost, \$700; B. T. Frothingham, on premises; ar'ts, Parfitt Bros.; b'r, not selected.
971-Water st, No. 16, chimney and furnace; cost, \$250; Bridge Co.
972-Ewen st, n e cor McKibben st, one-story brick extension, 25x29, tin roof, interior and wall alterations, iron columns and beams; cost, \$4,000; Fred. Figge, 289 Atlantic av; ar't, J. Platte; b'r, J. McQuade.
973-De Kalb av, No. 961, three-story brick extension, 10x55, tin roof; cost, \$2,500; G. Steinweder, 961 De Kalb av; b'rs, W. Mashe and J. Rueger.
974-Prospect st, No. 174, raised one story, brick wall, interior alterations; cost, \$500; ow'r and ar't, Wm. Jenkins, on premises; b'rs, J. Dreher and J. Rueger.
975-Plymouth st, No. 313, new store front; cost, \$100; M. Lahey; b'r, J. Walsh.
976-Columbia st, No. 299, front wall taken down to girder, which will be renewed if defective; cost, \$435; C. Patterson, 346 Fulton st; b'rs, W. Smith & Son.
977-Ralph av, No. 55, new store front; cost, \$750; Richard Rademather, on premises; b'rs, Eve & Blumenstein.
978-Bush st, No. 13, one-story frame extension, 6x25, gravel roof, wooden cornice; cost, \$150; Michael Holmes, 12 Bush st.
979-Van Brunt st, s e cor Carroll st, rebuild bulged wall; cost, \$200; Daniel Kelly, 269 Columbia st; b'rs, J. H. Gelson.
980-Johnson st, No. 113, three-story and basement brick extension, 22x25, tin roof; cost, \$3,600; B. Stern, on premises; ar'ts and c'rs, Maurice Freeman's Sons; m'r, J. Gallagher.
981-Washington av, No. 448, add one story; cost, \$1,600; R. W. Deely, on premises; ar'ts and c'rs, Miller & Howe; m'n, W. Bulky.
982-Bridge st, cor John st, new store front; cost, \$150; L. Morgan; b'r, J. G. Miller.
983-Marion st, No. 150, add one story; cost, \$300; Mr. Maxwell, 150 Marion st; b'r, J. Adams.
984-Wallabout st, s s, 100 w Kent av, new

beams; cost, \$175; Henry Beig, 361 Flushing av; b'r, M. F. Masterson.
985-9th st, No. 106, raised 3 feet on brick wall; cost, \$100; Lawrence Fitzpatrick, 106 9th st; ar't, O. McDonald.
986-Hamburg st or av, No. 153, raised 9 feet, frame story beneath, also two-story frame extension, 25x12, tin roof, wooden cornice; cost, \$1,000; Daniel Guinan, on premises; b'rs, Clark & C. Mond.
987-Bridge st, No. 217, flat tin roof, also three-story and cellar frame extension, 20x18, tin roof, wooden cornice; cost, \$800; ow'r and ar't, R. M. Mount, 223 Bridge st.
988-Huron st, No. 235, add one story, also three-story extension, 25x19, gravel roof; cost, \$1,700; ow'r and m'n, J. Daly, on premises; ar't, M. D. Randall; c'r, M. Bant.
989-Lee av, s w cor Hewes st, two-story brick extension, 16.2x24, tin roof, iron cornice; cost, \$2,500; T. H. Schultz, on premises; ar't, E. F. Gaylor; b'rs, W. & T. Lamb, Jr.; c'r, P. F. O'Brien.
990-Fleet pl, No. 49, truss, girder, &c.; cost, \$50; C. H. Raymond, 51 65th st, N. Y.; ar't and b'r, M. A. Case.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for two weeks ending October 2 :

Table with columns: Liabilities, Nominal Assets, Real Assets. Rows include Bischoff & Mulry, Fitzpatrick, H. J., & Co., Haas, Gus., Hirsch, Albert, Keator, T. R., & Co., Lyons & Dornisfe, McClave, Stephen P., Mendelson, Julius, Rink, Peter A., Siecke & Co., Traub, Jordan, Taylor, Alfred W., Zablinski, Bernard.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- October
10 Gardner, Guy H., and David Daggett (firm of G. H. Gardner & Co., shipping and commission merchants, 14 South William st), to John O. Held.
12 Newman, William M. (doing business as the New York Undertakers' Supply Mfg. Co., 329 Bowery), to George W. Galinger; preference \$9,049.
15 Mulcahy, Mortimer J., and Sam. R. Turl (173 Christopher st), to John Leonard.
15 Smith, Frederick W., and Henry C. Ely (firm of Fred. W. Smith & Co., 8 South st), to Millard R. Jones.
16 Ernst, Marks, to Ferd Hall.
16 Smith, Sidney T., to Lewis T. Titus.
16 Zablinski, Bernard, to David Zablinski.

KINGS COUNTY.

- October GENERAL ASSIGNMENTS.
12 Dietz, Fredrick W., to Alfred Jaretzki.
12 Lyons, Frank, Jr., to Henry W. Goodrich.

IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, NEW YORK, Oct. 10, 1885.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

REGULATING, GRADING, SETTING CURB AND GUTTER STONES AND FLAGGING.

- No. 1.—134th st, from 3d to Alexander av.
No. 2.—153d st, from 3d to 4th av.
No. 3.—St. Nicholas pl, from south curb of 150th st to St. Nicholas av.
No. 4.—142d st, from Willis to Brook av.

[The limits embraced by said assessments include all the several houses and lots of ground situated as above described and to the extent of half the block at the intersecting avenues in Nos. 1, 2 and 4.

- No. 3.—9th av and St. Nicholas pl, both sides, from 148th to 150th st.

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 12th day of November ensuing.]

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending October 10, 1885.
*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

MAINS.

- 72d st, from 10th to 11th av; Croton.
120th st, from 8th to 9th av; gas.
130th st, from 8th to 9th av; Croton.
163d st, from Union to Tinton av; gas.
Sedgwick av, from Morris Dock to Kingsbridge road; water.

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, October 13, 1885.

REGULATING GRADING, ETC.

- Courtland av, from 161st to 163d sts. †
SEWER.
89th st, from 1st to 3d av. †

BROOKLYN BOARD OF ALDERMEN.

October 12, 1885.

GAS LAMPS UNCAPPED.

Ditmar st, n e cor Marcy av. +
Broadway, Vernon and Stuyvesant av. +
3d av, Douglass and Carroll sts. +

STREET OPENING.

Hamburg st, from Cooper av to Moffit st. †
Moffit st, from Hamburg st to Knickerbocker av.

SEWERS.

Park pl, bet Bedford and Franklin av. +

CROSSWALKS.

Willoughby st, No. 3, in front of. †

CULVERTS.

Broodway, cor Greene av. †

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.

Oct.

- Riverside av or drive, n e cor 81st st, 102.2x-102.2 x103 on 81st st, one-story frame dwell'g, by R. V. Harnett. (Amt due \$48,838).
19 107th st, No. 159, n s, 116 e Lexington av, 17x 100.11, four-story stone front flat.
107th st, No. 157, n s, 99 e Lexington av, 17x100.11, four-story stone front flat.
19 by R. V. Harnett & Co. (Amt due on each \$4,594)
30 Madison av, No. 2112, w s, 79.11 s 133d st, 20x80, three-story stone front dwell'g, by R. V. Harnett. (Amt due \$9,500)
20 56th st, No. 13, n s, 249.8 w 5th av, 25x100.5, four-story brown stone dwell'g.
64th st, No. 162, s s, 70 e Lexington av, 20x100.5, three-story brown stone dwell'g.
3d av, Nos. 1597-1605, s e cor 90th st, 87.2x71.1x 111.8, gore, five three-story brick stores and tenement's.
Broadway, Nos. 1672-1682, n e cor 52d st, 75.11x 63.9x75.5x67.7, ten-story brick and stone apartment house, Strathmore.
7th av, Nos. 802-810, n w cor 52d st, 75.5x112, four and five-story stone front apartment house, Adelphi.
Broadway, Nos. 1668-1670, s e cor 52d st, 40.6x169.1 to 7th av, x40.6x170.11, seven-story brick and stone apartment house and stores, Newport.
Jerome av, 52 lots, 24th Ward.
by R. V. Harnett. (Receivers sale).
20 107th st, No. 218, s s, 244.4 e 3d av, 21.0x100.11, four-story brick flat, by R. V. Harnett. (Amt due \$8,694)
20 103d st, No. 222, s s, 255 e 3d av, 25x100.11, four-story stone front tenement.
1st av, No. 2196, e s, 24.8 s 113th st, 23.1x95, four-story stone front tenement and store.
by R. V. Harnett & Co. (Amt due \$2,207; prior mort. \$9,000 on 103d st, prior mort. \$11,000 on 1st av).
20 18th st, No. 108, s s, 175.2 e 4th av, 24.10x92, three-story stone front dwell'g, by E. H. Ludlow & Co. (Amt due \$22,910)
20 30th st, No. 230, s s, 401.5 e 8th av, runs east 26 x south 46 x east 65.11 x south 66.6 x west 93.8 x north 13.9 x east 1.9 x north 98.9 to beginning, except plot 46.10x13.9 off rear, seven-story brick building.
30th st, No. 228, s s, 427.5 e 8th av, 42.6x46, three-story brick building.
30th st, No. 224, s s, 306.8 w 7th av, 28.5x46, three-story brick building.
29th st, n s, 399.8 e 8th av, 46.10x98.9, vacant.
by D. M. Seaman. (Amt due \$19,563, \$6,289, \$3,707 and \$4,525, respectively).
20 98th st, s s, 110 e 3d av, 125x100.5, five four-story brick tenements, by Sheriff, at City Hall, at 11 o'clock. (Sale under execution).
20 103d st, s s, 150 w 9th av, 42.10x100.11, vacant, by D. M. Seaman. (Amount due, \$8,614).
21 104th st, No. 245, n s, 100 w 2d av, 16.8x100.10, three-story stone front dwell'g, by L. Mesier & Co. (Amount due, \$6,417).
21 32d st, No. 37, n s, 520 w 5th av, 25x98.9, four-story stone front dwell'g, by Sheriff, at City Hall. (Sale under execution).
21 104th st, No. 335, n s, 250 w 1st av, 25x100.11, four-story brick tenement.
104th st, No. 333, n s, 275 w 1st av, 25x100.11, four-story brick tenement.
by R. V. Harnett & Co. (Amount due on No. 335, \$7,720, and on No. 333, \$7,957).
22 86th st, No. 332, s s, 305 w 1st av, 20x102.2, four-story stone front dwell'g.
86th st, No. 336, s s, 245 w 1st av, 30x102.2, four-story stone front flat.
by E. F. Raymond. (Amount due on No. 332, \$11,057, and on No. 336, \$16,378).
22 47th st, Nos. 440-444, s s, 260 e 10th av, 75x100.5, three five-story stone front flats, by J. T. Boyd. (Amount due, \$7,550)
22 86th st, No. 334, s s, 275 w 1st av, 30x102.2, four-story stone front flat, by R. V. Harnett. (Amt due \$16,378)
22 Broadway, w s, lot 319 on map of Church farm, 25 x107.3x25x108; leasehold; by Sheriff, at City Hall. (Sale under execution).
22 Madison av, No. 320, w s, 62.5 n 42d st, 19x99, four-story stone front dwell'g, by L. Mesier. (Amount due, \$31,900)
23 75th st, No. 19, n s, 64 w Madison av, 31x27.2, four-story stone front dwell'g, by L. Mesier. (Amount due, \$2,363; prior mort., \$15,000)
23

Oct.

KINGS COUNTY.

- Butler st, s s, 190 e Brooklyn av, 20x100, by J. Cole, at 389 Fulton st.
17 Dean st, n s, 575 w Franklin av, 25x110, two-story frame tenement with frame stable on rear, by T. A. Kerrigan, at 35 Willoughby st. (Partition sale).
17 Butler st, s s, 190 e Brooklyn av, 20x100, by J. Cole, at 389 Fulton st.
19 Harman st, s e s, 154 n e Evergreen av, 18x100, by T. A. Kerrigan, at 35 Willoughby st.
19 St. Marks av, n s, 364 e Carlton av, 100x131, by T. A. Kerrigan, at 35 Willoughby st.
19 North 7th st, southerly cor North 2d st, 106x38x38x 106, by C. J. Fox, at 45 Broadway, E. D.
20 Degraw st, n s, 225 w Bond st, 17.9x100, by T. A. Kerrigan, at 35 Willoughby st.
21 President st, s s, 177.2 e Smith st, 17.6x97.10, by T. A. Kerrigan, at 35 Willoughby st.
22

Table of real estate listings in Kings County, including addresses and owners like McKibben, Kerrigan, Humboldt, etc.

LIS PENDENS, KINGS COUNTY

Table of real estate listings in Essex County, including addresses and owners like Walworth, Thomas B. Wilson, Johnson, etc.

RECORDED LEASES.

Table of recorded leases in New York, listing property addresses, lease terms, and annual rents.

Table of real estate listings in Essex County, including addresses and owners like Gerkin to Joshua Rapfs, 8th av. No. 687, etc.

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 Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

Table of real estate listings in Essex County, including addresses and owners like Beach, Alexander, Butterworth, etc.

MORTGAGES.

Table of mortgages in Essex County, listing property addresses and mortgage amounts.

Table of real estate listings in Essex County, including addresses and owners like Parker, M A—Orange Savings Bank, Walnut st, etc.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, listing property addresses and mortgage amounts.

JUDGMENTS.

Table of judgments in Essex County, listing names and amounts.

HUDSON COUNTY.

CONVEYANCES.

Table of real estate listings in Hudson County, including addresses and owners like Alexander, Jane E—Jane E Longstaff, J City, etc.

MORTGAGES.

Table of mortgages in Hudson County, listing property addresses and mortgage amounts.

Meyers, Eliza—Delia B Dunn, 3 years.....	1,000
Motley, R A—E F Emmons, 3 years.....	250
Murphy, John—W H Corbin, 2 years.....	500
Oliver, Israel—The Provident Inst for Savings in J City, 1 year.....	1,500
Onderdonk, Rosina—H B Laidlaw et al, trustees, 6 years.....	6,000
Poinier, Sarah J—Miller, Morrison & Co, demand	250
Pullman, C J—Isabella Van Doren, Bayonne.....	275
Reardon, Susan E—J Winter, 2 years.....	1,500
Reichert, Joseph—L Fincke, Hoboken, 2 years.....	3,000
Rogders, James—Margaret McNamara, Harrison, installs.....	150
Schmidt, Julia A—H C Harms, 3 years.....	1,000
Stammel, Bernard—J Stammel, 1 year.....	2,565
Simpson, Sarah—Jane E Longstaff, 3 years.....	3,750
Tuers, Cornelius—C Runyon, admr, 1 year.....	1,800
Trodder, William—P McArdle, Bayonne, 3 years.....	500
Woelke, Ernst—C H Reumpler, 3 years.....	2,000

CHATEL MORTGAGES.

Ball, D A, Bayonne—H H Truman, furniture, carriage, &c.....	316
Greschen, C H—H Siewers, furniture, ice cream and confectionery business.....	800
Haring, Jennie—Hoos & Schulz, furniture.....	140
Houghtaling, Anna—Helene Lampe, furniture.....	1,100
Kenny, E J—W F Midgle, stock and fixtures store.....	700
Linch, Louis and Barbara—D Bermes, saloon.....	650
Matte, J E—C Chaffonjon, furniture.....	400
Poland, C V R, Harrison—C Lehman et al, horses and truck.....	210
Raisch, Otto—C Stein, saloon.....	200
The Monarch Parlor Sleeping Car Co—A F Higgs, six parlor sleeping cars.....	90,000
The Pavonia Yacht Club—W D Edwards, club house, &c.....	200
Wells, Ida W—Hoos & Schulz, furniture.....	85

BILLS OF SALE.

Baar, John—P Baar, furniture.....	60
Bischoff, A A—Sophia Bohlander, 100 pigs, horses, cows, &c.....	1,000
Bohlander, Jacob—A A Bischoff, 100 pigs, horses, cows, &c.....	1,000
Brandt, John—J J Cogan, saloon.....	600
Faber, Henry—J Brandt, saloon.....	500
The Love and Alden Parlor Sleeping Car Co—A F Higgs, all its interest in six sleeping cars.....	1

JUDGMENTS.

Allen, L C, Michael Foley and Uriah Allen—E Linn.....	127
Barnes, J F—W H Sawyer.....	2,179
Dillon, Patrick—A A Smith.....	59
McDermott, Lachey—E B Bech et al.....	91

BUILDING MATERIAL PRICES.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.		Cargo afloat	
Pale.....	3 M. \$3 00	@	3 50
Jerseys.....	4 50	@	5 50
Up Rivers.....	5 25	@	5 87½
Haverstraw.....	5 75	@	6 00
Choice cargoes.....	6 12½	@	6 25
Hollow Fire Clay Brick.....	11 00	@	13 00

FRONTS.			
Croton and Croton P'ts—Brown.....	3 M. \$10 00	@	13 00
Croton do do—Dark.....	11 00	@	14 00
Croton do do—Red.....	11 00	@	14 00
Wilmington.....	22 00	@	—
Philadelphia, alongside pier.....	24 00	@	25 00
Trenton, do.....	24 00	@	25 00
Baltimore, on pier.....	37 00	@	41 00
Baltimore, moulded.....	50 00	@	50 00

Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton, and \$5 on Baltimore.

FIRE BRICK.			
Welsh.....	\$25 00	@	30 00
English.....	25 00	@	30 00
English, choice brands.....	32 50	@	40 00
Scotch.....	27 00	@	35 00
Silica, Lee-Moor.....	30 00	@	35 00
Silica, Dinas.....	37 00	@	45 00
White, Enamelled, English size.....	30 00	@	35 00
do do domestic size.....	80 00	@	85 00
Warm Buff facing, domestic size.....	45 00	@	50 00
American, No. 1.....	30 00	@	35 00
American No. 2.....	25 00	@	30 00

CEMENT.			
Rosendale.....	3 bbl \$ 90	@	1 00
Portland, English, general run.....	2 15	@	2 50
Portland, German, general run.....	2 10	@	2 40
Roman.....	2 75	@	3 25
Keene's coarse.....	4 50	@	6 00
Keene's fine.....	9 00	@	10 00
Stettin (German) Portland.....	2 40	@	2 75½

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

Portland Burham.....	2 40	@	2 50
Portland, K., B. & S.....	2 50	@	2 65
Lafarge.....	2 90	@	3 25
Portland, J. B. White & Bro.....	2 45	@	2 85
Portland "Star" German.....	2 50	@	2 75
Portland, Saylor's American.....	2 15	@	2 45
Portland, Dyckerhoff.....	2 90	@	3 25
Portland, Gibbs & Co.....	2 60	@	2 85

(Continued on page x.)

MISCELLANEOUS.



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

A BEAUTIFUL HOUSE FOR \$1200



*** This marvelous house has been built more than 300 times from our plans; it is so well planned that it affords ample room even for a large family. 1st floor shown above; on 2d floor are 4 bed rooms and in attic 2 more. Plenty of Closets. The whole warmed by one chimney. Large illustrations and full description of the above as well as of 39 other houses, ranging in cost from \$400 up to \$6,500, may be found in "SHOPPELL'S MODERN LOW-COST HOUSES," a large quarto pamphlet, showing also how to select sites, get loans, &c. Sent postpaid on receipt of 50c. Stamps taken, or send \$1 bill and we will turn the change. Address, BUILDING PLAN ASSOCIATION, (Mention this Paper.) 24 Beekman St., (Box 2702), N. Y.

A. KLABER,
Steam Marble Works,
256, 258 & 260 E 57th Street,
At 2d Ave. Elevated R. R. Station. NEW YORK

MISCELLANEOUS

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



The best and most reliable White Lead made and unequalled for uniform
Whiteness, Fineness and Body.
RED LEAD AND LITHARGE
PURE LINSEED OIL,
Raw, Refined and Boiled.
ROBERT COLGATE & CO.,
287 PEARL STREET, NEW YORK.

OTTO BOEISEN,
HOUSE, SIGN AND DECORATIVE Painter,
And Dealer in
Paints, Oils, Wall Paper, Brushes, Glass, &c.,
5 Grand Circle, 59th St. & 8th Av., N. Y.
FRENCH FLINT TILES.
General Agency, 13 WILLIAM ST.
Telephone Call, 677 New.

BRICK AND STONE WATER-PROOFING CO.
WATER-PROOFING

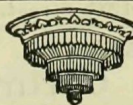
FOR BRICK, STONE, TERRA COTTA, STUCCO, &c.,
ALSO FOR INTERIOR WALLS.

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

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

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

Brown stone fronts and stoops cleaned and permanently preserved from decay.
Catalogues will be sent or any information furnished, also estimates made on buildings now standing or to be erected, by applying to or addressing the above named Company at its offices,
55 Broadway, Room 43, or 886 8th Av, near 53d St. Elevated R. R. Station



The Great Church LIGHT.

FRINK'S Patent Reflectors give the Most Powerful, the Softest, Cheapest and the Best Light known for Churches, Stores, Show Windows, Parlors, Banks, Offices, Picture Galleries, Theatres, Depots, etc. New and elegant designs. Send size of room. Get circular and estimate. A liberal discount to churches and the trade. L. P. FRINK, 561 Pearl Street, N. Y.



THE PENRHYN SLATE COMPANY

Is prepared to give estimates on all kinds of Manufactured Slate at very much reduced prices.

Treads and Platforms, Urinals, Blackboards, Sinks, Tanks, Billiards, Tile Wainscoting, Base, &c., &c., of Purple and Green Slate from our well-known Quarries.

A stock of **RED** always on hand, from which we can fill orders for Tile, Base, &c., at short notice
OUR CELEBRATED MAKE OF MANTELS IN STOCK.

Address, Penrhyn Slate Co., 50 Union Square, N. Y., or Middle Granville, N. Y.

EDWIN A. JACKSON & BRO.,

77 BEEKMAN STREET, NEW YORK.

Heat-Saving and Ventilating GRATE.

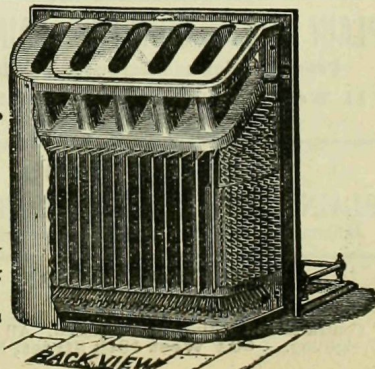
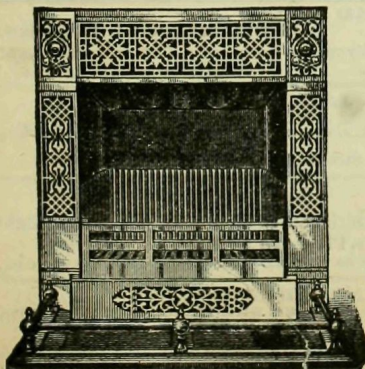
The grate thoroughly warms and ventilates my study, 18x23 feet.

STANLEY MATTHEWS (U. S. Supreme Court).

I thoroughly heat at all times my dining-room, 20 feet square, and generally a nursery above of same size in my house on Lenox Hill, with one ventilating grate.
EVERETT P. WHEELER.

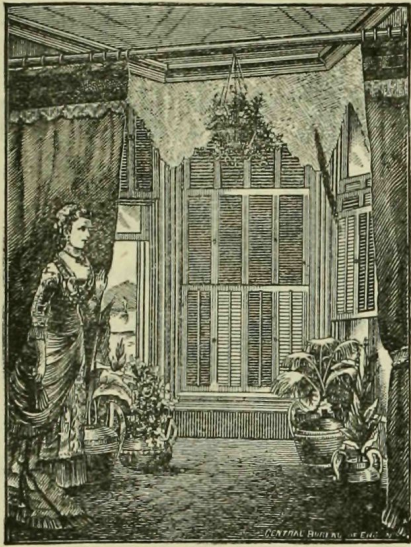
I think they will keep the house as warm as any furnace would, unless possibly in the very coldest weather.

HARVEY EDW'D FISE, No. 2017 5th Avenue, New York City.



MISCELLANEOUS.

HILL'S PATENT SLIDING WINDOW BLINDS,



Manufactured by VENETIAN BLIND CO., Burlington, Vt.

These blinds require no hinges, and all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style these blinds are not excelled by any in the market. Call and see them, or send for circular to the New York office No. 1193 Broadway.

WM. HAMILTON, Sole Agent.
(See next issue for cut showing English Venetian Blinds.)

BUILDING MATERIAL PRICES.

Portland, Lagerdorfer.....	2 45	@	2 65
Windsor Hydraulic	1 00	@	1 10
Standard Hydraulic.....	1 35	@	1 50
Cable Portland.....	2 15	@	2 40

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.

2.0x6.0.....	1 1/4 in.	\$	91	---
2.6x6.6.....	1 1/4		1 20	---
2.6x6.8.....	1 1/4		1 24	---
2.8x6.8.....	1 1/4		1 32	---

DOORS, MOULDED.

Size.	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.....	\$1 58	---	---
2.0x6.8.....	1 67	2 09	---
2.6x6.8.....	1 90	2 41	---
2.6x6.10.....	1 94	2 46	---
2.6x7.0.....	2 08	2 89	---
2.8x6.8.....	1 19	2 54	3 71
2.8x7.0.....	2 16	2 60	3 86
2.10x6.10.....	2 09	2 68	3 96
3.0x7.0.....	2 34	2 84	4 22
Hot Bed Sash Glazed, 3.0x6.0.....			\$2 15
Hot Bed Sash Unglazed, 3.0x6.0.....			85

OUTSIDE BLINDS.

Per lineal foot, up to 2.10 wide.....	\$	@	\$0 20
Per lineal foot, up to 3.1 wide.....		@	22
Per lineal foot, up to 3.4 wide.....		@	24

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....		@	92
Per lineal foot, 4 folds, Ash or Chestn't		@	10
Per lin. ft, 4 folds, Cherry or Butternut		@	1 30
Per lineal foot, 4 folds, Black Walnut		@	1 50

FOREIGN WOODS.

Cedar—Small.....	4 1/2 @	5
do —Medium.....	5 1/2 @	6 1/2
do —Large.....	7 @	8

(Continued on page XI.)

M. C. Shannon,
PLAIN & ORNAMENTAL PLASTERER

Repairs all alterations in houses, walls and ceilings, also defaced and broken ornaments. All work entrusted to my care shall be promptly attended to.
Shop, 965 1st Avenue, N. w. cor. 53d St.
Residence, 848 2d Avenue, N. Y.

J. W. GATHARD,
PLAIN AND DECORATIVE PAINTING,
Paper Hanging and Hardwood Polishing,
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John B. Cannon,
PLAIN & ORNAMENTAL PLASTERER
Jobbing attended to. 1945 3d Av, near 107th St.

JAMES McLAUGHLIN.
SAND.
Contracts and Estimates Furnished. All Kinds of Freighting. 604 West 48th Street, N. Y.

MISCELLANEOUS.

W. & J. SLOANE.

Apartment, Flat

TENEMENT HOUSES,

Halls, Stairways
and Public Rooms
Furnished With
*Carpetings, Linoleum,
Corticine or Oil Cloth*
At the Very Lowest Prices.

Samples will be submitted and estimates given whenever desired.

Broadway, 18th and 19th Streets.

BAUMANN BROTHERS

Have on exhibition a large and superb stock of rich and fashionable Parlor, Library, Hall, Dining-room and Chamber Furniture in all kinds of woods and finish at bottom figures.

Also as large a variety in foreign and domestic Carpets, Rugs, Oil Cloths and Linoleum. We are constantly receiving novelties, the latest productions of the most celebrated European manufacturers. The public are cordially invited to inspect this ever-varying stock, irrespective of any idea of purchasing.

Nos. 22, 24 and 26 East 14th St.,
Near Union Square.

CARPETS.
GREAT SALE
THIS WEEK.

1,000 Pieces Extra Quality Velvets,
Pieces Best Body Brussels,
Pieces Best all Wool Ingrains.

At the lowest prices ever known in the history of the Carpet Trade.

Rare opportunity for Hotels, Apartment Houses, Churches, Flats, &c.

SHEPPARD KNAPP & CO.,
6th Avenue and 13th Street.

WILLIAM BARRETT,
Contractor & Cartman,
480 to 490 Water Street, New York.

Sand always on hand. Estimates given and excavating done on the shortest notice. Telephone Call 211 John

J. K. BRIGHAM,
SPANISH MOSAIC FLOOR TILES,
For Vestibules, Halls, Rooms, Banks and Churches.
6x6 and 8x8 Tiles for Fire-places, Conservatories, Walks, and Areas. Embossed Moorish Porcelain Tiles.
Plain and Printed GLAZED TILES for wainscoting of bath rooms, kitchens, laundries, &c.
American and Imported Tile of all Descriptions,
For Floors, Walls, Hearths, Mantel Facings and Decoration generally.
Designs and Estimates for Work laid furnished on Application.
237 Broadway, N. Y. (Broadway Bank Build'g).

PLASTERING.
Plain & Ornamental.
JOBBER PROMPTLY ATTENDED TO.
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Residence, 427 Pleasant Avenue, N. Y.

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General Agency, 13 WILLIAM ST.
Telephone Call, 677 New.

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HENRY NEUS, 404 East 114th St., N. Y.
Artificial Stone Works
Sidewalks & Garden Walks
Brewery & Stable Floors,
Cellars Made Water-Tight, Cement Work
All kinds of



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

MALONE BLUE STONE QUARRIES.
EUCLID STONE,
BLOCK STONE.
MALONE & CO., P. B. PARKER,
Cleveland, O. Sole Agent for Eastern States.
Office, 64 Broadway, Room 56, N. Y.

CAROLINA RED SAND STONE.
Fine Grain, Beautiful Color, Durable.
Edward R. Brevoort,
Sole Agent,
19 Park Place and 1251 Broadway.

THE HALLOWELL GRANITE CO.
Monuments, Tombs, and Building Work of all Kinds in Granite, Marble and Bedford Limestone.
18 Broadway, N. Y.,
Rooms 926 and 927.

THOMAS J. DUNN,
BLUE STONE YARD,
68th Street and Avenue A,
Eastern Boulevard. New York.
All kinds of North River Blue Stone always on hand
Flagging and Re-flagging promptly attended to.

M. BRENNAN,
Steam Stone Works,
57th STREET AND NORTH RIVER, NEW YORK.
Brown, Dorchester and Ohio Free Stone.

J. W. & H. C. MORAN,
BLUE STONE DEALERS
Hamilton av. Cor. Hicks St., Brooklyn.

BRANDER, BOYD & HUTCHEON,
BROWN STONE CUTTERS,
650 West 51st Street, New York.
All orders promptly executed.

RYAN & RAWNSLEY,
Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone.
6th Street, between 1st and 2d Avenues, N. Y.

Charles Giblin,
Successor to Kidney & Giblin.
GRANITE WORKS,
426 to 432 East 64th St., near Av. A, New York.

G. B. GILLIE,
Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone.
95th and 96th Streets and 1st Avenue.

CHAS. HUBER & SON,
STEAM STONE WORKS.
Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone.
Foot of East 79th Street.

A. MILLS,
STEAM STONE WORKS,
57th STREET, WEST OF 11TH AVENUE.

MARCUS MURRAY,
Steam Stone Works,
Yard, 114th Street and East River, New York.
Jobbing promptly attended to.

EDWARD RYAN,
STEAM STONE WORKS.
Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone.
94th Street and 1st Avenue.

JAMES VALENTINE,
STONE CUTTER,
50th Street and North River, New York.

E. NASH,
Patent Artificial Stone Sidewalks and Water Tight Cellars, Plain and Ornamental Plastering,
CORNER 126TH STREET AND 6TH AVENUE, NEW YORK.

STIRLING & DUNCAN,
Brown and Ohio Stone Cutters,
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Jobbing promptly attended to.