

# THE RECORD AND GUIDE,

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The business situation was somewhat mixed during the past week. The stock market was depressed from a variety of causes, and some of the "fancies" sold for very low figures. The interest in real estate, however, shows no abatement. The Liberty street Exchange is thronged, and bids are spirited when any good local property is offered. There has been some diminution of general traffic, due to the fear that the railway strikes would extend; but, outside of the Gould system of roads, there has been no serious trouble up to date. The woolen and cotton mills report large orders, plenty of work, but complain of low prices. Were the labor troubles definitely settled, it looks as though the spring trade would be fairly profitable to all concerned.

The New York stock market is now an international one. When the partial panic in prices occurred here this week foreign investors promptly purchased American stocks at their reduced valuations. So large was this foreign purchasing that it lowered the price of exchange and put a stop temporarily at least to the outflow of gold. Mr. Jay Gould in working the labor troubles to make a bear market evidently did not take into account the readiness of the foreign investors to take any cheap stocks that are offered in our market. This international trading has an excellent effect in preventing serious panics, for large investors are always ready to take advantage of these temporary depressions to purchase cash stock and bonds, and hence it follows that foreigners who are not influenced by local apprehensions and fears are likely to be the best supporters of our market. It looks as if this international buying will in time put an end to any violent panics in our stock market.

Lawyer Roscoe Conkling's speech on the Broadway franchise steal was a very brilliant effort, and was characterized by the ornate imagery and aggressiveness which distinguishes the ex-Senator's forensic efforts. But he advanced some curious views. He charged that Sharp and his associates were perjurers; but this, he said, could not be proved, nor they be punished. Although there are laws against perjury, there are no means of bringing it home to these culprits in any legal way. Having made this admission, Mr. Conkling urged upon the Legislature to punish these perjurers, whom he admits cannot be proved such, by taking away the property which they hold in common with confessedly innocent persons. With all respect for the ex-Senator, we do not believe there is any court in Christendom which will uphold the Legislature in destroying property rights in a case where there is only presumption, but no real proof of guilt. The end of all this matter will be a splendid harvest for the lawyers, and the chief beneficiary of the legal entanglements will be ex-Senator Roscoe Conkling, who will win renown as a lawyer and put much money in his purse in the way of counsel fees.

But suppose the charter of the Broadway road should be taken away from the present holders and the franchise is put up at auction, will not Jake Sharp again be the purchaser? He knows more about the road than anybody else, and could work it to better advantage. He might thus remain the owner, while the innocent present holders would in the end be left out in the cold and be the only persons really punished. As we have pointed out before, if the charter should be annulled, the city might try the experiment of operating the road. In that case there need be no immediate resale and no danger of the road falling into the dishonest hands of Jake Sharp.

The article on the Broadway Arcade Railway project, with illustrative cuts, which will be found elsewhere, is timely, in that it explains both by text and to the eye the salient features of this proposed improvement. It is understood that the bill now before the Legislature is free from all the objections urged against the Arcade plan in the veto messages of Governors Cleveland and Hill. This improvement has now been before the public many years. It passed both branches of the Legislature in Governor Hoffman's time, but that official, in deference to the wishes of Tweed and Sweeney who

favored the viaduct plan, vetoed the bill. Had it received his sanction, the Arcade would long before this have been in operation and Broadway and adjoining property would have doubled its present value. A road on solid ground run by steam power has long been needed to give us real rapid transit on this island. This the Arcade plan promises to do, while it has the additional advantages of not being a mere underground tunnel.

The Legislature seems to be making some slight progress in the consideration of the Land Transfer Reform bills. The Assembly Committee has reported in favor of the lot system of indexing. The chances are if brought to a vote it will pass through the Assembly, but there is a good deal of doubt as to the action of the Senate. On the sixth of April the matter will come up before the Bar Association, when there will be a field-day between those who advocate the lot and block system of indexing. Another contribution to this interesting discussion will be found in this week's issue of THE RECORD AND GUIDE.

## Jay Gould and the Strikers.

Mr. Jay Gould makes no secret of the fact that he is responsible for the continuance of the strike on the railroads of his system in the Southwest. The matter could have been settled two weeks ago had he been willing. On every railroad centre in the country where strikes were threatened—at Kansas City, Chicago and on the line of the Burlington and Rock Island roads—there has been no difficulty in coming to a settlement. It is now admitted by the leaders of the Knights of Labor that the strike on the Missouri Pacific was a blunder. The local organization violated their understanding with the national organization in going on a strike without consulting their chiefs. Mr. Powderly, one of the heads of the organization, repaired to the scene of strife to settle matters, and would have done so at once, but Superintendent Hoxie, under instructions from Jay Gould, declined to treat with him and would listen to no terms but an unconditional surrender. This announcement was made over a week ago in the face of the following announcement by Mr. Powderly:

Candidly, I do not see the necessity for this strike or for its continuance. In fact, the day of strikes is past. I never ordered one in my life, and, with two exceptions, never failed in an endeavor to meet employers for settlement of differences with employes.

But Mr. Gould has had his own purposes to serve, particularly in the stock market, and he has succeeded in bringing about a very bitter feeling between employers and their workmen. Mr. Gould has succeeded for a time in making himself the champion of the employing classes. Everyone realizes that the strike was unjustifiable on the part of the employes of the Missouri Pacific, and this has led all who are interested in large properties to side with Mr. Gould, instead of bringing a pressure to bear upon him to meet Mr. Powderly half way and have the matter settled at once. But is there not danger in continuing this strife on a mere matter of etiquette between employers and employes? So far the working people have refrained from political action. The politicians have been unable to coax or drive them into taking sides in any political contest. May not this dispute result in forcing the Knights of Labor into politics? The votes on the various pension bills show how rampant is the spirit of demagogism in our national Legislature. The hope of catching the soldier vote induces Congressmen to pass the most monstrous and unjustifiable appropriations on behalf of the old soldiers and their families. If it was known that a million of voters were desirous of certain action against the corporations of the country it would be indorsed by an overwhelming majority in the House of Representatives, no matter how objectionable the measure might be, on the grounds of public policy. Although the Texas Knights of Labor have confessedly made a mistake, their wiser leaders in other parts of the country cannot desert them any more than a general could sacrifice a division of his army which had got into trouble by disobeying orders.

But Mr. Jay Gould proposes, it seems, to punish the men engaged in the strike. Among other things he says, in a published interview:

We purpose to recover damages from every member of the association who has any property. A great many employes of the Missouri Pacific, especially machinists and engineers, have homes which they have bought out of their savings. Some of the men are worth \$15,000 or \$20,000 apiece. They are responsible to us for the losses we have suffered, if they belong to the Knights of Labor. We will show them that we intend to enforce all our legal rights.

How unwise any such threats as these are. Suppose Mr. Gould was serious, and several thousand suits were instituted to deprive these working people of their homes and impoverish them, what would the effect be? No matter what the right or the wrong of the case might be, would not the mass of the working people cry shame on this great millionaire using his wealth to deprive these people of their homes. Can Mr. Gould afford to face the feeling such action would create? Does he remember the mob which was looking him up on Fifth avenue after the last Presidential election?

We live in a community which is moved by freak, impulse, interest and passion quite as much as by a sense of justice or by reason, and there are many courses which seem right enough, but which would have direful consequences if followed out.

From the beginning of these troubles we have urged on employers to keep cool, to use their common sense and not be guided by prejudice or passion. These labor troubles are serious, and neither side can afford to make any mistakes, least of all those who have property to lose.

### Do Any of the American Dollars Differ in Value?

David A. Wells is out in a newspaper communication on the silver question, in which he argues in a way which shows that either he himself lacks intelligence, or he believes that the mass of the community are without common sense. He asserts that there is a difference among the dollars in circulation, and that the gold dollar will purchase more than the silver dollar. Like President Cleveland and Secretary Manning, he laments over this fact that the working classes are paid in a depreciated dollar worth eighty cents or less. In making this statement Mr. Wells confuses a very simple matter. It is quite true that in the London market there is a wide difference in price between gold and silver bullion gauged by the amount of each in the coinage of the civilized world. But every dollar in the United States, be it gold, silver or paper, has equal purchasing powers and represents a hundred cents, no more, no less. Gold is confessedly the standard of the commercial world; but every silver dollar in the United States, as well as every silver five-franc piece in France, or four silver marks in Germany, are convertible into a gold coin dollar, which is never at a premium. The intrinsic bullion value of the silver has nothing to do with its purchasing power any more than has the entire absence of intrinsic value in the paper dollar. If a publicist or writer on current financial topics should bemoan the hard fate of the mass of the community, because they have to use greenbacks and bank bills which have no intrinsic value of their own, he would be suspected of being a fool, for every one knows that a convertible paper dollar will buy as much as a gold one. Silver under our laws, as well as throughout continental Europe, is also convertible into gold at its legal and not its bullion value. Surely, if the paper dollar is not objected to, the silver dollar, with its vastly greater intrinsic value, should be welcomed and not decried.

In view of these facts how utterly preposterous, as well as how demagogical, is a statement like this from the pen of Mr. Wells:

When any person, more especially one who depends upon the results of each day's toil to meet each day's needs, earns a dollar by his labor what sort of a dollar is he entitled to receive? Manifestly the very best dollar. Manifestly, further, the laborer or bread-earner whoever he may be, or wherever he may live in all this great country, can now have the best dollar of 125 cents (purchasing power) just as readily and cheaply as he can have the other kind of a dollar, presently or prospectively worth less; and he can continue to have it just so long as nothing is done to impair the power of the national treasury to exchange silver for gold on demand. Now why should the laborer be willing to abate anything of this privilege? And is not the man who advocates a policy whereby the laborer is compelled to receive a dollar inferior to the best inflicting an injury upon him? Is he not the workingman's enemy?

Is it any wonder that Mr. Wells should have fallen from the high repute in which he was at once held when he condescends to write *ad captandum* rubbish like the above. In commenting upon his communication the *Sun* says very pertinently:

The whole civilized world is now suffering, and the business of every industrial nation without exception is stagnant and declining under the depressing effect of the exclusive use of gold as the money standard. The prices of all articles of consumption have fallen below any former record of the last fifty years. In fact they are lower than they were before the great discoveries of gold in California and Australia suddenly swelled the volume of the world's money, setting everything in active movement, raising the prices of every article, and substituting vigor and prosperity for weakness and gloom. This was the effect of an increase of gold, that is to say, of standard money, and the effect continued as long as the increase continued. But now, instead of an increase, there is a decrease, and the result is like an enfeebled circulation of blood in a man's body. He sickens, suffers, decays and languishes; and that is the state of the industrial and commercial world to-day. This situation, so universal, so burdensome, and so steadily deteriorating, is the effect principally, as we maintain, of the diminished production of gold, resulting in a continually increasing value of that metal, and a continually diminishing value of other things. Enterprise, industry, commerce, everything that makes the life and prosperity of an industrial people, all are checked, smothered and debilitated.

This is all true and well said, but the *Sun* proceeds to make as bad a mess of it as does Mr. Wells in this closing paragraph:

What, then, is the remedy? Let us change our standard. We have plenty of silver, and if we make that our standard, we shall no longer suffer from contraction caused by the gold standard. Industry and commerce will revive, and we shall have a new lease of prosperity. Does Mr. Wells see the point?

Alas! the *Sun* itself fails to see the point. According to the director of the mint the total amount of gold and silver now in the

country, which includes coin and bullion, aggregates \$924,638,819, of which \$626,733,869 is gold, and \$297,904,950 is silver; yet the *Sun* says we have plenty of silver, although there is not half as much in the country as there is of gold. Bad as is our gold policy, a change to a silver basis would be a thousand times worse, for the demonetizing of over \$600,000,000 of gold would cause such a crash in prices as the world has never seen. The true ground to take is that the business of the modern world requires all the gold and all the silver not used in the arts, and in addition all the paper money which is convertible into gold and silver. The advocate of a single gold standard, or of a single silver standard, or of fiat money without a precious metal basis, is an enemy to the human race, though doubtless many men honestly or ignorantly advocate these several views.

### The Laws Delay.

Public attention is being slowly but surely directed towards the shortcomings of our legal machinery for punishing crime and enforcing justice between litigants. The *Evening Post* recently contained an elaborate article, complaining of the waste of time in our courts, due to the postponement of cases upon frivolous pretexts. Every day hundreds of persons are incommode and put to pecuniary loss by being forced to attend courts as jurors, witnesses or litigants, to find when they arrive that another engagement of counsel or a lack of readiness on one side or the other necessitated a postponement. Cases will be called twenty and thirty times in succession and drag along for weary months and years without coming to trial, every postponement involving a loss of time, money and temper to a large number of people. Curiously enough, the *Post* urges reform in the interest of the lawyers, who, it says, lose money and cases because people who have had any experience in our courts prefer to submit to injustice at the hands of those with whom they have business disputes rather than enter our law courts, where they are denied justice practically, and are certain of losing a great deal of money as well as wasting their time. That these delays are unnecessary is known to every business man who belongs to an exchange. In these organizations when there is a dispute between the members it is referred to an arbitration committee, which hears the evidence promptly, decides the matter at once and at a trifling expense. There are hundreds of cases which are settled within a week by the arbitration committees of our leading exchanges, which, if referred to our courts, would take years to come to an issue, and would be certain to involve an expense out of all proportion to the amount of money involved.

Nor is this all. Bad as is the procrastination of the law, and monstrous as are the money exactions suits involve, the technicalities work still greater injustice. Take the following case, which we give as it appears in a legal journal of this city.

The case of Delia C. Conway against Frank J. Kennely, tried in the City Court, is of importance to landlords who dispossess tenants. It appeared that Mrs. Conway, a widow, occupied a tenement at No. 248 Elizabeth street, that she disappeared early in April, 1885, leaving the April rent unpaid. The landlord commenced summary proceedings, obtained judgment, and the marshal under warrant put the landlord in possession. Instead of putting the tenant's goods on the sidewalk they were put in the cellar. Mrs. Conway came back to the premises in May, having, as it appeared, been in Charity Hospital since her disappearance in April. She demanded her property, and the landlord refused to give it up unless she paid \$10, the rent due. He finally consented to take \$5, but Mrs. Conway refused to pay anything. She thereupon sued Kennely for \$150 as the value of the property detained on the theory of conversion. Chief Justice McAdam charged the jury that if the marshal had put the plaintiff's property upon the sidewalk there would have been no cause of action against the landlord, no matter what became of the goods afterwards, because they were removed by act of the law. But the landlord did not do this. He kindly took the property into his cellar, and thereby became what the law terms a gratuitous bailee. The plaintiff was not obliged to pay the landlord anything for taking care of her goods, for she never requested him to take care of them. The law gives the landlord no lien on his tenant's goods for rent or such like charges, so that the landlord by refusing to give up the goods unless certain illegal conditions which he imposed were complied with, committed an act which amounted in law to a conversion of the property, and made the landlord liable for its value. The jury awarded the plaintiff \$85.

This may seem all right to a lawyer trained in the subtleties and technicalities which have grown up in connection with our so-called administration of justice, but from a common sense point of view it is simply outrageous that Mr. Kennely should be punished and taxed for trying to do a kindness to a delinquent tenant. Such an outcome of a trial is simply monstrous, and all the courts in Christendom, if they upheld such law, could not justify it to the average citizen.

The New York *Herald* recently contained the following in its editorial columns:

An opinion of the Supreme Court of Pennsylvania is just reported which forcibly illustrates the too common readiness of courts to strain a point in favor of criminals instead of fairly interpreting the law in the interest of society. The constitution of that State declares that "no person shall for the same offense be twice put in jeopardy of life or limb." There is a simi-

lar provision in the constitution of the United States and that of every State. Its obvious purpose is to guard a person who has once been tried and acquitted against a second trial for the same offense. This is proper. But the courts often set a criminal free who has not been tried at all, whose "life or limb" has not been put in jeopardy, and who, therefore, is not entitled to the protection intended by the constitution. A striking case of this kind is presented by the Pennsylvania decision. A jury was empanelled to try a man for murder. As soon as the jurors were sworn they were allowed, by the consent both of the prosecution and the prisoner, and by authority of the Court, to separate for the night. No evidence had been presented nor the case opened to the jury. The next day the Judge, in order that this separation might not be excepted to as irregular in case of conviction, dismissed the jury and ordered another to be empanelled. It is not easy to see how this action could even prejudice the case of the accused, much less put him "twice in jeopardy of life or limb." Nevertheless the Supreme Court held that such must be its effect and ordered the discharge of the prisoner. The result was to turn loose a murderer without even trying him for his crime.

If this was an isolated case of overlooking the interests of the community when a merely technical question was involved it would be bad enough, but our trials of great criminals are getting to be farces. Every murderer, under the laws of our State, can insist on two trials. Indeed, it is almost impossible to hang any culprit in this State unless he is some poor stupid wretch who has an ignoramus for a lawyer. It is curious to note how unimprovable is our legal machinery. The law has been found unable to do justice in the newer settlements of the country for the past hundred years. On the frontier justice is done only by Judge Lynch, backed by a vigilance committee. One would suppose that in new States the machinery of the law would be revised so as to be a terror to evil-doers. But no; procrastination is the rule as in the the older States, and in self-protection vigilance committees must be organized to punish thieves and hang murderers. The lynching of Mingo Jack within a few miles of New York city would never have occurred if there had been any assurance that the assailant of Miss Herbert would have been promptly punished.

Unhappily there is scarcely any hope of reform in our laws, unless under the spur of a popular insurrection against the shortcomings of our courts. For twenty years no murderer was hung in Cincinnati, and every criminal with money escaped punishment. This at length became intolerable, and a popular outbreak occurred in which the court-house was burnt. Then, but not until then, was there any reform in court methods. Our legislators in every State are composed almost exclusively of lawyers, generally of the pettifogging class, and it is idle to expect that so long as they have a monopoly of all legislation there will be any settlement of the means employed for the punishment of crime and the administration of justice.

### The Torrens' Laws.

Editor RECORD AND GUIDE:

SIR—Referring to your paragraph of last week in relation to the Torrens' Act in operation in the South Pacific Colonies of Great Britain, you say: "There is an agitation for just such a law in England, and it looks as if it will be adopted there before it is here." Permit me to inform your readers that an act prepared by Lord Cairns, entitled "*An Act to Simplify Titles and Facilitate the Transfer of Land*," the same being the Torrens' Act substantially, with some modifications, was passed by the British Parliament in 1875 (38, 39 Vic. 951, ch. 87) and is now in force in England. The act is elaborate, voluminous and intricate, as is required for carrying out single lot indexing according to the theory of the Torrens' Act, and on that account, and for the reason that the act was not made compulsory, it failed of its purpose; less than thirty titles having been entered under it. A like bill, the drawing of which was inspired, as I happen to know, by the agitation upon the subject of land transfer reform in this city, entitled "*An Act to Simplify Titles and to Facilitate the Transfer of Land*," was introduced into the Legislature of the Province of Ontario, Canada, last winter, and enacted as a law. This was also a single lot system, but like the Cairns' Act, public sentiment not permitting it to be made compulsory, it too failed of its purpose, and is a dead letter. Anyone who will read these various acts, based upon the plan of single lot indexing and government guarantee, will not only see the difficulties of such a system, but how impossible as well as undesirable it would be to adopt it in this State; although I desire to say that in my opinion the general principles of those acts (apart from the single lot indexing and the guarantee) could be and should be applied to future registration in this State under the block plan of indexing, and that by the subsequent enactment of a few laws in aid of the block index we can secure nearly all the advantages of the Torrens' system without any violent changes in our existing laws.

DWIGHT H. OLMSTEAD.

Dated New York, March 22, 1886.

REMARKS.—The failure of Lord Cairns' Act was on account of what was practically a conspiracy of the English legal profession to nullify it. This they were enabled to do, because the act was permissive, not mandatory. The lawyers represented to their clients that it was dangerous to take titles under this act. This put a stop to the negotiation of mortgages, as investors demanded a certainty, and were fearful of lawsuits. The conveyancing of land in Great Britain has been of enormous profit to the lawyers, and they naturally did all they could to discredit a law which would have cut off their revenues very largely.

The lot system, as we understand it, had nothing to do with the

failure of the Cairns' Act in England. It certainly has not interfered with the complete acceptance of the Torrens' laws in the South Pacific colonies of Great Britain. We do not understand that that issue was ever raised except in this State. Indeed, under the Torrens' laws, it is State guarantee, as per diagram on a government map; which is the key to the system.

When we said that England would have a radical reform in the system of conveyancing before this country, it was in view of the formation of a number of land and law reform organizations, all of which emphasized the necessity for the enactment of laws simplifying and cheapening the transfer of lands. Everyone feels that great changes are impending in the land laws of the British islands. The Cairns' Act is practically a dead letter, and the work will have to be done all over again, in connection with other changes, which will place the land in such a position that it can be acquired in fee by working farmers under a government guarantee.

### Our Prophetic Department.

REAL ESTATE BROKER—THE RECORD AND GUIDE is giving facts and figures every week going to show the magnitude of the real estate movement now under way in New York and vicinity. It has made the statement that if business continues for the whole year as it commenced in January and February, five dollars will be spent in building where three was spent last year, and three dollars in purchases of realty where two was invested last year. Now, how long in your opinion will this movement last and what will be its final result?

SIR ORACLE—As I understand you there will be two-fifths more money invested in the construction of new buildings, and, instead of \$200,000,000 last year, about \$300,000,000 will represent the purchases of real estate the present year. This sudden increase in the business of the real estate market is, of course, very reassuring to dealers, but I am afraid the pace is so rapid that it cannot last. I question whether the business for the rest of the year will equal in volume relatively the business of January and February. I notice, by the way, that this same excitement in real estate circles is true of all the centres of population of the country, especially at the West. I hold in my hands an extract from the *Omaha Bee*, which reads as follows:—

There are signs of heavy speculation in Omaha real estate during the present season. Prices of all classes of property are rising with remarkable rapidity and hundreds of acres of new additions are being plotted and thrown upon the market. There are enough lots now laid out in the outskirts of Omaha to meet the requirements of a city of four times its size. From Kansas City comes the same story. As a matter of course, Chicago, St. Paul and hosts of minor cities are having their real estate boom.

R. E. B.—To what do you attribute this exceptional interest in realty?

SIR O.—There are several factors in the case, but there is one in particular, the effect of which has not as yet been thought out. In a very few years we added about one-third to our railroad mileage. This was disastrous to many of the promoters and investors in the new roads; but it benefited enormously the real estate of the country through which the new roads ran. Its most potent effect was, however, upon centres of population new and old. Every mile of new construction meant a larger population, and more business and higher values to every town and city to which or through which a new railroad line was opened. As all these smaller cities are satellites revolving around some larger centre of population the increase of business in the minor localities means a still larger addition to the population and importance of the greater cities. Hence Chicago, St. Louis and New York have increased in population and business, because of the greater prosperity of their tributary cities.

R. E. B.—Again I ask, how long will this excitement in real estate last, and what will be the final result?

SIR O.—The length of time a "boom" will last depends upon so many contingencies that the most sagacious can only guess at a solution. I have already said that the whole twelve months will not bear out the promise of the first two months, for the pace has been too rapid. Usually a decided movement in real estate lasts three years, and is followed by four to six years of depression. There has been much more money recently in renting improved property than in making investments in stocks and bonds. But these things equalize themselves, and in a few years it may happen that the return from house property will be little, if any, larger than from good securities.

R. E. B.—I judge you think our builders are overdoing it, and are manufacturing more houses than will be needed in a few years time. When that occurs there will be a competition among landlords which will bring down rents.

SIR O.—Well, I did not exactly say that; but the land market, as well as the rent market, has its period of profit and period of loss. Prices go up and go down, just as does the quotations of securities.

R. E. B.—Now for my other question. What is usually the final

result of a pronounced buying movement in real estate accompanied by excessive building?

SIR O.—The law of cycles in prices has often been stated in these conversations. A speculative fever first shows itself in the stock market. That mart is the business pulse of the nation. After a time a more active movement and better prices are experienced in the general trade of the country. Of all our leading business interests, labor and land are the last to feel the speculative *afflatus*. They are the last to go down in price as they are the last to go up in price. If this theory is correct, the demand for higher wages all over the country, and the real estate movement which is under way, are indications that we are nearing the end of a speculative cycle. The end may be two or three years off, but when people have lost confidence in stocks or in general trade, if they have any spare money left, they invest it in realty.

R. E. B.—From my point of view they could do no better. What is more solid than well-improved real estate or vacant land certain to rise in value?

SIR O.—That is a very comforting view to take of the situation. But you see there are some unpleasant consequences in putting your money into new structures. For instance, when this is done to any great extent, floating available capital is converted into fixed and unavailable capital. If I invest in any kind of bonds—government, State or railroad—they are negotiable; that is, they can be used as collateral in a bank, and I can borrow money on them for any business enterprise. Not so when I build a new house, or buy vacant land. I usually purchase with a mortgage attached, but my equity is tied up. It is unavailable for a new business venture. In other words, when you use capital in stocks or trade it may be impaired, but ordinarily the bulk of it comes back to your hands. But property and realty is so much withdrawn from active use it no longer counts in the active business of the country. That is why the recovery from a real estate depression is so slow. The country has to wait for the profit to be accumulated from the conduct of new enterprises.

R. E. B.—Well, that is not a very cheerful forecast.

SIR O.—If our land laws were changed so that property could be transferred quickly, cheaply, and with certainty as to title, then deeds and contracts for the purchase of land might be used as collateral, and the money invested in real estate would not be entirely inert for those who wish to enter new enterprises. But that time is far distant.

R. E. B.—Would you then discourage investors putting their money in improved and improvable property in New York city?

SIR O.—I would earnestly advise anyone to purchase New York real estate. He who does so cannot make a mistake. Whether the times are good or bad, or money is tight or plentiful, the population of this city is bound to increase and its real estate to augment in value. Of course there will be setbacks—periods of extreme depression; but every decade shows a large advance in the price of city realty. Put me down as a bull on real estate in all the large centres of population.

R. E. B.—What have you to say about the stock market this week? It seems to have been raided very successfully.

SIR O.—I regard the "slump" in prices as a repetition of our experiences nearly every spring and fall. There are three or four times in a year when the market sells off very decidedly, and the past week has been one of these constantly occurring depressions.

R. E. B.—Does not the labor troubles, the gold shipments, the transcontinental wars and the like count for anything?

SIR O.—Yes; they are factors in the situation. I suspect, too, there has been disappointment in the railroad receipts. There has been less business than there was at the low rates last year. I apprehend that the earnings of the Vanderbilt stocks have been much less than was expected; hence their weakness. The proposed declaration of a scrip dividend by the Pennsylvania Central is not a reassuring fact.

R. E. B.—Did you expect any large receipts by the railways this season?

SIR O.—No; I did not. The higher rates did not go into operation until January 1st. This stimulated the railway business up to that time. Merchants supplied the country ahead of goods so as to escape the added railway taxation; hence the meagre business of the first three months of this year. I look for the railroads to make their harvest from this time forth, and I confidently look for higher figures, though perhaps not right away. The market may sell lower in the immediate future, but I judge that before June comes there will be a higher range of quotations than was established any time last fall.

The managers of the Bloomingdale Asylum have made a statement to the public in which they give excellent reasons why their property should not be taxed, nor the institution removed from its present location. The New York Hospital, in the past, has done a great deal of good work for the sick and unfortunate in this city, and our indebtedness to the organization should not be forgotten. At the same time there is no necessity for the maintenance of the

Bloomingdale Asylum in its present location. The prohibition to cutting streets through their large plot of ground is a positive injury to the growth of an important section of the city. The people who pay the taxes, from which the asylum real estate is exempt, naturally feel aggrieved and cannot be blamed for objecting to a state of things which causes them loss of money and great inconvenience. There would be no hardship were the asylum managers forced to sell their city real estate. Their grounds and buildings will bring a sum large enough to provide them with better quarters in the Twenty-fourth Ward as well as give a surplus for the maintenance of the institution. The managers of this insane asylum must see there is trouble ahead of them if they do not remove their institution to where it will not be a public inconvenience.

No work has been done in the Hudson River tunnel since the death of Trenor W. Park. Efforts have been made, however, to raise funds to complete this great undertaking, and at one time it was believed the money could be secured, but the negotiation failed. There is scarcely a doubt, however, but that before the year is over the funds will be procured to complete this exceedingly important work. The time is coming when the terminus of all the Western roads will not be on the Jersey front of our harbor, but right here in the heart of New York city. The completion of the Hudson River tunnel will mark the beginning of a new era in values on this island.

### Concerning Men and Things.

Now that society is so to speak in sack-cloth and ashes and dancing parties out of the question, it is quite the correct thing to belong to a bowling club. Indeed, bowling is just now pre-eminently the popular social relaxation. With the ladies it is exceedingly popular, as is shown by the lively way in which the pins are made to fly on the private alleys of athletic clubs. The game does not find much favor with the callous and muscleless dudes; but, as the belles like it, it is sure to be a go. A tournament is now being organized, at which handsome prizes are to be awarded to the most expert.

The cablegram announcing that Lord Dupplin has blown his brains out at Monte Carlo, over losses at the gaming table, brings to mind the fact that a decade ago he was one of the most prominent members on the British turf. He was in the Guards and one of the "Prince's set." At what he was almost without a rival. "Duppy" was the owner of the famous Petrarch, who won the "Two Thousand Guineas" in 1876, and consequently became a great favorite for the Derby. My lord made a big book on the latter event. Three days before the Derby was run, his wife, a famous beauty, ran away with Herbert Flower, who belonged to Dupplin's set. When informed of the fact he nearly broke down. "Bolted, has she?" he said; "bolted, and I with the hardest set of betting books to arrange I ever had on my mind. She ought to have waited and seen the colt win in her own colors and not bothered me when I wanted to keep my mind free. Go after them! Not much; I have my books to attend to." Petrarch lost the race, but his owner pulled off a pile by backing the Hungarian-bred Risber, who beat him. The eloping couple came to America and spent some time at the Palmer House, Chicago; after which they took up their residence in San Francisco.

A good many racing men are saying just now that Winfred will never earn his oats and the price (\$13,000) paid for him by the Dwyer Brothers. The fact is the "butcher boys" showed their usual good judgment in securing the brother to that flying filly, Wanda. The writer happens to know that he was just about as good as Dewdrop last year, and that he was so considered at Rancocas. He is a slashing big chestnut, and will undoubtedly stay over a distance. He was not taken up until the autumn last year on account of his size, it being thought best to give him a chance to fill out. He is still a maiden, but could have won the Eclectic Stakes on October 18th with ease. He had a winning lead when turned for home; but little Refferty who had the mount turned round, and seeing Dewdrop, his stable companion, coming on, pulled up and allowed the filly to lead him under the wire by a short half length. Winfred has spread and thickened, and gives promise, barring accidents, of being a second Luke Blackburn.

Mr. Platt K. Dickenson visited Leadville recently, and he says it is really true that a "second contact" has been reached in several of the mines in that region. The importance of this fact may require an explanation to those who are uninitiated in mining nomenclature. The great majority of mines contain ledges, the ore bodies being found in cleavages or breaks in the rock running from the surface downward. But the silver-bearing rock in Leadville is underground, parallel to the surface, and therefore more or less horizontal. When the ore was removed it was never suspected that further down other ledges might be found. But in sinking a shaft in the Chrysolite Mine what seemed to be a second contact was reached. Subsequently other second contacts were found in the Henrietta, the Mary O'Brien and other mines belonging to private persons. Mr. Dickenson says that this fact has given a new lease of life to Leadville.

An opera chairmaker says that Steele MaKaye's patent theatre chair, the one in use at the Union Square theatre and in the Criterion theatre, Brooklyn, does not grow in public favor, as it is hard to sit upon and too complicated. In case of fires the difficulty is with the narrow doors at the entrance. It is there where the crowds are jammed and the mischief is done, not in the aisles; and seats which admit of easier egress increase the danger by adding to the crowds at the door. Still, it must be admitted that



the new seats in our theatres are improvements over the old ones. Compare those, for instance, of the Star Theatre with Wallack's, the Casino, or the Lyceum. The first-named are anything but pleasant, while the last are very comfortable.

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Civil Engineer James E. Serrell thinks the solution of rapid transit in the city is not an Arcade road under Broadway, but an elevated road over that thoroughfare, the expense of which, he says, would be much less and the accommodations far greater. His plan would be to construct two tracks on each side of the highway, of narrow gauge, equipped with single seated cars, which should be very light, holding about twelve persons each. The motive power to be an endless cable, run by compressed air or electricity. There is much to be said in favor of some such scheme, if a surface or underground road cannot be secured. But the Broadway property holders would never consent to the nuisance of cars flying along by their second-story windows. Then, an underground steam road could be connected with the railway system of the country, and would accommodate the parcel trade and even freight. Then, no cable could be as rapid as cars on solid ground propelled by steam.

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It is said that Mr. Stanley Mortimer is about to establish another racing establishment which will be able to hold its own, not alone at hunt meetings, but in the classic events. It is probable that he thinks his run of bad luck is over. It will be remembered that his string of horses were burned to death in the fire which destroyed the Meadowbrook Hunt a few weeks since. He was also a passenger on the ill-fated steamship Oregon. One of the lady passengers, Mrs. Morgan, describes him as appearing, during the excitement after the ship had struck, in a decidedly curious costume, topped off with a towel wrapped around his head. He had on an overcoat, but no trousers.

\* \* \*

The Meadowbrook Hunt came near suffering a more distressing loss by the sinking of the Oregon than it did by the recent fire. In addition to Mr. Mortimer, Mr. E. D. Morgan, the master of the hunt, and Mr. Tom Hitchcock, the well-known amateur rider, were among the passengers. A fine assortment of English saddlery, horse clothing, etc., was among their effects, and of course lost.

\* \* \*

Abram S. Hewitt is suspected of sharp practice in connection with the Alliance Coal Company. The lands owned by this company are said to be very rich in mineral. The first corporation formed to work them, however, became bankrupt, Mr. Hewitt being one of the principal stockholders and managers. He subsequently reorganized the company, and induced some very well known citizens—Samuel J. Tilden, Judge Rapallo and Judge Lowe, among others—to take stock in the enterprise. The shareholders thought they were lucky in their property; but they found, after a time, that Mr. Hewitt had sold the controlling interest of the company to the Lehigh Navigation Company, which assumed the management of the Alliance, under what seemed to be a profitable lease for the latter. It now seems that the Alliance is loaded with a heavy floating debt; while, in the meantime, the stock of the Lehigh Company has advanced from 79 to 103. Suspecting that this additional value of Lehigh stock was at their expense, the stockholders of the Alliance have procured an injunction preventing the imposing on their corporation of a heavy bonded debt. The impression obtains that Mr. Hewitt has not acted in the interest of the people whom he induced to buy stock in the Alliance Company.

\* \* \*

Henry Clew's suggestion for a new Stock Exchange salesroom is worthy of the active brain located under the bald pate of that well-known broker. His idea is to construct a huge room covering the tops of all the buildings on the block bounded by Broad, Wall and New streets and Exchange place. This would make the largest room in the world, and could be adorned by fountains and flower beds. Its construction need not put a stop to improvement on that block, for any single house could be moved and rebuilt without interfering with the super-imposed Exchange hall. The idea is a brilliant one, but unfortunately the governing committee of the Stock Exchange have not the imaginative faculty largely developed, and they have decided to enlarge the present hall in a most prosaic way by adding to it the adjoining rooms on the same floor, so that all the space between Broad and New streets will be made available for Stock Exchange transactions. The alterations will cost some \$200,000.

\* \* \*

The Consolidated Stock Exchange is growing at a rate which alarms the older exchanges, and the latter is doing everything it can to check the prosperity of its rival. Members of the regular Exchange will be no longer allowed to trade directly or indirectly with those of the Consolidated Exchange; nor can they have telegraphic or telephonic connection with any member of the latter. This regulation will be a serious annoyance and loss to many members of the old board, who have filled orders for petroleum certificates, unlisted stocks and mining shares for their regular customers through the rival Exchange. Then there was an arbitrage business between the two boards which was profitable and of convenience to many people. This action of the Stock Exchange will bring a new class of dealers into existence who will trade between the boards. The growth of the Consolidated Exchange has been quite remarkable. It commenced a few years ago in dealing in a few thousand shares per diem. Last Wednesday 225,000 shares were dealt in, about one-third of the business of the regular Stock Exchange. The lower commissions, the Clearing House conveniences, and the opportunities of dealing in less than a hundred shares at a time, is what is building up the new Exchange at the expense of its rival.

\* \* \*

The late sale of Mr. Pierre Lorillard's Rancocas stable is being rather recklessly put down as the greatest sale of race-horses ever held in the world. Of course this is not so. The greatest on record was Lord Fal-mouth's sale, when twenty-four head realized \$182,000. Busy Body brought \$44,000 and Harvester \$43,000.

## Home Decorative Notes.

—All our decorations should be chosen with the view of making our drawing-rooms cheerful and pleasant to live in. The display of good taste should be everywhere noticeable, but comfort should be considered of the first importance.

—Foot-cushions and foot-stools are everywhere seen. The "opera foot-bench" is a recent and sensible invention. It is made of mahogany, and can be folded at will in a very small compass.

—Paper roses, tulips or chrysanthemums are admirable for placing in the lamp chimneys to keep out the dust during the day.

—The pretty Parisian idea of arranging fruit upon a bed of blossoms will doubtless find favor with us.

—For transoms and other openings over doors the Moorish lattice work is very popular. The lattice comes ready for this purpose in a great variety of designs and has a very beautiful appearance when put to this use.

—Sea-weed, anemones, pressed ferns and autumn leaves mounted on a piece of ordinary window-glass will make a beautiful transparency.

—Bandana handkerchiefs, edged with Oriental lace, are very pretty coverings for small mahogany tables.

—The latest thing in paper-weights is a block of granite about three inches square, which is fastened by gilt chains to a tiny derrick made of olive wood.

—Novel card-counters are tiny wooden copies of the long-handled palm leaf fans, crossed and held in position by a crescent on which is written in quaint characters: "Our doubts are traitors and make us lose the good we oft might win by fearing to attempt it." On one of the fans the cards are painted and on the other the numbers. A scimitar on either fan is the pointer.

—Powdered clove is said to be a destroyer of the insatiate moth and buffalo bug.

—Extremely dainty are the doubly-woven fine bamboo globular baskets, done in changing peach pink and green bronzes, lined with peach-colored satin and trimmed on the side with a bunch of peaches and a bow of peach and pistache green ribbons.

—A fine table-cover of white mummy linen has a border of field flowers and grasses embroidered in delicate colors.

—Painting on matting is quite elaborate; formerly only floral designs were attempted, now figures with backgrounds are painted. Panels of matting for a dining-room have mediæval figures painted on them. They are suspended from the wall by a heavy rope, with tassels made of the same attached to the lower edge of the panel.

—Heliotrope powder is excellent for perfuming sachets.

—Wall brackets, placed low and bearing candles, are frequently used in place of gas jets.

—Very pretty shopping bags are made with two pieces of leather or chamois with a falling of silk between. The leather is worked in bullion thread in some favorite design. The top of the long bag is gathered with a heavy silk cord.

—Embroidered Turkish doyleys are used for pincushion covers. Many of them are heavy with gold thread.

—A graceful design for a door panel is a branch of Norway fir with the cones.

—Now that Louis XVI. tapestries are the favorites for decorative purposes, the flowered brocade heirlooms that have only seen the light at odd times may be utilized as draperies.

—Fire-screens of tiny bits of mica, set in daintily-wrought brass frames, form an effective protection from the heat.

—Fir pillows still continue to exert their soothing influence. A delicate case for a square pillow is blue surah silk embroidered with a branch of the fir tree, with cones etched in the various shades of brown and green etching silk. In addition to this ornamentation it is embellished with the following appropriate motto:

"When you lie down at night by care's burden oppressed,  
The fir's fragrant odor will soothe you to rest."

—There is a new departure in baby baskets. Instead of the hamper-like affairs which have stood around the nursery in times past, there now come in vogue the most attractive shell-shaped baskets. These are gotten up in the most delicate manner possible, with linings of shrimp pink surah silk, and furnished with the usual concomitants, including a silver puff box, an ivory comb and brush, velvet sponge, silver soap box, and a little powder bag of mull and surah, in semblance like a meal bag, tied at the top with shrimp pink ribbon. The basket and tripod are of wicker work gilded.

—The newest fashions in silver show a strong tendency to the Orient and exhibit the finest specimens of etching and repoussé work. Standards are abandoned and the objects are also low.

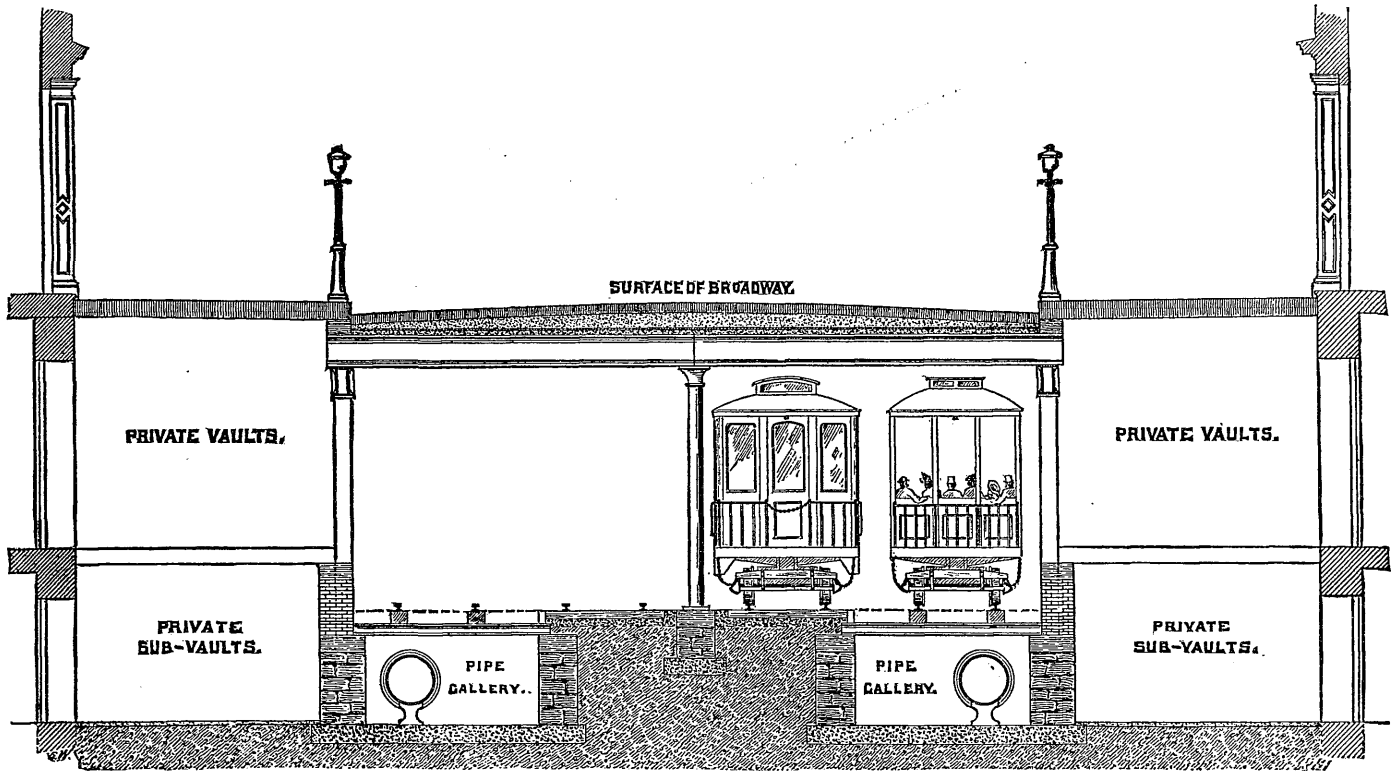
—A charming design for a blue surah silk bureau scarf is clover blossoms and leaves in the natural colors, with a spider-web background.

—The construction of wide vessels from the clay of the earth is almost as old as the hills from which the clay was dug, and no traces of people have been discovered without the discoverer finding fragments of the pottery coming down to the present period. There is a very ancient pottery located at Nancy, in France, which, according to connoisseurs, turns out the most artistic faience in the world. It is made under the supervision of a French artist named Emile Gallé. The odd shapes and the dark, richly-shaded colorings of his work make it peculiarly attractive. The well-known Doulton stoneware Lambeth pottery of England maintains its prestige in the familiar dull blue and buff colors, mostly in odd pieces for table service, such as large cheese bowls, jars, mustards and salts. The famous Leeds pottery makes its appearance in antique designs, great jars, bottles and

Vases.

The New York Arcade Contrasted with the District Railway.

As some considerable publicity has been given of late to a new project for an underground railway on Broadway (The New York District Railway) which assumes the rivalry with the well and popularly known New York Arcade Railway, we print herewith illustrations contrasting the essential features of the two plans.



THIS PLAN PROVIDES AN OPEN AIRY, ARCADE, FORTY-FOUR FEET WIDE BETWEEN THE CURB LINES.

This space is sufficient for four lines of tracks and cars of standard width. Inside lines for express trains. Local trains adjoining curb lines conveniently accessible for frequent stops. Car and station platforms on a level, twelve feet below sidewalks.

The side walls are directly under the curb, and of sufficient depth to form the outer walls of a double tier of vaults—thus preparing an available vault space more than double that now in use.

Existing vaults under the sidewalks remain untouched, and the surface of the sidewalks and of the street, remain in the same position as at present.

The floor of the pipe galleries will be of sufficient depth to drain all vaults and sub-vaults, cellars and sub-cellars.

The pipe galleries will be uniform and continuous and of ample size to

accommodate in straight unbroken lines all pipes, wires, etc. The width on ground floors will be sufficient for the conveyance and replacement of sections of the largest pipes.

The pipe galleries will be commodious, easily accessible, and perfectly convenient for the service of water, gas, wires, etc., to adjacent buildings.

THE ARCADE RAILWAY WILL FURNISH:

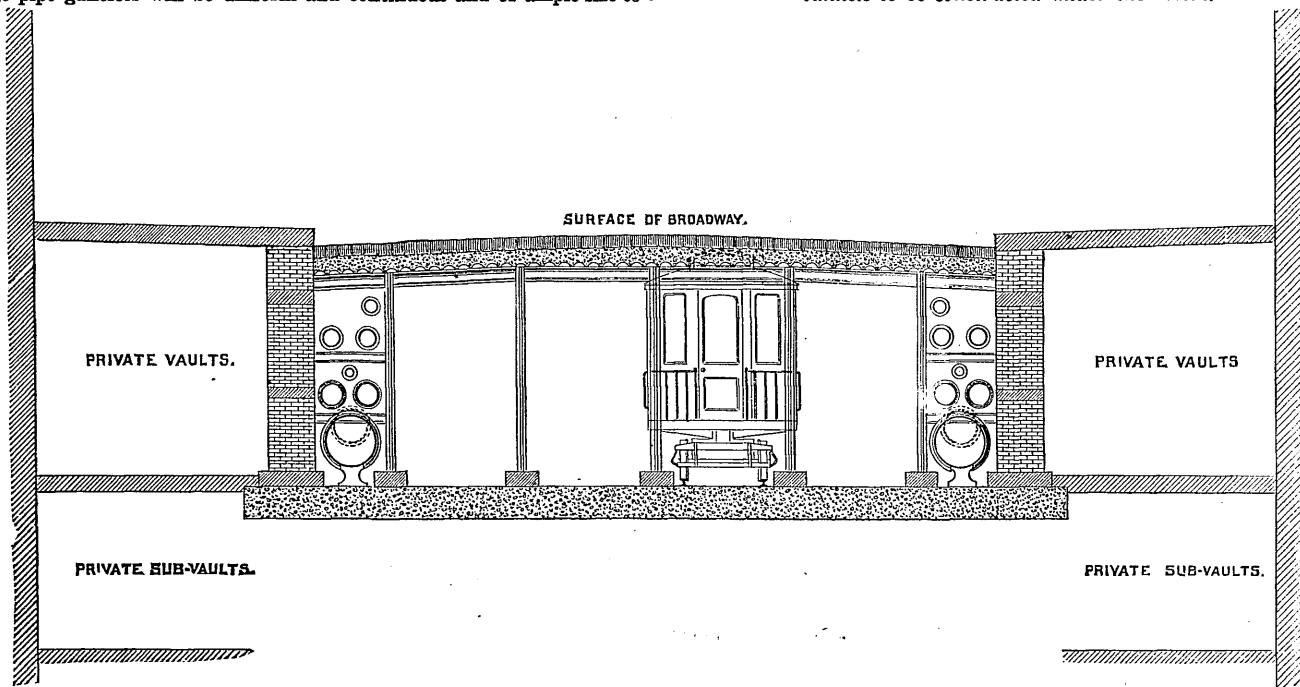
*Rapid transit for long distance travel.*

*Freight trains for general merchandise.*

*Slower trains for short distance travel.*

*Mail and express trains for rapid delivery,*

*And ample accommodations for through trains by existing roads, or tunnels to be constructed under the rivers.*



DISTRICT RAILWAY—CROSS SECTION.

This plan is represented with six sub-divisions—separated by "ferflax" partitions—four for railway cars, to be of standard gauge, and two for pipe galleries.

In one of the spaces allotted for the railway is shown an outline of a standard railway car, 9 feet 6 inches wide, drawn to an accurate scale, showing how delusive the claim that standard gauge cars can be run within these sections.

In one of the pipe galleries is shown the pipe system now occupying the street, and required to be placed in the galleries on each side of the street. These pipes are drawn to an exact scale, as they now exist on each side of Broadway. It will be seen that the water main occupies the full width of the gallery, excepting 4 1/4 inches on each side, making it absolutely impossible to inspect, repair, remove or replace any section of this pipe. The dotted circle which intersects this pipe represents a 30-inch sewer, placed on the datum line as required by law, 13 feet 6 inches below the surface. For the remaining gas, water and steam pipes it is as much a mechanical impossibility to pack them within the space as here in shown as to run this

standard car through the allotted tunnel; not to mention the necessity for space for pneumatic tubes and the telegraph, telephone and electric wires service, as well as the indispensable necessity for room to inspect, remove, replace and repair these six tubes, pipes and wires, and this, too, without reference to the additional service which the future may require.

As the foundation of this railway is a solid concrete bed it will form a water-tight dam across the street, and all future drainage will be limited to the depth of 15 feet, thereby preventing the construction or use of sub-cellars or sub-vaults. This matter of drainage is of vital importance to all property on the line of the road; and, if no other objection existed, would be sufficient to prevent the construction of the railway.

Other objections to the New York District Railway are: That the general plan is inadequate and, in important details, impracticable.

There is a general and well-founded aversion to a dark, confined tunnel road.

A road should have capacity to accommodate cars of standard width; should be capable of use as a part of a complete system, making an

unbroken line of connection with all roads entering or passing through the city by tunneling under the rivers or otherwise.

Should accommodate all travel and traffic without the change of cars.

Should be of capacity to carry freight and express, thus meeting important commercial necessities, besides earning through the night a large additional income.

All of the above, and more, can be fully accomplished by simply putting the pipe vault underneath the way tracks, as shown in the Arcade plan, and the vault thus placed could be made much more commodious than if placed at the side.

Forty-four feet in width, or from curb to curb, is the space to be dealt with.

Placing six vaults, four for railways, and two for sewers, pipes, etc., with the proposed partitions, make all much too narrow for the purposes intended.

To change the direction of the pipe vaults as would be necessary for the frequent depots required for the accommodation of local travel, would necessitate curves and angles in the complicated pipe system which would prove impracticable even if the pipe galleries were of sufficient size.

All passengers to the city would be put to the cost and inconvenience of changing from one road to another.

Freight cars could not enter these tunnels, so the accommodations for freight, etc., would be impossible.

A tunnel, in itself, on general principles is a nuisance in exact proportion to its length.

The form of tunnel proposed, and for the express tracks, with openings more than a mile apart, would, in case of accident, be fearful to contemplate; more especially, considering the fact that the car designed by the company to be used fills the tunnel excepting about a space of four inches on each side.

Electricity, as a motive power, especially as covered by the patents and system to which the District Company limit themselves, is an experiment.

To drive a column of air more than a mile at thirty miles an hour, if not impossible, would entail great additional cost, to say nothing of the result to the "ferflax" partitions.

This volume of air driven out at the stations would render all approaches to such stations at least hazardous.

The roof is very thin and largely made of iron; the partitions are slender iron columns, with panels partly iron (ferflax, an untried material). The cars are to be of iron and, of course, they are to run on iron. The question of sound; the limited space; the form of construction, and the plan, as a whole, in almost every detail, seems an ill-considered experiment, notwithstanding the numerous patents.

### Tuxedo Park.

In all their essential features the Ramapo mountains are lesser Adirondacks, and with the very manifest advantage that they are within an hour's ride of the town. The peaks are not as high, the valleys are not as deep, the lakes are not as large, the trees have lesser girth, and the rocks less gigantic proportions. Notwithstanding, they combine into a wild, romantic country and fulfil all the conditions of the picturesque. There is fish now in the lakes, black bass to tempt the angler, and as the Tuxedo Park Association carries on its habilitation of the mountains there will be small game and deer—that is, for the fortunate men of leisure who will have the right to hunt within the limits of its property.

This consists of six thousand acres lying along and partly enclosing Tuxedo Lake, a winding mountain sheet cradled among the peaks and indented with little bays and wooded points. This property has been among the Lorillard possessions some years, but it is only since last fall that Mr. Pierre Lorillard began to reclaim it for one of those luxurious enterprises only possible to men of means and proportionate leisure. This, in brief, is a mountain retreat, where there shall be hunting, fishing and the sports of the wilderness combined with the ease and luxury of civilized life. It is proposed to enter into these this coming summer; accordingly, since last fall, an immense amount of work has been done. Through the wildest fastnesses and left-untouched, wide, easily graded roads have been cut, choice building sites have been revealed, a nomenclature has grown and there is Constitution hill, Club-house road, Tower hill, Minnow brook. The sound of the hammer and pick echo on the lake, and the habitations of two distinct colonies are reared.

These are separated by an interposing range, which makes a picturesque background of cliffs, rocks and cedars for the village at the station. The sloping ground is terraced, and on these terraces is a tasteful knot of houses intended for the employes of the association, and at one end of the village are the stables of the association, capacious enough for the stabling of the double communities. The village makes a pretty sight from the railroad. Mr. Bruce Price, one of the most original and versatile of architects, is the architect for the association. The houses belong to the revised order of gables and dormers, and while the trail of the Tuxedo Park architecture is over them all they are sufficiently varied to allow each householder some special distinction in his dwelling place. Immediately in the rear of the new station now under way is the row of stores, which, with bay windows, piazzas and small window panes, enters into the reigning architectural harmony.

By its side is the inn, a small structure, only large enough to entertain the wayfaring man, but uniting a number of ornamental features in its architecture. The first story is of the mountain stone, and this is capped by one large gable coming down over it like a hood. In front the gable incloses a sheltered balcony, and is pierced by ornamental windows. All this is under way, but the plans disclose a piquant little structure. From here the road ascends through the gorge to the lake. Half-way up is an arch thrown across a small ravine. This is to be of stone, and on it raised a stone cottage, to include gables, balconies, and have for its neighbor across the wide road the lodge tower also of stone with arched openings. For building purposes nothing could be better in color than this mountain stone. Used unworked it is beautiful. Behind the inn is a sloping terrace which is

bounded by a stone fence that, sweeping down, curves and terminates in a round column of large smooth stones. This fence has for its body large up-ended blocks and is finished with smaller pointed stones on end. These are all in their natural state, weather-stained, covered with lichens and moss, the tints uniting in a dark rich tone. When worked the mountain stone shows greenish, bluish, light red tints that give life and vivacity to the moss.

The lake is two miles distant from and reached by a road now only graded, and submerged by the ravages of the frost, but awaiting the tons of crushed stone that are to render it as smooth as asphalt. The road skirts a wide ravine that is to be broadened here and there into small lakes. On the other side is the wildness of the mountain, its rocks untouched, its growth of laurels, firs, and cedars unbroken only by mountain brooks clear as crystal leaping over their beds. At length a gleam of the tortuous lake is seen, and then the road winds up Constitution hill and down again, where, in a grove of slender trees, the club-house stands.

This is large, very much larger than appears, because the mass is so broken up. Its only continuity is on the lower floor. Above, it divides into three distinct divisions, and these are each further diversified by gables, dormers, coquettish roof lines, then soberly terminating in comparatively low angular roofs. The utilitarian value of this is plainly seen in the numerous windows which so much surface gives, while the spaces between the larger masses are used as open air places, where cigars and the lonely views up and down the lake may be enjoyed.

The entrance is at one end underneath a wide sheltering piazza that bounds the entire club-house. This leads into a large hall and confronts the chimney-piece in the centre with capacious fire-places on each side and hereafter to be made attractive with tiles and other adornment. The staircases of smoked oak ascend on each side. The ceiling is open-timbered. The two woods used mainly in the building are Southern and Oregon pine. These inclose the iron girders and make the ceiling panels, the floors, and are used in the wainscoting.

On the side of this hall toward the lake are the parlors, in whitewood, with fire-place and mantel carved in delicate garlands, intimating some of those modifications of Louis XVI. style now current. The dining-room follows, projecting toward the lake, an oblong room wainscoted and with low open-timbered ceilings. On one side is the fire-place, the mantel reaching to the ceiling with reveals and panels filled with brass repoussé work. Immediately opposite is the billiard-room, finished in much the same fashion, with wide arched mantel faced with tiles and a curved shelf.

Between the billiard-room and writing and reading rooms that flank the entrance is the café. In all these rooms it is the necessary difference in the appointments that give them distinction, the treatment of walls and ceiling being much the same. The writing and reading rooms are practically one room, their separation being by columns inclosing a half-opened panel in the centre of the room.

At the end of the hall is the ball-room and theatre combined, and evidently intended by its decoration to foreshadow the gayeties for which it is destined. The room is many-sided, but a row of pillars describe an inner circle and to the eye appears to support the low-ribbed dome, an elliptical arch gathered up, as it were, in the centre into the ventilator that serves as an ornament. Opposite the doors leading toward the lake is the stage. Without, the ball-room, which makes the third division of the entire mass, is conspicuous not only by its many-sided form circled by the piazza, but by its low dome and the little towers in the rear that serve for the staircases leading from the stage to the dressing rooms.

The piazzas are in every way a prominent feature. They are broad and sheltered. In front of the dining-room they broaden into a circle and are roofed under plate glass, which, in winter, will also inclose it from the nipping blasts that breed on the long and narrow lakes. In the upper end the piazza is stone bound and becomes a circular belvedere, topped by a ribbed, conical roof. The view may indeed be a motive for architectural diversion, since its wild loneliness is not now dimmed by even the barren branches near and the naked brown steeps beyond.

The piazzas or galleries, the southern term would better describe these lengths of sheltered open, consider also more practical wants. The electric wires stick clustering heads out of the corners awaiting the ready button. Landward the piazzas connect with a long building, yellow with paint and shingles, as is the club-house, since yellow is to be local color. Below are the bowling-alleys, above small bed-rooms and bath-rooms, for there is to be accommodation at the club-house for at least a hundred guests.

Above the club-house, toward the end of the lake, is the cottage of Mr. T. B. Baldwin. This is a small Queen Anne cottage, to give a broadly general name to the architecture, which, in individual instances, is independent enough to dispense with classification, as is this of Mr. Baldwin. The base is mountain stone, expanding into wide steps marking the inner flight to the piazza. The front rises in a large gable, holding a recessed balcony, and the steep roof breaks forth with small sheltered lights. The wings, on the contrary, assert themselves in straight lines, and the level roofs are emphasized by a balustrade.

On Constitution hill, and along the ridge overlooking the club-house and the lake view, is a row of pretty cottages. The first and one of the largest is for Dr. Henry, spreading its wings and lifting its gabled head as if only poised for a time. There are many pretty architectural conceits in these houses. In one the gable slightly curves back at the top; in another the oriels glide into the roof lines; in a third the jutting bay rests on an angular corbel made by the overlapping frame work, then rises unbroken to the roof. These cottages are only now building, and as yet give no promise of interior decoration.

The handsomest cottage is that of Mr. Cotting, on Tower hill. This is Tudor Gothic, with a tower. The house is built to the second story of the mountain stone, and here we get an evidence of its beauty in the varied colors and of its hardness and texture in watching the workmen dressing the blocks. Above the stone, wood will be used, but the tower will be of the stone alone. The house occupies one of the finest situations in this part of the park—a lofty promontory, which it crowns. Mr. Lorillard's cottage

to be on another promontory midway down the lake, but is not yet undertaken.

While all this work is going on, the boat landing and boat houses are also preparing. The ice-house is down the glen, and the ice-run still standing, the water pipes line the length of the road waiting to be put under; and, while nothing is done, everything is doing, and intimates what a complete and beautiful future Tuxedo Park is to have.

### Land Transfer Reform.

REMARKS OF DWIGHT H. OLMSTEAD UPON THE SYSTEMS OF BLOCK AND LOT INDEXING OF LAND RECORDS MADE BY HIM BEFORE THE JUDICIARY COMMITTEE OF THE SENATE OF THE LEGISLATURE OF THE STATE OF NEW YORK ON MARCH 18, 1886.

*Mr. Chairman and Gentlemen of the Committee:*

The majority of the Commissioners of Land Transfer, while claiming, and in fact strenuously insisting, that the arguments which have been urged against their lot plan of indexing land records, contained nothing worthy of serious refutation, not deigning, indeed, to give to the public any explanation of their bill which otherwise was incomprehensible, have at last been forced by public opinion and the cogency of those arguments to attempt to refute them in a pamphlet of sixty-eight pages, recently printed; but in that endeavor, in my opinion, they have wholly failed. While much of the pamphlet is not argumentative, it has furnished to us the key to their bill, and exhibits in a clear light the errors into which they have fallen. They have heretofore insisted that they did not intend to use the index for the purpose of notice, but the contrary intent appeared so plainly by their bill as to cause much perplexity in attempting to answer them on that important point.

But as to this matter we are not now left in doubt. They say distinctly in several parts of their argument that the index is not intended to be a part of the record, or to be used for the purpose of notice in any way, but their bill provides that it shall be so used to a limited extent.

The difficulty of single lot indexing, in cases where the lots are contiguous to other lots, arises from the nonconformity, or possible nonconformity, of the areas of the land so owned, with the diagrams of the lots as plotted on the maps. Because, in order to render the index of any use, even to find the instruments recorded, every instrument must be indexed under every lot affected by such instrument. Under the Torrens' system, the risk of this conformity or nonconformity is assumed by the government. Not only is the title to the lot examined and guaranteed by the government, but it is guaranteed to conform to the diagram of the lot as laid down upon the land map in the Register's office, and the property is ever afterwards conveyed by the diagram, and the correctness of each subsequent transfer is guaranteed by the government.

Under the plan proposed by the majority of the Commissioners of Land Transfer, however, the risk of the conformity or nonconformity of the property as conveyed, with the diagram as plotted, instead of being assumed by the government is imposed upon the grantee or mortgagee. He is required to take the entire risk. By the majority bill it is made obligatory upon him to file and record with his deed or mortgage a notice of what lot or lots on the land map he claims that his deed or mortgage affects, and it is provided by the bill that as to all land included in the instrument, not covered by his claim, the effect shall be "that of an unrecorded deed." The following is the prescribed notice:

"This instrument is claimed to affect lots 6 (six), 7 (seven), in block or plot 10 (ten), on the land register of the city of New York, and the indexing of this instrument is to be against those lots or that block or plot." (Section 6 of bill.)

The grantee is, moreover, for greater safety (as alleged) permitted to direct the Register to index the instrument against any adjoining lots, or even against the whole block if he chooses to do so; and thus on every transfer we will have every lot indexed also against several other lots, which destroys the character of the index as a single lot index, or the scheme with which the majority of the commissioners set out. But this extra indexing does not furnish the grantee any protection against the above-mentioned risk, although the majority of the commissioners in their argument pretend that it does. No matter how many notices to index against adjoining lots are filed, the risk incurred under the provision for the notice of claim remains. If it be true that the right to index does away with the effect of the notice of claim, then the latter is useless.

It is true that in their argument the majority of the commissioners state most emphatically that the lot index is not to be used for the purpose of notice, but the notices of claim and the notices to index being referable to the diagrams of the lots in the index, the effect is that the indexes are used to limit the effect of the notice. Indeed, any scheme of indexing by diagrams implies their use for the purpose of notice, and in order for the index to be of any value it must be used for that purpose. If the page of the index on which the deeds are to be entered is intended to furnish merely an abstract of title, then, in such case, maps and diagrams would be useless, and the heading of the index could as well be "Abstract of Title to the following property" (describing it by metes and bounds) as by a diagram of the lot.

In order to show the inconsistency of the majority bill, it may also be remarked that since each deed is to be recorded at length with the notice of claim, it is impossible to see how, in any event, the legal effect of such record can be, as to any part of it, that "of an unrecorded deed." Since the person who sees the notice must also see the deed, and thus have notice of the deed. No case can arise in which he could say, he did not have full notice of the deed.

It will be seen that the difficulty of lot indexing must be inherent in any system of indexing against adjacent lots which for any considerable period of time have been transferred by metes and bounds; and this fact is recognized by the provisions for the notices of claim and for indexing against adjoining lots contained in the majority bill.

Have the majority of the commissioners succeeded in overcoming this difficulty so as to protect grantees equally well with the present system? If they have, they will deserve and receive the plaudits of the entire civilized world, which up to this time has found no satisfactory method of indexing by lots, except through judicial determinations, accompanied by governmental guarantee.

I now proceed to state some of the most prominent objections to the plan of the majority of the commissioners.

*First—The notice of claim is wrong in principle.* The immediate grantee should not be compelled or even allowed to limit the effect of the record; such recording being intended to be for the benefit of all succeeding owners as well as of himself. A subsequent grantee ought not to be obliged to inquire further than whether a former deed was or was not recorded and he should have the entire benefit of such record, both as to the title and the area of land conveyed.

The extent of the record or its effect should not be left to the action or possible error through a mistake of lot numbers, or otherwise of a preceding owner.

The principle of recording which has prevailed in England for upwards of two hundred years and is the law throughout this country, that the deed shall go on the record *for what it is worth*, is undoubtedly the correct one, and it is not likely to be changed except for most cogent reasons. The onus for showing the necessity for this change is on those who propose it.

Until the Torrens' system be adopted, that principle must and will from the necessity of the case prevail; and I doubt whether it is in the power of the Legislature even to change it. The reason being that Legislatures cannot make titles conform to diagrams, but only courts clothed with judicial functions.

And while it is true that the courts of this State declared the Recording Acts to be constitutional, it does not follow that they would adjudge the bill of the majority of the commissioners to be so. The Recording Act provided that a grantee might or might not record his deed, and left it optional with him to record it. If he failed to record his deed, which he had the ability to do or not as he pleased, he took the risk of a loss. But in the bill now before us he is required by law to file his notice of claim, with the possibility of loss if his survey made by another person is not accurate, or he has himself committed an unintentional error; such, for instance, as a reference to a wrong lot number. No law of this kind, even if constitutional, can be just.

The majority of the commissioners say that any attempt on their part to answer this objection would be an insult to the Legislature.

The instances cited of the cases of counties and blocks in answer to this objection are not pertinent, for the reason that the boundaries of counties and blocks are fixed and certain, while the boundaries of the lots within the block are not certain. We can index under local indexes under the present law of recording in all cases where the area of the index has well settled and defined boundaries—such as the entire State, the county, the city, the ward, the block. But we cannot take the lot within the block as an index, because the boundaries of the lot are not and cannot be defined by a diagram, without either an adjudication of their conformity or some contrivance to get over the difficulty, such as that contained in the majority bill, to make the grantee take the risk. The cases cited by the majority of the commissioners in their argument are not parallel or pertinent to the case of lot indexing. The very object of their bill is to avoid the difficulty of the nonconformity of the ownership of titles of lots to diagrams, that is the sole purpose of their notice of claim. Then with what face can they inform the public that the conformity or nonconformity is ascertainable by a survey? If the survey will answer the purpose, why not have the register index under the survey and let the notice of claim go?

*Second—*While on the one hand it is required that all instruments affecting any portion of the area of a local index shall be entered under it, on the other hand that indexing is unscientific and faulty which permits instruments to be indexed against lots not affected by such instruments. Such filing against free and clear lots, of notices of claim and notices to index, as are provided for by the majority bill, will certainly be resented by the owners of such lots when they fully understand the matter, and such mode of indexing is put into operation, if this should ever occur.

*Third—Titles cannot be examined* with any certainty under the lot plan as proposed. In order to examine a title under that plan, the description in the deed must first be read; then the notice of claim must be examined in order to see how far the deed is recorded as to the area purported to be conveyed by it; then this notice of claim must be compared with the lot on the land map in order to see how far they corresponded on the day, hour and minute when the notice was filed. And these maps are variable maps undergoing constant changes, which are provided for in the bill itself. With the intricate and important relation which these notices of claim sustain to the validity of titles, does any one suppose that titles could be satisfactorily examined under such a system, especially after a lapse of years? It is plain they could not be. Every examination would involve not only the inspection of the index for every lot in a block, but of every map for every year of the search. And then there would be no safety. The majority of the commissioners say that under their system no searches would be required and that their system is entirely simple. There certainly would be no official searches, because no official would be likely to be competent to make the required search. But that the most particular, elaborate and expensive examinations would be required, to the delight of the large conveyancing offices in the city of New York there can be no doubt.

The objection here noted as my third objection is substantially the same as that contained in the eleventh objection of my former argument, in respect of which the majority of the commissioners content themselves with saying that they fail to discover its specific points.

*Fourth—*If the notice of claim and the right to index against adjoining lots are intended to protect the grantee, and are only for his benefit, then why not let him have the benefit of the whole record by recording his deed with the same effect as now? To be sure, this would kill the lot index; but certainly the protection of the property-owner (which is the sole



purpose of recording) is to be preferred to the safety of the index. Why should unnecessary risks and difficulties be created? A simple block plan which permits of the present method of recording is a perfect protection to a purchaser. Then why propose an intricate system which compels him in the first instance to assume risks, and then to take precautions against them by the notices to index which the majority of the commissioners claim to have been devised for the purpose? Why create difficulties and dangers simply to provide measures to counteract them?

The block index occasions none of these difficulties or dangers. Why then not adopt it instead of the lot plan, which confessedly does, at least until quite sure that we can go to the lot plan with safety?

This argument has not been and it cannot be answered by the originators of the bill for the lot plan, for the reason that it is plainly unanswerable.

That the lot plan is more complicated than the block plan is obvious from a study of the plan itself, as well as from the requirement of experts to manage it for which the bill provides.

*Fifth*—The lot plan requires an important but unnecessary change in the general and well-settled law of this State as to the effect of recording as applied to the city of New York and other cities where the lot plan may be put into operation, giving us one law for the city of New York and another for the rest of the State; one for the city of Brooklyn and another for the rest of the county of Kings; one for the city of Albany and another for the rest of the county of Albany, and so on. I do not believe that any such change is needed or desirable, or that it will be sanctioned by the Legislature, save under the most imperative necessity.

Since the time of Queen Anne, deeds have been recorded in the counties of Middlesex and Yorkshire in England; and notwithstanding the many attempts to improve the system, no man either wise or foolish has ever suggested such a scheme as that now recommended by the majority of the Commissioners of Land Transfer. Reform in this matter of indexing in England is solely in the direction of the completion of the cadastral survey now being prosecuted, and of limiting the areas of the indexes to parishes and townships. A single lot index has never been once suggested. And such an index was expressly repudiated by Mr. Joshua Williams in his testimony given before the Select Committee of the British House of Commons of 1878-79, which sat two years and made a long and well-considered report on the whole subject of land transfer, including indexing.

*Sixth*—The primary object of local indexing is to reduce the area of search, at the same time making it definite, the final object sought being safety and convenience. In this view nothing is gained by a single lot index. Our city blocks are small enough for the purpose. Being permanent in form and numbers, and with defined boundaries, they are peculiarly well suited for local indexing. A city of 100,000 inhabitants furnishes too large an area for a local index; not because of the size of the area, but because of the number of the inhabitants and the frequency of transfers. Now for a town of say one hundred inhabitants, would there be any difficulty in indexing under our present method? Certainly not. And if the number of inhabitants were reduced to sixty-four (the largest number of owners usually of a city block) the difficulty would not be worth considering. The only thing which would require the least consideration would be the question whether the deeds and mortgages should be entered under the names of the grantors alphabetically arranged as at present or consecutively in chronological order as offered for record. With only sixty-four or even one hundred owners the latter method would be likely to be adopted. It would seem to be the simplest, safest and most convenient.

*Seventh*—One of the chief reforms connected with the transfer of land and upon which all writers upon the subject are agreed, is the adoption of the rule of *no transfer except upon the books*. This cannot be accomplished, either if the effect of the record be limited or the index is not to serve the purpose of notice, because the transfer must be made, if at all, on the index. And if the index is not to be used to notify the public of transfers in the same manner as stock-ledgers are now used in respect to registered stock-transfers, the principle referred to cannot be applied to transfers of land. This would be fatal to any further reform; and the adoption of the plan of the majority of the commissioners who expressly declare that their local index is not to be used to give legal notice of transactions would prevent me at least from taking any further interest in land transfer reform in this State. When real estate owners understand this matter I believe that they will range themselves on the side of reform. All reforms in land transfer depend upon the adoption, in the first instance, of a good local index, which shall be used to notify dealers; and if the index is faulty, the reforms which are intimately connected with the index, and for the most part are in aid of the index, cannot be carried out. The area of the index must be known and fixed before a search is commenced, and it must give all requisite notice of instruments affecting the area of the index, in order to have it of any value for the proper purpose of a local index. This kind of index the majority bill does not provide, but an index of variable and uncertain areas, and an index which is not to be used as legal notice to the public of transfers and liens.

*Eighth*—There is no end to the objections, legal and mechanical, which may be urged against the lot plan of indexing as proposed. Some of them equally cogent with the foregoing will be found in my report, and in my argument submitted to the Legislature this session, printed as Assembly Document No. 63.

The majority of the commissioners have attempted to answer them in their pamphlet; but a cursory examination of their so-called argument will satisfy anyone of moderate intelligence that they have not done so, nor is the feminine spite and ill-will interwoven in their argument a substitute for such answer. The issue must stand on its merits. The mere statement of the case, as contained in the report to the Real Estate Exchange of James M. Varnum, Esq., chairman of the Committee on Legislation (although it is fair to say that he did not intend to be concluded by the statement), is sufficient to condemn the lot plan were there no other reasons to reject it. The portion of that report to which I would particularly call attention is as follows: "But we confess that some of the objections urged to the adoption of the 'lot' system seem to us to be forcible and strong. Our city tax maps

are notoriously unreliable and uncertain, the lots as laid down upon them have never been surveyed, many of them are irregular in size, and few of them have been laid out on the maps with reference to any deeds thereof. To take the lots laid down on such maps as the unit on which to base a permanent and reliable system of indexing seems to us a very dangerous experiment, as the lots so laid down unsurveyed, unverified or never adjudicated upon would be uncertain and unreliable, while on the other hand a city 'block' or 'square' would, when once numbered, be permanent and notorious forever, being bounded in every case by well-recognized public streets or parkways. Moreover, nothing but the grossest negligence or stupidity could lead to an error in indexing property under the proper block, while under the 'lot' plan it would be in many cases almost impossible for a purchaser to safely have the deed of his property indexed under the head of one of the lots laid down arbitrarily upon the tax maps without either having a careful, complete and conclusive survey of the whole block, or also indexing the conveyance against all of the adjoining lots and thereby throwing an unfair cloud upon the titles of all his neighbors."

Such a mere statement of the case seems to me to be conclusive. Mr. Varnum may say it is not, but I think it is. Until the Legislature possesses the power to make ownerships conform to diagrams, I do not see how it can establish single lot indexing in this State. Nor do I see how, under the provisions for making the notices of claim refer to variable maps, altered from time to time by clerks in the tax office, such a system could be put or continued in operation, or how titles could be safely examined under it. Any law attempting lot indexing under the scheme proposed would certainly be a failure and be soon repealed, and a simple block index be substituted. The plan could not be commenced, it could not be continued if commenced even by experts, and it would not be desirable even if feasible. Such a law, if enacted, would not only change the fundamental law of the State as applied to the city of New York, but it would continue the present abuses of conveyancing for the special benefit of certain large firms of conveyancers and others who live on the present system, although lawyers as a rule would be benefited by the single block index. It would, for the time being, prevent further reforms in land transfer, would depreciate the value of real estate wherever put in operation, and lead to interminable confusion of titles.

So far as the other bills prepared by the majority of the Commissioners of Land Transfer are concerned, they must stand or fall by the decision of this question of lot or block indexing, except the bill for short forms now before the Legislature, respecting which all the commissioners are agreed. As to my own bill for block indexing the plan for which it provides is open and simple.

Any person of ordinary intelligence can understand and use it; and it can be used in any County Clerk's or Register's office along with the present method without additional expense under the present general laws of the State, and can be used equally well for reindexing old records, thus establishing a uniform method for old and new records, which certainly cannot be said of the lot plan. The particular advantages claimed for the block index are set forth on pages 19, 20 and 21 of my argument.

I also desire to say I am conscious that my bill must contain many imperfections and its details be fairly subject to much criticism, but it can easily be amended and perfected. The question at issue is not one of detail. It is my opinion and wish that no hasty or inconsiderate action upon this important subject should be had by the Legislature, it being much better, in my judgment, not to attempt to go farther than block indexing until the question of lot indexing has been thoroughly discussed and understood. It certainly is not generally understood at present.

In this matter I have no personal ends to serve and desire only the public good; and it would certainly be very foolish in me to advocate a scheme which I did not approve and in respect to which I had not taken the best possible counsel.

The majority of the commissioners have stated over and over again that as to this question of indexing I stand alone. In this as in other things connected with this reform they will find their mistake; although it is likely that, at the outset, they will receive considerable support from the members of the Legislature and others who have not fully investigated the subject. It has for three years past been carefully considered by the Executive Committee of the Land Transfer Reform Association of this city, who prepared and were chiefly instrumental in procuring the passage by the Legislature of the bill for the appointment of commissioners, and the majority of such Executive Committee, who are all lawyers fully competent to deal with the question, have always been in favor of the block and against the lot plan of indexing; and we have reason to believe that the bar, the public generally, and the entire press are with us so far as they understand the matter. It must be expected that in a proposed reform of this magnitude, ambition, ill-will and self-interest will be violent and persistent opponents to it, but such opposition will not avail anything in the end in view of the large interests involved.

Finally, it may be said that, with two or three exceptions, none of the persons who are now publicly hostile to the block system of indexing ever did anything to promote this reform which has been maturing for several years, or were ever heard of in connection with it until after the reports to the Legislature of the commissioners. DWIGHT H. OLMSTEAD.

Dated March 18, 1886.

The Fire Commissioners have awarded James Duffy the contract for finishing in oak the upper part of the building for their new headquarters in East Sixty-seventh street, the amount being \$36,729. They have also given out the contract for the steam heating apparatus to John Neals' Sons for \$6,900.

The fourth volume of the "Block Book of Manhattan Island" has just been published by Comstocks. It includes the Sixteenth, Eighteenth, Twentieth and Twenty-first Wards, and takes in all the streets and avenues from Fourteenth to Fortieth inclusive. It shows the frontages and depths in feet and inches, and the block and ward numbers according to the tax

maps in the City Assessor's office, and is very valuable to real estate dealers, lawyers, institutions, and others interested in realty. The other volumes will shortly follow.

### Important Meeting on Searches.

A special meeting of the Real Estate Exchange Legislative Committee on the County Clerk's bill took place on Thursday afternoon on the floor of the Exchange, the gentlemen present comprising members of the bar and others. Amongst those who attended were Messrs. Wm. C. Orr, in the chair, J. M. Varnum, J. K. Lockman, E. W. Coggeshall, M. S. Isaacs, R. M. Harrison, — Bovee, of Arnoux, Ritch & Woodford, De Witt Lockman, J. O. Brown, etc.

The chairman stated the difficulties the committee had encountered at Albany, owing to the opposition of the County Clerk and the City Chamberlain against the reduction of fees and the reduction in the time allowed for searches.

Mr. Coggeshall, in the course of a few remarks, stated that in an important case in his office he had been informed when the day came for the completion of the search that it had not been finished. He had, however, learned from a gentleman connected with the County Clerk's office that he had seen the search, which was finished, and through that gentleman's influence his office had obtained the search. The speaker said that the delays were factitious and were made so as to get the old system of fees restored. He was prepared to subscribe \$250, if others would do so, to engage competent legal ability to obtain legislative relief on this matter.

Messrs. Harrison, Coggeshall, Brown and Bovee were added to the committee. The meeting then adjourned till Tuesday next at 3.30 P. M., when a large and influential gathering of members and non-members, including representatives of the Bar Association, will be held at the Exchange to take further action in the matter.

### Realty at Albany.

[From our own Correspondent.]

ALBANY, March 25, 1886.

There has been a great deal of committee work done in the Legislature this week, but no progress has been made in bills directly affecting real estate interests in New York, unless it be the unanimous report by the Railroad Committee of the Senate in favor of the Broadway Arcade Railroad. If men like Mr. O. B. Potter are to be believed, this bill is destined to affect real estate in New York most disastrously. But fortunately for modern progress and improvement, the number of such men is yearly growing "small by degrees and beautifully less." The hearings before the Railroad Committees of both Houses, on this measure, of which there have been two in each House of the most exhaustive character, have demonstrated that these short-sighted owners of Broadway property are now reduced down, substantially to Mr. Potter, Judge Hilton, the widow Stewart and one or two others who imagine they can see Trinity Church steeple toppling over into Wall street as soon as an excavation is made in Broadway within twenty feet of that sacred edifice. But Mr. Potter's arguments on this subject, if they can be called arguments, are getting stale. The members of the Legislature have heard, once too often, the wail of these men who talk about being the "owners of Broadway." The Senate Committee showed their appreciation of it by promptly and *unanimously* reporting the bill; and the Assembly Committee will do the same thing to-morrow or Monday. And, what is not always the case in reports of legislative committees, this result will be due solely to argument, reason and common sense. The Arcade enterprise was never so ably represented, and its necessity, utility and general benefit to property owners and the public, so convincingly shown as it has been this winter. The legal questions involved were satisfactorily disposed of by ex-Chief Judge Daly; the engineering problems were easily solved by Gen. McAlpin, who is conceded to be the leading engineer of this country and who has thoroughly investigated the underground railway system of London, which, he says, presented ten times more difficulties than will be encountered in the Arcade; while the manifold benefits of the enterprise in furnishing real rapid transit to the people, in enhancing the value of property not only on Broadway but along the whole line of the road, in furnishing an unbroken and undisturbed surface to that thoroughfare for all future time, and in saving millions of dollars to the city by providing permanent and accessible subways for the water, steam, gas and other pipes, as well as electric wires of all kinds, were clearly set forth to the committees by ex-Senator Thomas, Melville C. Smith the president of the company, Simeon E. Church, Lausen N. Fuller and others. The Senate in its report only made an amendment to the bill, which was acceded to by the friends of the enterprise, and that was that the company should construct the subway above-mentioned in a thoroughly substantial manner, to cost not less than \$400,000 per mile and present it to the city, and that the rates of fare in the first section of the road, from the Battery to Fifty-ninth street, should be subject to the regulation of the Legislature, the original charter having fixed the rates at a higher figure than is now, with the great increase in population, deemed expedient.

Roscoe Conkling made his great argument, or speech, in advocacy of the repeal of the Broadway Surface Railroad charter before a "full House" in the Assembly Chamber, last evening. He occupied two hours and forty minutes in saying what his warmest admirers admit could have been said with much greater satisfaction to his audience in an hour and a half. The posing and posturing, and mannerism and theatrical airing of the person of Mr. Conkling occupied nearly half of the time consumed in his argument. The most notable thing he said was that thirty charters had been repealed by the Legislature of this State during the last twenty-five years, but his failure to enlighten his audience by citing a single case in support of his statement was not less notable. Mr. Carter, it will be recollected, said that New York State had never done such a thing as to repeal a charter granted by the Legislature or acquired under its laws. The public are waiting for these two legal luminaries to prove which is right. There is a difference of opinion among members of the Legislature as to what will be done, or what ought to be done, about this proposition to repeal the Broadway charter. It will not be a unanimous vote by any means, either way, but at present a majority are of the opinion that repeal will carry the day. "If it does," said an old member to-day, "it will not be two years before 'striking bills' to repeal charters will be the order of the day in the New York Legislature. Organizations of workmen and mechanics, who happen to be in the employ of corporations, whenever they have difficulties with their employers will rush to the Legislature and try to get their revenge by clamoring for a repeal of the corporations' charters."

The Senate Judiciary Committee has not yet taken any action on the bill for indexing in the Register's and County Clerk's office. They are perplexed between the merits of the "block" and "lot" system and are waiting to hear from the New York Bar Association.

Senator Cullen's bill to repeal the law of last year regulating the height of buildings in New York does not meet with much favor in the committee, and will not get reported.

The bill to dispense with Pelham Bay Park and otherwise to interfere with the system of parks laid out above Harlem River will be discussed before the Assembly Cities' Committee next Thursday. The opponents of these parks have tried for two winters, without success, to upset the work of the commission that laid out the parks, and they are not likely to have any better success in this, their third attempt. Their argument professes to be in the interest of the "over-burdened taxpayers," but, unfortunately for them, a large majority of the heaviest taxpayers in New York have not hitherto appreciated their solicitude, but, on the contrary, have signed memorials to the Legislature asking that the parks be allowed to remain as they were originally laid out by the commission. There appear to be selfish schemes at the bottom of most of the opposition to the new parks.

### Real Estate Exchange Legislative Committee.

The usual weekly meeting of the above committee took place on Monday last, there being a large attendance. The members present were Messrs. J. M. Varnum, in the chair, Arthur Mason Jones, Richard Deeves, Constant A. Andrews, W. C. Schermerhorn, A. J. Robinson, Geo. W. Van Sicten, Ferdinand Fish, Wm. Cruikshank, Wm. Mulry, C. S. Brown, M. Littman, Wm. C. Church, P. Henry Dugro, James E. Leviness, W. H. Folsom, Myer S. Isaacs, C. L. Clarkson, Thos. F. Murtha, L. J. Carpenter and W. C. Orr.

The chairman reported that he had visited Albany with Mr. Cammann to attend the hearing on the Land Transfer Reform bill and that they had received a favorable reception. Messrs. Southmayd and Coggeshall, the commissioners, also attended. The matter was also being considered by the Bar Association.

The Committee on City Finances reported, through Mr. Jones, that they had considered Senate bill No. 15 in regard to the investment of the sinking fund in municipal buildings. They doubted the expediency of the bill, and that if any action at all were taken it should be in the direction of disproving the measure. The report was considered, but no action was taken.

Several bills were reported by the Committee on Pending Legislation and referred to sub-committees.

Mr. Isaacs, on behalf of the Committee on the County Clerk's bill, reported that they recommended a short act, identical in its provisions, referring to the searches at the Register's office.

Mr. Orr said that the County Clerk had objected to the provision in the bill making it obligatory to give returns of searches within ten days. He thought the Governor would not pass the bill, as the County Clerk positively averred that it was a physical impossibility to make returns in less than twenty to twenty-five days.

On resolution, however, the committee approved of the bill.

Mr. Fish brought up the subject of a bill proposing to extend the elevated railroad to all the ferries, which would give the right of way to the company on all the streets. The matter was referred to the Committee on Pending Legislation.

Mr. Deeves brought up the matter of the present mode of election of Aldermen, and recommended that the Exchange should approve of the bill introduced by Senator Daly, providing that the Aldermen be elected on a general ticket. In view of recent developments in Aldermanic quarters he thought this measure ought to receive serious consideration by the Exchange, for by the bill the ward system would be abolished. The matter was referred to the Committee on City Finances, after which the meeting adjourned.

### The Brokers' Daily Meetings.

There has been a good attendance of members during the week. The number of parcels offered were larger than usual, while those in demand were smaller. The latter are as follows:

WANTED.

MARCH 24 LIST.

- 5—A farm or country place on the Hudson River below Poughkeepsie, not to exceed \$40,000.
- 6—Want applications for \$5,000, \$6,000, \$7,000, \$10,000.
- 7—Business property, one block east or west of Broadway, Spring street to Battery.
- 8—Three or four-story house between 6th avenue and Broadway, 43d to 46th street.
- 39—Want good piece of business property, location Chambers street.
- 40—Four to eight lots on 1st, 2d or 3d avenue.

MARCH 27 LIST.

- 10—Four to six lots on west side St. Nicholas avenue, 145th to 152d street.
- 11—Corner of 3d avenue, 9th to 23d street, or 2d avenue, 9th to 18th street.

### New Members.

The directors at their meeting on Wednesday elected the following gentlemen: Stock member, John T. Willets; annual members, Ducaun Cryder, W. H. Woodruff and Fred. E. Barnes; non-resident, Edward H. Cloud, of Philadelphia, Pa.

The latest applicant is a non-resident—James A. Van Vlissingen, real estate and loan agent, of No. 94 Washington street, Chicago. He is proposed by John Boomer and seconded by James R. May, both of Chicago.

A writer in the *Tribune* says that Jacob Sharp was at the Blossom Club recently, where he talked very freely, and in substance made the remarks which we append. They are characteristic and may be considered his defense of the Broadway Railroad business:

"I have worked for twenty-five years to get this railroad on Broadway. If anybody thinks I was working for glory they take me for a blanked fool. But I don't see that anybody has anything to complain about. The city is getting for the franchise \$100,000 a year. In a short time it will be getting 5 per cent. where it now only gets 3 per cent. That is, its income for the franchise, with the increase of business considered, will in two years be double what it is now. The city has no ground for complaint. The people are satisfied that the road is one of the best for their accommodation that has ever been projected. The fact that they get one fare from the Battery to the upper limit of the Seventh Avenue line is satisfactory to them. There remain the people who furnished me the money to get this

enterprise started. They are perfectly satisfied with my expenditure of it. The stock and bond holders are satisfied. Only the fellows who thought they ought to have had a piece out of it on account of their supposed influence are kicking. They are the fellows that are making all this hulla-ballo. They may go hang themselves for all I care. They can't bluff me on a pair."

### About Void and Exorbitant Assessments.

The Court of Appeals has recently decided that the power of the courts to vacate or cancel void assessments for local improvements in the city of New York has been wholly taken away by paragraph 903 of the New York Consolidation Act. Exorbitant assessments made so by fraud or error may be reduced, but if the assessment is absolutely void it can neither be vacated or reduced. This decision puts every real estate owner at the mercy of the city officers, who are now free to levy "void" assessments. Assessors cannot be enjoined, and the only remedy left is stated by the Court of Appeals to be "The property owner may still challenge the validity of the assessment whenever his property is seized under it," etc.; that is, he may defend against the purchaser at the sale of the property for that assessment. There has been no assessment sale for local improvements since 1875, and there may be none for years to come, and the tax purchaser has twenty years to commence ejectment. The "remedy" left is valueless.

To remedy this state of things, Mr. Truman H. Baldwin is circulating a petition among real estate people for the Legislature to amend the law as follows:

§ 903. No court shall vacate or reduce any assessment in fact or apparent, confirmed after June ninth, eighteen hundred and eighty, whether void or voidable, on any property for any local improvement hereafter completed otherwise than to reduce any such assessment to the extent that the same may be shown by parties complaining thereof, to have been, in fact, increased in dollars and cents by reason of fraud or substantial error; and in no event shall that proportion of any such assessment which is equivalent to the fair value of any actual local improvement, with interest from the date of confirmation, be disturbed for any cause. Nothing in this section shall apply to any assessment which may be imposed for the local improvement known as Morningside avenue; and nothing in this section contained shall be construed to deprive the court of jurisdiction to vacate an assessment for an unauthorized local improvement, or an assessment for an authorized local improvement, where, by existing law, no assessment therefor is to be laid; and any application to the court to vacate such an assessment, which has been heretofore denied or dismissed on ground of deprivation of power of the court by this section to vacate the same may be made anew within sixty days after the passage of this act with the same effect as if this act had been in force at the time of making such application, and such application had not been denied or dismissed.

These amendments should be adopted.

A meeting of a committee of the Bar Association was held at the office of Adams & Holmes, No. 35 Wall street, yesterday afternoon, to consider the Land Transfer Reform bills now before the Legislature. Reporters were excluded. The meeting commenced at 2 P. M., and was still in session at 5. Amongst the members present were Messrs. Geo. H. Adams, D. J. Deane (Assistant Corporation Counsel), Jesse Lillienthal, Chauncey S. Truax, E. B. Hinsdale, E. W. Coggeshall and J. H. Riker.

A friend in the legal profession states that an error has crept into a paragraph in our last week's issue respecting the Cable Company Railroad. It seems all it would be called to pay, if it got the franchise, would be 2½ per cent. of net profits, which it would be easy for the company to evade by making the mortgage indebtedness large enough. If, however, we could ride to all parts of the city by a system of transfer checks for five cents and gain several miles in swifter transit than with the horse-cars, would we not be better off than we are now?

## The World of Business.

### Live Stock and Dressed Beef.

The irrepressible conflict, for such it is, between live stock and dressed beef shipments is of profound and widespread importance, quite apart from the interest of shippers of cattle and dressers of beef. So far as their individual interests go the public could afford to look on with indifference. But there is not a beef eater or cattle raiser in the country who has not a positive, if somewhat indirect, interest in this matter. There is no doubt of the entire feasibility of shipping fresh beef in all weather and seasons any distance without injury to the meat. It does not require "treatment" with any chemical, strong or weak, but simply a proper regulation of temperature by the circulation of iced air. The scientific and practical application of the simple and natural principle of chilling without freezing to the treatment of beef was a very great invention. Whoever first conceived the idea and either tried it himself or got some one else to do so deserves a monument as a public benefactor, one more enduring than bronze, carved with words of highest praise. But it does not follow by any manner of means that there is not danger in the very direction of that improvement in the method of conducting the beef business. Like all modern improvements there is a monopoly tendency which is fraught with peril and which ought to be held in constant check by the only practicable method conceivable, namely, the steady maintenance on an even footing with dressed beef of live stock shipments. Once let the live stock trade between Chicago and the East be destroyed by unjust freight charges, and one stroke of Fink's omnipotent pen could do it, and the result would be wide-spread and irreparable calamity. The competition afforded by shipping live cattle to the Eastern market is a barrier against monopoly, effectual and self-regulating, provided only it is allowed a fair chance to thrive. No advantage should be given to either dressed beef or live stock over the other. Justice, with her scales evenly poised, should preside over the rate making for both. While the public should have the advantages of modern methods in the handling of beeves, it is to be remembered that from the very nature of the case the dressed-beef business tends toward monopoly far more than the live stock shipments. A few years ago, before dressed beef was a feature of the general trade, the "eveners" undertook to control the shipping of cattle between Chicago and the East on the monopoly plan, and measurably succeeded. That combination represented some of the very best brain in this country, backed by all the capital necessary. No doubt the combination made a great deal of money, but even the eveners' ring was by no means a monopoly. Small dealers kept right on buying and selling, receiving and shipping all the same, and neither the cattle-raisers of the West nor the eaters of the East were at the mercy of monopolists. The amount of capital required to conduct a live stock commission house is small. The system is such that the buyer can pay cash without having a bank account at all proportionate

to the investment, for he can, in legal effect turn the property over to the bank as security until the cash is realized on the sale at the Eastern end of the line. Where competition is thus easy monopoly is impossible. No one ever heard of a cornered cattle market at the Union Stock Yards, nor can there be any under the present system of live stock shipments. This or that grade may be abundant or scarce at a particular time, but there is no such thing as anticipating and manipulating the market so as to put the seller at the production end of the market and the buyer at the consumption end of it at the mercy of the middleman interest. But put an embargo by extortionate rates upon the shipment of live stock eastward and a few dressers of beef will be absolute masters of the situation. Half a dozen men would in a certain very real sense have their brand upon every steer coming into Chicago, and dictate the price of steaks and roasts throughout the United States. It is not that these half dozen men have secrets or patents in their business which form a basis of monopoly, but that it takes such an enormous capital to conduct the business. The plant alone, including its refrigerator cars, is enormously costly, and the capital outside of that is still greater. The cattle are bought with spot cash, and the beef sold on time, and long time often at that. There is no change practicable in this respect. The man who sells his cattle will not wait for his money, nor will the retailer of the meat pay in advance of his own ordinary collections. If he cannot get credit, that settles it. A few figures will give some idea of what it means, financially, to pay cash and sell on credit. The mere possibility that the cattle trade, which centres in Chicago, making it incomparably the largest in the world, should be under the control of a few great manufacturing establishments, a few vast abattoirs, is something to excite serious apprehension. No barrier against such a calamity should be serious down or allowed to be scaled no matter how strong the pressure of temporary advantage may be. As water-ways are the natural and great reliance for protection against railway monopoly, so live stock shipping is the natural and great reliance for protection against a beef monopoly.—*Inter-Ocean*.

### We Need Cheap Money.

The South needs cheap money, and needs it badly. The question of the labor and peasantry of the country once settled, the next important thing is to secure capital to cultivate our land and develop our industry. The best labor cannot be procured unless we have capital; and capital we can never get to advantage so long as the banks charge 12 per cent. to the merchant and the merchant charges 12 per cent. to the planter. The vitality of the South since the war has been consumed in a mad attempt to pay interest. Land has been ruined, farms have been wrecked, and energy wasted in trying to beat back the tides which have swept over the land in seed-time and receded with ruinous wash after the harvest. And in spite of all this our banks have not made much money. The question of the procurement of cheap money becomes more complicated. So long as banking is not profitable we do not expect relief in more banks. Our people cannot realize easy loans on their lands—which is their principal property and ought to be the best security—so long as the law which governs the relations between debtor and creditor remains as now. Our bankers in Augusta have shown up all this. Injustice is done the creditor, and of course injustice is done the borrower, for he has to pay for money, not only what money is legitimately worth, but also for the risk which the lender incurs in giving the loan. The law in regard to titles, mortgages and registration is defective, and experience has proven that the rights of exemption and dower are badly strained and extensively abused. These things destroy confidence and money will never be cheap where confidence is not established. But even with these much-needed reforms, money will not flock to the standard of a defective agricultural system. So long as men are content, as Mr. Ben. Tillman says, to plant—not to farm—the returns will be meagre, the financial help will be short of the demand. An improved and intelligent farming schedule will do much to reduce the necessity for loans, and to reduce the premium within just bounds when they must be had. Added to all this, there must be a more thorough standard of individual industry and of business obligation throughout the country. When this reform works up from the bottom, laws will grow liberal, capital will link with confidence, money will command its best return and labor receive its just reward.—*Augusta Chronicle*.

## Real Estate Department.

There has been a fair amount of activity in real estate circles during the past week. This has been more in the way of inquiry in renting than in selling, though of the latter there has been a good volume as the transfers will later on show. The renting season seems to have commenced early this year. It is of course impossible yet to judge as to the condition of the renting market in all classes of property all over the city, but so far the demand has been principally for house property, there being a disposition amongst tenants to inquire early in the season so as to obtain the choice of houses to be vacated on May 1. There does not appear to be much inquiry for flats yet. People are evidently aware that they can always suit themselves in the latter, just as much as they seem to know that there is a scarcity of the former.

The sales of property on the Real Estate Exchange this week were very numerous; and while some first-class parcels were sold most of the realty disposed of was of the second and third class order.

On Monday a tenement with two stores on First avenue, north of Thirty seventh street, was knocked down for \$25,000, and two lots adjoining same brought \$16,000. Two flats, under foreclosure, on Eighty-seventh street, between Lexington and Third avenues, sold for \$41,600. The thirty-five lots on the Boulevard, West End avenue, Eighty-eighth and Eighty-ninth streets, were all knocked down to Thomas S. Ormiston and Wm. H. McCormack, for the McCormack estate, the parcels bringing from \$4,500 to \$11,800 each, the latter for a 34-foot lot. The sale did not attract much attention, having been given little publicity. The block bounded by the Boulevard, Eighty-eighth and Eighty-ninth streets sold for a total of \$151,600. Among the bidders were F. H. Cossitt, F. M. Jencks, Charles T. Barney and Sinclair Myers. The sales of three houses on East Sixty-second and Sixty-seventh streets were adjourned to April 21 and April 22 next.

On Tuesday the principal attraction was the sale of twenty-five lots belonging to the estate of John Milhau, located on the west side of Tenth avenue, Sixty-second and Sixty-third streets. The sale drew together a number of old investors and dealers, many of whom knew the deceased. The lots sold at from \$3,050 to \$14,800 and \$13,200 each, the latter for the two Tenth avenue corners, which were purchased by Edward Rafter, the well-known grocer. This property owner has the reputation for buying more corner lots than any dealer on 'Change. Peter Wagner, the builder, bought five of the six inside avenue lots for \$43,800, and T. C. Higgins the other, paying therefor \$9,225. Amongst the other properties sold was the southwest corner of University place and Tenth street, which was purchased by Henry Iden for



\$42,500. The five-story iron front building, No. 57 Walker street, brought \$72,100; Nos. 295 and 297 Greenwich street sold for \$28,100; two Ninth avenue stores and dwellings, north of Twenty-fifth street, brought \$12,000 and \$11,000 each; a parcel of Third avenue store tenement property near Thirty-eighth street, No. 583, realized \$17,750, another parcel on that avenue, north of Fifty-seventh street, brought \$14,500; No 96 Houston street went for \$14,500, and the residence, No. 35 East Seventy-second street, overshadowed by the Tiffany mansion, was purchased by Broker M. H. Beringer for \$54,500. The sale of No. 1318 Fifth avenue was adjourned till the 31st inst., and of No. 351 East Eighty-fifth street till the 30th.

On Wednesday the properties announced for sale were very numerous. A number of the parcels offered, however, were knocked down to bidders, but not actually sold. These included parcels on Bleecker and One Hundred and Sixteenth streets, New York, and on Bergen, York, and Ewen streets, Brooklyn. No. 129 York street sold after the sale to Thomas McMahon for \$5,000. No. 3 Abingdon square was not offered, having been disposed of at private sale for \$11,900, and the same was the case with No. 145 Bleecker street, which brought \$23,000. The principal attraction on this day was the disposal of the Edward and Frances Pearsall estates, which brought together a very large crowd of brokers and investors. The most important parcel offered was the five-story building on the northwest corner of Cortlandt and New Church streets, known as the "Pearsall building." This property was bought by Fay Brothers for \$122,500. It covers nearly one and a quarter city lot, and therefore sold at the rate of about \$100,000 per lot, which is undoubtedly a good figure, even for so valuable a corner. The plot, 62x80, on the southwest corner of Water and Rutgers streets, covering Nos. 511 to 515 in the former, and No. 73 to 76 in the latter street, went to Myer Finn for \$18,100. Nos. 130 and 132 Spring street sold for \$25,000; the house and store, No. 192 Bleecker street, for \$16,100; No. 282 Bleecker for \$17,150; No. 8 Franklin street for \$18,300; No. 91 South street, near Fulton, for \$32,700; No. 86 Broome street for \$16,400; a house on Thirty-sixth street, west of Lexington avenue, for \$30,800, and two tenements on Twenty-ninth street, between Second and Third avenues, rented at \$2,200 each, for \$33,600. The four-story and basement brick building and store, No. 383 Canal street, near South Fifth avenue, went for \$34,000 to Charles Graham & Sons, the well-known builders; the northeast corner of Bleecker and Minetta streets was sold for \$13,700 to M. Ottinger & Bro., and the five-story building on the southwest corner of Church and Liberty streets, running through to No. 111 Cedar, was knocked down to J. Morrison for \$174,500.

On Thursday the sales were again numerous, the principal attraction of the day being the long-deferred sale of the Ferdinand Meyer properties. A large crowd surrounded the auctioneer, both to bid and to observe. The "Strathmore," on Fifty-second street and Broadway, brought the largest price of the three apartment houses offered, the purchaser being Henry Brash and the figure \$142,000. The "Adelphi," on the northwest corner opposite, brought \$40,100, M. Ottinger & Brother being the purchasers. There is due on these two buildings to the Seamen's Savings Bank about \$150,000. The "Newport" came next in order, and was purchased by Amos R. Eno for \$135,000, the amount due the Bank for Savings on this property being about \$110,000. The Adelphi Hall adjoining was sold to A. Hirshfield for \$74,000. Amongst the other parcels offered was the northeast corner of Fifth avenue and Seventy-fourth street, under foreclosure, which was knocked down to the plaintiff for \$90,000. There is a mortgage due on the property of \$93,000, of which over \$12,000 is for interest. The Long Island water front was not sold. Thirty-nine lots and buildings at Bergen Point, N. J., with water front, were sold to John Bigelow for \$12,350. No. 104 Wooster street brought \$18,500, and a residence, stable, etc., with grounds, on the northwest corner of Pleasant avenue and One Hundred and Seventeenth street, sold for \$29,900. On the other hand, twenty-four lots on Pleasant avenue, One Hundred and Eleventh, One Hundred and Twelfth and One Hundred and Thirteenth streets, only brought from \$1,930 to \$2,025 each.

C. W. Luyster, as will be seen from an advertisement elsewhere, offers for sale several four-story dwellings on West Seventy-second street, between the Central Park and the Elevated road station. The location is unsurpassed on the west side, being on the finest and widest street, leading directly across the Central Park to the east side of the city. One of these houses has already been sold before completion.

Richard V. Harnett will sell on Monday, March 29th, at an executrix sale, the plot of ground with brick buildings on the northwest corner of West Broadway and Walker street. The size of the plot is 50.2x75.2. The house 332 East Sixty-third street will also be sold on the same day, as well as the one at 150 Jefferson street, Brooklyn.

Richard V. Harnett will, on Tuesday, March 30, offer quite an assortment of valuable properties which will merit the attention of investors. They include the houses No. 17 West Twenty-fourth street, No. 209 West Twenty-fourth street, No. 455 West Forty-seventh street, Nos. 555 and 557 West Forty-eighth street, No. 215 East Seventy-second street, No. 40 East Seventy-sixth street, No. 509 East One Hundred and Nineteenth street, also the house No. 94 Bank street. All of these houses are desirable and some of them are worth special attention, being choice resident properties.

Scott & Myers will, on Tuesday, March 30th, sell the great six-story marble structure on the corner of Broadway and Prince street. The building occupies the whole lot, which is 51.1 feet on Broadway and 100.2 on Prince street. This is the building occupied by Ball, Black & Co. for fifteen years. A rare chance is thus offered to get a choice parcel of Broadway property with a structure upon it which could not be reproduced for less than \$300,000. The building is absolutely fire-proof. This sale will bring out many solid bidders. On the same day Scott & Myers will sell the fine four-story brown stone house No. 787 Madison avenue (Lenox Hill).

Jere. Johnson, Jr., will, on Tuesday, March 30th, sell some valuable Brooklyn property at 379 Fulton street, at noon. From the advertisement it will be seen that the sale will be an attractive one.

On Wednesday, March 31st, Mr. Harnett will sell the properties 139 West Nineteenth street, 328 Avenue A, 114 to 122 East Fifty-second street, 100

and 102 East One Hundred and Tenth street, and the two-story frame dwellings on One Hundred and Thirty-seventh street, near the Southern Boulevard; also on the same day the house and store 131 Greenwich street, southeast corner, as well as 26 and 28 Thames street, also 313 West Fifty-fifth street and 106 Ninety-second street. Mr. Harnett's list of property offered this week is very attractive, and should be carefully scanned by investors.

Lespinae & Friedman will, on Wednesday, March 31st, sell the valuable factory property with eight lots of land on the northeast corner of Second avenue and Twenty-second street. The plot is 98.8 1/2 x 199.4. Persons looking for a factory site down town will have a rare chance to secure a good one in this property. On the same day the same firm will sell the private dwelling No. 312 East Twenty-third street.

John F. B. Smyth will on Wednesday, March 31st, have some very attractive parcels to offer. He will on that day sell the plot of vacant lots, 150x200, on Brook avenue, between One Hundred and Forty-eighth and One Hundred and Forty-ninth streets in the Twenty-third Ward. He will also on the same day sell the plot on the Boulevard on the northeast corner of Eighty-fourth street; also three lots on West Sixty-third street, near the Boulevard. This is an executor's sale, and the property is in the midst of improvements. Mr. Smyth will also sell the tenements 434 and 436 East Fifty-ninth street, and the tenements 304 and 306 East Thirty-third street and 311 East Thirty-second street; also the building 271 Hudson street, between Canal and Spring. The advertisements give full particulars of these sales.

John F. B. Smyth will, on Friday, April 2d, sell the very fine property No. 549 Fifth avenue. This is a first-class residence with a handsome decorated interior. It will be sold by order of the Supreme Court, subject to a mortgage of \$30,000 at 4 1/2 per cent. This residence will be found to be particularly desirable, as it is on a part of the avenue which will not be required for business purposes for many years. It is situated on a point where prospective values are most promising. Mr. Smyth will also on the same day sell the five desirable vacant leasehold lots on the south side of West Forty-third street, 125 feet west of Fifth avenue. The leases are for twenty years and are renewable.

On April 6th Mr. Richard V. Harnett will offer the famous Charlier Institute on Fifty-ninth street. This is a splendid piece of property, upon which we shall comment more at length next week. The advertisement, however, gives all the points needed by investors.

John F. B. Smyth will sell on Tuesday, the 30th inst., the building No. 243 Rivington street, and the store property Nos. 2333 and 2335 First avenue.

John R. Foley, the well-known real estate dealer and broker of No. 137 Broadway, has just opened an up-town office at No. 273 West One Hundred and Twenty-fifth street.

J. V. D. Wyckoff offers for sale the plot on the southwest corner of Sixth avenue and Fifty-eighth street, being 88.6 on the avenue and 200 feet on the street. The foundation walls are up for a seven-story apartment house and store.

The conveyances this week maintain the large increase which the previous weeks for some months past have shown. The amount is \$2,898,046 over 100 per cent. greater than last year, while the wards beyond the Harlem River show even a greater increase still. The projected buildings also make a good showing. The following are the tables:

CONVEYANCES.		
	1885.	1886.
	Mar. 20 to 26 inc.	Mar. 19 to 25 inc.
Number.....	178	273
Amount involved.....	\$2,252,342	\$5,150,388
Number nominal.....	66	58
Number 23d and 24th Wards.....	24	39
Amount involved.....	\$92,385	\$330,845
Number nominal.....	7	7
MORTGAGES.		
Number.....	134	211
Amount involved.....	\$1,447,564	\$2,664,591
Number at 5 per cent.....	59	138
Amount involved.....	\$641,625	\$1,381,031
Number at less than 5 per cent.....	7	14
Amount involved.....	\$115,000	\$601,500
Number to Banks, Trust and Ins. Cos.....	19	21
Amount involved.....	\$439,500	\$786,000
PROJECTED BUILDINGS.		
	1885.	1886.
	Mar. 21 to 27.	Mar. 20 to 26.
No. of buildings.....	72	82
Estimated cost.....	\$650,125	\$1,476,175

Gossip of the Week.

O. K. Keep has sold the six-story brick store on the southeast corner of Broadway and Bleecker street; size 25.2 on Broadway, x 196 on Bleecker street to Crosby street, x 26.10 on Crosby street x 196, for the sum of \$250,000 to Messrs. J. Lichtenstein & A. Brussel. The brokers who negotiated the sale were Messrs. L. J. & I. Phillips.

The Montefiore Home for Incurables has purchased from George W. Carleton the block bounded by the Boulevard, Bloomingdale road, One Hundred and Thirty-eighth and One Hundred and Thirty-ninth streets, comprising about fifteen lots, for \$46,000. We hear that L. J. & I. Phillips were the brokers. The same firm also negotiated the sale of the southeast corner of Fulton and Nassau streets for \$135,000, the sale of which was reported last week.

The Robins estate have sold twenty-nine lots on the east side of Ninth avenue, Ninety-fourth and Ninety-fifth streets, running eastward 375 feet on the former street, and 250 feet on the latter. The price paid was \$246,500 cash, or an average of \$8,500 each. The property, it is understood, will be improved.

Charles Graham & Sons have sold a four-story and basement brown stone front house, to be built by them on Seventy-eighth street, 201 feet east of Fifth avenue, for \$48,000 to J. Sands. It will be 20x60 in dimension, exclusive of butler's pantry extension. The Messrs. Graham have also purchased a lot on the southwest corner of Madison avenue and Seventy-sixth street, 102.2x20, from Sig. T. Meyer for \$22,000 for improvement.



Morris B. Baer & Co. have sold for the Sternberger estate Nos. 1430 and 1432 Broadway and Nos. 124 and 126 West Fortieth street, being the southeast corner of Broadway, 25.7½x116.8x24.8½x109.8, for \$63,750.

Wm. D. Manning has sold the block front on the west side of Ninth avenue, extending from Ninety-eighth to Ninety-ninth street, comprising eight lots for \$72,000 to John W. Haaren for improvement. This front sold in November last for \$45,000 to J. B. Smith, and a few weeks ago Mr. Manning bought the same for \$56,000.

Jacob M. Newman has sold four lots on the northeast corner of Ninth avenue and Seventy-sixth street, 102.2x100, for \$50,000 to Messrs. Borkel & McKeon for improvement. Mr. Newman bought these lots last November for \$40,000.

Francis M. Jencks recently purchased from the Metropolitan Building Company four lots on the southeast corner of Tenth avenue and Ninety-fifth street for \$18,000. He has just conveyed the same lots to Builder Philip Hausemann, the consideration being given as \$31,000.

Peter Wagner, who bought the southwest corner of Tenth avenue and Sixtieth street, 25.1x100, at the Stevenson estate sale in February for \$15,100 has resold the same for \$16,600 to M. Brennan for improvement.

George B. Christman has sold one of the five-story brick stores and tenements erected by him on the north side of Thirteenth street, between Avenues A and B, being No. 517, size 24.11x86.6x103.3, for \$28,500 to C. Wiessner. Broker, John Bunn.

Mr. Christman has purchased the premises Nos. 163 to 174 Ludlow street, 83x89, comprising four three-story front and four three-story rear brick tenements. Three large tenements will be erected on the plot.

Eva wife of George Muller, has purchased two lots on the east side of Forsyth street, between Rivington and Delancey streets, 50x100, for \$32,000. We understand that the two five-story stone front stores and tenements to be erected thereon have been sold from the plans for \$39,000 each.

Mr. Muller has also sold the five-story stone front store and tenement on the southeast corner of Third avenue and One Hundred and Fifteenth street, 25x96x100, for \$59,000.

Schuyler & Giles have sold for Lamb & Rich the two three-story Queen Anne dwellings Nos. 32 and 34 West End avenue, between Seventy-third and Seventy-fourth streets. The former 18x48 and extension 13.6, lot 84 feet, to J. B. Lee; the latter 17.6x44, lot 58 feet, to Mr. Dana.

Fonner & Lowther have sold the two westerly houses of the row of six three-story high stoop dwellings, 16.8x52x102.2, recently erected by them on the north side of Seventy-first street, west of the Boulevard, for \$20,000 each, the purchaser being a Mr. Geheghan. Schuyler & Giles, brokers.

John J. Clancy & Co. have sold for Miss C. A. Comstock the four-story brown stone front house No. 338 West Fifty-eighth street, 20x100.5, for \$24,250 to Mrs. Masterson; a similar house No. 328 West Sixtieth street for Miss Bruce, of Albany, N. Y., for \$22,750, and for Mrs. Keane the three-story brick house No. 264 West Fifty-third street, 18.9x100.5, for \$12,500 cash.

Alois Muller has sold the three-story and basement house No. 345 West Fifty-first street, 20x52x100.5, for \$17,000 to Sadie Dessar. Brokers, Simonson & Muller.

Hirsh Bros. have purchased three lots on the north side of Forty fourth street, commencing 225 feet east of Eleventh avenue.

J. B. Ketcham & Co. have sold for E. F. Raynor the three-story high stoop brown stone front dwelling No. 74 West One Hundred and Thirty-first street, 16.8x50x99.11, for \$13,000 to Wm. N. Freeman.

S. D. Mack has sold for Isidor Hoffstadt the five-story store and tenement No. 251 East One Hundred and Fifth street, 26x89x100.11, to Frank L. Froment for \$22,500.

M. McCormick has made the following sales: For M. Brennan the three-story and basement dwelling No. 441 West Seventy-sixth street, 18x55x102.2, for \$22,500 to Stephen Philbin; for Mrs. Pirsson a similar house on the southwest corner of Madison avenue and One Hundred and Thirty-first street, 16.8x50x75, for \$13,000 to John Whelan, and for Homer Murphy the three-story frame building on the south side of One Hundred and Seventeenth street, 60 feet east of Lexington avenue, 33.4x100.11, for \$7,000 to Michael Fox.

F. E. Barnes reports the sale of the three-story brick house No. 86 Lexington avenue for \$14,500 to Charles F. Tracy; a similar house No. 155 East Thirty-eighth street to Mr. Harris for \$12,000, and the four-story stone front dwelling No. 16 East Thirty-first street to Mrs. Molleson for \$23,000. The latter sale was made by Mr. Barnes and Messrs. V. K. Stevenson & Co.

The premises No. 82 Lexington avenue have been leased for a term of five years to Mr. Wyatt at \$1,400 per annum. Broker, F. E. Barnes.

L. Froehlich has sold another of Daniel Hennessey's four-story stone front dwellings on East Seventy-third street, being No. 118, 18x75x100, for \$23,500. Mr. Froehlich has also sold a similar house No. 127 East Fifty-fifth street, 18.9x55x100, for \$21,000 to Thomas Dougherty, and for Karl M. Wallach the four-story brown stone flat, No. 2, 132 Second avenue, 25x54x75, to Joseph McGovern for \$14,000.

John Gorman has sold for Thomas Gearty the three-story and basement brown stone house No. 129 East Eighty-first street, near Fourth avenue, to Mrs. M. A. Henry for \$20,000, and for Charles Gulden the three four-story stone front flats Nos. 228, 230 and 232 East Eighty-fourth street for \$31,250 to Thomas A. Martin of Astoria.

Gillie, Walker & Lawson have sold to F. X. Keller two more of their improved flats on Sixty-third street, one 375 feet and the other 425 feet west of Ninth avenue. This makes the twelfth sold of those now in course of erection.

A proposition to change the name of New East avenue to Coogan avenue, in honor of Col. James J. Coogan is now before the Board of Aldermen.

C. W. Luyster has sold one of the row of four elegant residences just approaching completion on the south side of Seventy-second street, between Eighth and Ninth avenues, to John Anderson.

James Price has sold one lot on the west side of Ninth avenue, 59 feet south of Ninety-ninth street, for \$7,500 to Henry Bornkamp and another.

Thomas C. Higgins has sold a lot on the Grand Circle, northwest corner

of Fifty-ninth street, size —x—x25.5x34.3, for \$19,400, to Francis C. Bowen. Mr. Higgins paid \$18,150 for this lot at the Stevenson estate sale in February.

J. C. Lalor has sold the five-story brick store and tenement No. 1655 Third avenue, between Ninety-second and Ninety-third streets, for \$32,000 to Miss M. Boyle.

S. M. Brown has sold for Morris Wilkins the dwelling No. 1937 Madison avenue, and two lots on One Hundred and Twenty-fourth street, together forming an L, for \$35,000 to a Mr. Hayes.

R. Jewett has sold the frame cottage No. 16 West One Hundred and Thirty-fifth street, with plot 37.6x99.11, for \$23,000 to John J. Sperry.

Bernard H. Weisker has sold for M. Brennan the three-story and basement house No. 441 West Seventy-sixth street, 18x55x102.2, to Aaron Kahn for \$23,000.

M. Brennan has sold the four-story high stoop brown stone front house No. 435 West Seventy-sixth street, 19.2x55x102, and extension, to J. W. Good for \$29,000.

O. Sloan Holden has sold the three-story brick tenement No. 336 West Fifty-third street, 20x50x100, for \$10,500.

P. C. Eckhardt has sold the five story single flat No. 594 West Forty-ninth street, to Wm. Path for \$18,000, and the four-story double house and stores No. 727 Tenth avenue to August Christman for \$21,000.

Schmidt & Co. have sold for Mrs. Margaret Deeves to Mrs. Anna C. Micolino the four-story basement and cellar brown stone house No. 369 West Eighty-second street, 19x52x102.2.

W. B. Davis has sold for B. Rourke the five-story brick tenement and store with four-story brick tenement in rear No. 38 Forsyth street, 25x100, for \$29,000.

W. J. Cole & Co. have sold for General De Peyster four lots on the northeast corner of Ninth avenue and One Hundred and Twenty-third street for \$26,000. It is said that A. A. Teets is the purchaser.

The five lots on the northeast corner of Tenth avenue and Seventy-seventh street have been secured by the Board of Education for \$45,000 as a school site.

Wm. Lalor and A. H. Muller & Son have sold one lot on the west side of Fourth avenue, 100 feet north of Seventy-ninth street, 25.6x100, for \$16,500, to Isfac V. Brokaw.

Frank A. Thurston has sold the five-story brick and stone tenement and store on the northwest corner of Tenth avenue and One Hundred and Fourth street, lot 25x100, for about \$40,000.

L. J. & I. Phillips have sold for John M. Pinkney one lot on the south side of Seventy-ninth street, commencing 150 feet west of Fourth avenue, to Daniel Richter for \$22,000.

It is reported that P. H. Dugro has sold his new flats on the north side of Fourteenth street east of Third avenue.

E. H. Martine has sold for J. M. Levy the lots Nos. 245 and 247 Mulberry street, 50x100, to Julius Lipman for \$24,000. Mr. Lipman has resold them to a builder at an advance.

Henry Hyman, David Dinkelspiel and Edward Oppenheimer have sold the plot of lots on the northeast corner of Madison avenue and One Hundred and Fourteenth street, 100x120, for about \$28,000 to Robert McCafferty.

John R. Foley has sold for A. Lutz five lots on the southeast corner of Ninth avenue and Eighty-eighth street, 10x125, to a Mr. Welling.

Geo. H. Dean has sold the five-story flat, known as the "Putnam," No. 343 East One Hundred and Eighteenth street, 25x83x100, for \$25,000.

B. A. & G. N. Williams have sold four lots on the northeast corner of Madison avenue and One Hundred and Twelfth street, to John W. Mersereau.

### Brooklyn.

It is reported that Schuyler & Giles have sold the northwest corner of Gates and Grand avenues, 23x100, with the building thereon, to Martha S. Pilcher, for \$12,000 cash, the property being taken subject to contract for remodeling into a first class dwelling.

Marquand Bros. have sold for G. Ross the three-story stone front dwelling, 20x45x100, No. 265 McDonough street, to Charles Hobbs for \$3,500, and the two-story frame French roof dwelling No. 435 Herkimer street, 20x100, to Mr. French for \$3,750.

Bulkeley & Horton have sold the three-story brick dwelling, 20x38x100, No. 232 Cumberland street, to E. S. Fischer for \$7,200; a three-story brick dwelling, 21x38x100, No. 283 Carlton avenue, to C. B. Constantine for \$7,500, and the three-story frame dwelling, 20x42x100, No. 166 Hall street, to Leopold Schwager for \$5,650.

W. F. Corwith has sold the house and lot No. 126 Kent street to Sophia Schoenfeld for \$6,000.

William E. Ball has purchased two lots on the west side of Albany avenue, 112.6 south of Degraw street, 25x90, for \$1,600.

Fr. Herr has sold the plot on the northwest corner of Greene and Reid avenues, 140x100, to A. W. Gleason for \$24,000, and a two-story frame flat on the north side of Elm street, 100 feet east of Broadway, 20x125, to a Mr. Schuhmann for \$1,200.

T. W. Swimm & Son have sold the three-story and basement brown stone dwelling, 20x45x100, on the south side of Putnam avenue, about 100 feet west of Tompkins avenue, to Pastor Rhodes, of the Marcy avenue Baptist Church, for \$10,000, and a two-story front and three-story rear brown stone dwelling, 16.8x12x100, No. 740 Madison street, to John H. Templin for \$5,800.

C. H. Murch has sold the two-story frame store and dwelling, 22x50, No. 66 Reid avenue, to William M. Kinder for \$3,000.

Paul Koch has sold seven lots on Wall street, east of Broadway, to the Arion Singing Society for \$18,000, who will improve them.

Haviland & Son have sold the three-story stone front dwelling, 20x45x100, No. 435 Greene avenue, for \$5,750; a three-story frame dwelling with plot, 42x100, No. 58 Quincy street, at \$9,750, and a frame dwelling No. 97 Lexington avenue, 50x100, for \$4,750.

D. H. Fowler & Co. have sold the plot 130x120 on Fulton street, junction

of Arlington place and running through to Macon street, to C. D. Wood for \$27,500, and the two-story stone front dwelling, 20x45x100, No. 490 Halsey street, to Mrs. Stearn for \$6,000.

C. F. Bedell & Bro. have sold ten lots on Gates avenue, Reid avenue, and Monroe street for \$24,000, and four four-story stores and flats Nos. 907 to 913 Gates avenue for \$46,000.

John H. Burtis has sold a plot 60x200 on Greene avenue, between Patchen avenue and Broadway, for \$15,000.

John F. James has sold the residence No. 56 Pierrepont street to Charles S. Higgins for \$35,000.

J. H. Skillman has sold a plot 50x100 on the west side of Underhill avenue, between St. Marks avenue and Bergen street, for \$2,100; two three-story stone front dwellings Nos. 375 and 377 Fourth street for \$14,000, and three-story stone front dwelling No. 32 Prospect place for \$7,500.

## CONVEYANCES.

	1885.	1886.
	Mar. 20 to 26, inc.	Mar. 19 to 25 inc.
Number.....	210	245
Amount involved.....	\$735,742	\$917,005
Number nominal.....	45	74

## MORTGAGES.

	1885.	1886.
	Mar. 21 to 27.	Mar. 20 to 26.
Number.....	124	166
Amount involved.....	\$475,352	\$612,317
Number at 5% or less.....	38	90
Amount involved.....	\$135,950	\$392,500

## PROJECTED BUILDINGS.

	1885.	1886.
	Mar. 21 to 27.	Mar. 20 to 26.
Number of buildings.....	56	73
Estimated cost.....	\$231,500	\$452,925

## Out Among the Builders.

A. L. Fauchere & Co., the well-known marble dealers, will shortly commence the erection of a five-story brick works on the west side of Eleventh avenue, between Thirty-fourth and Thirty-fifth streets. The building will have a frontage of 93 feet, and depths of 100 and 50 feet. A freight elevator, etc., will be provided. The works and offices of the company are to be permanently located in this building. The architects are Messrs. Kimball & Ihnen.

Henry Iden, the manufacturer of gas fixtures, intends to build a factory, workshop and office building for purposes of his business at Nos. 541 to 547 Pearl street.

John W. Mersereau intends to improve four lots on the northeast corner of Madison avenue and One Hundred and Twelfth street.

John and David Dunn intend to build three five-story flats on the south side of Twenty-sixth street, 375 feet west of Ninth avenue.

The six private houses to be built on the Boulevard, Tenth avenue and Seventy-third streets for J. H. Rhodes, as reported by us last fall, will shortly be commenced. Two will be built on each street, their cost being estimated at \$80,000. The architect is C. C. Haight.

Charles Graham & Sons intend to build a four-story and basement brick and brown stone front dwelling, with dining-room extension and all the modern improvements, on the southwest corner of Seventy-sixth street and Madison avenue.

George B. Christman will build three five-story brick and stone stores and tenements, 27.4x about 78 each, at Nos. 168 to 174 Ludlow street, from plans by William Graul.

I. V. Brokaw intends to build a private stable on the west side of Fourth avenue, 100 feet north of Seventy-ninth street.

The Building Committee of the Stock Exchange is considering plans for altering and extending their present building. Nothing definite has been decided upon as yet, but there is a probability that some action will shortly be taken towards improvement.

Borkell & McKeon will improve the plot of four lots on the northeast corner of Ninth avenue and Seventy-sixth street.

J. B. Snook has the plans under way for a three-story store and dwelling, 24.10½x75.2, to be built at No. 343 Grand street for Miss Catharine L. Wolf, at an estimated cost of about \$10,000.

John Brandt has the plans on the boards for seven five-story brick and stone front stores and tenements to be built on the northwest corner of Second avenue and One Hundred and Second street. Six will front on the avenue and be of the following dimension: the corner 25x76, two 25x65 and three 25x85. One will front on the street and be 25x85. Their estimated cost to the owner, James C. Ferriber, is about \$85,000.

Bart. Walther has the sketches under way for a five-story brick and stone front single flat, 20x65, to be built on the south side of One Hundred and Twelfth street between Lexington and Third avenues, for D. Dillman. It will have a store on the first floor and will cost about \$14,000.

Andrew Spence has the plans for a frame dwelling to be built on Honeywell avenue for Susan M. Dennerlein.

Bart. Walther is drawing plans for a two-story office and store building, 25x70, to be built by him on the south side of One Hundred and Twenty-fifth street between Second and Third avenues. The second floor will be occupied by him for business purposes.

## Brooklyn.

John E. Dwyer is the architect for two two-story frame stores and flats 20x50 each, to be built on the southeast corner of Hull street and Broadway, and two two-story frame double tenements and stores, 27.6x50 each, on Broadway adjoining, and two two-story frame flats, 20x48 each, on Hull street in rear of above for William Dwyer, to cost about \$15,000; also eleven two-story frame flats, 20x48 each, six on the south side of Magnolia street and five on the north side of Palmetto street, 275 feet east of Central avenue, for William Nichols, to cost about \$22,000.

Amzi Hill is preparing plans for a four story brick store and flat, 22x60, on the southeast corner of Reid avenue and Madison street, with five three-story brown stone stores and tenements, 39x60 each, on Reid avenue adjoining, and one four-story brick store and tenement, 22x60, on the northeast

corner of Reid avenue and Putnam, for Theo. W. Swimm; the cost will be about \$88,000.

Th. Engelhardt has plans in hand for a two-story and basement brick dwelling, 20x40, to be erected on Stuyvesant avenue, near Lafayette avenue for Henry Peters, to cost \$4,500; a four-story frame tenement, 35x58, on Maujer street, near Humboldt street, for Adolph Neef, to cost \$6,200, and a four-story brick store and tenement, 35x56, with one-story extension 21x19, on the northeast corner of Broadway and Locust street, for John Deidrich to cost \$11,000.

H. Vollweiler has the plans for three three-story brick stores and dwellings, one 22x60 and two 19x55, to be erected on De Kalb avenue, near Stuyvesant avenue, for T. Muller, to cost \$20,000, and a three-story frame store and tenement, 25x55, on the east side of Morrell street, 25 feet south of Varet street, for Frank Spengler, to cost \$4,500.

The Sisters of St. Dominic are about to build a three-story and basement brick, stone-trimmed mansard roof dwelling on the north side of Raplye street, near Hicks street, to cost about \$10,000.

## Out of Town.

**Newark, N. J.**—The following are the principal plans filed at the Building Department recently: Three 3-sty brick and stone flats, 28 x abt 42 ft each, to be built at Nos. 10-14 Essex st, for Wm. R. Carson, of New York; arch't, Chas. A. Gifford. A 3-sty brick hat factory, 64x25, at 157 Summit st, for T. S. Carley. A 2½-sty dwg, 24x46, cor Gould and 11th st, for Dr. R. S. Gage; arch't, A. W. Stokem. A 2-sty brk paint shop at 273 Bank st, for E. T. Wack. A 3-sty dwg, 22x38, at 73 Barclay st, for Fredrick Zepf. A 2-sty carriage house and stable, 28x39, rear 81 Bloomfield av, for D. Harper. Two 3-sty brk and stone dwgs, 21x22x40, at 32 and 34 James st for R. F. Ballentine. A 3 sty brk dwg, with extension, at 18 Nelson pl, for Albert L. Babcock; arch't, A. M. Stuckert. A 3-sty dwg, 22x36, at 296 Orange st, for John Saunders. A 3-sty brk dwg, at 414 Plane st, for A. C. Krick. A 2-sty brk confectionery bakery, 16x58, at 899 Broad st, for P. M. W. & F. Day. Six 2½-sty dwgs, at Nos. 59-63 and 73-77 Merchant st, for W. Book. A 2-sty carpenter shop, 22x50, at 315 and 317 Bergen st, for Gustav A. Grub. A 3-sty dwg, 22x38, at 300 Orange st, for Emil Wilstetter. A six-story brick factory, 40x80, for Riley & Osborne, at Nos. 15 and 17 Mulberry st; arch't, B. O'Rourke. A 2½-sty upholstery and furniture store and dwg, 30x35, at 8 Nursery st, for F. H. Smith, Jr. A 3-sty store and dwg, 25x52, at 433 Springfield av, for Lena Wurster; arch't, H. C. Klemm. A 3-sty dwg, 22x36, at 498 South Orange st, for Samuel Sloan. A 2-sty brk office extension, 776 Broad st, for Niagara Fire Insurance Co.; arch't, C. A. Gifford. A 3-sty colored leather factory, 50x32, at 45 and 47 Morris av, for Conroy & Weyrauch; arch't, Peter Charles. A 3-sty dwg, 22x53, at 20 Nelson pl, for Gerson Joseph.

**Kearny, N. J.**—The work is being commenced for a large manufactory here to be erected for Marshall & Co., of Leeds, England, the well-known linen-thread manufacturers. The contractors who are erecting the structure are the Flynt Building and Construction Company, of Palmer, Mass. The cost, with machinery, etc., is estimated at about \$150,000. The site is on the property owned by the late General Phil Kearney, and the ground was sold to the English company by his son, John Watts Kearney.

**Inwood, N. Y.**—Joseph Keppler, of Puck, intends to rebuild the stables adjoining his residence, recently destroyed by fire. The new stables will accommodate eight horses and six carriages. The plans are being drawn by De Lemos & Cordes.

**Bedford Park, N. Y.**—A number of three-story detached Queen Anne cottages, of brick and stone, are to be erected here on Hull avenue, Suburban and Decatur streets and the Southern Boulevard, from plans by R. H. Robertson and W. M. Grinnell. The park comprises twenty-five acres, on which there are already thirty houses built and occupied.

## Contractors Notes.

Proposals will be received by the School Trustees of the Twenty-third Ward, at the Hall of the Board of Education, No. 146 Grand street, until Monday, April 5, at four o'clock, P. M., for the furniture required for Grammar School No. 61, on 3d avenue, near 169th street.

Proposals will also be received at the same time and place for the steam-heating apparatus required for said school.

## Special Notices.

C. H. Southard, the well-known dealer in second-hand building materials, has removed his yard to Ninth avenue, Fourteenth and Fifteenth streets. Mr. Southard has certainly made a valuable change, for the "L" road station is at his door and customers can gain easy access to inspect his yards, which are also passed by the Bleecker and Broadway, the Ninth avenue and the Fourteenth street cross-town cars. In addition to this branch of his business, Mr. Southard estimates for tearing down and removing old buildings and deals in office and store fixtures.

An immense supply of rubber goods is offered for sale by Goodyears at their old house on Third avenue and One Hundred and Twentieth street. These include a variety of goods, including 100,000 feet of rubber hose at six cents per foot and upwards. These are the genuine old Goodyear Rubber Company's hose, and this firm has a large stock on hand, and has great facilities for supplying rubber goods of every description.

An iron ore famine is threatened. According to the *Iron Trade Review* more Lake Superior ore was sold the past year than ever before in the history of that industry, the sales aggregating 2,938,486 tons. The surplus does not exceed 130,000 tons; in consequence of which and the increased demand for ore, especially for Bessemer steel making, a famine in ore is anticipated. The only district accessible by rail during the winter months for supplying the large steel works of the country is the Pilot Knob region in Missouri. It is understood that 250,000 tons of the latter ores have been stockpiled up and held for still higher prices. The past two weeks have witnessed a marked advance in the prices of Lake Superior ore.—*Troy Standard*.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—The promising opening of the market for Common Bricks was not maintained, and the easier feeling developing at the close of our last report merged into a very positive decline that in round figures may be placed at \$1.00 per M. This week opened with about four million brick afloat, and, while the subsequent arrivals have not been quite so large, they fully balanced and possibly exceeded the outlet, and the above heavy accumulation has been seeking an outlet ever since. For a time the inclination seemed to be in favor of resisting lower rates, but finding that the liberal purchases of the previous week had placed buyers in quite an independent position, holders gradually commenced to give way, and soon the decline became rapid, until about \$7.50 per M was looked upon as about the market rate, and so remains at the present writing, though with an appearance of more steadiness. It is a figure at which dealers had previously intimated they would operate and as low as most sellers would go, lower, in fact, than the limits placed on a portion of the offering, and it was thought to be a good point at which to make a stand for another trial and only ordinary lots could be reached at an easier basis. Most of the supply was from Haverstraw, though a few "Up Rivers" worked through and were held at \$7.25 upward with \$7 offered and refused. Some odd offerings of Jerseys have been made; but the supply is nearly all in, and as the remainder is composed of good makes owners are trying to sustain \$7.50 for the general rate, a little further than the average buyer will go. The trouble with the market this week seems to have been in a miscalculation on the part of manufacturers, who, under the impression that our market would exhaust almost any amount that could be sent in, especially as the weather was fine, loaded every possible amount of freight room within reached, and made an overstock with the result as noted in preceding remarks. Having, however, discovered their error they now propose to act with greater care, and loading and shipment will in future be conducted on a closer gauge to the requirements of the market. Pales have not been quite so plenty as last week, but were more freely offered than could be taken care of with \$4.50 per M, now the top selling rate, and \$4.00@4.25 about all that is offered. North River Fronts have secured a good demand, and the firmer tone noted last week now shows result in an advance of \$1 per M on Croton Point brands.

**CEMENT.**—Manufacturers of Rosendale continue to speak in confident terms over the prospect for the season and are calculating upon a full sale of their product. There seems to be some irregularity in tone, however, and no general rate fixed upon. Certain leading companies thus far are unwilling to talk business for less than \$1.10 per bbl. here, and others it is intimated will accept \$1.00, so that to a certain the market is nominal awaiting a good practical test. Foreign has arrived with considerable freedom, but was in part due on contract, and importers of the leading brands are obtaining former rates without much difficulty.

**HARDWARE.**—In one way or another interior trade has been more or less disturbed, and the volume of distribution does not prove quite as full as expected, with complaint from sellers following an almost natural sequence. Dealers, however, retain a great deal of faith in the ultimate revival of business into full proportions, and are carrying stocks pretty firmly as a rule, especially as the cost of production is enhanced by the exactions of the workmen. On local account the trading is good and at steady rates all around, buyers making no objection to current cost. The announcement of changes in lists are unimportant and confined mainly to special lines of stock.

**LATH.**—It appears to have been a week in which the selling side of the market did not get very much of a showing, and rates have quite generally ruled lower. The large quantities previously taken filled up the wants of dealers to a farther extent than at first supposed, then there is just the sweet zephyr of spring floating around the market with the rumor that quality was not in all cases quite up to a desirable mark, and that rejections were as a matter of fact comparatively common. This leads up to considerable confusion in regard to prices, and is just one of those cases where the newspaper representative secures any quantity of volunteer advice as to just how he should conduct his business. As near as can be made out, however, \$2.25 is all that could be obtained, with buyers wanting 5@10c. shading, and probably getting it in some instances, while on unpopular stock something about "even money" was said, but it might make matters "too dolorous" to print the exact figures.

**LIME.**—Demand has been good and increasing, and receivers can readily place all the stock coming to hand without difficulty and not satisfy buyers at that. Prices are in the meantime well sustained on Rockland. A cargo has come to hand from St. John and quoted at \$1 per bbl., or last year's rate.

**LUMBER.**—While the general volume of business does not appear to be swelling out into any remarkable proportion the gaining tendency is still noticeable, and the position is probably in as good shape as could reasonably be expected. The labor question is not only a matter of constant comment, but unquestionably requires and receives serious consideration, and seems to be met in a somewhat irregular manner. On the one hand there is a disposition to delay operations beyond the most absolute necessity until the position of workmen is more clearly understood, while against this is the policy of pushing everything with every expedition the condition of the weather and other governing influences will admit, in order to complete as much work as possible before the chances for interference and delay develop into more positive form. Builders are handling a considerable portion of the stock now moving, but fair quantities are taken for manufacturing purposes, and there is also an occasional call for shipment with generally well maintained rates, but no evidence of any positive increase of cost. Toward the first hand offerings the attention of dealers turns to a fair extent, but with no great avidity, and as the season gradually opens buyers, even when really a little anxious for stock,

assume an indifference that indicates an intention to make a close contest over all they handle. The effort, however, seems to be directed rather to preventing any further advance than to securing an immediate shrinkage on desirable goods at least.

Eastern Spruce is failing to make the "boom" some of the more sanguine were predicting, but all in all has a fairly good market, and sellers claim they have been compelled to submit to no loss of advantage beyond such as might naturally be expected after the first slight overstrain and supplementary comparatively full run of supplies. There is, however, not only fewer indications of a scant offering, but less talk about it, and buyers who are willing to negotiate on anything like a reasonable basis secure attention, and present indications are of a conservative healthy character. The Provinces have already done very well in sending forward supplies and seem to have a few more always ready to offer. The Maine ports have been represented to some extent with every reason to expect they will soon become more prominent, and dealers feel that so far as ordinary fair sizes at least are concerned they will be able to invest without paying more money. Randoms may be quoted at \$15.00@17.00 and specials up to \$18.00, unless extra difficult, for which no fixed figures can be named.

White Pine scarcely finds the full amount expected of it in the matter of home trade, but is not half so dull as some careless or interested statements would make it appear, and the tendency is apparently toward an increase, if anything, both for building and manufacturing purposes. There has also been a considerable amount taken for shipment, and bonded supplies are somewhat reduced. Dealers, however, are not reflecting the volume of their trade upon first hand offerings, and, notwithstanding their trial of supplies at primary points through agents or otherwise reveal a continued strong holding, the impression seems to be that the resumption of navigation must give them an advantage. Some few car lots have come in on special orders. We quote at \$15.50@18.00 for West India shipping boards; \$25.00@29.00 for South American do., \$12.00@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine occasionally gets a whack in the old-fashioned style from some disappointed operator who has failed to bring negotiations to a successful issue, but, as a matter of fact, there is really a very fair business doing. Now and then some good sized sale comes to light, and the manner in which most of the recent arrivals have gone direct to a berth indicates that buyers were not as scarce as for some time reported. Nor has there been any quotable modification of cost on desirable specifications, the mills best adapted to meet the current call controlling work enough in hand to make them more or less indifferent toward additional orders, except at full prices, to which may be added additional support in the way of full freight charges. We quote as follows: Randoms, \$18@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 remain steady and in general good demand. Poplar seems to be more active, but all dealers in first-class quartered oak and desirable parcels of ash, cherry and walnut want to be counted in as having a good share of trade and at satisfactory rates. Maples seems to be a little dull beyond an occasional order for export. Walnut logs for export meet with rather light favor at the moment. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$33@40 do.; oak, \$30@40 do.; do. quarter sawed clear, \$50@60; maple, \$20@32 do.; chestnut, \$28@34 do.; cherry, \$70@90 do.; whitewood, \$28@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

Shingles remain very dull on home account and find only light, spasmodic demand for export, but the supply is small and owners carrying for full prices in all cases. We quote Cypress at \$8@10 per M for 6x30 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 24 inch, \$15@20 for A and \$23@28.50 for No. 1; for 20 inch, \$13@15 for A and \$18.25@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.**

The well-posted manufacturers of this district continue to exhibit the utmost degree of confidence in the strength of their position by firmly maintaining their views with respect to value. The consumption of lumber in the east through the activity in building in all the large cities and the demands for manufacturing purposes, and the condition of the northwestern supply, which is being revealed as of no larger quantity than will meet the great consumption of that growing section, strengthens the conviction that all the lumber in sight will be needed, and there is no danger that the manufactures of the summer will produce a depressing surplus. While it is true that the spring trade in the east has not fairly opened, and transactions in this market are comparatively limited, it is also true that a large amount of orders has been placed, and that the residue of the stock that was carried over from last year on this river is not large, especially in the amount of good stock that can be picked up. Those who complain that this stock is held at too high figures are in danger of seeing it augment in value while they are waiting for a reduction. When the lumber market is in such a condition that the Chicago bear admits in advance that his usual depressing racket will be unavailing and the manufacturers have got an ear and tail hold on him, the other bears may as well forbear throwing their weight in the scales. Lumber will continue to sell at something nearer its value than has been the case for two or three years back. The winter was not of a character to permit an overstock of logs, nor was there anything in the air to encourage it. Lumber on the Saginaw river is being offered at as low figures as it can be afforded, with the cost of stumpage and manufacture where it is.

We note a sale of 1,000,000 feet to eastern parties at \$30.50 straight measure, 3,000,000 feet coarse at \$14.50; 500,000 feet at \$10, \$20 and \$40, another small lot at \$11, \$22 and \$44, and several million feet on private terms. The Plymouth New Era Lumber Company sold 860,000 feet at \$12.

P. C. Heald, of Midland has sold to S. G. M. Gates of Bay City 2,500,000 feet of logs put into the Kawkawlin at \$11 per M. delivered in boom limits.

**The Chicago Northwestern Lumberman as follows:**

Logs on some of the streams are still going in rapidly, but on others there are indications that the season is coming to an end. The result will show that in nearly every case the amount started in for in the fall has been secured.

There has been sufficient movements of lumber from Northwestern points this spring to develop the fact that the larger stocks of dry lumber at the mills have already been sold or negotiated for. It is likewise plain that yard stocks in the principal wholesale markets have become very much depleted of dry lumber, and that assortments are seriously broken. If the general statement is to be relied on, the larger portion of the stock carried over at the mills around Lake Michigan has been sold. Probably there is more at Muskegon yet to be disposed of than at any other point, and there is considerable held by one company at Ludington. At Manistee the supply was well sold up last fall, and at that point the call for long dimension and car stuff has latterly been so urgent that some concerns have stopped contracting for delivery earlier than next August. The North Shore mills carried over less than usual, and the larger portion of that has been sold since.

**CHICAGO.**

**AT THE YARDS.**—Shipment continues in large volume. The prospect is that the aggregate of business in March will be fully equal to that of the corresponding month last year, which was considered a remarkably good showing, and the best month's trade of the year. As February trade was in excess of that of the corresponding month of 1885, a continuance of heavy shipments during March will cause a great reduction of stocks, break up assortments to an unusual degree, and should tend to an advance of prices. This would be the outcome if the laws of trade were allowed by the dealers to operate naturally. But the Chicago wholesale yard men have become so habituated to low prices, in the struggle to hold trade against competition, that there is no telling what they will do in the effort to unload before the opening of navigation. Thus far prices have been held steady at \$11 to \$11.50 as an average for dimension, with higher prices on timbers and "slim jims," and shorter stuff that has run out of assortment, like 4x4, 20, some 2x4, and other particular sizes. Prices have not greatly advanced, but it can be said that lumber now has a price, that is given to the inquirer promptly and positively, which is more than can be said of last year's trading, when lumber was sold for what could be got for it.

Yet dealers complain that they are obliged to sell stock for prices no higher than lumber is selling for by the cargo, to be delivered on the opening of navigation. It is currently reported about the district that a cargo of Ford river dimension was lately sold to a Twenty-second street firm for \$11 a thousand, delivered here. It is known that cross-piled lumber over the lake is held at \$9.50 to \$10 a thousand which would make the price here \$10.75 to \$11.25.

The report of stock on hand in the yards on March 1 shows the total to be 519,819,852 feet, as compared to 584,767,582 on February 1, a reduction of 64,947,730 feet during the month, as compared to a reduction during the corresponding month last year of only about 32,000,000. This statement corroborates the claim made by the dealers that February trade this year was much better than it was in 1885. There was, on March 1, in the yards, about 35,000,000 feet less lumber than there was last year at a corresponding date.

The tone of the Chicago market for hardwoods is such as to give pleasure and some genuine satisfaction to the yard men and dealers generally. While last week the report was of quietness, this week there is more doing and the previous healthy feeling is maintained. Trade is not yet up to the proportions of a boom, but all those who work for trade are getting orders which keep them pretty busy. In no yard visited is there the dullness which characterized all of last year. Six months ago but few dealers had anything but complaints to make of the condition of trade, while now few are complaining, except of prices. That the volume of trade is larger than a year ago, is indicated by the fact that larger sales are reported than then, while there are more yards to divide it among.

**LUMBERMAN AND MANUFACTURER,  
MINNEAPOLIS, MINN.**

The near approach of spring is exerting a favorable influence on the lumber trade of the Northwest. The local trade at St. Paul and Minneapolis is keeping the yard forces busy on all the yards of convenient access in the cities, while the shipping business shows a material increase. The trade now exceeds a million per day, and prices are firmer each week. Skirmishing for sorts is now the order of the day with nearly all the yards, while various items on the list cannot be found in the city. Buyers are getting numerous but are inclined to hold off, and are traveling all over the lumber region hunting stuff at last year's figures. So far none has been found.

This week will see a large part of the entire logging fraternity out of the woods. The continued warm weather has broken up the roads and forced them to bring out the teams before the general thaw takes place. As to cut, the figures are being made up. One of the estimates for the upper Mississippi appears elsewhere in this paper. Enough, however, is known to make it sure that there will be no lack of logs this season.

Stocks on hand in the city yards remain large, though not always well assorted. There are some kinds which are wanted in excess of ready supply. Dry black walnut is scarce, particularly in 1 1/2 and 1 1/4 inch. The inquiry extends even to firsts and seconds. A good many stocks have been allowed to run short of that grade, in consequence of the small requirement, and when their customers want it they must go out and buy it of their neighbors at prices which make them groan. Common and culls are in particularly active request, with a scant supply. Selling prices have gone up \$1 and \$2 a thousand, and some of the dealers are paying a slight advance on dry stock. This condition cannot last long, however, as green lumber is coming in rapidly, and as soon as it has a chance to dry out there will be an ample supply, unless the consumption should assume larger proportions than now seems likely.

Whitewood shows much the same condition. Dry stock is badly wanted, and sales between yards have been made at \$18 for common. This price is about the top for the retail trade, and shows how much the yards that have a supply think of their property. On the other hand car load lots are still sold very low—often at \$16 to \$17, which hardly pays cost of handling—though they are quickly disposed of on arrival. This is a somewhat anomalous condition, which can



only be explained by the persistent and ill-advised policy of some manufacturers of selling to consumers at wholesale rates. Dry stock is scarce at the mills and should command better prices.

ENGLAND.

The London Timber Trades' Journal as follows:

We think a note of warning to our friends at the pitch pine ports just now would not be out of place. We reckon that the low price of pitch pine, both sawn and hewn, now is not so much caused by the depression of trade in England as by the chronic state of over-production under which the markets suffer. Taking the consumption of the past two years, there has been nothing to complain of; in fact, the stimulus given from the extension of the Royal Albert and the Tilbury Docks, besides the Becton Gas Works and Bridge Improvements, should have shown itself on prices if the stocks had not been unusually heavy. The remedy to the present flat state of prices lies entirely in the hands of the producers at Pensacola and other places, who must limit the output to the necessities of trade if they want to make the commodity sought after, as buyers, sickened by the continued fall in values, are determined more than ever to buy only from hand to mouth. If the present over-production continues, disastrous results will ensue, as for good hewn timber, 100 feet average, really splendid quality, must be a heavy loss to those who primarily handle it.

American Black Walnut.—There was a good competition for the wood sold without reserve, and although the prices seemed low, an examination of the wood shows that it brought all that could reasonably be expected, as there was very little in it that could be called good stuff.

This sale further lessens the dock stock, which is now far from being large, and we think taken as a whole the present stock is of a much better character than it was a few months ago.

American Whitewood.—The demand keeps up well, and there is less stock in the docks than we have seen for some time past; in fact, the shed over the Rum Quay, in which most of the cut stuff is usually stored, begins to look very bare. Of logs, too, the stock is much less than we have known it to be for a long time past.

GLASGOW.

The indications of the state of trade afforded by the auction sales of timber and deals held there within the past week are not encouraging. Of a large catalogue, Quebec timber chiefly, only a small proportion changed hands. The following were the prices per c. ft.: Quebec waney boardwood, 47 c. ft. avg. per log, 1s. 6d. do.; Quebec yellow pine, 60 c. ft. avg. per log, 1s. 1d. do.; Quebec red pine, 30 c. ft. avg. per log, 1s. 14d. do.; Quebec second yellow pine deals, 11 to 23 ft., 11 1/2 to 16 3/4, 2s. do.

NAILS.—Demand still fails to assume the proportions hoped for and expected by some of the trade and a tone of disappointment may be noted in most reports. That feeling is further increased by a certain amount of pressure to realize, noticeable in a few quarters, and which has resulted in bringing about a modification of cost on large parcels. Many holders, however, contend that a shading on price is needless and ill-timed, and they refuse to meet the situation fully. For store lots \$2.45@2.50 per keg are asked, but as low as \$2.30 is said to have been accepted on car invoices.

PAINTS, OILS, ETC.—There is nothing really new on the general market. Demand still fails to assume encouraging proportions and some of the trade are both surprised and disappointed at the standing off of buyers, with results slightly weakening to values in a few instances. Desirable supplies, however, appear to be under pretty good control and there is a disinclination to force them upon an unwilling market. Linseed Oil has found about the average sale and prices are reported steady at 43@43 1/2 c. for Western and 43@44 c. for City. Spirits Turpentine has continued in a generally dull and heavy condition with prices again lower, closing tamerly at 45@46c. per gallon, according to size of invoice.

PITCH AND TAR.—Rather more doing on regular trade outlets, and with stocks not abundant the market is kept in good form at old rates. We quote pitch at \$1.50@1.75 per bbl.; tar, \$1.90@2.05, 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 March 26:

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

RICHARD V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries like Cortlandt st, No. 23, n w cor New Church st, 25.2x122.11, five-story brick store and office building, Fay Bros. \$122,500.

Table listing real estate sales with columns for address, description, and price. Includes entries like 36th st, No. 114, s s, 200 w Lexington av, 24.6x 98.9, four-story stone front dwell'g, W. R. H. Martin, 30,800.

Table listing real estate sales with columns for address, description, and price. Includes entries like and stores, "Newport," Amos R. Eno, (Amt due abt \$110,000) 135,000.

BROOKLYN, N. Y.

Table listing real estate sales in Brooklyn with columns for address, description, and price. Includes entries like In the City of Brooklyn, Messrs. John F. B. Smyth, Jere Johnson, Jr., A. H. Muller & Son, J. Cole, Taylor & Fox, Cole & Murphy, T. A. Kerrigan and Ridden & Thomas have made the following sales for the week ending March 26.



Gates av, s s, 250 e Stuyvesant av, 18.9x100.	3,518
Same	
Gates av, s s, 208.9 e Stuyvesant av, 18.9x100.	3,520
Same	
Gravesend av, w s, 545.9 n Av O. 68x150,	3,050
Gravesend, two dwell'gs. C. R. Barnes.	
Kingsland av, e s, 51.1 n Amos st, 51.1x91.4x50	600
x101.8. D. E. Meeker.	
*Myrtle av, Nos. 18 and 20, s s, 75 w Adams st,	16,600
27.6x50, stores and dwell'gs. Isaac Knee,	
Jr.	
Myrtle av, No. 170, e s, 96 s Fleet pl late Carll	15,100
st, 24x100. Mary H. Cudlipp.	
Utica av, e s, 100 s Atlantic av, 16.8x100. Chas.	1,775
S. Hall.	
Washington av, No. 185, e s, 67.3 s Myrtle av,	7,000
19.9x80. James Wyburn.	
Washington av, No. 189, e s, 20x100. Peter	6,225
Stalknach.	
Willoughby av, n s, 64 w Carlton, 20x70.6x	7,700
20.5x74.7. Dan'l F. Lewis.	
Total	\$170,208
Corresponding week 1885	\$243,630

CONVEYANCES.

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

NEW YORK CITY.

MARCH 19, 20, 22, 23, 24, 25.

Broadway, e s, 167.4 s Exchange pl, 39.3x175 to New st, x40.10x168.6, being Nos. 44 and 46 Broadway and Nos. 45 and 47 New street, seven and eight-story brick office building. William Man, ref., to The New York Improved Real Estate Co. Mort. \$250,000. Mar. 18. \$426,000

Broadway, No. 1507, n w cor 44th st, store and basement, stock, &c. Henry H. Stelling to William Christoffers. Bill of sale. Mar. 23. 4,000

Beaver st, No. 37, n e s, 72.11 s e Broad st, 21x 103.3x17.7x104.5, four-story brick store. Harmon Hendricks et al., exrs. Montague M. Hendricks, to John G. Floyd, 2/3 part, and John H. Morrison, Jr., 1/3 part. Mar. 10. 36,000

Boulevard and 1th av, 88th st to 89th st, 201.4 x325. All title in this.

Boulevard, n e cor 88th st, runs east 7 to Bloomingdale road, x northeast to 89th st, x west 46 to Boulevard, x south 201.4. All title in gores.

Broadway, n e cor 86th st, 102.11x103x100.8x 121. All title in this.

134th st, s s, 206.6 e Alexander av, 16.8x100, h & l. All of this. Fannie McCormack to William H. McCormack. Dec. 10, 1885. gift

Boulevard, s w cor 138th st, 99.11x100, vacant. John Whalen, ref., to Jacob and William Scholle. July 14, 1885. 18,000

Boulevard, e s, 499.5 s 138th st, 40x65.5x40.6x71, vacant. Partition. Same to same. July 14, 1885. 3,500

Broome st, n e cor Allen st, 21.10x75, two-story frame (brick front) store and dwell'g on Broome st and two two-story frame dwell'gs on Allen st. Mary C. wife of Thomas MacFarlan to Thomas H. Moore. Mar. 24. 15,000

Charles st, No. 34, also two houses in Brooklyn. Agreement to the application of proceeds from above property to support of widow and infant heirs, &c. Elizabeth wife William T. LaRoche et al., heirs of Andrew Quackinbush to Hester Quackinbush. June, 1867.

Charles st, No. 33, n s, 125 w Waverly pl, 20x 95, five-story brick tenem't. Sarah E. wife of John H. Smith to Joseph Norden. Mort. \$4,000. Mar. 24. nom

Same property. Joseph Norden to John H. Smith. Mort. \$4,000. Mar. 24. nom

Chatham st, s s, 100.5 w James st, 50x117 x east 23.8 x south 23.6 x east 25.1 x north 138.3. Release mort. Montgomery B. Cowperthwait, Yonkers, to Bernard M. Cowperthwait, Brooklyn. Mar. 12. 15,000

Clinton st, w s, 100 s Stanton st, 100x100, new tenem'ts projected. Michael J. Adrian to Rudolph Bohm. Mar. 22. 54,000

Clinton st, Nos. 49-53, w s, 150 s Stanton st, 50x 100, three-story frame (brick front) tenem'ts with store in No. 49. Rudolph Bohm to Isaac Levy. 2/3 of mort. \$36,000. Mar. 24. 29,000

Columbia st, No. 18, e s, 40 s Broome st, 20x55, three-story brick dwell'g. Anton Deutsch to Joseph Straus. Mort. \$5,000. March 22. nom

Same property. Same, as exr. S. Deutsch, to Joseph Straus. Mar. 22. 3,375

Cortlandt st, No. 16, n s, 25.1x123.9x25.1x123, four-story brick store. Susan S. Avery, Auburn, N. Y., Isabella L. Fellowes, Isabella T. Harter and Julia S. Greene, Brooklyn, to The Metropolitan Telephone and Telegraph Co., N. Y. Feb. 25. 67,500

Cortlandt st, No. 20, n s, 21.6x136, four-story stone front store. James B. Williams et al., exrs. and trustees Charles Williams, dec'd, to same. Feb. 26. 90,000

Centre st, No. 66, s e s, 17.10x80x—x82, four-story brick store and tenem't and three-story brick tenem't on rear.

Centre st, No. 68, s e cor Worth st, 27x79x27.1 x72.2, two-story frame corrugated iron factory.

Aaron D. Farmer to Ambrose C. Kingsland. Mort. \$12,000. Mar. 9. 40,000

Christy st, w s, 150 n Delancey st, 25x146. C. Corinne Rice, Brooklyn, by Mary E. Murtha, guard., to Ascher Weinstein and Harris Mandelbaum. 1/2 part. Mar. 25. 5,375

Same property. George W. and Adelaide M. Rice and Cecelia A. wife of Oscar V. Dougherty, formerly Rice, Brooklyn, to same. 1/2 part. Mar. 24. 16,125

Delancey st, No. 301, s w cor Lewis st, 25x75, five-story brick store and tenem't. Abraham Rosenberg and Max Neisner to Peter Schlaefer. Mort. \$16,000. Mar. 22. 27,000

Delancey st, No. 169, s s, 46.5 w Essex st, 24.6x 100.6, five-story brick store and tenem't. Friedrich Bohnert to David K. Schuster. Mort. \$12,000. Mar. 24. 26,000

Division st, s s, 117.2 e Clinton st, 23.10 x south to East Broadway.

2d av, e s, 50.5 n 64th st, 25x100.

Henry st, s s, 47.6 w Clinton st, 23.9x100. Sub. to leasehold.

Monroe st, s s, 201.2 e Catharine st, 25x115.7 to Hamilton st, x35x117.10.

Jane V. C. Cooper, Catharine A. De Peyster, Cornelia B. and Elizabeth V. R. De Peyster, heirs Mary De Peyster, to Mary B. Bailey. 4-5 parts. Mar. 1. 40,160

Division st, s w cor Pike st, 21.5x— to East Broadway.

Market st, e s, 25 s Madison st, 25x87.9x25x 87.11.

64th st, n s, 200 e 2d av, 25x— to Beekman farm line, x25.3x—.

Henry st, n e cor Jefferson st, 23.4x87.6.

Jane V. C. Cooper, Catharine A. and Cornelia B. De Peyster and Mary B. Bailey, daughters, &c., Mary De Peyster, to Elizabeth V. R. De Peyster. 4-5 part. Mar. 1. 40,160

Eldridge st, No. 166, e s, 125 n Delancey st, 25x 85.4, five-story brick tenem't. Charles H. Coombe to Julie Smith. Mar. 19. Mort. \$23,000. nom

Same property. Julie Smith, widow, to Julie, wife of Charles H. Coombe. B. & S. Mar. 19. nom

Forsyth st, Nos. 55 and 57, w s, 50 s Hester st, 50 x100, two five-story brick stores and tenem'ts and two five-story brick tenem'ts on rear. Alexander B. Crane, exr. and trustee J. W. Mitchell, to Charlotte wife of Hermann Hastorf. Mort. \$40,000. Mar. 20. 52,500

Fulton st, No. 102, s w s, 25x100, three-story brick store. William Ziegler, Brooklyn, to Eberhard Faber. Feb. 17. 55,000

Gold st, Nos. 40 and 42, s e s, 40x60.11 to Ryders alley, x41.1x58.6, five-story brick factory. Henry Patton, Albany, assignee of O. F. Hawley, to Thomas H. McGraw, Foughkeepsee. All title. B. & S. Mort. \$14,000. Mar. 1. 6,000

Greenwich st, No. 762, 16.5x58, three-story brick dwell'g. Contract. Timothy Donovan to James Weeks. Feb. 13, 1886. 6,500

Grove st, No. 25, n s, 96.1 e Bedford st, 32x96.1x 32x100, three-story frame dwell'g. John W. Milleg to George Rothmann. 1/2 part. Mar. 15. 7,625

Horatio st, No. 70, s s, 72.4 w Greenwich st, 22x 50.3, three-story brick dwell'g. Catherine Heron, Staten Island, to Samuel B. Pierce. Correction deed. March 17. nom

Same property. Samuel B. Pierce to Jane S. Simms. Mort. \$5,000. Mar. 17. 7,400

Houston st, No. 166, n s 92.10 w 1st av, runs north 50.1 x west 0.5 x northeast 26.6 x west 18.3 x south 76.10 to Houston st, x east 16.6, three-story brick store and dwell'g. Henry Kreuter, an heir of F. Kreuter, to Ferdinand Kreuter. 1/2 part. Mar. 19. 3,700

Houston st, No. 140, n s, 385 w 1st av, 25x abt 103x25x102.4, five-story brick store and tenement and one-story brick shop on rear. John Rasp to Christian Schulz. 1/2 part. March 22. consid. omitted

Houston st, No. 18, n e cor Mercer st, 25.3x 103.6, four-story brick store and tenem't on Houston st and three-story and five-story brick stores and tenem'ts on Mercer st. Catharine L. wife of James P. Kernochan to John O'Brien. C. a. G. Sub. to lease owned by party second part, being a perpetual lease at rent of \$100 per year. Mar. 17. 6,000

Howard st, No. 27, s s, 200 w Elm st, 25x100, three-story brick store. John Mack to Samuel Insee. Sub. to mort. \$7,000, also to two contracts. Mar. 20. 23,115

Monroe st, No. 10, s s, near Catharine st, 25x 122.6 to No. 13 Hamilton st, two-story brick building on each st. Stephen S. Bogert and ano., exrs. Isaac K. Jessup, to Patrick Shea. Mar. 22. 15,250

Orchard st, No. 154, e s, 175.5 n Rivington st, 25x87.10, five-story brick store and tenem't. Jacob Schaus to Jacob Meyer and Eva his wife. Mort. \$9,000. Mar. 25. 22,900

Pearl st, No. 83, and No. 50 Stone st, 25x— to Stone st, x 22x—, four-story brick store. Frederic R. and Charles Coudert, joint tenants, to George G. Guion. Mar. 20. nom

Same property. George G. Guion to Mayer Kahn. Mar. 22. nom

Same property. Release mort. Joaquin G. Blanco to George G. Guion. Mar. 20. 22,500

Pearl st, Nos. 320 and 322, s e s, 57.2 n e Peck slip, runs southeast 74.10 x northeast 16 x southeast 17 x northeast 26.2 x northwest 97.4 to Pearl st, x southwest 43.5, two four-story brick stores and tenem'ts and three-story brick dwell'g on rear. James Adair, Brooklyn, to Joseph D. Eldredge. Mar. 19. 38,000

Same property. Harmanus B. Duryea, Navesink, N. J., to James Adair. Feb. 26. nom

Roosevelt st, e s, 55.2 n Madison st, runs east 55 to New Bowery x northeast 36.1 x west 80.10 to Roosevelt st, x south 26, four-story brick store. William T. Walton to James Hennesey, Brooklyn. Mar. 19. 20,000

South st, n w cor Clinton st, 48x74.3x48x74; also bulkheads in front of same. Said bulkheads subject to leases.

2d av, e s, 25.5 n 64th st, 25x100.

East Broadway, s s, 145.4 w Clinton st, 25x 87.6. Sub to leasehold.

Division st, s s, 104.8 e Rutgers st, 26x— to Canal st, x29.7x—.

Jane V. C. Cooper, Cornelia B. and Elizabeth V. R. De Peyster and Mary B. Bailey, daughters, &c., Mary De Peyster, to Catharine A. De Peyster. 4-5 part. Mar. 1. 40,160

Water st, n w s, 218.2 w Wall st, 39x111.11 to Pearl st, x36.1x105.11, being Nos. 130 and 132 Pearl st, and Nos. 96 and 98 Water st, two five-story brick stores.

Chambers st, No. 124, s s, 99.7 e College pl, 25.1x75.6, four-story brick store.

Byron W. Bates to Theron, Ada L. and William A. Butterworth and Allen M. Hunter. 1-96 part. Feb. 6. nom

3d st, No. 101 W., all title in this and in all estate and property of which Harriet S. Williams died seized. Ursula wife of Lyman Peebles, Ellen P. wife of Frank Grant and Antoinette P. Smith, devisees Harriet S. Williams, to Edmund R. Williams. B. & S. 1877. 600

3d st, late Amity st, No. 131, n s, 183.9 w McDougal st, 23x100x30x100, three-story brick dwell'g. Henry C. Melville, Brooklyn, to Pauline W. L. Herr, Brooklyn. B. & S. Mar. 13. nom

Same property. Pauline W. L. Herr, widow, Brooklyn, to Emily Melville. B. & S. Mar. 15. nom

4th st, No. 85, n s, 100.6 w 2d av, runs north 72.2 x east 0.6 x north 24 x west 25 x south 96.2 to 4th st, x east 24.6, four-story brick store and tenem't. Charles F. Kremer to Anton Schwarz. Mort. \$7,000. Mar. 20. 15,500

4th st, n s, 239.4 w 6th av, 18 x 54 x 19.5 x 46.9, three-story brick dwell'g. George R. Westerfield to James W. Westerfield. 1/2 part. Mar. 20. 2,141

4th st, n e s, 230.4 n w 6th av, 18x54x19.5x46. Mary E. Butman, widow, New York, and Margaret wife of and John Barberie, Brooklyn, to James W. Westerfield. 1/2 part. Mar. 25. 4,281

Same property, all of. James W. Westerfield to Lewis Radford. Mar. 25. 8,500

8th st, No. 322, s s, 348 e Av B, 19.9x87.6, four-story brick store and tenem't. Herman H. Ellinghausen, Union, N. J., to Catharine Glock, Brooklyn. Mort. \$5,000. Mar. 25. 8,900

9th st, No. 743, n s, abt 143 w Av D, 25x92.3, four-story brick store. William Winans, Brooklyn, to Charles M. Lum, of Chatham, N. J. Dec. 18, 1885. nom

Same property. Charles M. Lum, of Chatham, N. J., to Annie C. wife of William Winans, Brooklyn. Dec. 19, 1885. nom

10th st, No. 113, n s, 387 w 2d av, 21x94.7, three-story brick dwell'g. Sigmund Bergmann to William Bischoff. Mort. \$5,000. Mar. 22. 17,850

10th st, No. 222, s s, 325 e 2d av, 25x92.4, four-story brick tenem't. Valentin Rehberger to Mathilda Jahn. Mort. \$8,000. Mar. 23. 24,000

11th st, formerly Hammond st, No. 86, s s, bet Bleecker and Hudson sts, runs south 95 x east 21.10 to point 50 from Bleecker st, x north 95 to Hammond st, x west 21.10. Release mort. John J. and Jas. W. Wilson and Annie R. wife of Alexander Scott to Elizabeth M. wife of Robert Hazelton. March 18. nom

11th st, No. 247, n s, 75 e 4th st, 28x100, three-story brick dwell'g and two-story frame dwell'g on rear. Margaret wife of J. Frank Davis, formerly Margaret Inglis, and George D. Inglis to Anthony Reichardt. Mar. 4. 15,000

11th st, No. 245, n s, 103 e 4th st, 22x100. Margaret wife of J. Frank Davis, formerly Margaret Inglis, to George D. Inglis. Q. C. Jan. 26. 2,000

12th st, No. 341 W., n s, 101 w Greenwich st, 18 x80, three-story brick dwell'g. William S. Colver, Jersey City, to George W. Colver, Brooklyn. B. & S. C. a. G. 1/2 part. Mar. 1. 1,500

13th st, No. 10, s s, 215 w 5th av, runs south 87 x west 10.6 x southwest 9.6 x northwest 10 x northeast 100 to 13th st, x southeast 20, three-story brick dwell'g. Emma L. Brees, Mount Airy, Philadelphia, Pa., to John Ortgies. Mar. 18. 13,000

16th st, No. 537, n s, 209.6 w Av B, 19x92, three one-story frame stables. Frederic Schmidt, widow, to Wilhelm Klingler. B. & S. Mar. 22. 4,500

Same property. Same with another, as exrs. of Henry Schmidt, to same. Mar. 22. 4,500

16th st, No. 15, n s, 338.4 w 5th av, 33.4x92, three-story brick dwell'g. Frances M. wife of John W. Britton to Caroline T. wife of Gustav E. Kissel. M. \$20,000. Mar. 20. 52,500

17th st, No. 444, s s, 229.3 e 10th av, 25.4x92, three-story brick stable. Eliza George, by Reuben Beck, guard., to James C. Cady. 1/2 part. Mar. 16. 1,717

Same property. Eliza and Sarah A. George, widow, and one of the heirs of J. George, to same. All title. Mort. \$3,000. Mar. 16. 6,282

19th st, Nos. 424 to 434, s s, 140 w Av A, 141.3x 92, three and one-story brick factories, Confir-

nation deed. The Hydrogen Co., New York, to Emanuel Wolf. B. & S. Mar. 25. nom  
 Same property. Charles De Kay to Emanuel Wolf. Mort. \$30,000. Mar. 25. 41,000  
 21st st, No. 327, n s, 250 w 1st av, 25x100, four-story brick tenem't. Elizabeth Boeppler, formerly Schmidt, to Susanna Dieffenbacher. B. & S. 1/2 part. All liens. Mar. 24. nom  
 23d st, No. 51, n s, 80 w 4th av, 20x98.9, four-story stone front dwell'g. Mary W. wife of James A. Hamilton to The National Academy of Design. Mar. 19. 40,000  
 26th st, Nos. 252 and 254 W. Agreement as to sewer connection. Meyer Coleman with Jacob G. Fundis. Mar. 18. 25  
 26th st, Nos. 436-440, s s, 375 w 9th av, 75x98.9, frame sheds. Morris Steinhardt to John and David Dunn. Mar. 25. 27,000  
 26th st, No. 194, s s, 150 w 1st av, 25x61.10, excepting the alley leading to rear building, three-story brick store and dwell'g and three-story brick dwell'g on rear. Louis H. Gein, exr. of Cath. Gein, to William F. Vail. Mort. \$600. Mar. 20. 4,400  
 27th st, s s, 281 3 w 6th av, indef. lot as to front and rear, x98.9. Mary wife of Edward J. McClellan, formerly Hill, to Mary A. O'Neil. Mar. 23. 10,000  
 27th st, s s, all the premises lying east of the extreme s s of the east wall of the Chelsea Flats. Sarah A. Mix, formerly Sanchez, to Mary McClellan. Q. C. Mar. 23. nom  
 32d st, No. 553, s s, 300 e 9th av, 16.8x98.9, four-story stone front dwell'g. Foreclos. Richard S. Newcombe to William Mulry. Mar. 19. 10,950  
 34th st, No. 56, s s, 225.3 e Madison av, 18.8x98.9, four-story stone front dwell'g. Emily Wheeler, extr. Ezra Wheeler, to Sarah E. wife of Walter De F. Day. Mar. 22. 32,600  
 34th st, Nos. 648 and 650, s s, 150 e 12th av, 49x98.9, two one-story frame stores. Charles F. James to Theodore P. Huffman, New York, and George H. Lounsbury, Hackensack, N. J. B. & S. and C. a. G. Mort. \$10,800. Mar. 3. nom  
 34th st, No. 646, s s, 200 e 12th av, 25x98.9. }  
 34th st, s s, 199 e 12th av, 1x98.9. }  
 Three-story brick store and dwell'g. }  
 George Harrington to Delia Maher. Morts. }  
 \$7,000. Mar. 19. nom  
 Same property. Edward Maher to George Harrington. Mort. \$7,000. Mar. 19. nom  
 41st st, No. 207, n s, 85 e 3d av, 20x98.9, three-story brick store and dwell'g. John Fritz to Peter J. McCoy. Mort. \$3,000. Mar. 15. 11,000  
 42d st, No. 340, s s, 408.4 e 2d av, 16.8x98.9, three-story stone front dwell'g. Robert L. Cutting, extr. Gertrude Cutting, to Henry Klingenstein. Mar. 17. 8,575  
 43d st, No. 466, s s, 140 e 10th av, 20x100.5, four-story brick tenem't. Julia Whitechurch, widow, to John McNally. Mort. \$3,000. Mar. 25. 12,300  
 43d st, n s, 250 w 1st av, 100x100.5. }  
 44th st, s s, 250 w 1st av, 100x100.5. }  
 Ambrose K. Ely to Daniel B. Fayerweather and Harvey S. Ladew. Mar. 20. 56,000  
 45th st, No. 309, n s, 150 e 2d av, 25x100.5, five-story brick tenem't. Cornelia K. Mylius to Dennis Loonie. Mar. 20. See 89th st. 18,000  
 45th st, No. 333, n s, 250 w 2d av, 25x100.5, five-story brick tenem't. John J. Butler to James Bilger. Mort. \$8,000. Mar. 18. 21,000  
 Same property. James Bilger to Lilliam M. wife of John J. Butler. C. a. G. Mort. \$8,000. Mar. 18. 21,000  
 45th st, No. 149, n s, 160 w 3d av, 20x100.5, three-story stone front dwell'g. Sarah E. Troup to Dennis Harrington. Mar. 16. 16,500  
 46th st, No. 306, s s, 100 e 2d av, 25x100.5, five-story brick store and tenem't. Cornelia K. Mylius to Dennis Loonie. Mar. 20. See 89th st. 20,100  
 46th st, No. 617, n s, 250 w 11th av, 25x116.6x-1x109, five-story brick store and tenem't. Foreclos. Morris Byrne to Jessie wife of Thomas W. Folsom. Mar. 23. 15,975  
 48th st, No. 149, n s, 195 w 3d av, 25x100.5, two-story brick dwell'g. Lucien Froidevaux, Brooklyn, to John Bauer. Q. C. March 22. nom  
 Same property. John Bauer to Caspar Protzmann. B. & S. C. a. G. Mar. 23. 13,000  
 48th st, No. 149, n s, 195 w 3d av, 25x100.5, two-story brick dwell'g. Partition. Stephen H. Olin to John Bauer. Mar. 3. 12,100  
 49th st, n s, 275 w 9th av, 100x100.5, three-story brick building and four-story brick dwell'g and brick church. }  
 50th st, s s, 275 w 9th av, 125x100.5, two-story brick factory and three and four-story brick school. }  
 Michael A. Corrigan, Archbishop, to the Roman Catholic Church Assumption. Mar. 20. nom  
 50th st, No. 337, n s, 257 w 1st av, 16x100.5, four-story stone front dwell'g. Julius Landauer to Lewis C. Tufts. Mort. \$8,000. Mar. 20. 14,000  
 52d st, Nos. 427-431, n s, 350 w 9th av, 75x100.5, three five-story brick flats. Henry J. McGuckin, and William J. and John P. C. Walsh to Joseph Danzig. Ms. \$16,500. Mar. 16. 81,000  
 53d st, No. 311, n s, 138.4 e 2d av, 19.2x100.5, two-story brick dwell'g. William Haviland to Adolph Kerbs. Mar. 18. 7,000  
 55th st, No. 325, s s, 287.6 e 2d av, 12.6x100.5, three-story stone front dwell'g. William G. Oppenheim to Pauline A. Boettcher. Mort. \$5,000. Mar. 8. 8,000  
 57th st, No. 143, n s, 452 w 6th av, 25x100.5, four-story stone front dwell'g. Hugh O'Neill to Carrie wife of said Hugh O'Neill. B. & S. Nov. 25. gift  
 58th st, No. 13 W. Agreement as to division of

any profits arising from sale of this property, &c. Peter I. Nevins with Wm. H. Meeks. Mar. 17, 1881. nom  
 58th st, No. 134, s s, 333.4 w 6th av, 16.8x100.5, four-story stone front dwell'g. Haskell A. Searle to Susan M. Journeay. Mar. 9. 34,000  
 58th st, No. 135, n s, 333.4 w 6th av, 16.8x100.5, four-story stone front dwell'g. Mary J. wife of and John Coar to Henry N. Tift. Mort. \$16,000. Mar. 12. 29,000  
 58th st, n s, 333.4 w 6th av, 16.8x100.5. Release judgment. John Davidson to Henry N. Tift. Mar. 22. nom  
 61st st, s s, 275 e 2d av, 160x100.5, vacant. Newman Cowen to James Frettrech. Mort. \$20,000. Feb. 25. 47,335  
 61st st, No. 537, n s, 250 e 11th av, 25x100.5, five-story stone front flat. Edward S. Willing, att'y for A. B. Willing, to Edward S. Willing. B. & S. Feb. 11. nom  
 63d st, No. 41, n s, 108 w 4th av, 16x100.5, four-story stone front dwell'g. The New York Life Ins. Co. to Johanna Fatman. C. a. G. Mar. 10. 30,000  
 63d st, No. 403, n s, 20 w 9th av, 19x100.5, three-story stone front dwell'g. John T. Farley to Susie P. Smyth. Mort. \$16,500. Mar. 19. nom  
 63d st, No. 407, n s, 62 w 9th av, 19x100.5, three-story stone front dwell'g. John T. Farley to August Noel. M. \$10,000. Feb. 25. 21,000  
 65th st, No. 321, n s, 370 w 8th av, 30x100.5, five-story brick flat. James Philp to John Curry. Mort. \$25,000. Mar. 18. 55,000  
 66th st, s s, 150 e 9th av, 175x100.5, vacant. Edingham H. Nichols to Jacob Hays. Morts. \$24,000 and assmts. Feb. 19. 38,500  
 69th st, n s, 100 w 11th av, 25x100.5, vacant. Emma wife of William Roeber to George F. Johnson. Mar. 23. 3,500  
 70th st, No. 428, s s, 343 w 9th av, 18.6x100.5, four-story stone front dwell'g. Charles H. Lindsley to Louise S. wife of Maunsell B. Field. Mar. 23. 28,000  
 70th st, n w cor 9th av, 25x100.5. Release Mort. Simon Sternberger to John T. Farley. Mar. 22. nom  
 70th st, n w cor 9th av, 25x100.5, five-story brick flat and store. John T. Farley to Babette Reckendorfer. Mort. \$25,000. Mar. 23. 60,000  
 73d st, s s, 275 w Av A, 100x102.2, frame shanties and stables. William H. Philips et al., exrs. and trustees Sam'l Philips, and William H. Philips, individ., to Philip Braender. Mar. 11. 13,000  
 74th st, No. 317, n s, 225 e 2d av, 25x102.2, five-story brick tenem't. Jacob Granat to Charles G. and Catharine Jacobi. Mort. \$11,000. Mar. 25. 16,500  
 75th st, n s, 646 e Av A, 130 to East River, x north to s s 76th st, x west 136 x south 204.4, vacant. Steffen Dieckmann, Hoboken, N. J., to William L. Skidmore. Mar. 16. 70,000  
 75th st, No. 323, n s, 335 e 2d av, 20x102.2, five-story stone front tenem't. Lewis C. Tufts to Henry M. Bendheim. Mort. \$11,000. Mar. 20. 15,000  
 75th st, No. 12, s s, 150.8 w Madison av, 24.10x102.2, four-story stone front dwell'g. Harlow M. Hoyt, East Orange, to Charles P. Daly. C. a. G. Mar. 19. 65,000  
 75th st, Nos. 184-190, s s, 150 w 3d av, 75x102.2, four four-story stone front dwell'gs. Herman Wronkow to David S. Ritterband. Morts. \$39,000. Mar. 22. 75,000  
 Same property. David S. Ritterband to Serena wife of Herman Wronkow. Morts. \$39,000. Mar. 23. 75,000  
 76th st, No. 443, n s, 398 w 9th av, 17x102.2, three-story stone front dwell'g. Margaret A. Brennan wife of Michael to Alice H. Bach. Mort. \$15,000. Mar. 25. 23,000  
 77th st, s s, 143 e 1st av, 20x102.2. George T. Werner to Ezekiel Fixman. All liens. Mar. 1. nom  
 Same property. Ezekiel Fixman to Margarethe wife of George F. Werner. All liens. Mar. 1. nom  
 77th st, s s, 307 w 9th av, 87.6x102.2, vacant. Frederick C. C. Schack, El Dorado, Iowa, to John D. Crimmins. Mar. 8. 26,250  
 77. h st, s s, 275 w 8th av, 50x102.2, vacant. Margaretta H. Ward to Alexander R. For-dyce, Dayton, N. J., and Francis G. Himpler, Hoboken, N. J. Mar. 18. 32,000  
 80th st, No. 180, s s, 159 w 3d av, 19x102, four-story stone front tenem't. Jacob Spies to Max H. Raubitschek. Mort. \$8,000. March 18. nom  
 83d st, No. 156, s s, 236.8 w 3d av, 18.11x77, three-story stone front dwell'g. Hanna Wolfe to George Wolfe. March 11. val. consid  
 84th st, No. 311, n s, 150 e 2d av, 25x102.2, four-story stone front tenem't. Charles I. Schampain to John D. Mennie. Mort. \$5,000. Mar. 24. 16,750  
 85th st, No. 240, s s, 80 w 2d av, 20x83.2, four-story stone front tenem't. Edward Baumann to Henry H. Glass. Mort. \$6,500. March 18. 14,500  
 89th st, Nos. 103 and 105, n s, 80 e 4th av, 53.4x100.8, two five-story brick tenem'ts. Dennis Loonie to Isaac Westerfeld. Morts. \$26,000. Mar. 20. 59,000  
 89th st, Nos. 111-117, n s, 108.11 w Lexington av, 111.8x100.8, four five-story stone front tenem'ts. Dennis Loonie to Cornelia K. Mylius. Morts. \$48,000. See 45th and 46th sts. Mar. 20. 117,000  
 90th st, n e cor 9th av, 66.8x100.8, new buildings projected. Edward Oppenheimer and Isaac Metzger to Charles McDonald. Mort. \$15,000. Dec. 14, 1885. 26,730  
 91st st, No. 50, s s, 56.8 e Madison av, 18.4x100.8,

three-story brick dwell'g. Andrew J. Kerwin to Elise Boettcher. Mort. \$12,500. Mar. 25. 22,000  
 93d st, n s, 200 e 9th av, 25x47.7 to Apherps or Jauncey lane, x 25x48.9; also all title in 1/4 of lane, vacant. Cora C. wife of James M. B. Dwight, New Haven, Conn., to Henry A. Robbins. Mar. 23. 5,200  
 Same property. Release mort. Cora C. wife of James M. B. Dwight to same. Mar. 24. nom  
 95th st, s s, 100 e 10th av, 0.6x100.8. Release mort. The Equitable Life Assur. Soc., U. S., to William J. Merritt. nom  
 Same property. William J. Merritt to Philip Hauseman. C. a. G. Mar. 19. 500  
 97th st, s s, 275 w 8th av, runs south 100.11 x west 25 x south 100.11 to 96th st, x west 111 x north 80 x west 270 x north 123.4 to 97th st, x east 393.11, vacant. Susan A. Gibbs, widow, and Charlotte A. wife of John J. Astor, individ. and as trustees of Thos. S. Gibbs, dec'd., formerly Zela Gibbs, and said Zela Gibbs to Francis M. Jencks. C. a. G. Dec. 30, 1885. 125,000  
 98th st, s s, 100 e 10th av, 250x100.11, vacant. Henry Morgenthau to Pauline wife of Edward S. Simon. Mort. \$20,000. Mar. 24. 52,000  
 106th st, n s, 225 e 10th av, runs north 100.11 x west 25 x south 84.6 to Croton Aqueduct x south 24.6 to 106th st x east 9.11, vacant. Jennet wife of John W. Smith to James Carlew. Mort. \$3,000. Mar. 23. 6,000  
 109th st, No. 134, s s, 63 w Lexington av, 19x100.11, four-story brick tenem't. Alfred L. Simonson, Brooklyn, to J. Hull Browning, Tenafly, N. J. B. & S. Mort. \$8,000, and taxes, &c. Mar. 19. exch  
 111th st, No. 104, s s, 35 e 4th av, 17.6x100.11, three-story frame dwell'g. Johanna wife of and Leopold Loewus to Sophia Feiber. Mar. 23. 5,000  
 112th st, n s, 125 e 2d av, -x100.11x50x100.11, vacant. Cornelius and Edward Wines and ano., exrs. H. Wines, to John Walker. Mar. 24. 8,000  
 115th st, n s, 35.6 e Riverside av or drive, 25x100.11, vacant. Thomas H. O'Connor and ano., exrs. Andrew Carrigan, to Charles Blauvelt. Mar. 23. 7,000  
 Same property. Release dower. Catherine Carrigan, widow, to Charles Blauvelt. Mar. 23. nom  
 118th st, Nos. 121 and 123, n s, 200 e 4th av, 40x100.11, two four-story stone front tenem'ts. Peter J. McCoy to John Fritz. Mar. 15. 26,000  
 119th st, s s, 188 w Av A or Pleasant av, 75 x100.11, frame church. }  
 119th st, No. 444, s s, 168 w Av A or Pleasant av, 20x100.11, two-story brick dwell'g. }  
 Joseph Byron to The Church of the Holy Rosary. Mar. 11. nom  
 120th st. Affidavit of Florencio M. Escalante as to date of his mother's death and as to the unmarried condition of his father at time of conveying certain property. }  
 120th st, s s, 100 e 9th av, 25x100.11, vacant. }  
 Hannah wife of George B. Hebard to Edward Stroud. Mar. 20. nom  
 Same property. Edward Stroud to A. Alonzo Teets. Mar. 23. 4,000  
 121st st, No. 52, s s, 300 w 4th av, 17x100.11, three-story stone front dwell'g. Ferdinand J. Niemann to Samuel Parnson. Mort. \$10,000. Mar. 20. 14,750  
 121st st, Nos. 74 and 76, s s, 60 w 4th av, 40x100.11, two four-story stone front flats. Catharine W. St. John to Michael Elias. Morts. \$24,500. Mar. 11. 30,550  
 122d st, No. 308, s s, 118.4 e 2d av, 18.4x100.11, four-story brick tenem't. Jessie wife of Thomas Crawford to Anne Wilkinson. Mort. \$7,000. Mar. 20. 12,000  
 125th st, No. 42, W., 20.10x100.11, three-story stone front dwell'g. Contract Mary T. Van Voorhis to James S. Ramsey. Mar. 6. 19,750  
 125th st, No. 230, s s, 355 e 3d av, 25x100.11, vacant. Caroline P. Chesterman to Bartholomew Walther. Mar. 24. 9,600  
 126th st, No. 149, n s, 266.10 e 7th av, 16.4x99.11, four-story stone front dwell'g. Adelaide wife of and Thomas Wilson to William H. Abel. Mort. \$10,000. Mar. 20. 21,000  
 Same property. Release mort. Abraham J. Post to Adelaide wife Thomas Wilson. Mar. 15. nom  
 129th st, No. 222, s s, 234 w 7th av, 17x99.11, three-story stone front dwell'g. Mattie A. Cockburn to Clara wife William R. Rose. Mort. \$9,500. Mar. 20. 16,250  
 Same property. Release mort. Robinson Gill to Mattie A. Cockburn. Mar. 20. nom  
 129th st, No. 237, n s, 387.6 e 8th av, 18.9x99.11, three-story stone front dwell'g. Johanna wife Siegel Bernhard to Rachel and Sadie Bernhard. Mort. \$11,500. Mar. 18. 15,218  
 130th st. Thomas Nunn certifies that he is indebted to his son, William E. Nunn, in sum of \$2,500 for improvements on property and making same liable for the debt. Mar. 13.  
 131st st, No. 225, n s, 468 e 8th av, 16x99.11, three-story stone front dwell'g. William McReynolds to Henrietta wife of Christopher Pfuger. Mort. \$7,000. Mar. 23. 18,500  
 131st st, No. 120, s s, 243.9 w 6th av, 18.9x99.11, three-story stone front dwell'g. Release mort. John Ross to Samuel O. Wright. Mar. 12. nom  
 Same property. Samuel O. Wright to Theodore F. Northrop, Newark, N. J. Mar. 15. 16,500  
 131st st, No. 231, n s, 420 e 8th av, 16x99.11, three-story stone front dwell'g. William McReynolds to Matilda wife of Samuel Cleland. Mort. \$7,000. Mar. 22. 13,000

182d st, No. 244, s s, 321 e 8th av, 18x99.11, three-story stone front dwell'g. John R. Smith to Caroline F. wife of Raphael M. Mat-  
 14,250  
 182d st, No. 241, n s, 352 w 7th av, 16x99.11, three-story brick dwell'g. Isaac E. Wright to H. Louisa Robinson. Mort. \$9,000. Mar. 23. 13,000  
 135th st, No. 310, s s, 150 w 8th av, 25x99.11, four-story stone front tenem't. Philip Boyer to Bernard McGrann and Annie E. his wife. Mort. \$10,000. Mar. 20. 14,300  
 149th st, n s, 250 w 10th av, runs north 99.11 x west 41.8 to New av, x southwest 108.6 to 140th st, x east 84, vacant. Thomas J. Stevens, Tenafly, N. J., and Louis W. P. Stevens to Thomas Loughran. Mar. 22. 6,500  
 141st st, s s, 200 w 7th av, 100x99.11, vacant. }  
 140th st, n s, 200 w 7th av, 100x99.11, vacant. }  
 Robert C. Ferguson to Francis M. Wilmurt. Re-recorded. Mort. \$13,000. January 6, 1885. 24,000  
 154th st, s s, 100 w 8th av, 75x99.11, vacant. William Man, referee, to William Grupe. Mar. 18. 3,000  
 175th st, s s, 371.6 e Kingsbridge road, 25x65. Charles H. Lock to Moritz Bauer. March 18. See 8th av. 2,000  
 Av A, Nos. 1404-1410, s e cor 75th st, 102.2x98, four five-story brick stores and tenem'ts. Dorman T. Warren, Montclair, N. J., to Ella wife of Henry Hirsch and Bella wife of Julius Hirsch. Mort. \$40,000. Mar. 18. 75,000  
 Av A or Eastern Boulevard, s e cor 85th st, 25.2 x78, five-story store and tenem't. Frederick Schuck to Peter H. Siebern. Mar. 18. 26,500  
 Av A, s e cor 89th st, 60x60, hs & ls. Release judgment. John Graham, Sea Cliff, L. I., to John Mulford and Joseph E. McCormack. Mar. 18. nom  
 Av A or Eastern Boulevard, n e cor 62d st, 100.5x— to East River, x — x —, buildings belong to tenant.  
 Madison st, s s, 115 w Montgomery st, 69x100. East Broadway, s s, 95.4 w Clinton st, 25x 87.6  
 Catharine A. and Cornelia B. and Elizabeth V. R. De Peyster and Mary B. Bailey, daughters, &c., Mary De Peyster, to Jane V. C. Cooper. 4-5 part. Mar. 1. 40,160  
 Av C, No. 194, e s, 27.6 s 12th st, 25x63, four-story brick store and tenem't. Andreas Kiesel to Michael Muller. Mort., &c. Mar. 25. 11,900  
 Lexington av, No. 493, e s, 20.5 s 47th st, 20x85, four-story stone front dwell'g. Christian Blinn, Jr., to Jennie S. Macdonald. Mort. \$15,000. Mar. 25. See 4th av. 25,000  
 Lexington av, e s, 75.8 n 89th st, 25x100, vacant. Mary C. King, North Hempstead, L. I., to Julia Rhineland. Mar. 9. 12,000  
 Lexington av, e s, 50.8 n 89th st, 25x100, vacant. John R. Stevens to Julia Rhineland. Q. C. and C. a. G. Feb. 25. 11,500  
 Lexington, av, No. 1914, w s, 50.11 s 118th st, 16.8x55, three-story brick dwell'g. Henry O'Neill to Henry G. Gabay. Mort. \$6,000. Mar. 22. 10,000  
 Lexington av, No. 741, s e cor 59th st, 20.5x62, three-story stone front dwell'g. Mary E. wife Charles W. Frederickson to Carrie wife of Simeon Nauhaim. Mar. 24. 20,000  
 Lexington av, No. 1365, n e cor 91st st, 17.4x70, three-story stone front dwell'g. Susan Sullivan wife John to Daniel J. Sullivan. Sub. to mort. Dec. 5. 20,000  
 Lexington av, e s, 67.7 s 108th st, 16.8x65.  
 Lexington av, e s, 84.3 s 108th st, 16.8x65.  
 Lexington av, e s, 17.6 n 107th st, 16.8x65.  
 Lexington av, e s, 34.3 n 107th st, 16.8x65.  
 Four four-story stone front flats.  
 Sarah E. Troup to William M. Leszynsky. B. Feb. 26. 51,500  
 Madison av, s e cor 45th st, 125.5x100.  
 45th st, s s, 100 e Madison av, 25x100.5. Corrugated iron church.  
 Contract. The Madison Avenue Congregational Church to The Gospel Tabernacle Church. Mar. 20. 126,000  
 New av, s e cor 140th st, 108.6x102.10x99.11x 59.6.  
 New av, n e cor 139th st, 108.6x52.10x99.11x 94.5.  
 New av, s e cor 139th st, 108.6x112.1x99.11x 69.9.  
 All vacant.  
 Citizens' Nat. Bank, Yonkers, to Anna M. Harrison. C. a. G. Mar. 19. 20,000  
 New av, east of 8th av, e s, 25.5 n 153d st, 76.7x 107.3x75x92.1, vacant. William Man, ref., to Henry Moll. Mar. 18. 2,775  
 New av, east of 8th av, w s, 280.8 s 155th st, 102 x117.5x100x97.3, vacant. Same to William Grupe. Mar. 18. 4,000  
 Riverside av, s e cor 95th st, 25.6x89.9x25.2x 89.9, vacant. Partition. John Whalen to Bartholomew Moynahan. July 14. 7,000  
 Riverside av, e s, 107.6 n 116th st, 117.6x105.5x 119.9x83.9, vacant. Isidore Cohnfeld to Fleming Smith. Mort. \$20,000. Dec. 7. 40,000  
 Interior lot, adj above on rear and being 1/2 of old Bloomingdale road, being on line which at e s of Riverside av is 107.6 n of 116th st, and at point 83.9 e of said east side of Riverside av, runs east 28.6 x north 119.9 x west 30 x south —. Isidor Cohnfeld to Fleming Smith. C. a. G. Dec. 7, 1885. nom  
 South 5th av, Nos. 168 and 170, w s, 100 n Broome st, 50x69, five-story iron front store. Jarvis Slade to Samuel D. Babcock. 1/2 part. Mort. \$40,000. Mar. 19. nom  
 1st av, No. 342, n e cor 20th st, 24x58, four-story brick store and tenem't. William Pur-

cell to John A. McLaughlin, Jersey City. Mort. \$5,000. Mar. 19. 17,000  
 1st av, No. 1158, e s, 75.5 n 63d st, 25x81, five-story brick store and tenem't. Moritz Weisskopf to Israel L. Prager. Mar. 10. 20,000  
 1st av, s w cor 91st st, 50.8x100, vacant. }  
 91st st, s s, 100 w 1st av, 150x100.8, vacant. }  
 Mary R. Callender to Benedict A. Klein. Mar. 15. 40,000  
 Same property. Benedict A. Klein to Samuel Weil. Mort. \$32,500. Mar. 19. 40,400  
 1st av, No. 980, e s, 25.5 s 54th st, 25x94, five-story brick store and tenem't. Charles Goldstein to Max Marks. Mort. \$15,000. Mar. 24. 24,000  
 2d av, w s, 50.6 n 96th st, 50x100, two-story frame store and dwell'g. Peter F. Meyer to Timothy Donovan. 1/2 part. Sub. to agreement for sale. Feb. 23. 2,204  
 2d av, No. 845, w s, 25.5 n 45th st, 25x100, three-story brick store and tenem't and three-story frame (brick front) tenem't on rear. Maria C. wife of Daniel Orth to Jacob Mayer. Mort. \$8,000. Mar. 20. 16,250  
 2d av, No. 2061, s w cor 106th st, 25.6x73, four-story stone front store and tenem't. John Boland to John Gillroy. Mort. \$14,000. Mar. 15. 24,900  
 2d av, No. 2123, w s, 20.10 n 109th st, 20x80, four-story brick store and tenem't. Katti Raubitschek to Simson Wolf. Mort. \$8,500. Mar. 19. nom  
 3d av, Nos. 1313 and 1315, e s, 27.2 n 75th st, 37.6x100.5, two one-story brick stores. George Brandon to Gustave Lange. Mar. 1. 25,000  
 3d av, e s, 64.8 n 75th st, 18.9x100.5, portion of one-story brick store and coal shed. John C. and James Wilson, exrs. M. A. Wilson, to Gustav Lange. Jan. 11. 14,000  
 Same property. Jane Wilson, widow, to same. B. & S. Jan. 11. nom  
 3d av, No. 2332, w s, 75 n 126th st, 24.10x90, three-story brick store and dwell'g. Samuel V. Purdy, Brooklyn, to Charles F. Rine and Caroline R. his wife. Mar. 17. 24,500  
 2d av, e s, 74.1 s 25th st, 24.8x98.9. }  
 2d av, w s, 122 s 21st st, 20x79. }  
 116th st, n s, 220 w Av A, 24x100.10. }  
 Ferdinand Hopp to John and George C. Hopp and Marion wife of Frank Wallrabe. Subject to grantor's use during his life and annuity to his wife, if she survives him. Mar. 16. gift  
 3d av, No. 479, e s, 86.5 s 33d st, 18.6x85, four-story brick store and tenem't. Frederick Henseler to Joseph Fox. Mar. 25. 19,400  
 3d av, n e cor 64th st, 50.5x105. }  
 Chrystie st, w s, 100 s Broome st, 25x100. }  
 2d av, e s, 50.5 s 64th st, 25x100. }  
 Jane V. C. Cooper, Catharine A. and Elizabeth V. R. De Peyster, and Mary B. Bailey, daughters, &c., of Mary De Peyster, to Cornelia B. De Peyster. 4-5 part. Mar. 1. 40,160  
 4th av, w s, 25 s 91st st, 25.2x82.3, vacant. William Laimbeer to Emil Roessert. Mar. 23. 9,250  
 4th av, s w cor 118th st, runs south 50.5 x west 90 x south 50 x west 50 x north to 118th st, x east to beginning, vacant. Jennie S. wife of John J. Macdonald to Christian Blinn, Jr. Mort. \$10,000. Mar. 24. See Lexington av. 20,000  
 4th av, Nos. 2340 and 2342, s w cor 127th st, 20x75, two four-story brick stores and tenem't. James King, Jr., et al., exrs. J. King, to Herman H. Moyer. Mort. \$12,000. Mar. 25. 28,000  
 4th av, s e cor 81st st, 25x100, vacant. Patrick Skelly to William B. Pope. Mort. \$7,000. Mar. 22. 17,200  
 4th av, No. 1618-1622, n w cor 90th st, 100.8x85.7, three three-story brick dwell'gs. Robert and Herman Dessoir and Matilda Weisker, heirs J. Dessoir to Antonia Eckel. Mar. 20. nom  
 5th av. Party wall agreement. Julia H. Chadwick with Virginia B. Mactier. Feb. 23. nom  
 5th av, No. 363, e s, 80.9 s 35th st, runs east 125 x south 18 x west 25 x north 0.6 x west 10 to 5th av, x north 17.6, five-story stone front dwell'g. Virginia B. wife of Alexander Mactier to Josephine L. Sherman. January 14. 70,000  
 5th av, w s, 110 s 132d st, 20x75, four-story stone front dwell'g. James Fretretch to Susanna V. Cahill, widow. Mort. \$18,000. Mar. 24. 25,000  
 Same property. Release mort. The New York Lumber and Wood Working Co. to James Fretretch. Mar. 24. 952  
 8th av, w s, 99.11 s 133d st, 25x100, vacant. Elizabeth Smyth to Daniel S. McElroy. Mort. \$4,000. Mar. 20. 7,725  
 8th av, s w cor 137th st, 99.11x100, vacant. }  
 137th st, s s, 100 w 8th av, 250 to New av, x 99.11, vacant. }  
 Mary G. Pinkney to Homer A. Hoyt. Mar. 23. 55,000  
 8th av, s w cor 137th st, 99.11x100, vacant. }  
 New av, s e cor 137th st, 99.11x100, vacant. }  
 137th st, s s, 100 w 8th av, 150x99.11, vacant. }  
 Homer A. Hoyt to Amos Cotting. Mort. \$40,000. Mar. 23. nom  
 8th av, w s, extends from 119th st to 120th st, 201.10x100, vacant. Moritz Bauer to Charles H. Lock. M. \$45,000. See 175th st. Mar. 20. 65,000  
 8th av, s e cor 142d st, 24.11x100, vacant. }  
 142d st, n s, 425 e 8th av, 25x99.11, vacant. }  
 John W. Tayntor to Sophia E. wife of John H. Whitenack. Mort. \$3,600, taxes, &c. Sept. 13, 1880. 3,000  
 9th av, n w cor 124th st, 50.5x100, vacant. William D. Whiting to Esther A. Wheaton. Mort. \$4,400. Mar. 25. 12,500

9th av, Nos. 21-25, w s, 19.8 s 13th st, runs west 66.11 x south 19.2 x east 0.1 x south 38.8 x east 66.10 to 9th av, x north 57.10, three three-story brick stores and tenem'ts. Lewis Johnston to Patrick Skelly. Mort. \$14,000. Mar. 20. 32,000  
 9th av, s e cor 90th st, 100.8x100, vacant. Marx and Moses Ottinger to Michael Giblin. Mort. \$26,900. Mar. 10. 40,000  
 9th av, No. 732, e s, 91.4 n 49th st, runs east 100 x north 20.6 x northwest 23.7 x south 3.6 x west to 9th av, x 30.6, brick church and two-story brick dwell'g on rear. Margaret wife of John O'Connell to Martin Senger. Mar. 22. 10,000  
 9th av, 146th and 147th sts. Release dower. Phoebe Unger to Nathaniel Jarvis, Jr. Mar. 23. nom  
 10th av, No. 1220, e s, 158 n 73d st, 20.4 x 100, four-story stone front tenem't. Joseph D. Nutt and George P. McCann to The Murray Hill Bank, City New York. Q. C. Feb. 19. nom  
 Same property. Murray Hill Bank to William V. R. Smith. Mort. \$16,000. Mar. 22. 20,000  
 10th av, s w cor 60th st, 25.1x100, vacant Peter Wagner to Margaret A. wife of Michael Brennan. Mort. \$10,000. Mar. 19. 16,600  
 10th av, s e cor 95th st, 100.8x100, new buildings projected. The Metropolitan Building Co., limited, to Francis M. Jencks. Feb. 6. 18,000  
 Same property. Francis M. Jencks to Philip. Hauseman. C. a. G. Mar. 22. 31,000  
 10th av, n e cor 124th st, 100.11x100, shanties. }  
 124th st, n s, 100 e 10th av, 25x100.11, frame stable. }  
 Charlotte M. Manigault, widow, Brighton, England, to Frank A. Gale. Mar. 15. val. consid  
 11th av, e s, extends from 100th st to 101st st, 201.10x100, vacant. Alfred W. Hearn to Samuel McMillan and Thomas C. Higgins. Assmts., &c. Feb. 3. 35,000  
 11th av, Nos. 425 and 427, w s, 49.5 n 35th st, 98.8x100, one-story brick office and brick stables, part vacant.  
 36th st, s s, 106 w 11th av, 25x98.9, vacant. Richard S. Grant to James G. Batterson. Mar. 16. 35,000  
 Harlem river, w s, 158.4 n 195th st, runs west to e s 10th av at point 66.10 s 196th st, x south 35.10 to point 102.10 south 195th st, x east to point 79.6 south from point where 195th st meets the Harlem river, x east to Harlem river, x north to beginning, also,  
 10th av, w s, 74.8 s 196th st, runs west to point 454 w of 10th av and 90.10 n 195th st, x south 327.7 x east to w s 10th av, x north 334.2, with land under water, &c.  
 Fort George av, centre line, at n e line of land of C. F. Haywood, R. Hatch and A. S. Hatch, &c., runs northwest 299.1 x southwest 327.9 x northwest 163.6 to av, x north-west 50 to centre of av, x 875.2. Elias M. Block, San Francisco, Cal., to Eliza H. McCullough and Trenor L. Park, Bennington, Vt., and Laura H. Jennings. 1/2 part. Mar. 11. 15,000  
 Same property. William Morris, San Francisco, to same. Q. C. Mar. 11. nom  
 Interior lot on centre line bet 122d st and 123d st, at intersection centre line of old Harlem Church lane now closed, runs west 7 x south 5.7 x northeast 8.11. Mary Irving, trustee, and Eliza wife of George W. Jonas to Charles A. Acton. Mar. 22. 20  
**MISCELLANEOUS.**  
 All title in estate of Anthony Rabel, dec'd. Joseph H. Hugg to Charles F. Rabel. Mar. 19. 600  
 Appointment of Angeline Morris as guard. of the children of Paul and Mary Picault. Mar. 13.  
 Appointment of Marie Picault guard. of infant child of same, and Paul Picault seperated from marriage tie. Mar. 17.  
 Declaration as to assignment of mortgage, waiver of lien, &c. Adolph Manheimer to William H. Farrington. April 28, 1884.  
 Release of lots from costs in partition, &c. Alex. B. Johnson, David M. Kellogg, S. L. M. Ward and J. H. Post to Henry C. Murphy, Jr. Mar. 24. total, 350  
**23d and 24th WARDS.**  
 Hall pl, w s, lot 46 block 507 Lyman Tiffany property, part Fox estate. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. March 16. 96  
 Hoffman st, e s, 258 s Pelham av, 50x118x50x 117.9. John J. Brady to Susanna J. Cowan. March 17. 750  
 Hoffman st, lots 486 and 487, and Cambreleng av, w s, lots 167 and 168, as described in mort. Release mort. United States Trust Co., New York, trustee W. L. Chamberlain, dec'd, to John J. Brady. March 9. 500  
 Lyman pl, e s, 227 s Freeman st, runs east 100.1 x northeast 25 x northwest 9.2 x north 24.11 x west 109.4 to Lyman pl, x south 49.11. Lyman Tiffany to Frank Brady. Mar. 11. 800  
 Suburban st, w s, 94 n Hull st, runs west 76.6 x southwest 39.7 x north 59.9 x east 115 to st, x south 50, h & l. The Twenty-fourth Ward Real Estate Assoc., New York, to Martha T. wife of George D. Smith. Mar. 2. 6,350  
 Teasdale pl, n s, 650 w Delmonico pl, runs north 100 x west to 3d av, x southwest to Teasdale pl, x east to beginning, excepting portion taken for opening Boston av. William J. Barnes to Edward H. Graham and Joseph Murphy. Mort. \$7,500. Mar. 22. nom  
 Teasdale pl, n s, 650 w Delmonico pl, runs north 100 x east 50 x north 100 to 2d pl, x west 85 to Boston road or av, x southwest 201 to Teasdale pl, x east 100, except part taken for Bos-



ton av. Eflingham H. Nichols to William J. Barnes. Feb. 1. 17,000  
 Terrace pl, e cor Milton st, 56.6x126.3x50x153.7.  
 Milton st, n e s, 152.7 s e Terrace pl, 52.7x100, errors.  
 Maria A. Heyer to Carl Muller. Jan. 30, 1886, nom  
 135th st, n s, 231.6 w Willis av, 50x100.  
 136th st, s s, 231.6 w Willis av, 50x100.  
 Joseph O. Farrington to The Suburban Rapid Transit Co. Mar. 18. nom  
 137th st, s s, 125 e Willis av, 50x100. John Entwistle to Martha A. Walter. Nov. 2, 1885, 5,000  
 137th st, s s, 231.6 w Willis av, 25x100. Order of court confirming award of Commissioners in matter of Suburban Rapid Transit Co., allowing for above property. 2,750  
 141st st, n s, 131.6 e Alexander av, 25x100, h & l. Ann wife of Charles Blake to Charles Curtis. Mar. 13. 8,000  
 144th st, n s, 165 w Brook av, 50x100. Charles O'Connor to Ann E. O'Connor. Mort. \$1,500. Mar. 15. nom  
 150th st, n s, 29.4 e Walton av, 16.10x95x17x94.9, h & l. Anna R. wife of Henry L. Morris to Mary Mott. Mar. 18. 3,900  
 150th st, n s, 221.2 w 3d av, 25x118.5. Foreclos. Edward F. Brown to J. Henry Lane and Henry W. Richardson. Feb. 27. 3,500  
 156th st, n s, 274.11 n w Elton av, 25x100, h & l. Rosa Rice to Maria L. wife of Louis F. W. Seifert. Mar. 16. 3,000  
 Bathgate av, w s, 110 s 172d st, 50x120. Newbury D. Lawton. New Rochelle, to John A. Knox. Jan. 2. 6,173  
 Cambreleng av, n w cor Bayard st, 100x87.6. Robert W. Bowyer to Henry C. Schaefer. Mar. 18. 600  
 Jefferson av, e s, 150 s Columbia av, 25x100. Charles F. Green to Kate A. wife of Thomas J. Walsh. Mar. 10. 350  
 Jefferson av, e s, 175 s Columbia av, 25x100. Same to Margaret Brown. Mar. 10. 350  
 Railroad av, e s, 791.4 s 144th st, 50x224 to Mott Haven Canal. x50x224. William Man, ref., to William H. Hand, Nyack, N. Y. Mort. \$2,340. Mar. 18. 5,000  
 Tinton av, w s, 158.6 n Cedar st, 16.8x110, h & l. Release mort. R. Clarence Dorsett to John W. Decker. Mar. 15. 315  
 Same property. John W. Decker to August C. Heckel and Anna E. his wife. Mort. \$1,000. Mar. 25. 2,450  
 Tinton av, w s, 76.6 n Clifton st, 23x120, h & l. Anna M. wife Louis P. Werner to Henry E. Pfeifer. Mort. \$2,700. Mar. 20. 3,650  
 Union av, w s, 101.6 n Strong av, 18.9x137.9. John W. Decker to Phillip Blass. Mar. 25. 3,700  
 Washington av, No. 1187, n w s, bet 167th and 168th st, 30x150x30x—. James L. Parshall to Margaret E. wife of Charles H. Cone. Mort. \$2,000. Mar. 15. 7,000  
 Washington av, s e s, 64 n e Fitch st, 44x52.6. Charles Grub to Robert Black. Mort. \$600. Mar. 19. 2,000  
 Westchester av, n w s, part of lot 103 map of Morrisania, 50.9x133 to Clinton st, x 50 x abt 155. Albert B. Whitney to Cornelia J. Whitney. Mar. 17. nom  
 Albany Post road, n w s, lot 64 map of Mary C. P. Macomb property, Yonkers, abt 100 x 359x100x368.  
 Albany Post road, n w s, lot 65 same map, contains 3 rods and 8 poles. Frances E. Varian to Mary M. Reynolds. June 18, 1853. 5,000  
 Same property. George D. and James Varian to William A. Varian. May 9, 1868. 7,300  
 Same property. Mary M. wife of Benjamin Reynolds to George D. and James Varian. Mort. \$2,300. May 3, 1862. 4,325  
 Same property. Joseph H. Godwin to Frances E. wife of William A. Varian. B. & S. Aug. 25, 1849. 100  
 Same property. William A. Varian to Joseph H. Godwin. Aug. 20, 1849. 250  
 Same property. John B. Haskin to William A. Varian. Feb. 1, 1849. 535  
 Lot 65 of above property. Stephen Cambreleng, master in chancery, to John B. Haskin. Nov. 3, 1847. 97  
 Old Westchester R.R. st and branch of Harlem R. R. to Port Morris, Passage av, road or lane from Passage av to St. Anns av and St. Anns av—the block, excepting various parcels, contains about 5 acres; also roadways, rights of way, &c. William Man, ref., to Julius H. Caryl and Hugh Stevenson. Mar. 18. 135,200  
 Road from Westchester pike to Leggett's Point, w s, plot 26 2-10 acres. Mahlon C. Martin to Christopher Meyer. Mar. 15. 157,000

LEASEHOLD CONVEYANCES.

Dutch st, n w s, 105.3 s w Fulton st, 57.9x100.2x 52.3 x 101.8. The Reformed Prot. Dutch Church, New York, to Samuel and John Wilde. 21 years, from May 1, 1886, per year, taxes and 1,800  
 Front st, No. 89. Assign. lease. Emily Wheeler, extrx. Ezra Wheeler, to John V. Wheeler. 10,500  
 Hester st, No. 61, store, &c. Cancellation of restrictions in leases, error. The Congregation Mishkan Israel L. Anshe Ratzki with Simon Levy. 100  
 Houston st, s s, 25 w Essex st, 25x100. Assign. lease. Christian Schulz to John Rasp. nom  
 9th st, n s, 200.4 w Broadway, 26x92.3. Trustees Sailors' Snug Harbor, New York, to Edward H. and William H. Bibby, exrs. G. S. Bibby. 21 years, from May 1, 1876, per year, taxes and 325

Same property. Assign. lease. William H. Bibby, extr. G. S. Bibby, to Blanche Haul. 6,850  
 20th st, No. 353, about to be erected. John Foster to Rokohl Bros. 15 years, from May 1, 1886, per year. 1,200  
 24th st, s s, 325 e 11th av, 75x98.8. Assign. lease. James W. Ranney to Emma G. Clark, Creskill, N. J. 3,000  
 46th st, n s, 200 e 5th av, 20x100.5. Assign. lease. James W. Ranney to Helene E. Ranney. 5,000  
 59th st, No. 215 E., store, &c. Assign. lease. John Walsh to Dennis O'Brien. 400  
 78th st, s s, 100 w 3d av, 20x102.2. Assign. lease. Thomas C. Gilligan, individ. and admr. of Hannah M. Gilligan, to William Berrian. 1,000  
 Lexington av, n w cor 43d st, 200.10 to 44th st, x 275 to Depew pl. Robert and Ogden Goellet to The New York Central & Hudson River R. R. 21 years, from Mar. 1, 1886, per year, taxes, &c., and 12,000  
 1st av, s w cor 22d st, 24.9x100. Assign. lease. Henry Heath, Brooklyn, to William Purcell. nom  
 1st av, No. 1065, store, &c. Assign. lease. Herman Meinken to Ernst A. Meinken. nom  
 3d av, e s, 45 n 17th st, 19x80. Assign. lease. Thomas C. Ennever, assignee R. Ennever, to Nathaniel L. McCready, 25  
 Same property. Assign. lease. Nathaniel L. McCready to Josiah H. and George M. Still. 2,000  
 3d av, n w cor 143d st, store, &c. Assign. lease Robert H. McCutcheon to Francis Rogers. 4,700  
 11th av, No. 666, n e cor 48th st, part store and cellar. Assign. lease. Herman Koehler and Samuel Goldberger to James McEntegart and Christopher J. Sullivan. nom  
 Assignment of tax lease recorded in Westchester Co. Henry Naylor to Robert A. Joyce. 60

KINGS COUNTY.

MARCH 19, 20, 22, 23, 24, 25.

Barbey st, w s, 339.11 s Fulton av, 25x95, New Lots. Martin V. B. Streeter to Frederick Diehl. \$3,000  
 Beaver st, n s, 624.5 e Flushing av, runs east 60.7 x north 75.1 x west 17.3 x north -- x west 20 x north 5 x west 20 x south 83. The Williamsburgh Savings Bank to John W. Weber. 3,000  
 Bergen st, n w s, 345 n e Grand av, 15x110. Foreclos. John H. Dorrity to Edgar J. Phillips. 3,260  
 Bergen st, n s, 360 e Grand av, 15x110. Foreclos. Same to Frank M. Avery. 3,260  
 Bergen st. Party wall agreement. Mary A. Lucas with Francis Jezek. nom  
 Braxton st, s s, 211.6 e 7th av, 68.4x100, five hs & ls. Gustave A. Frietsche to George W. Brownson. Mort. \$5,000. exch  
 Bond st, w s, 75 s Warren st, 25x75, h & l. James D. Dalton, New York, to Sarah wife of John H. Summerhayes. 2,500  
 Berkeley pl, n s, 160 w 7th av, 16.8x100, h & l. John Monas to Kate C. wife of Walter F. Duckworth. Mort. \$6,000. 9,500  
 Broadway, n e s, 100 n w Adams st, 25x100. John Jung, or Young, to Theresia Huber. 9,100  
 Broadway, n s, 80 e Schaeffer st, 20x100, also, Property in Newtown, L. I.  
 Lucas Marquardt, devisee Jacob Marquardt, dec'd, to Heinericke Marquardt. All title in above and in personal property of said deceased. 3,000  
 Broadway, No. 211, n s, 160 w 7th st, 20x100. George M. Fordham, Portchester, to Fannie E. Banks, New Rochelle. 1/3 part. Sub. to mort. \$5,000. nom  
 Same property. Fannie E. Banks to Annie F. wife of George M. Fordham. 1/3 part. nom  
 Broadway, s w s, 99.6 s e Bartlett st, 20.6x70.11 to alley, x20x75.7. Ernest Augustin to Henry Spengler. Mort. \$4,000. 10,300  
 Clarkson st, s s, 725 e Main st, 40x200, Flatbush. Carleton Mendenhall to Charles W. Tompkins. Mort. \$3,000. 7,500  
 Congress st, s w s, 190 s e Columbia st, 25x91.9x 25x91.8. Peter Connolly to Peter Mallon. 6,000  
 Clay st, n s, 275 e Manhattan av, 25x100, h & l. Bernard Rooney to Rose, wife of Patrick Duffy. 1/2 part. 600  
 Court st, No. 549, e s, 25 n Centre st, 22.2x100, h & l. Patrick Slattery to Martin Fassnacht and Anna his wife. Mort. \$1,800. 3,500  
 Clinton st, e s, 80 n 3d pl, 20x112, h & l. Mary E. wife of Levi Fowler to William H. Wray. Mort. \$7,500. 11,100  
 Carroll st, n s, 271.8 w Hoyt st, 20x97.11, h & l. William F. Bedell, Amy E. Pine, Hattie L. Bedell, Claudine B. Hegeman and Anne S. Bedell, widow, to Lizzie H. Greason. Mort. \$5,000. 6,800  
 Same property. Release mort. William F. Bedell, trustee for Anne S. Bedell, to same. nom  
 Dean st, n s, 125 e Rockaway av, 40.3x107.2. Catherine Molloy to David Curtin. 850  
 Same property. Release mort. Mary J. Wadsworth to Catherine Molloy. nom  
 Dean st, n s, 375 e Rockaway av, 50x107.2. Andrew W. Morehouse to Winant V. P. Bradley. C. a. G. Mort. \$1,100. 1,100  
 Dean st, n s, 290.2 e Carlton av, runs southeast 6.8 x northeast 4.9 to Dean st, x west 8.2. William McTammany, Mary A. Lee and Rosey Flanagan to John Gregg. 300  
 Devost st, n s, 225 w Graham av, 25x100. Devost st, n s, 225 w Graham av, 25x100. Burrows to Lucy A. Jones, 325

Decatur st, n s, 155 w Throop av, 20x100. Release covenant. Samuel Booth to John J. Curran. nom  
 Decatur st, n s, 106.8 e Lewis av, 16.8x100, h & l. Alice E. Butler, New York, to Frank M. Tichenor. Mort. \$5,735 and taxes 1885. nom  
 Decatur st, s s, 550 w Lewis av, 60x100. Caleb S. Woodhull to John Heyzer. 3,800  
 Decatur st, s s, 200 e Sumner av, 50x100. Caleb S. Woodhull to J. Hunt Betts. C. a. G. 1,500  
 Same property. J. Hunt Betts to John Heyzer. C. a. G. 3,200  
 Decatur st, s s, 140 e Sumner av, 110x100. John Heyzer to Benjamin Wright. 7,000  
 Decatur st, s s, 610 w Lewis av, 40x100. Edward J. O'Flynn to Benjamin Wright. 3,000  
 Diamond st, e s, 150 s Nassau av, 25x200 to Jewell st. Correction deed. William Sheehan to Andrew J. Hulse. Q. C. nom  
 Debevoise st, s s, 280 e Morrell st, runs south 12 x southeast 42 to Flushing av, x northeast 59.8 x northwest 34.7 to Debevoise st, x west 51; also strip in front of premises, being part of old Flushing av or Brooklyn and Newtown pike. Leopold Michel to Edmund Felgenhauer. 2,650  
 Debevoise st, s s, 280 e Morrell st, runs southwest 12 x south 22.6 x southeast 34.4 to Flushing av, x northeast 62.6 x northwest 58.6 to Debevoise st, x west 51. Leopold Michel to Edmund Felgenhauer. Q. C. Mort. \$2,000. nom  
 Elm st, s s, 250 e Evergreen av, 50x97.6. Thomas H., William P., Edward J. and James C. Stapleton and Elizabeth J. Flanagan, heirs J. Stapleton, to Annie Stapleton. nom  
 Elm st, s s, 25 e Evergreen av, 75x97.6. Conrad Hartmann to Charles C. Grau. 1/2 part. Mort. \$8,100. nom  
 Elm st, s s, 100 e Evergreen av, 25x97.6. Charles C. Grau to Conrad Hartmann. 1/2 part. Mort. \$2,700. nom  
 Elm st, n s, 150 w Evergreen av, 25x95. Andrew J. Hawxhurst, Southington, Conn., to Elbert Hawxhurst. 135  
 Fulton st, s w s, 48.4 n w Cumberland st, runs northwest 20 x southwest 75.10 x south 32.3 x east 20 x north 25.9 x northeast 69.3. James C. Hughes and ano., exrs. and trustees J. Hughes, to Catharine P. wife of Robert Allen. Mort. \$4,513. 12,000  
 Same property. James C. Hughes and Mary J. Cooper to Catharine P. wife of Robert Allen. Q. C. nom  
 Fort Greene pl, w s, 130.6 s De Kalb av, 20x85. Sarah L. Browns, widow, to Frances H. wife of George Williamson. 10,750  
 Freeman st, s s, 100 w Oakland st, 25x100, h & l. Margaret Moran to Catherine Moran. Mort. \$13. nom  
 Floyd st, n s, 225 w Sumner av, 25x80. Patrick Shea to James P. and Daniel Shea, of Shea Bros. nom  
 Gerry st, n s, 150 w Harrison av, 25x100. William Fernschild, New York, to Charles Pfizer and Charles F. Erhart. 1,600  
 Grand st, s s, 173.2 w Humboldt st, 24.5x100, h & l. James Douglass, Orient, L. I., to Isaac S. Remson. 4,500  
 Grove st, s s, 206.8 e Wyckoff av, 25x100. Nicholas W. and Catherine M. Meserole, Mary J. wife of Charles W. Osborne, Henrietta wife Charles P. Murray and Ann E. Meserole, heirs Henrietta R. Meserole, to Christian Reichart and Catherine his wife. 350  
 Grove st, n s, 95 e Cypress av, 5x120, New Lots. Solomon Johnson, N. Y. to Jacob K. Johnson. Q. C. nom  
 Hamburg st late Johnson av, east cor Magnolia st, 25x100. Lorenz Leopold to Joseph Leopold. nom  
 Halsey st, n s, 100 e Marcy av. 150x100. William H. Stott to Mary E. wife of Levi Fowler. 13,000  
 Same property. The Mutual Life Ins. Co. to William H. Scott. Release mort. nom  
 Hewes st, s s, 68.10 w Lee av, 16.3x100. Charles E. Bruce to Charles E. Bruce, trustee for Grace and Charles E. Bruce, children of C. E. Bruce. gift  
 Harman st, s e s, 160 s w Central av, 20x100, h & l. James Gascoine to August Tummel. nom  
 Hall st, w s, 424 n Myrtle av, 16x100. Frank A. Brockway to Louisa Duhl. Mort. \$1,500. 3,500  
 Hope st, late North 1st st, s s, 100 e Roebing st late 6th st, 25x100, h & l. Andrew and Angeline H. Lindgren to Fallah J. wife of Roscoe S. Leighton. 4,750  
 Hoyt st, No. 259, e s, 60 n Degraw st, 20x60. Isabella Purvis, widow, to Margaret wife of William Allen. 3,000  
 Humboldt st, e s, 25 n Ten Eyck st, 25x100. Ten Eyck st, n s, 80 e Humboldt st, 20x25. Henry Neustadter and Julius Beer to Joseph Simon, Sr. Mort. \$900. 4,300  
 India st, s s, 175 e West st, 25x100, h & l. Elizabeth Cameron wife of Daniel to Clarissa A. wife of Crosson. Mort. \$4,100. 5,200  
 Jay st, w s, 318.7 s Concord st, 19.3x103.2x19.8x 103.2. Adelia wife of Henry T. Allen to Henry H. Schoonmaker. Q. C. nom  
 Jefferson st, No. 23, n w s, 241 n e Broadway, 22x100. George Twidy, Mt. Vernon, N. Y., to Bernard Gier and Magdalena. 5,000  
 Jefferson st, e s, 80 n Baltic av, 20x60, h & l, New Lots. Harriet A. Bowman, widow, et al., heirs G. W. Bowman, to Edward Hirschner and Mary his wife. 650  
 Jefferson st. Party wall agreement. James D. Lynch with George Phillips. nom  
 Jefferson st, s s, 576.6 e Throop av, 124.6x100, hs & ls. Patrick Nolan to Mary wife of Patrick Whelan. nom  
 Jefferson st, s s, 150 s Nassau av, runs west 100 x



south 25 x east 98 to line of creek x northeast along creek to Jewell st x north to beginning. Andrew J. Hulse to George W. Palmer. 350  
 Jewell st, w s, 150 s Nassau av, 25x100. Release mort. Samuel D. Clark to Andrew J. Hulse. 350  
 Jewell st, w s, 125 s Nassau av, 25x100. Kate E. wife Henry L. Leach, Mary A. wife Richard P. Charles and Adeline S. wife Thomas de Rivera, heirs James Murphy, and J. A. Murphy, dec'd, to George W. Palmer. 300  
 John st, s e cor Pearl st, centre lines of streets, 25.10x100, exclusive of one-half of streets. Eliza C. Waterbury, extrx. William Waterbury, to Charles Bradley. Mort. \$3,500. 5,000  
 Kosciusko st or pl, n w cor Bushwick av, as widened, 141x98.9. James Winship, Buffalo, N. Y., to Winthrop O. Sargent. C. a. G. 15,000  
 Lafayette st, s w s, 212.6 s e Stewart av, 150x156. 156  
 Lafayette st, n e s, 262.6 n e Stewart av, 100x156, New Utrecht.  
 Also property at Staten Island.  
 Robert J. Hoguet and ano., exrs. James Wardlaw, to George Wardlaw. 4,125  
 Lincoln pl, s s, 150 w 7th av, 20x100, h & l. John Monas to William A. Avis. Morts. \$7,500. 14,000  
 Lincoln pl, n s, 340.4 w 7th av, runs west 20 x north 59.4 x east 0.4 x north 75.6 x east 19.8 x south 134.9. William Gubbins to Clara J. wife of William C. Boone. 13,500  
 Livingston st, s s, 250 w Nevins st, 18.9x100.9. Jacob M. Hopper to Mary L. wife John W. Block. 9,000  
 Lorimer st, e s, 40 s Ten Eyck st late Wyckoff st, 20x60. Foreclos. Charles B. Farley to The Williamsburgh Savings Bank. 3,000  
 Margaretta st, n w s, 240 n e Bushwick av, 20x100. James Gascoine to Charles E. James. 550  
 Madison st, e s, 175 n Liberty av, 25x90, New Lots. Release mort. Peter J. Hiltmann to Mary and Stephen L. Morgan. nom  
 Madison st, n s, 280 w Marcy av, 20x100, h & l. Lida wife of Charles D. Haines to Frederick W. Barnaby. Mort. \$4,000. 8,200  
 Madison st, s s, 100 w Ralph av, 50x100. Henry A. Graper, heir Cath. Graper, to Heinrich Graper. 700  
 Madison st, s s, 130 w Ralph av, 20x100. Heinrich Graper to Edward P. Orrell. nom  
 Monitor st, e s, 25 n Richardson st, 25x100. Wm. E. McTighe to Jacob Ruckle. 500  
 Morrell st, e s, 25 s Varet st, 25x100. Sarah A. Burroughs, Newton, L. I., to Franz Spengler. 1,175  
 Myrtle st, s e s, 451.10 s w Wyckoff av, 25x100. Ann E. Crouse to Frank Borash. 275  
 Macon st, s s, 275 e Nostrand av, 34x100. Charles W. Betts to Frank Seaman. 3,740  
 Marion st, n s, 120 e Rockaway av, runs north 100 x east 180 x north 7.5 to centre of old Jamaica road x southeast 159.9 to Marion st x west 290. The City of Brooklyn to Charles Small and John McQuade. Q. C. nom  
 Same property. John McQuade to Charles Small. 4,900  
 Maujer st late Remsen st, n s, 177 e Humboldt st, 25x100. Loretta T. Faye to Ernest J. Eiseman. All title. 500  
 Same property. Clara and Joseph A. Faye, by G. Sherman, guard., to same. All title. 1,000  
 McDougal st, s s, 182.6 e Tompkins av, -x100 x20x100, h & l. John Franz to William J. Young. Mort. \$5,000. 9,000  
 McDougal st, n w cor Saratoga av, 25x100. Ann E. wife of Friederich W. Dietrich to Melchior Muller and Anna M. his wife, joint tenants. Mort. \$1,000. 2,800  
 McDougal st, s s, 100 w Hopkinson av, 50x100. William M. Fliess, individ. and as survivor of W. M. Fliess & Co., and Sarah H. Fliess, widow, to John McClure. 1,500  
 Same property. William M. and Sarah H. Fliess, exrs. R. A. Fliess, to same. nom  
 Moore st, s s, abt 361 e Bushwick av, 25x100. Edward Schoch to Charles and Catharina Jooss. Mort. \$1,600. 2,600  
 Monroe st, s s, 236.3 w Throop av, 19.3x100. John F. Ryan to Elizabeth R. Guion. Mort. \$4,500. 7,500  
 Monroe st, n s, 330 w Sumner av, 20x100, h & l. Almira B. wife of Howard M. Smith to Catharine Q. Nissen, New York. 6,500  
 North Oxford st, e s, 236.2 s Park av, 16.8x100. Margaret Baile to Irene Malone. Mort. \$1,000. 3,600  
 Ocean Parkway, e s, 320 n Av D, 80x280 to centre East 7th st, Flatbush. E. Francis Hyde, assignee of Dickinson & Co., to Almira T. D. Sherwood. nom  
 Ocean Parkway, e s, 240 n Av D, 80x280 to centre East 7th st, Flatbush. Same as last to Jennie V. Dickinson. nom  
 Ocean Parkway, e s, 160 n Av D, 80x280 to centre East 7th st, Flatbush. Same to Adelaide H. Carter, N. Y. nom  
 Ocean Parkway, e s, at centre line Av D, runs east 280 to centre East 7th st x north 160x280x160, Flatbush. Same to Mary E. Dickinson. nom  
 Palmetto st, e s, 525 s w Central av, 20x100, h & l. Andrew Walker to Annie wife August L. Walter. Mort. \$1,500. 3,400  
 Powers st, s s, 75 w Smith st now Humboldt st, runs south 100 x west 45 x north 28 x east 19 x north 72 to Powers st, x east 26. Henry Laecher, New York, to Dorothea wife of Christian Toff. 1/2 part. Sub. to mort. \$2,100. 2,500  
 Prince st, e s, 60 s Willoughby st, 20x80. Sarah J. Cochran and Anna or Anne McCoy to Samuel McClure. 4,000

Pacific st, s s, 45 w Brooklyn av, runs west 80 x south 129 x east 25 x north 35 x east 55 x north 94, h & l. Emma M. wife of Walter D. Munson to Mary H. wife of Milton B. Phillips. 12,000  
 Pacific st, s s, 125 w Albany av, 20x107.2. Philander, Cornelia and Thomas M. Brasher to William M. Brasher. Q. C. nom  
 Pacific st, s w s, 200 s e Hoyt st, 25.4x100. Margaret Fowler, widow, to Mary A. Adler. Mort. \$6,000. 9,000  
 Park pl, s s, 103.10 e 5th av, 20x100. Stephen Crowell, New York, to George E. Gale. Mort. \$3,500. nom  
 Park pl, s s, 283.10 e 5th av, 20x100. John Nolty to Samuel Parnson. 5,000  
 President st, n s, 23 e 7th av, 22x95, h & l. William Flanagan to Robert B. Brown. Mort. \$7,000. 16,000  
 President st, s s, 92 e Henry st, runs east 25 x south 75 x west 10 x north 25 x west 15 x north 50 to beginning, h & l. John Kirnan and Mary his wife to Michael Moran. nom  
 Same property. Michael Moran to Mary wife of John Kirnan. nom  
 Prospect st, n s, 100.6 w Gold st, 25x100. Catharine A. McKinney to Mary wife of James Louhran. 4,000  
 Quincy st, s s, 107.3 e Clason av, 41.7x100. Lucy A. B. wife of John H. Sterling to Elizabeth H. Borvers. 9,750  
 Stockton st, n s, 100 e Marcy av, 60x100. Agnes D. wife of Walter S. Davies to Catherina wife of George Straub. 4,000  
 Summit st, s s, 250 w Columbia st, runs south 48.4 x southwest 48.4 to Hamilton av, x northwest 50 x northeast 27.8x27.8 to Summit st, x east 50. Alice Parker, Hanover, N. H., to Nils G. Kant. Confirmation deed. nom  
 Seigel st, s s, 25 e Leonard st, 25x100, h & l. Henry Menger to John Seltenreich, New York. Mort. \$1,000. 2,000  
 Smith st, s e s, 60 s w Baltic st, 20x100. James Devlin to Mary Devlin. Mort. \$2,000. nom  
 State st, s s, 17 e Nevins st, 19x90. James C. Hughes and Catharine F. wife of Robert Allen to Mary J. Cooper. Q. C. nom  
 State st, s s, 17 e Nevins st, 19x90. James C. Hughes and ano., exrs. and trustees J. Hughes to Mary J. Cooper. Morts. \$2,500 and all liens. 5,000  
 State st, s s, 104 w Court st, 18.6x80. Sarah A. Tompkins, formerly Bailey, to Lizzie Oakley. 1-12 part. 500  
 State st, s s, 135.4 w 3d av, 15x100. Ann E. Nolan, Albany, to Henry B. Savage, New York. 5,600  
 State st, n s, 120 w 3d av, 30x100. Emile Heydenreich to De Witt C. Lent. Q. C. nom  
 Same property. De Witt C. Lent to Caroline W. wife of Emile Heydenreich. Q. C. nom  
 State st, n e s, 194.10 s e Bond st, 19.10x114.9x14.9x114.6. Mary L. Mears, widow, to Clara Jacobs. 6,800  
 Sackett st, s s, 126.8 w Court st, 23.4x100, h & l. John J. Almy to Cornelius J. Mahoney and Mary E. his wife. 6,500  
 Sackett st, s w s, 233.4 n w Court st, 16.8x100. Jeremiah A. Brosnan to Eliza Fitzgerald. Morts. \$4,500. 1885. nom  
 Scholes st, n s, 20 w Lorimer st, 25x100. Foreclos. Charles B. Farley to Adam Echter. 5,450  
 South Elliott pl, No. 23, e s, 242.10 s De Kalb av, 20x100.  
 Flatbush av, No. 93, e s, 289.10 n Hanson pl, 120x68.8x20.1x66.7. Mary Skelly to Catharine F. wife Thomas J. Clark. C. a. G. gift  
 St. Marks pl late Wyckoff st, n s, 160 w 5th av, 40x100. John Hahn to David Kirkpatrick. 18,000  
 South Oxford st, e s, 317.10 n Atlantic av, 25x100. Mary A. wife of Charles Tremaine to Constantine Herzberg. 6,000  
 South Oxford st, e s, 171.10 n Atlantic av, 21x100. Sarah E. wife of Jesse Johnson, Martha wife of Charles T. Merrill, and Frank and Mary F. Russell, heirs W. A. Russell, to Maria E., Henrietta and William E. Mayer. Morts. \$2,500. 6,900  
 Suydam pl, e s, 105.9 s Herkimer st, 16x90, h & l. John Fisher to James Van Nostrand, Queens Co. Mort. \$1,500. 3,500  
 Ten Eyck st, n s, 80 s Smith st, 20x25. Caspar Hoffmann to Henry Neustadter, New York. Mort. \$900. 20  
 Union st, s w s, 92 n w 5th av, runs southwest 74.6 x southeast 92 to 5th av, x southwest 20.6 x northwest 92 x southwest 95 to President st, x northwest 100 x northeast 190 to Union st, x southeast 100. John Devlin to Elizabeth J. Friday, Sarah I. Jones and Charles F. Strohm. 40,000  
 Union st, n s, 125 w Court st, 25x100. Clifford L. Middleton to The Sisters of St. Joseph. nom  
 Union st, n s, 69 w 5th av, runs west 98 x north 95 x east 75 x south 5 x east 23 x south 90. James Galway to Richard H. Thorn, New York. Morts. \$2,700. 7,300  
 Van Buren st, n s, 225 w Reid av, 25x100. James Cassidy to Michael Montague. 1,050  
 Walton st, n s, 280 w Marcy av, runs north 62.2 x west 51.10 x southeast 10.1 x southwest 52.5 to Wallabout st, x east 59.6 to Walton st, x northeast 39, with machinery, &c.  
 McDonough st, s s, 394.11 e Sumner av, 55x100. Charles E. Fell, New York, to William W. Pope, as trustee for himself and for Danna & Fell. nom  
 Van Buren st, n s, 250 e Lewis av, 50x100.  
 Van Buren st, s s, 100 e Lewis av, 75x100.

Mary A. and Gilbert De Revere to Richard Ingraham. Morts. \$2,200. 5,000  
 Warren st, n s, 100 w Bond st, 25x100. Sarah, Alexander, Eugenia and Josephine Banvard and Sarah Banvard, guard., Paterson, N. J., to Jane Richards. 1882. 2,500  
 West late Washington st, e s, 50 n Greene st late G st, 25x100; also property in Westchester Co. William J. Whiteside, of Warren, Mass., to Helen Taylor, Scarsdale, N. Y. 1/2 part. 700  
 Washington st, e s, 100 n Liberty av, 25x90, h & l, New Lots. Frederick L. Dinger to William H. Tuck. Mort. \$600. 1,450  
 1st st, n e cor Whitwell pl, runs northwest 37.10 x northeast 100 x northwest 52.1 x northeast 40 x southeast 90 to Whitwell pl, x southwest 140, 4 lots. James S. Bailey to John Tucker. 1,500  
 1st pl, s s, 91.6 e Clinton st, 21.6x133.5, h & l. Nancy W. wife of Philander Shaw to Edwin T. Rice, Jr. nom  
 1st pl, s s, 91.6 e Clinton st, 21.6x133.5, h & l. Edwin T. Rice, Jr., New York, to Philander Shaw. nom  
 North 2d st, n s, abt 50 w 4th st, 25x- to North 3d st. Foreclos. Charles B. Farley to Anna C. Palmer. 3,500  
 South 4th st, n w cor 2d st, 20x75. William F. Aukamp to James J. McGinty. 11,250  
 6th st, n s 181.2 w 6th av, 16.8x100, h & l. Thomas Butler to Charles V. Quick. Morts. \$3,750. 6,500  
 6th st, n s, 164.6 w 6th av, 33.4x100. Release mort. John D. Fish, Hempstead, L. I., to Thomas Butler. 1,620  
 South 6th st, n s, lot 5 McKibben and Nichols property, Williamsburgh, 25 x 86.3 x 25 x 90. Frances A. Cromwell, widow, to Henry Parry. 5,100  
 10th st, n s, 328.3 w 5th av, 17.6x100. Foreclos. Bernard J. York to William J. Pearson. 4,450  
 11th st, s w s, 251.2 n w 7th av, 16.8x100. James Jack to Frederike Kraus. Mort. \$3,000. 5,400  
 11th st, s w s, 234.6 n w 7th av, 16.8x100. James Jack to Herman Kraus. Mort. \$3,000. 5,400  
 13th st, s s, 147.10 w 5th av, 18.9x100, h & l. Maria B. wife of Olaf C. Sand, formerly Garcia, to William F. Millington. Mort. \$2,500, taxes, &c. 3,500  
 16th st, n e s, 263.4 s e 4th av, 13.3x27.3x13.3x27.6. Gustavus A. Smith to Sarah Oakley. 1,300  
 17th st, n e s, 450 s e 3d av, 17x100.2. Adam Seur to Annie C. Wade. Morts. \$3,000. nom  
 17th st, n s, 133.4 w 7th av, 16.8x90. Mary J. Warren to Sophie G. Parker, Hempstead, L. I. Sub. to morts. nom  
 22d st, n s, 350 w 5th av, 25x100. Lydia M. Eastman et al., exrs. H. W. Eastman, to Martin Gasz and Elizabeth his wife. M. \$500. 1,025  
 Same property. Lydia M. Eastman, widow, to same. Release dower. nom  
 43d st, s s, 240 w 4th av, 20x100.2. Susan J. wife of Charles H. Hannans, New York, to Addison Brill, Iliou, N. Y. Mort. \$600. 1,700  
 43d st, s s, 280 w 4th av, 20x100.2. Same to same. Mort. \$600. 1,700  
 46th st, n s, 140 e 3d av, 20x100.2. William Schneider to Jane E. Haight, widow. 500  
 46th st, n s, 180 e 4th av, 20x100.2. James McWalters to J. Archibald Murray. 350  
 46th st, n s, 220 w 5th av, 20x100.2. Henry Kettlehold to Anne E. Murray, New York. 325  
 49th st, s s, 100 e 3d av, 30x100.2, h & l. William C. Baker to Annie L. wife of Charles E. Rogers. nom  
 53d st, s s, 240 e 4th av, 20x100.2. George H. Parshall to Frank F. Koehler. 400  
 53d st, s s, 220 e 4th av, 20x100.2. Same to same. 400  
 66th st, e s, 175 n 6th av, 25x100.2, New Utrecht. Judith A. wife of Charles B. Wyckoff to Thomas Butler. C. a. G. nom  
 Atlantic av, n s, 100 w Wyckoff av, 25x99.11x25x100.10, New Lots, h & l. George Barthel to Louis Herbst and Jeannett his wife. Mort. \$2,600. 6,250  
 Atlantic av, s w cor Ralph av, 130.8x87.5x- to Ralph av, x58.7. Caroline E. Hyatt to Samuel H. Cornell. 3,000  
 Blake av, n w cor Monroe st, 23x80, New Lots. John M. Stearns to William Wheeler. 1,400  
 Baltic av, n s, 52.6 e Jefferson st, 25x100 x west 17.6 x south 40 x west 7.6 x south 60, East New York. William A. Bowman, Eliza H. wife of Charles E. Lenfestey, and James M. Bowman, heirs George W. Bowman, to Harriet A. Bowman, widow. Sub. to mort. nom  
 Baltic av, n e cor Jefferson st, 26.3x60, East New York. Harriet A. Bowman, widow, et al., to James M. Bowman. nom  
 Baltic av, n e cor Jefferson st, 77x100, East New York. Release dower. Mamie L. Schueller, formerly Bowman, widow, to William A. Bowman et al. 100  
 Baltic av, n s, 26.3 e Jefferson st, 26.3x60, East New York. Harriet A., widow, William A. and James M. Bowman, heirs G. W. Bowman, to Eliza H. wife of Charles E. Lenfestey. nom  
 Butler av, w s, 100 n Liberty av, 25x100, h & l, New Lots. Andrew Lemon, New York, to William Quayle. C. a. G. Mort. \$600. 1,500  
 Buffalo av, w s, 77.9 n Butler st, 25x100. Mary C. Bishop, Troy, N. Y., to William H. Decker, Tarrytown. 1874. 300  
 Central av, south cor Pilling st, 60x100. Mary C. Thomson, widow, to William Richardson. 1,800  
 Central av, s e cor Myrtle st, 25x100. Release mort. John Joerger to August Sedlmeir. nom  
 Central av, n w cor Granite st, 80x100.  
 Granite st, n s, 100 w Central av, 20x100. George A. Smith to Newbery H. Frost. 2,000

Central av, n w cor Pilling st, 80x100.  
 Central av, w s, 20 s Fairfax st, 40x100.  
 Pilling st, n s, 100 w Central av, 180x100.  
 Central av, w s, extends from Granite st to Pilling st, 100x100.  
 Evergreen av, n e cor Granite st, 100x480.  
 Pilling st, s s, 100 w Central av, 360x100.  
 Evergreen av, s w cor Granite st, 49x162.10x 79.1 to Granite st, x east 160.  
 Evergreen av, s e cor Granite st, 35.6x191.9 to Granite st, x 188.6.  
 John L. Nostrand to Newbery H. Frost. 14,900  
 Central av, w cor Palmetto st, 50x100. Henry Spengler to Ernst Augustin. 4,000  
 East New York av, s e cor Albany av, 20x100, Flatbush. Jane wife of John Mullin to Thomas P. Carberry. 350  
 Evergreen av, s e cor Pilling st, 140x100.  
 Evergreen av, n e cor Pilling st, runs east 320 x north 100 x east 180 x north 80 x east 100 to Central av, x north 20 to Fairfax st, x 440 on irregular line to Evergreen av, x south 125.7.  
 John L. Nostrand to William Richardson. 8,000  
 Foster av, n s, 175 e 3d st, 125x100, Flatbush. William Mackey to James Gormley. 6,000  
 Franklin av, w s, 121.9 n Atlantic av, 20x80.3, h & l. Russell Benedict to Rachel wife of Thomas Morgan. Mort. \$6,650. 8,750  
 Franklin av, s w cor Monroe st, 18.9x77. Lydia W. wife of Hewlett J. Norris, Hempstead, L. I., to Ebenezer Butterick. 6,700  
 Gates av, n w cor Grand av, 23x103. Charles E. Schuyler, New York, to Martha S. wife of Lewis S. Pilcher. Mort. \$9,000. 12,000  
 Gates av, Nos. 289 and 291, n s, 130 e Franklin av, 32x100. Clara L. wife of William T. Pratt to Mary E. Barnes. Ms. \$9,000. 13,500  
 Gates av, n s, 265.3 e Marcy av, 20x100, h & l. Mary E. wife of Morris Wickett to William T. Welch. 4,000  
 Gates av, n s, 245.10 e Reid av, 20.10x100, h & l. William Godfrey to Margaret A. wife of Jason R. Boardman. Mort. \$6,000. 11,500  
 Gates av, n s, 266.8 e Reid av, 62.6x100. William Godfrey to John Hahn, East New York. Morts. \$18,000. 36,000  
 Graham av, e s, 61 s Maujer st, 20x75. Moses May to Stanislaus R. Blumke. 4,300  
 Grand av, n e cor De Kalb av, 58x100.  
 Grand av, s e cor De Kalb av, 91.11x100x89.3 x100.  
 Foreclos. William C. B. Thornton to Charles U. Wing. 6,420  
 Grand av, w s, 200 s Myrtle av. runs west 14.2 x south abt 12 x west 86.1 x south 50 x east 100 to Grand av, x north 62, h & l. Ebenezer W. and Eliza Swann to Henry Wellington. All liens. 1,500  
 Greene av, n s, 550 e Bedford av, 40x100. Release mort. Elizabeth W. Aldrich to Alexander L. Baird, New York. 15,000  
 Greene av, s s, 360 e Bedford av, 20x100, h & l. Arthur S. Plimpton to Charles P. Woodworth. Mort. \$6,000. C. a. G. 10,050  
 Greene av, s s, 380 e Bedford av, 20x100, h & l. Same to Charles L. Woodworth. Mort. \$8,500. C. a. G. 10,050  
 Greene av, n s, 470 e Bedford av, 20x100. Margaret A. wife of and Henry Case to Marcus W. Robinson. Morts. \$8,000. 13,000  
 Greene av, n s, 550 e Bedford av, 20x100. Alexander L. Baird to Silas P. Wood. Mort. \$7,500. 12,000  
 Hamilton av, n e s 106.5 n w Woodhull st, 37.2 x58x40x73.2. Alice Parker, Hanover, N. H., to Patrick Cosgrove. Ratification deed. nom  
 Hamilton av, w s, 191.4 n Henry st, 20x76.11x 28.6x63.1. Samuel Parnson to Minnie E. Feimberg. Mort. \$2,800. 4,500  
 Hamilton av, No. 155, e s, 44 s Rapelye st, runs east 40 x northeast 2.3 to s w s Rapelye st, x south 23 x southwest to point 46 e of Hamilton av, x west 46 to Hamilton av, x north 20. Patrick Skelly, New York, to Michael O'Brien. 10,000  
 Knickerbocker av, n w cor Magnolia st, runs west 100 x north 97.6 x northeast 110 to Knickerbocker av, x south 123. Elizabeth A. wife of George Williams to A. Stewart Walsh. Morts., taxes, &c. nom  
 Same property. A. Stewart Walsh to George Williams. C. a. G. All liens. nom  
 Lafayette av, s s, 141.8 e Franklin av, 16.8x100. Julius Davenport to Mary D. wife of Henry D. Hooker. Mort. \$2,400. 4,000  
 Lafayette av, s s, 85 w Sumner av, 20x100, h & l. Patrick Concannon to Caroline C. wife of Charles M. Davison. Mort. \$4,000. 8,000  
 Lafayette av, No. 569, n s, 40 w Nostrand av, 20 x80. Jane Van Orden, widow, New York, to David A. Boody. Mort. \$4,500. nom  
 Lafayette av, n s, 150 w Throop av, 25x100, two-story frame. Amy E. wife of Henry A. Covert to Horatio Camps. 3,000  
 Lexington av, n s, 350 e Bedford av, 83.4x100, five hs & ls. Thomas H. Robbins to Robert L. Carpenter. 30,000  
 Lexington av, n s, 350 e Bedford av, 16.8x100, h & l. Robert L. Carpenter to Georgiana J. Whaley, New York. Mort. \$3,500. 5,500  
 Lexington av, n s, 350 e Bedford av, 33.4x100. Release mort. Emily M. Miller to Thomas H. Robbins and Robert L. Carpenter. nom  
 Lexington av, n s, 350 e Bedford av, 16.8x100. Release mort. Elizabeth W. Aldrich to same as last. 3,340  
 Lexington av, n s, 350 e Bedford av, 33.4x100. Release mort. J. L. Mott Iron Works to Thomas H. Robbins. 250  
 Lewis av, w s, 80 s Decatur st, 20x100, h & l. Benjamin W. Downing, Flushing, to Lizzie L. wife of Eza E. Griffith. 3,250  
 Lewis av, s w cor Halsey st, 30x95, h & l.

Francis Bannerman to William L. Dowling. Mort. \$3,000. 5,600  
 Manhattan av, n w cor 4th st, runs north 21.1 x west 100 x south 43 x east 57.6 to 4th st, x east 47.10, h & l. John J. Randall to William H. Peer. Correction deed. nom  
 Myrtle av, w cor Hamburg st or av, 112.6 to Stanhope st, x 78.11 to Hamburg av, x 90.1. George Covert to William Wellenberger. 3,400  
 Marcy av, e s, 83.8 n Lexington av, 16.4x100. Charlotte M. Galliers, widow, to Louise Dean, New York. Mort. \$2,750. 5,150  
 Marcy av, e s, 115 s Walton st, 43.4x37.11x76.10 x75.6. Catherine Jordan to Caroline Peirron. Q. C. nom  
 Nostrand av and Jefferson st. Covenant against nuisances. Henry C. Murphy to with James D. Lynch. nom  
 Patchen av, e s, 60 n Madison st, 20x80. James Meagher to Richard W. and Hannah M. Limbert. 3,000  
 Putnam av, s s, 400 e Nostrand av, 20x44.3x20.1 x46.3, h & l. Charles E. Brooks to John H. Matthews. Mort. \$1,000. 2,000  
 Schenectady av, e s, 66 n Dean st, 21x100, h & l. Martha Harris and Jimema wife of and William Beam to John T. Birch. 1,050  
 Surf av, n s, part lot 19A, common lands Gravesend at Coney Island, 25x62. Robert B. Dibble and Frederick W. Thompson to Frank P. and Barbara Gallagher. 1,250  
 Shepard av, w s, 108.1 s Fulton av, 25x103.8x 25.6x108.7.  
 Shepard av, w s, 133.1 s Fulton av, 25x100, New Lots.  
 Gilliam Schenck to Jacob Battaill. nom  
 Same property. Jacob Battaill to Christian Lauffer and Wilhelmina his wife. 1,300  
 St. Marks av, n s, 100 w Buffalo av, 25x127.9. Robert Games to Charlotte H. Perry. Re-recorded. 300  
 Same property. City of Brooklyn to same. nom  
 All title. Q. C. nom  
 Same property. Charlotte H. Perry to Charles H. Bull. 355  
 St. Marks av, s s, 242.4 e Troy av, 25x100. Michael Treacy to Lowell M. Palmer. C. a. G. nom  
 Same property. Lowell M. Palmer to Bridget S. wife of Michael Treacy. C. a. G. nom  
 St. Marks av late Wyckoff st, n s, near Underhill av, 25x49.7x28.10x35.2 also,  
 Grand av, w s, 53 s Prospect pl late Warren st, runs west 48 x south 128 to Grand av, x north 119.8.  
 Patrick Hanrahan to William J. Hanrahan. nom  
 St. Marks av late Wyckoff st, n s, abt 225 e Underhill av, 25x49.7x28.10x35.2.  
 Grand av, w s, 53 s Prospect pl late Warren st, runs west 48 x south 128 to Grand av, x north 119.  
 Patrick Hanrahan to William J. Hanrahan. All liens. nom  
 Throop av, n w cor Halsey st, 100x225. Henry de Zavala to Caleb S. Woodhull. 3,750  
 Throop av, n w cor Halsey st, 100x225. William Selpho to Henry de Zavala. 17,750  
 Underhill av, w s, 81 n St. Marks av, 50x100. Thomas Gallagher to George R. Brown. 2,100  
 Vernon av, n w cor Nostrand av, 50x100, Flatbush. John Pettit to John E. Holt, Cleveland, Ohio. 750  
 Vernon av, s s, 326.8 e Marcy av, 16.8x100. Frank M. Foley to Walter G. Rooney. nom  
 Same property. Walter G. Rooney to Julia I. wife of Frank M. Foley. nom  
 Willoughby av, n s, 271.10 e Marcy av, 19.8x 100. Theophilus Baird, Winchester, Conn., to Carrie Baird. Mort. \$3,700. 2,500  
 Washington av, w s, 65 s De Kalb av, 21.6x109.8 x21.6x109.7. Mahlon J. Woodruff to Ann wife of Ira N. Stanley. 20,000  
 5th av, s e s, 25 n e 14th st, 17x97.10. Foreclos. Charles B. Farley to Wilhelmina Schink. 3,275  
 7th av, s e cor 13th st, 100x147.10. Ransom F. Clayton to Walter F. Clayton. Morts., assessments, &c. other consid. and 1,000  
 7th av, w cor 11th st, 138x44.2x137.7x42.10. Clarence C. Fleet and ano., exrs. Emeline T. Sackett, to Isabella Brown. 6,000  
 8th av, e s, 35 n 20th st, 17x50. John Kirnan and Mary his wife to Michael Moran. nom  
 Same property. Michael Moran to Mary wife of John Kirnan. nom  
 8th av, south cor Braxton st, runs southwest along av 150 x southeast 97.10 x northeast 4.2 x southeast 150.6 x northeast 153.8 to Braxton st, x northwest 247.10. Julia S. D. Brown, New York, to Robert I. Brown. nom  
 Same property. Robert I. Brown to Elias G. Brown. nom  
 Canarsie road, e s, plot 4 8-10 acres, Flatlands. George W. Bronson to Gustav A. Frietsche. Mort. \$925. exch  
 Interior lot, 320 e Albany av and 80 s Fulton st, runs east 20 x south 20x20x20. Theodore R. Chapman et al., exrs. S. Chapman, to Albert Van Wyck. Taxes, &c. nom  
 Same property. Albert Van Wyck to Samuel Van Wyck. nom  
 Kimball's Landing road, centre line, 1,617.9 from centre of road through Eliza A. Voorhees' property, 814.3x672.8x797.3x672.6, being 12 44-100 acres, Flatlands. Foreclos. Rufus L. Scott to Charlotte D. Robertson, Morristown, N. J. 1,600  
 Part old lot No. 6, Coney Island, abt 59x75x abt 44x75. Elizabeth Cornell, Auburn, N. Y., to Christian Nebendahl. 800  
 Road to Shell Banks, n s, plot between George I. Stillwells and S. A. Emmon's, 42-100 acres, Sheepshead Bay. Anna M. Stillwell to Thomas H. Cosgrove and Teresa his wife. 3,000

Assignment of party wall agreement. John Sunderland to John J. Suydam. nom  
 All estate, real and personal, of which Earl P. Mason died seized. Charles F. Mason to Earl P. and Arthur L. Mason and Albert E. Ham and each to the others, in trust. nom  
 All real and personal estate of grantor. Earl P. Mason, Providence, R. I., to Charles F., Earl P. and Arthur L. Mason, in trust. nom  
 All title to all lands in Gravesend. Catharine Johnson, widow, individ., &c., to Elizabeth Morey. Q. C. 1885. nom  
 All title that grantor may have upon death of Calvin Nesmith in property bequeathed by James Nesmith. Hamilton Baxter, Syracuse, to Samuel H. Wandell. nom  
 Same property. Samuel H. Wandell to Lizzie L. Baxter. nom  
 Assignment of certificate of sale of Flatbush property for assessment. Benjamin R. Sturgis to Phebe J. Case. 415  
 Release from party wall agreement. Hermon Phillips to Abbie C. King. 250

WESTCHESTER COUNTY, N. Y.

MARCH 11 TO 24—INCLUSIVE.

EASTCHESTER.

Mulligan, Patrick and Stephen, to Michael Mulligan, all interest s w cor Willow lane and Elliot av at Schuylerville, abt 50x140. \$40  
 Regan, John, to New Rochelle Water Co., 3 acres on w s lands of Thomas Slater, adj D. Hawks. 1,500  
 Southworth, Joseph, to Sarah B. McKenzie, lot No. 864 on w s 10th av, 100x105. 1,800  
 Devoe, Daniel J., to John Archer, lot No. 848 on e s 10th av, Mt. Vernon, 100x105. 1,600  
 Mulclahay, James, to Emma L. Carmer, n 1/2 lot No. 324 on w s 4th av, Mt. Vernon, 50x 105. 1,150  
 Halsey, Samuel W., exr. of B. S. Halsey, to Martin J. Keogh, lots Nos. 5, 6, 7, 8, 20, 21, 44, 45, 46, 50, 51, 54, 55, 57, 64 and 65 letters E and G on map of South Washingtonville. 3,000  
 Carmer, Emma L. and Charles R., to Emma L. Pusey, part lot No. 336 on w s 4th av, 50x 105. 4,500  
 Barker, Charles, to Imogene Barker, gore lot and part lot No. 1036 on w s 4th av, adj New Haven R. R. 11,500  
 Hecker, Frederick, to John Hecker, s w 1/2 lot No. 6 on n w s White Plains road, 37.8-12x133. 120  
 Shaw, Clara, and David B., to William H. Bard, lot No. 906 on w s 11th av, Mt. Vernon, 100x105. 3,800  
 Wright, J. Frank, to Kate A. Loomis, lots Nos. 9 and 10 on e s 9th av, 100x105. 1,600  
 Harrison, Marie L., to Thomas Ehrbar, lot No. 128 on n w s Bond st, West Mt. Vernon, 25x 100. 200  
 Breed, Abel D., et al., to Edward Hartley, lot on s Old Post or White Plains road, adj land late of Jacob Mendel, also lots Nos. 430, 431, 434, 442, 443 and 445 at junction of 4th av and White Plains road. 1,750  
 Baylies, Adaline, to Alonzo B. Brown, n 1/2 lot No. 1008 on w s 14th av, Mt. Vernon, 50x105. 1,000  
 Same to Elizabeth R. Grumman, s 1/2 lot No. 1008 on w s 14th av, Mt. Vernon, 50x105. 1,000  
 Coles, Margaret, to Charles H. Stecher, s lot No. 842 on e s 10th av, Mt. Vernon, 50x105. 2,250  
 Darling, Alfred B., and Charles H. Cray to William W. Hart, part lot No. 66 at s e cor Sidney and Archer avs at Chester Hill, 125x 125. 1,500  
 Cappelman, Eymmer, to Margaret Rahm, lot No. 178 on map of Northwest Mt. Vernon. 575  
 Coles, Margaret A., to Henry J. Bjorkman, n lot No. 842 on e s 10th av, Mt. Vernon, 50x 105. 1,250  
 Bard, William H., to William J. Fee, lot No. 266 on s e s Railroad av at West Mt. Vernon, 80x125. 700  
 Hudson, Alexander B., to Anna Helmrich, n e s Franklin av, 70 s Main st, adj Ed. Govers, 32x80. 450  
 Same to Joseph Keefer, n s Hanford st, adj John Purtell, 46x132. 1,300  
 Lorenzen, Frederick, to Joseph J. Van Wart, lot No. 8 on e s Centre st, 30x175. 220

MAMARONECK.

Rushmore, Eliza P. and Thomas L., to Emma L. Coul, n s Beach av, 100 e De Lancey av, 50x150. 600  
 Clapp, Mortimer R., to Joseph H. McLoughlin, lots Nos. 22 and 23 on e s Mamaroneck av, on map of factory property. 2,200  
 Palmer, William D., to Sarah E. Buckter, n e s Rushmore av, at intersection with n w s Palmer av, abt 55x108. 325

NEW ROCHELLE.

Mell, Peter, to Timothy Langford, lot No. 9 on s Spruce st, 50x110. 160  
 Burns, Martin, to Ann Delancy, lot on w s Church st, 260 e Trinity st. 400  
 Same to Honora Keleher, lot on w s Church st, 210 e Trinity st. 400  
 Weisskoff, William, to B. H. Douglass & Sons, lot No. 60 on w s Av A, 175 s Union av, 25x99. 160  
 Van Cott, Wm. H., to Alexander B. Hudson, n s Hanford st, adj lot formerly of John Purtell, 46x132. 1,000

FELHAM.

McPhearson, John P., to Robert C. Black, s w s Pelhamdale av, adj grantees, 1 307-1,000 acre. 1

WESTCHESTER.

Kelly, William, to Emma R. Shelly, w 1/2 lot No. 708 on s s 15th av, 52.6x114. 300
Prentiss, Minnie J., et al., to Margaret Crawford, 1/2 int. in lot No. 5 on w s Corsas lane on map of Robert Guion farm. 4,666
Flanders, John P., guard. of, to Margaret Crawford, 1/2 int. in same property. 2,333
Nicholls, Mary A., to Wm. M. Suhr, lot No. 1082 on s s 12th av, Wakefield, 105x114. 425
Dayton, William C. et al., to Sarah A. Barnecott, e s 1st st, 100 n Washington av, 50x100. 1,000

WHITE PLAINS.

Waller, James P., et al., exrs. of Lavinia T. Waller, to William A. Keeler, Jr., road leading from White Plains to Mamaroneck, adj. Episcopal Church, lot 10 acres. 2,600
Waller, George A., et al., to William A. Keeler, Jr., same property. 2,600
Phillips, Cora F., et al., by James H. Moran, ref., to Fannie M. Carpenter, s s Hamilton av, adj Mrs. Osmon Lyon, 71x189. 1,250
Purdy, George, to Livingston R. Purdy, n s road leading from North st to West st, adj land formerly of Isaac Carpenter, 1/2 acre. 125
Banks, Sarah S., to Lottie H. Sherwood, n s Lincoln av, 350 w Broadway, 50x225. 6,500

YONKERS.

Pruden, Daniel A., to Jeremiah Burns, n s Elm st, 75 e Victor st, 25x100. 800
Burns, Edward, to Daniel A. Pruden, same property. 800
Lancaster, John J., to Beard of Education of City of Yonkers, lot n e cor Walnut st and Garfield st. 2,940
Yonkers Savings Bank to Abram S. Radcliff, lot No. 47 on s e s Union st. 1,100
Sanger, Julia A., to John W. Ackerman, w s Warburton av, 75 s Union pl, 100x100. 5,000
Capcutt, John, to Thomas A. Walsh, lot on n s Main st, 47.6 e Warburton av. 4,500
Hubbard, Francis, to James McGrath, lot No. 193 on s Centre st, 25x100. 225
Otis, Charles R. and Norton P., to David White, lots Nos. 77, 78 and 79 on e s Riverdale av, 150 s Herriot st, 100x100. 5,000
Kerr, George, to Hannah Kerr, lots Nos. 16, 17 and 18 on e s Highland av, adj Geo. Herriot. 13,700
Mansfield, Michael, to Frederick Meyer, lot No. 16 on e s Stewart pl, 200 s Ashburton av, abt 25x51. 500
Fegan, Henry J., to Michael Tobin, lots Nos. 67 and 68 on e s Riverdale av, adj Robt. F. Getty, abt 45x100. 2,500
Curtiss, Abijah, to Adam Kirchhoff, lot No. 108 on e s Woodworth av, 150 n Ashburton av, 25x100. 2,500
Hubbard, John L., et al., by Charles G. Banks, ref., to Cornelius V. Sidell, lot Nos. 29, 31, 33 and 35 on n w cor Wells av and Woodworth av, 100x100. 6,500

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.

MARCH 19, 20, 22, 23, 24, 25.

Algie, David B., to Daniel Carroll, Brooklyn. 9th av, s e cor 68th st, 100.5x150. December 15. \$815
Aldhous, Frederick, to Frank A. Otis and ano., exrs. and trustees U. J. Smith. 6th av, w s, 24.11 s 136th st, 3 lots, each 16.8x75. 3 morts., each \$8,500. Mar. 19, due Mar. 20, '91, 5%. 25,500
Appel, Mathilda and Kitie, to Henry J. Appel. Henry st, No. 282, s s, 21.2x73.7x21x73.6. Mar. 17, 2 years, 5%. 4,000
Appleton, Daniel F., to Francis M. Jencks. 95th st, s s, 100 e 9th av, 175x100.8. Mar. 22, 3 months. 15,000
Abrahams, Isador or Isidore, to Julie Pollak. Baxter st, No. 14, with ground in rear of same, also in rear of Nos. 19, 12 and 12 1/2 Baxter st, w s, 166x113 x east 15 x north 37 x east 40 x north 12.6 x east 44 to Baxter st, x north 25. Mar. 23, 5 years, 5%. gold, 27,000
Bell, Helene S., wife of and Clark, to Russell Sage. 44th st, s s, 133.2 e 6th av, 16.10x100.4. Mar. 24, 1 year. 2,000
Blass, Phillip, to John W. Decker. Union av. P. M. Mar. 25, due May 1, 1891, or sooner. 2,000
Same to same. Union av. P. M. Mar. 25, installs. 200
Braender, Philip, to William H. Philips et al., exrs. and trustees Samuel Philips. 73d st. P. M. Mar. 11, 2 years, 5%. 11,500
Brandt, William H., to Theodore G. F. Stumpf. 3d av or Boston road. P. M. Dec. 15, 3 years. 2,600
Barnes, William J., to Effingham H. Nichols. 2d pl, Boston av. P. M. Feb. 1, 1885, 4 years, 5%. 7,500
Same to same. Teasdale pl, n s, 650 w Delmonico pl, runs north 100 x west to Boston road or av, x southwest 100.6 to Teasdale pl, x east 100. P. M. Feb. 1, 3 years, 5%. 7,500
Berrien, William E., Harriet E. and Sarah J.

wife of William P. and Fannie E. wife of Alfred Emery and Hannah A. Scofield, widow, to Edward H. and Louis F. Scofield, Kingsbridge. North side of private lane from New York and Albany post road to Morris', Nevins' and Ackerman's, abt 5 acres of Ackerman's property at Riverdale. Mar. 12, 3 years, 5%. 2,500
Blackledge, Julia A., wife of David, to THE NEW YORK SAVINGS BANK. 12th st, s s, 179.9 w Greenwich av, 19x80.2x19x73.5. Mar. 23, due June 1, 1887, 5%. 5,000
Bohm, Rudolph, to THE CITIZENS' SAVINGS BANK, City New York. Clinton st. P. M. Mar. 22, 1 year, 5%. 36,000
Brandt, Louis and John, and Susanna wife of John M. Schmidt to Darius G. Crosby. Av B, n w cor 84th st, 102.2x123. Mar. 18, 6 months. 20,000
Batterson, James G., Hartford, Conn., to Richard S. Grant. 11th av, &c. P. M. Mar. 16, 2 years, 4%. 30,000
Bailey, Thomas, to Thomas E. Lyde, exr. A. Tanner. 10th av, w s, 75 n 151st st, 25x98. Feb. 1, due May 1, 1889, 5%. 6,500
Bingham, Mary N., wife of and William H., to THE UNITED STATES TRUST CO., N. Y. 52d st, s s, 150 w 5th av, 25x100.5. Mar. 19, due Mar. 1, 1887, 4 1/2%. 45,000
Brennan, Margaret F., wife of Michael, to Sarah H. Powell. 10th av, s w cor 60th st, 25.1x100. Mar. 19, 3 months. 15,000
Brady, Patrick T., to Bernard Muldoon. Stebbins av, e s, 638.4 n 165th st, 25x152.6x abt 21x163.3. Dec. 26, 1885, 5 years. 1,200
Byrne, James J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 26th st, s s, 72 w 10th av, 28x148.1x28x148.1. Mar. 19, 1 year. 7,500
Blauvelt, Charles, to Thomas H. O'Connor and ano., exrs. A. Carrigan. 115th st. P. M. Mar. 23, 3 years, 5%. gold, 4,900
Blumenthal, Charlotte, to Moritz Loewenstein. 31st st, n s, 225 w 6th av, 50x98.9. Lease. Mar. 24, due Jan. 1, 1891, 5%. 5,000
Coffey, Elizabeth C., to Robert Dolan. Lane or road from Kingsbridge road to lands of Mary Shradly, s s, 280 w of Kingsbridge road, 25x100. Jan. 1, 1 year. 150
Cady, James C., to Eliza George, widow, and Sarah A. George. 17th st. P. M. Mar. 16, due Jan. 1, 1887. 2,000
Carroll, Daniel, with Morris Steinhardt. Agreement as to priority of mortgages, &c. March 19. nom
Cone, Margaret E., wife of Charles H., to James L. Parshall. Washington av. P. M. Mar. 15, 2 years, 5%. 2,500
Curtis, Charles, to Ann Blake. 141st st. P. M. Mar. 13, 10 years or installs, 5%. 6,000
Cohen, Cecile, wife Michael, to Isidor Busch. 8th av, w s, 61.9 n 38th st, 12.4x100. Mar. 22, 3 years, 4 1/2%. 5,000
Cowan, Susanna J., to John J. Brady. Hoffman st. P. M. Mar. 17, 3 years, 5%. 400
Crimmins, John D., to Edward A. Morrison. 72d st. P. M. Mar. 8, due Mar. 23, 1889, 5%. 19,250
Christie, David, to William A. Cauldwell. 10th av, e s, 75.2 n 98th st, 59.5x—x51.4x100. Mar. 24, 2 months. 6,000
Dunn, John and David, to Morris Steinhardt. 26th st, s s, 375 w 9th av, 75x98.9. Building loan. Mar. 25, due Nov. 1, 1886. 24,500
Same to same. Same property. P. M. Mar. 25, due Nov. 1, 1886. 26,500
De la Monte, Rosa A., wife Leonardo, to Francis H. Weeks. 47th st, n s, 479.7 w 5th av, 23.10x100.5. Leases. Feb. 26, due Jan. 1, 1889. 15,000
Daly, Timothy, Jr., and William Archer to Thomas H. O'Connor, exr. J. F. O'Connor. Secures debt of W. Archer. 110th st, s s, 170 w 3d av, 25x100.11. Nov. 24, 1885, 5 years, 5%. gold, 12,000
Same to same. 110th st, s s, 195 w 3d av, 25x100.11. Nov. 24, 1885, 5 years, 5%. gold, 12,000
Same to same. 110th st, s s, 245 w 3d av, 25x100.11. Error. Nov. 24, 1885, 5 years, 5%. gold, 12,000
Same to same. 110th st, s s, 220 w 3d av, 25x100.11. Nov. 24, 1885, 5 years, 5%. gold, 12,000
Doying, Sarah J., wife of Ira E., Summit, N. J., to John C. Overhiser. 6th av, e s, 50 n 160th st, 50.11x75. Mar. 17, 1 year. 7,500
Eldredge, Joseph D., to Charles E. Tracy et al., trustees J. Bogert. Pearl st. P. M. Mar. 19, due April 1, 1891, or sooner, 5%. 26,000
Erving, Mary E., to Ananias M. Rouk. 125th st, s s, 250 e 8th av, 22x100.11. Mar. 23, 1 year. 3,000
Eckel, Antonia, to THE EQUITABLE LIFE ASSUR. SOC., U. S. 4th av, n w cor 90th st, 100.8x85.6. Mar. 24, due Jan. 1, 1887, with extension to Jan. 1, 1891, 5%. 30,000
Foote, Edward B., to Edward B. Foote. Lexington av, No. 122, w s, 20.1 n 23th st, 19.7x62.6. Mar. 24, 3 years, 5%. 5,000
Farley, John T., to Simon and Maurice M. Sternberger, exrs. Mayer Sternberger. 70th st, n w cor 9th av, 25x100.5. Mar. 22, 3 years, 4 1/2%. 25,000
Feiber, Sophia, to Johanna Loewus. 111th st. P. M. Mar. 23, 8 years, 5%. 3,000
Fettrich, James, to Newman Cowen. 61st st, 275 e 2d av. P. M. Feb. 25, due April 1, 1886. 27,338
Same to same. Same property. Mar. 15, 1 year. 50,000
Fitch, Ashbel P., and George Ehret, mortgagors with Mary E. Miller. Extension of mort. Mar. 5.

Folsom, Jessie, wife of Thomas W., to The New York Infirmary for Women and Children. 46th st. P. M. Mar. 23, due May 1, 1891, 5%. 9,000
Same to Frederick H. Weeks. 41st st. P. M. Mar. 23, due May 1, 1889, 5 1/2%. 3,000
Fuhrmann, Joseph H., and Charles Westphal, of Fuhrmann & Westphal, to William Westphal. Union square, No. 4. Lease. Mar. 23, 2 years. 3,225
Floyd, John G., and John H. Morrison, Jr., to Harmon Hendricks et al., exrs. M. M. Hendricks. Beaver st. P. M. Mar. 10, 3 years, 5%. 21,600
Fordyce, Alexander R., Dayton, N. J., and Francis G. Himpler, Hoboken, N. J., to Margaretta H. Wa-d. 77th st. P. M. Mar. 18, due Mar. 19, 1887, 5%. 27,000
Fritz, John, to Steffen Dieckmann, Hoboken, N. J. 118th st, 200 e 4th av. P. M. Mar. 15, 5 years, 5%. 7,500
Same to same. 118th st, 220 e 4th av. P. M. Mar. 15, 5 years, 5%. 7,500
Same to Peter J. McCoy. 118th st, Nos. 121 and 123 E. P. M. Sub. to morts. \$15,000. Mar. 15, 3 years, 5%. 3,000
Fox, Joseph, to Frederick Henseler. 3d av. P. M. Mar. 25, 3 years, 5%. 9,000
Gale, Frank A., to Henry A. Bogert, Flushing, L. I. 10th av, n e cor 124th st, 100.11x125. P. M. Mar. 15, 1 year. 27,000
Goodspeed, Albina E., wife of and Henry S., to Cornelia Trimble. Cherry st, n s, 160 e Market st, runs east 81.8 x north 72.5 x east 19 x north 136 x west 100 x south 208. Mar. 25, 1 year. 10,000
Grant, Winnifred, wife of Jerome T., to John J. Brady. Orchard av, s e s, west 1/2 of lot 280 map East Tremont, 44x112.6. Mar. 23, 1 year. 125
Griswold, Harriet E., wife of William N., to The New York State Colonization Soc. Clinton pl, s s, 24.5 e Greene st, 24.8x114.6 in two courses, x24.7x112.11 in two courses. Lease. Mar. 24, 1 year or sooner. 1,650
Gessner, William J., to Louis Reichardt. 4th av, n w cor 87th st, runs west 107.8 x north 100.8 x east 27.8 x south 50.4 x east to 4th av, x south 50.4. Jan. 2, 1 year. 20,000
Gerber, Johanneette, with Frederick Greis. Agreement as to priority of morts., &c. Mar. 19. nom
Giblin, Michael, to Marx and Moses Ottinger. 9th av, 90th st. P. M. Mar. 10, due Mar. 12, 1887, 5%. 8,100
Gillie, James B., Alexander Walker and Martha A. Lawson to Emil Gabler et al., exrs. and trustees E. Gabler. 104th st, n s, 175 w 10th av, 25x100.11. Mar. 23, due May 1, 1887, 5%. 13,000
Same to same. 104th st, n s, 150 w 10th av, 25x100.11. Mar. 23, due May 1, 1887, 5%. 15,000
Hoit, Homer A., to Mary G. Pinkney. 137th st, 100 w 8th av. P. M. Mar. 23, 3 years, 5%. 13,000
Same to same. 137th st, 250 w 8th av. P. M. Mar. 23, 3 years, 5%. 9,000
Same to same. 8th av, s w cor 137th st. P. M. Mar. 23, 3 years, 5%. 18,000
Hauseman, Philip, to Francis M. Jencks. 10th av, 95th st. P. M. Mar. 22, demand. 31,000
Hamilton, James B., to Thomas G. Ritch, Stamford, Conn. 28th st, s s, 152.8 e Broadway, 25x98.9. Mar. 18, 5 years, 5%. 50,000
Hastorf, Charlotte wife of Hermann, to Alexander B. Crane, exr. and trustee J. W. Mitchell. Forsyth st, Nos. 55 and 57. P. M. Mar. 20, 10 years, 5%. 30,000
Same to same. Same property. P. M. Mar. 20, installs, 5%. 10,000
Hazelton, Elizabeth M., John J. and James W. Wilson and Annie R. Scott to John A. Lewis et al., exrs. and trustees B. B. Sherman. West 11th st, No. 292. Secures debt of J. W. Wilson. Mar. 18, due April 1, 1889, 4 1/2%. 3,000
Heissner, Helena, widow, to Bernhard E. Boosmann. 158th st, n s, west 1/2 lot 168 map Melrose, 25x100. Mar. 16, 3 years, 5%. 400
Hennessey, James, to William T. Watson. Roosevelt st. P. M. Mar. 19, 3 years, 5%. 12,000
Heckel, August C., and Anna E. his wife, to John W. Decker. Tinton av. P. M. Mar. 25, due June 1, 1891, or sooner. 450
Higgins, Thomas C., and Samuel McMillan, to THE MUTUAL LIFE INS. CO., New York. Secures debt of above mortgages and Frederick Dietz. 11th av, e s, from 100th to 101st st, 201.10x100. P. M. Feb. 3, due Mar. 25, 1887, 5%. 20,000
Joyce, Mary A., to Aaron Hershfield. Monroe st, s s, adjous lot below on rear, 16.9x24.9x16.8x26.8; Hamilton st, n s, abt 255 w Market st, 16.10x55x16.9x56. Mar. 18, due Sept. 20, 1886. 500
Johnson, George F., to Emma wife of William Roeber. 69th st. P. M. Mar. 23, due Nov. 24, 1886, 5%. 3,000
Joyce, Thomas, to Aaron Hershfield. Monroe st, No. 74; No. 3 Mechanics alley. Lease. Mar. 18, due Sept. 20, 1886. 500
Judge, Margaret, wife James, to THE WASHINGTON LIFE INS. CO. Lexington av, No. 943, n e cor 69th st, 17x72.6. Mar. 19, due June 1, 1891, 5%. 16,000
Judge, Margaret, wife of and James, to Mary T. Foster. Same property. Mar. 19, due Mar. 1, 1888. 1,000
Jahn, Mathilda, to Valentin Rehberger. 10th st. P. M. Mar. 23, due April 1, 1887, 5%. 2,000
Jencks, Francis M., to Susan A. Gibbs, widow, Charlotte A. wife of John J. Astor, individ. and as trustees for Zeila Gibbs. 97th st, 400 w 8th av. P. M. Dec. 30, 2 years, 5%. 25,000



- Same to same. 96th st, 300 w 8th av. P. M. Dec. 30, 2 years, 5%. 25,000
- Same to same. 97th st, 275 w 8th av. P. M. Dec. 30, 2 years, 5%. 25,000
- Same to same. 97th st, 550 w 8th av. P. M. Dec. 30, 2 years, 5%. 25,000
- Kahn, Mayer, to Joaquin G. Blanco. Pearl st, No. 83. P. M. Mar. 22, 3 years, 5%. 13,500
- Klingler, Wilhelm, to Fredericke Schmidt and ano., exrs. H. Schmidt. 16th st. P. M. Mar. 22, due Jan. 1, 1889, or sooner, 5%. 2,000
- Kaepfel, Caroline, to THE WESTCHESTER FIRE INS. CO. 3d av, east cor Highbridge st, 152 x100x103x111.6. Mar. 19, 1 year. 3,000
- Kustner, Christian, to Henry Fulling. 1st av, e s, 45.7 s 117th st, 30x94. Mar. 17, due July 1, 1889. 5,500
- Kenny, Martin, to Walter G. Schuyler. 100th st, s s, 180 w 2d av, 25x100.7. Sub. to mort. \$10,333. Mar. 17. 1,300
- Klein, Benedict A., to Mary R. Callender. 1st av, s w cor 91st st. P. M. Mar. 19, 1 year or sooner. 32,500
- Kelly, Murtha J., Philadelphia, Pa., to Columban J. Kelly. 84th st, n s, 305 w 2d av, runs north 90 x northerly to centre of block, x west to point 325.4 w 2d av, x south 102.2 to 84th st, x east 20.4. Feb. 23, due Jan. 1, 1883, 5%. 3,000
- Kenny, Martin, to John Bell. 100th st, s s, 205 w 2d av, 25x100.7. 2d mort. Mar. 17, 6 months. 1,500
- Klingenstein, Henry, to Robert L. Cutting. exr. Gertrude Cutting. 42d st. P. M. Mar. 17, due Mar. 25, 1889, 5%. 5,000
- Langdon, Helen, to THE BOWERY SAVINGS BANK. Broadway, e s, 206.7 s Exchange pl, runs east 175 to New st, x south 81.4 x west 104.9 x north 8.4 x west 85.5 to Broadway, x north 73.4, being Broadway, Nos. 38-42 and 49-53 New st. Mar. 24, 5 years, 4 1/2%. 325,000
- Levy, Isaac, to Rudolph Bohm. Clinton st. P. M. Mar. 24, 1 year. 1,500
- Lange, Gustav, to George Brandon. 3d av, 37.2 w 75th st. P. M. Feb. 1, 2 years or sooner, 5%. 21,334
- Same to John C. and James Wilson, exrs. M. A. Wilson. 3d av, 64.8 w 75th st. P. M. Jan. 7, due Feb. 1, 1888, or sooner, 5%. 10,667
- Lange, Emelia C., to Eliza Sloateman. Alexander av, s e cor 143d st, 25x106.6. Mar. 20, due July 1, 1889. 1,000
- Livingston, Mary C., to Eliza Wiener, Philadelphia, Pa., trustee H. Wiener, dec'd. 26th st, n s, 500 e 6th av, 25x98.9. Mar. 20, 5 years, 5%. 20,000
- Loughran, Thomas, to Louis W. P. Stevens. 14th st. P. M. Mar. 22, due May 1, 1887, 5%. 4,000
- Macpherson, Agnes B., and Susie Y. wife of Elias Wentworth, Metuchen, N. J., to THE EMIGRANT INDUST. SAVINGS BANK. 110th st, n s, 80 w 4th av, 50x100.10. March 22, 1 year. 5,000
- Same to same. 83d st, s s, 275 w 2d av, 25x100. March 22, 1 year. 4,500
- Magen, Bernard and Jacob and Nathan, to Hannah Levy et al., trustees Saul J. Levy, dec'd. Grand st, No. 476, n s, 50 w Willett st, 25x100. Mar. 16, 5 years. 15,000
- Mulry, William, to Arthur L. Levy. 32d st. P. M. Mar. 19, due Mar. 22, 1887, 4 1/2%. 6,000
- Mayer, Henry, to Rose Hoelzle. 35th st, s s, 125 e 8th av, 25x98.9. Mar. 18, due Jan. 2, 1887. 3,000
- Mayer, Jacob, to Maria C. Orth. 2d av. P. M. Mar. 20, due May 1, 1887, 5%. 4,000
- McDonald, Charles, to Edward Oppenheimer and Isaac Metzger. 90th st, n e cor 9th av, 66.8x100.8. Feb. 17, due Dec. 14, 1886. 20,000
- McDonald, Anna, wife and Charles, to Edward Oppenheimer and Isaac Metzger. 90th st, 9th av. P. M. Dec. 14, 1 year. 11,730
- McLaughlin, John A., Jersey City, to THE DRY DOCK SAVINGS INST. 1st av, 20th st. See Conveys. Mar. 20, due April 1, 1887, 4 1/2%. 8,000
- McNamara, John H., to THE GERMAN SAVINGS BANK, New York. 28th st, No. 228, s s, 320.8 w 7th av, 24.10x98.9. Mar. 17, due Mar. 18, 1887. 12,500
- Same to Louis A. Wagner, Brooklyn. Same property. Mar. 17, due Mar. 18, 1887. 1,500
- Messemer, Henry H., Edgar N. and John P., by Charles E. Messemer, guard., to Francis H. Weeks. 1st av, e s, 49.5 n 22d st, 24.2x96. Mar. 19, due May 1, 1891, 5%. 6,000
- Meyer, Isaias, mortgagor, with Francis F. Robbins, trustee. Extension of mortgage. February 17. nom
- Meade, Richard, to Anthony Meade. Westchester Railroad, s w s, 75 s e Robbins av, 50 x80. Mar. 16, 3 years. 1,800
- Mott, Mary, to Anna R. Morris. 150th st. P. M. Mar. 18, 3 years, 5%. 2,000
- Same to same. 150th st. P. M. Mar. 18, 3 years, installs., 5%. 1,400
- McDonnell, James, and John Casey to Henry A. C. Taylor, Newport, R. I. 4th av, w s, 82.2 n 79th st, 20x80. Mar. 24, 5 years, 5%. 20,000
- Same to same. 79th st, n s, 80 w 4th av, 102.2. Mar. 24, 5 years, 5%. 30,000
- Same to same. 79th st, n s, 41 w 4th av, 20x 82.2. Mar. 24, 5 years, 5%. 27,000
- Same to same. 79th st, n s, 22 w 4th av, 19x 82.2. Mar. 24, 5 years, 5%. 26,000
- Same to same. 79th st, n s, 61 w 4th av, 19x 82.2. Mar. 24, 5 years, 5%. 27,000
- Same to same. 79th st, n w cor 4th av, 22x82.2. Mar. 24, 5 years, 5%. 30,000
- Meinell, Mary L., wife of and Henry C., to Nina A. De la Tournele. 3d av, No. 422, w s, 72 n 29th st, 24.9x95. Mar. 23, 6 months, 3,500
- Murray, John J., Brooklyn, to Ellen M. Murray, widow, Brooklyn. 92d st, s s, 350 w 9th av, 50x100.8. Mar. 23, 1 year, 4%. 3,500
- Mertens, Frederick W., to THE GERMAN SAVINGS BANK. AV A, s w cor 75th st, 102.2x100. Mar. 25, 1 year. 60,000
- Macdonald, Jennie, wife of John J., to Christian Blinn, Jr. Lexington av, e s, 20.5 s 47th st, 20x85. Mar. 25, due April 15, 1886. 1,000
- Meyer, Jacob, and Eva his wife, to Jacob Schaus. Orchard st. P. M. Mar. 25, 5 years, 5%. 2,000
- Mills, Ann W., to William W. Mills. 157th st, n s, 100 e 10th av, 50x99.11; St. Nicholas av, w s, 51.10 n 157th st, 25.11x82.7x25x89.6. July 31, 1 year. 1,000
- Moye, Herman H., to James King, Jr., et al., exrs. J. King, dec'd. 4th av, s w cor 127th st, 40x75. See Conveys. Mar. 25, due April 1, 1887, 5%. 2,000
- Same to Caroline D. Langlois, extr. Margt. Langlois. 4th av, w s, 40 s 127th st. P. M. Mar. 25, 5 years, 5%. 4,500
- Muller, Michael, to Katharine Kiesel. AV A, e s, 27.6 s 12th st. P. M. Mar. 25, 5 years, or installs., 5%. 3,000
- Same to Andrew Kiesel. Same property. Mar. 25, 5 years, or installs., 5%. 2,600
- Naubheim, Carry, wife of Simeon, to Thomas J. McKee and ano., trustees for Ann M. Dominick. Lexington av, 59th st. P. M. Mar. 24, 5 years, 4 1/2%. gold, 18,000
- National Academy of Design to The Artists' Fund Soc., City New York. 23d st. P. M. Mar. 19, 5 years or installs., 5%. 20,000
- Nichols, Hannah J., wife of Harvey, of Orange, N. Y., to Abigail I. Purdy. 135th st, n s, 183.4 e Willis av, 16.8x100. Mar. 8, 1 year. 1,500
- Niemann, Ferdinand J., to Jane A. Porter, Sheffield, Mass. 121st st, s s, 300 w 4th av, 17 x100.11. Mar. 20, 3 years, 5%. 10,000
- Ogden, Sarah A., wife of Alfred B., to Ella D. Goodrich, extr. and trustee J. W. Schmidt. Lexington av, w s, 51.2 s 76th st, 17x80. Mar. 23, 3 years, 4 1/2%. 12,000
- Olsson, Andrew, and Anna his wife, to Henry L. School. St Anns av, e s, 321.11 n 149th st, 16.10x102.10x16.8x105.5. March 22, due June 1, 1886, 5%. 1,500
- Same to same. St Anns av, e s, 305.1 n 149th st, 16.10x105.5x16.8x117.11. March 22, due June 1, 1886, 5%. 1,500
- Same to same. St Anns av, e s, 288.2 n 149th st, 16.10x107.11x16.8x110.5. March 22, due June 1, 1886, 5%. 1,500
- Ortgies, John, to Emma L. Breese, Mt. Airy, Philadelphia, Pa. 13th st. P. M. Mar. 18, due Mar. 25, 1889, or sooner, 5%. 8,000
- Oldner, Helen M., Brooklyn, to Ellen M. Murray. 92d st, s s, 400 w 9th av, 50x100.8. Mar. 20, 1 year, 4%. 3,000
- O'Neil, Mary A., to Henry C. Humphrey. 27th st, s s, 281.3 w 6th av, 18.9x98.9. Mar. 21, 1 year. 750
- Same to Mary McClellan. 27th st. P. M. Mar. 23, installs., 5 years, 5%. 8,000
- Parson, Samuel, to Ferdinand J. Niemann. 121st st. P. M. Mar. 20, installs. 2,500
- Paine, Caroline, widow, to John H. Rhoades et al., exrs. and trustee B. F. Wheelwright. Warren st, No. 9, s s, 25x75. Mar. 10, due April 1, 1888, 5%. 10,000
- Post, William, exr. W. Post, and Margaret Post, widow, to The Trustees Exempt Firemen's Benevolent Fund, New York. Secures debt of W. Post, exr. Fulton st, No. 61, n e s, 24.10 x 79.5 x 24.10 x—. Mar. 18, 1 year, 5%. 12,500
- Same to same. Fulton st, No. 59, n e s, 24.10 x—x24.10x68. Mar. 18, 1 year, 5%. 12,500
- Purcell, William, to Henry Heath, Brooklyn, 1st av, s w cor 22d st, 24.9x100. Lease. Mar. 20, 5 years. 8,500
- Pfugler, Henrietta, wife of Christopher, to William McReynolds. 31st st. P. M. March 23, 1 year, 5%. 3,000
- Pope, William B., to Patrick Skelly. 4th av, 81st st. P. M. March 22, 1 year, 5%. 8,200
- Prager, Israel L., to Hannah Loewens. 1st av. P. M. March 10, 2 years, 5%. 10,000
- Phillips, Moss S., to Elizabeth wife of Robert W. Nesbit. 89th st, n s, 125 w 2d av, 25x100.8. March 19, due March 1, 1889, 5%. 15,000
- Ramel, Alphonse P., to John J. Taylor, Stamford, Conn. 104th st, s s, 39 w New av and 489 w 8th av, 17x100.11. March 18, 2 years, 5%. 10,000
- Same to same. 104th st, s s, 21 w New av and 471 w 8th av, 18x100.11. March 18, 2 years, 5%. 10,000
- Ranney, Olivia G., to Jane A. Porter, Sheffield, Mass. 118th st, n s, 416.3 e Pleasant av, 20.5x100.11. March 19, 5 years, 5%. 8,250
- Same to Augusta Porter, Sheffield, Mass. 118th st, n s, 395.9 e Pleasant av, 20.5x100.11. Mar. 19, 5 years, 5%. 8,250
- Raubitschek, Max H., to Jacob Spies. 80th st. P. M. Mar. 18, due Mar. 22, 1888, 5%. 1,600
- Rime, Charles F., and Caroline R. his wife, to Samuel V. Purdy, Brooklyn. 3d av, w s. P. M. Mar. 17, 3 years, 5%. 12,000
- Same to Joseph M. De Veau. Same property. P. M. Mar. 17, 1 year. 6,500
- Read, George R., to THE MUTUAL LIFE INS. CO., New York. 3d av, No. 380, w s, 49.4 n 27th st, 24.8x120. Mar. 18, due Mar. 19, 1887, 5%. 35,000
- Ruddell, George W., to Sarah E. Sackett, exr. A. T. Sackett. 121st st, n s, 132.6 w 6th av, 17.6x100.11. Mar. 19, due May 1, 1889, or sooner, 5%. 11,000
- Same to same. 121st st, n s, 100 w 6th av, 17.6x100.11. Mar. 19, due May 1, 1889, or sooner, 5%. 11,000
- Same to same. 121st st, n s, 117.6 w 6th av, 15x100.11. Mar. 19, due May 1, 1889, or sooner, 5%. 10,000
- Roessert, Emil, to William Laimbeer. 4th av. P. M. Mar. 23, due Mar. 24, 1887, 5%. 9,000
- Schmeckenbecker, George and John G., to Charles Scholle. 58th st, n s, 75 w 1st av, 25x100.4. Mar. 24, 5 year, 5%. 8,000
- Schneider, Matthias H., to Sarah H. Powell. 83d st, n s, 150 e 2d av, 50x102.2. Mar. 23, 3 months. 12,000
- Schuster, David K., to Friederich Bohmert. Delancey st, No. 109. See Conveys. Mar. 24, installs., 5%. 4,750
- Smith, Phebe, wife of and Addison P., to THE CITIZENS' SAVINGS BANK, N. Y. 122d st, n s, 100 w 7th av, 16x100.11. Mar. 24, 1 year, 5%. 10,000
- Same to same. 122d st, n s, 116 w 7th av, 18x100.11. Mar. 24, 1 year, 5%. 12,000
- Same to same. 122d st, n s, 134 w 7th av, 16x100.11. Mar. 24, 1 year, 5%. 10,000
- Seifert, Maria L., wife of Louis F. W., to Rosa Rice. 156th st. P. M. Mar. 16, 1 year, 5%. 1,500
- Siebern, Peter H., to Frederick Schuck. Av. A, Eastern Boulevard, 85th st. P. M. Mar. 18, due Mar. 21, 1891, or installs., 5%. 18,000
- Sherwood, Annie L., wife of and William, to David Stevenson, Jr. 160th st, n e s, south east 1/2 of lot 54, map Melrose, 25x100. Mar. 19, 5 years or sooner, 5%. 2,000
- Smith, Martha T., wife of George D., to Twenty-fourth Ward Real Estate Assoc. Suburban st. P. M. Mar. 2, due April 10, 1891, installs. 5,850
- Sperb, William, mortgagor, with Townsend Wandell. Extension of mortgage. Mar. 20. nom.
- Stonebridge, Margaret, wife of Charles, to the AMERICAN SAVINGS BANK. Monroe av, n w cor Columbia av, 150x200 to Madison av. Mar. 19, 1 year. 11,000
- Stearns, Alice A., wife of John N., to Margaretta B. Warren et al., exrs. C. C. Warren. 58th st, s s, 200 w 5th av, 25x100.5. Mar. 20, 5 years, 4%. 40,000
- St. John, Maria L., to Abigail J. Purdy. Prospect av, n e s, lot 32 map of St. John and Archer property, West Farms, 50x84.1x50x82.8. Mar. 19, 3 years. 1,000
- Senger, Martin, to Margaret O'Connell. 9th av. P. M. Mar. 22, due July 1, 1888, 5%. 5,000
- Shea, Patrick, to Frederick W. von Stede and ano., trustees S. B. H. Judah. Monroe st. P. M. Mar. 22, due Mar. 20, 1889, or installs. 8,000
- Same to George B. Goldschmidt. Same property. Sub. to above. Mar. 23, due Mar. 20, 1887. 1,000
- Sherman, Maria E., wife Benjamin P., Brooklyn. Bowery, e s, 99.6 s Delancey st, 20.6x125.4. Mar. 23, 1 year, 5%. 6,000
- Simon, John, to August Kunze and Auguste his wife. Chrystie st, No. 136, e s, 25x100. Lease. Mar. 22, 1 year, 5%. 2,800
- Stephens, L. Jeanne, wife of and Henry C., to John G. Smith. Vesey st, No. 40, n s, 25x100. Mar. 20, 1 year. 7,500
- Stewart, Mary A., wife of and James H., and Margaret wife of and James Devlin to Frederick, William and Theodore Kilian, of Kilian Bros. 94th st, n s, 412 e 10th av, 17x100.8. Sub. to mortg. \$10,000. Mar. 18, due June 1, 1886. 1,207
- Straus, Joseph, to Anton Deutsch. Columbia st. P. M. Mar. 22, due Jan. 2, 1889, 5%. 5,000
- Schultke, August H., and Blondine his wife to THE GREENWICH SAVINGS BANK. 6th av, No. 19, w s, 17.10x100. Mar. 24, due April 1, 1888, 5%. 3,000
- Shults, Emmeline, wife Peter I., to Mary W., Heartt. Bedford st, No. 109, w s, 83.4 s Christopher st, 12.3x51.10x13.2x—. Mar. 3, 1 year, 5%. 800
- Simon, Pauline, wife Edward S., to THE MUTUAL LIFE INS. CO., N. Y. 98th st, s s, 100 e 10th av, 25x100.11. Mar. 25, 1 year, 5%. 30,000
- The Clinton Hall Assoc., New York, to THE UNION TRUST CO., New York. Broadway, s e cor 37th st, runs east 135 x south 98.9 x west 97.2 to Broadway, x north 105.2. Loaned to pay off other mortg. Mar. 24, due Mar. 25, 1889, 4%. 83,000
- Tift, Henry N., to Mary J. wife John Coar. 58th st. P. M. Mar. 22, 1 year. 2,000
- Thornton, John P., to Henry Keil. 4th av, n e cor 89th st, 100.8x80. Mar. 19, demand. 3,000
- Teets, A. Alonzo, to Edward Stroud. 120th st. P. M. Mar. 23, due Mar. 24, 1891, 5%. 3,500
- The Methodist Episcopal Church Home, N. Y., to FRANKLIN SAVINGS BANK, N. Y. 10th av, e s, extends from 92d to 93d st, 201.5x100. Mar. 15, 1 year, 4 1/2%. 50,000
- Varian, William A., to Emilie F. Bartow, trustee Cath. D. Mumford. Albany Post road, n w s, lots 64 and 65 map of Mary C. P. Maccomb property at Kingsbridge, 200x368x—x350. Mar. 18, due Mar. 19, 1891, 5%. 5,500
- Same to Emilie F. Bartow, Brooklyn. Same property. Mar. 18, due Mar. 19, 1891, 5%. 1,500
- Westerfeld, Isaac, to Dennis Loonie. 89th st, 106.8 e 4th av. P. M. Mar. 20, 3 years, 5%. 6,500
- Same to same. 89th st, 80 e 4th av. P. M. Mar. 20, 3 years, 5%. 6,500
- Whipple, Nelson M., to Louisa Hoffmann. 104th st, n s, 140 e of new av w of 8th av, 16.8x100.5. Mar. 19, 1 month, 5%. 2,000
- Same to same. 104th st, n s, 156.8 e of new av w of 8th av, 16.8x100.5. Mar. 19, 1 m'th, 5%. 2,000



Wolf, Emanuel, to August C. Hassey. Sheriff st, No. 61, w s, 150 s Rivington st, 25x100. Nov. 24, 1884, due Jan. 1, 1885. 5,000  
 Williams, Edmund R., Washington, D. C., mortgagor with Eliza A. Partridge. Extension of mortgage at reduced int. Mar. 12.  
 Wilkinson, Anne, to Jesse wife Thomas Crawford. 122d st. P. M. Mar. 20, 3 years, 5%. 2,000  
 Wyant, Samuel, to the THE UNION DIME SAVINGS INST., N. Y. 51st st, n s, 260 e 10th av, 20 x100.5. Mar. 22, due May 1, 1889, 5%. 10,000  
 Walker, John, to Charles Wines et al., exrs. H. Wines. 112th st. P. M. Mar. 24, 1 year or sooner. 6,000  
 Walther, Bartholomew, to Caroline P. Chesterman. 125th st. P. M. March 24, 5 years, 5%. 9,600  
 Weinstein, Ascher, and Harris Mandelbaum, to George W. Rice et al. Chrystie st. P. M. Mar. 25, 3 years, 5%. 15,000  
 Same to same. Chrystie st. P. M. Mar. 25, 1 year, 5%. 2,500  
 Wheaton, Esther A., to William D. Whiting. 9th av, 124th st. P. M. Mar. 25, due Feb. 23, 1887. 4,000

KINGS COUNTY.

MARCH 19, 20, 22, 23, 24, 25.

Allen, Margaret, wife of William, to Isabella Purvis. Hoyt st. P. M. Mar. 19, 5 years, 5%. 2,000  
 Archer, Maria, wife of and George E., to Joseph W. Archer, as trustee and guard. of Eugene S. and Fanny E. Archer. Dwight st, w s, extending from Dikeman st to Wolcott st, 200x90. Mar. 18, 1 year, 5%. 4,000  
 Allen, Catharine P., wife of and Robert, to John A. Latimer and ano., trustees Harriet B. Beldin. Fulton st, s w s, 48.4 n w Cumberland st, 20 x 75.10 x south 32.3 x east 20 x north 25.9 x northeast 69.3. March 23, 3 years. 6,500  
 Aiger, Horatio, Jr., to Frank J. Goodnow. 20th st, s w s, 225 s e 4th av, 25x100. Mar. 24, 5 years. 800  
 Avery, Frank M., to Cecelia A. Craddock. Bergen st, n s, 360 e Grand av, 15x110. Mar. 22, 3 years. 3,200  
 Bedell, William F., Hattie L. and Ame S. and Amy E. Pine and Claudine B. Hegeman to William F. Bedell, as trustee of Ame S. Bedell. Atlantic av, n s, 234 w Bond st, 116.6x80; Smith st, w s, 106 n 1st pl, 18x71.5x18.2x69.2; Smith st, w s, 16 n 1st pl, 72x77x72.7x68; Bond st, e s, 20 n Union st, 80x75; Hoyt st, n s, 65.1 n Carroll st, 32.11x60.5x32.11x61.1; Carroll st, n s, 64.8 w Hoyt st, 16x65; Carroll st, n s, 271.8 w Hoyt st, 20x97.11; Duffield st, e s, 234 n Willoughby st, 21x100.3; Douglass st, s s, 100 w Hoyt st, runs south 40 x east 22 x south 60 x west 97 x north 100 to Douglass st x east 75; Bond st, w s, 80 s Sackett st, 20x30. Mar. 6, 1 year. 10,000  
 Bills, James A., to Adolph Vanreim. Sumpter st, n s, 53.4 w Stone av, 16.8x100. Mar. 23, due Mar. 1, 1888. 250  
 Boone, Clara J., wife William C., to William Gubbins. Lincoln pl. P. M. Mar. 3, due Mar. 25, 1891, 5%. 7,500  
 Same to same. Same property. P. M. Mar. 3, installs. 5%. 3,000  
 Browning, William W., to The New York Annual Conference Ministers' Mutual Assistance Soc. Monroe st, n e cor Reid av, 19.6x100. Mar. 1, 5 years, 5%. 4,000  
 Baird, Alexander L., to The Mutual Life Ins. Co., New York. Greene av, No. 459, n s, 360 w Nostrand av, 20x100. Mar. 20, due Mar. 23, 1887, 5%. 7,500  
 Same to same. Greene av, No. 457, n s, 380 w Nostrand av, 20x100. Mar. 20, due Mar. 23, 1887, 5%. 7,500  
 Barnaby, Frederick W., to Thomas E. Greacen et al., exrs. James Wiggins. Madison st, n s, 290 w Marcy av, 20x100. Mar. 23, 2 years, 2,000  
 Birch, John T., to The Lafayette Fire Ins. Co., Brooklyn. Schnectady av, e s, 66 n Dean st, 21x100; Rochester av, e s, 25 n Dean st, runs north to centre line Hunterly road x south-east -- x west 100. Mar. 24, 1 year. 1,000  
 Butterick, Ebenezer, to Lydia W. Norris. Franklin av, Monroe st. P. M. Mar. 22, due Mar. 23, 1889, 5%. 4,000  
 Bowman, Harriet A., widow, to Gustav Kraetzer. Baltic av, n s, 52.6 e Jefferson st, 25 x 100 x west 17.6 x south 40 x west 7.6 x south 60. Mar. 23, 3 years. 700  
 Backus, John, Jr., to John Doll. Chauncey st, s s, 50 w Howard av, 25x75. Mar. 17, 5 years, 5%. 1,500  
 Betts, Cordelia E., wife of Henry L., Oswego, N. Y., to Brooklyn Trust Co. Decatur st, n s, 110 e Tompkins av, 19.9x90.4x abt 19.10x92.2. Mar. 18, 1 year, 5%. 3,000  
 Beasley, David S., to The Riverhead Savings Bank, Suffolk Co. Monroe st, s s, 20 e Sumner av, 19x100. Mar. 18, 3 years, 5%. 3,500  
 Blumke, Stanislaus, to The Kings County Savings Inst. Graham av. P. M. Mar. 15, 1 year, 5%. 1,000  
 Same to same. Johnson av, n s, 125 w Bushwick Boulevard, 25x100. Mar. 15, 1 year, 5%. 3,000  
 Block, Mary L., to Jacob M. Hopper. Livingston st. P. M. Mar. 5, 2 years, 5%. 4,000  
 Bradley, Winant V. P., to Vesta A. R. Morehouse. Dean st, n s, 375 e Rockaway av, 50x107.2. Mar. 8, 3 years. 1,100  
 Brown, George R., to Marcus B. Brown, Orient, L. I. Underhill av. P. M. Mar. 13, due Mar. 12, 1887. 925

Bradley, Charles, to Eliza C. Waterbury, extrx. W. Waterbury. John st. P. M. Mar. 20, 2 years. 1,000  
 Brown, Isabella, and William her husband, to Clarence C. Fleet and ano., exrs. Emeline F. Sackett. 7th av, 11th st. P. M. Mar. 13, 1 year, 5%. 5,500  
 Clark, Ellen, wife of and Levi G., to Correa M. Walsh. Lafayette av, s s, 216.8 e Stuyvesant av, 16.8x100. Mar. 18, 1 year. 300  
 Cosgrove, Thomas H., to Anna M. Stillwell. Highway to the Shell Banks, Gravesend. P. M. Mar. 19, 1 year, 5%. 1,500  
 Cuyck, Catharine F., and Walter A. her husband, to Max Markard. McDonough st, s w cor Sumner av, 40x100. Feb. 23, 3 years. 2,000  
 Cheetham, James, to Elizabeth Cheetham. Monroe st, s s, 175 e Patchen av, 16.8x100. Mar. 16, 2 years. 1,000  
 Clark, Susie, wife of Walter B., to Mary and Elizabeth Briggs. Macon st, n s, 320 e Marcy av, 20x100. Mar. 23, 2 years, 5%. 4,000  
 Conselyea, Jane B., to William Conselyea and Ellen A. wife of Charles J. Latto. Lafayette av, n s, 137.6 e Sumner av, 18.9x100. July 22, 1885, due July 1, 1890, 5%. 3,900  
 Curtin, David, to Catherine Molloy. Dean st. P. M. Mar. 17, 3 years. 450  
 Carpenter, Robert L., to Therese M. Avery. Lexington av, n s, 350 e Bedford av, 16.8x100. Mar. 23, 3 years. 3,500  
 Cobb, Clara E., to Frederick Cobb. Atlantic av, s e cor Miller av, 25x91.9x25x91.3. Mar. 25, due Nov. 1, 1886. 700  
 Dowling, William L., to Ella wife William J. La Roche. Lewis av, Halsey st. P. M. Mar. 25, due April 10, 1891, 5%. 3,000  
 Davison, Caroline C., wife of Charles M., to Patrick Concannon. Lafayette av. P. M. Mar. 20, due May 1, 1889, 5%. 1,000  
 de Zavala, Henry, to William Selpho. Halsey st, Throop av. P. M. Mar. 24, 2 years. 14,000  
 Duckworth, Kate C., wife of and Walter F., to John Monas. Berkeley pl. P. M. Mar. 23, installs. 5%. 1,000  
 Dahl, Louisa, to Frank A. Brockway. Hall st. P. M. Mar. 22, installs. 1,000  
 De Zavala, Henry, to Hattie S. Crowell. Hancock st, s s, 117 w Throop av, 108x100. Mar. 19, due Oct. 1, 1886. 9,000  
 Diehl, Frederick, to Martin V. B. Streeter. Barbey st. P. M. Mar. 23, 3 years. 1,200  
 Dunn, Ellen and Mary, to Mary Hickey. Hull st, s s, 101.3 w Stone av, 16.5x100. Feb. 3, 3 years, 5%. 1,600  
 Ennis, Thomas, and William De Lacy to Henry Ginnel. Fulton st, s w cor Saratoga av, 100x200 to Herkimer st. Mar. 24, 1 year. 1,000  
 Fish, John D., Hempstead, L. I., to Melvin Brown. Oxford st, w s, 216.8 n Atlantic av, 22x110; Pearl st, e s, 57.5 n High st, runs east 34 x north 5 x east 6 x north 10.4 x west 40 to Pearl st, x south 16.1; Myrtle av, southeast cor Bleecker st, 280.9 to Ralph st, x 304.9 to Knickerbocker av, x 200 to Bleecker st, x 107.8. Mar. 11, 1 year. 5,500  
 Fearn, Herbert and Jerry A. Wernberg, as trustee of Ellen Fearn, dec'd, to The Mutual Life Ins. Co., N. Y. Myrtle av, s s, 20.6 e Ryerson st, 6 lots, each 18.6x78. 6 morts., each \$5,500. Mar. 18, 1 year, 5%. 33,000  
 Fearn, Herbert, to The Mutual Life Ins. Co., New York. Myrtle av, s e cor Ryerson st, 20.6x78. Mar. 18, 1 year, 5%. 7,000  
 Friday, Elizabeth J., wife of and Wm. H., Sarah E. Jones and Charles F. Strohm, to John Devlin. Union st, s s, 92 w 5th av, 100 x190 to President st; 5th av, n w s, 74.6 s w Union st, 20.6x92. Mar. 20, 10 years, 5%. 32,000  
 Fieseler, Frederick, to Theodore Kiendl. John st, e s, 125 n Baltic av, 50x100. March 19, demand. 100  
 Fowler, Mary E., wife of and Levi, to William H. Scott. Halsey st. P. M. Mar. 15, 1 year. 12,500  
 Gallagher, Frank P., to Robert B. Dibble and Frederick W. Thompson. Surf av, n s, part of old lot 19A of common lands at Coney Island, Gravesend, 25x62. Mar. 23, 3 yrs. 600  
 Gasz, Martin and Elizabeth, to William H. Simonson. 22d st. P. M. Feb. 3, due Mar. 1, 1891. 500  
 Geiser, August, to John H. Scheidt. Stockton st, n s, 250 e Sumner av, 25x100. Mar. 19, 1 year. 750  
 Hall, Mary E., wife of Charles G., to Oscar H. Stearns. Gates av, n s, 25 e Sumner av, 40x100. Mar. 13, due May 15, 1886. 1,200  
 Hawkins, Elias H., to Maria C. Robbins. Gates av, n s, 165 e Sumner av, 20x100. Mar. 18, 5 years, 5%. 7,500  
 Same to same. Gates av, n s, 125 e Sumner av, 20x100. Mar. 18, 5 years, 5%. 7,500  
 Haight, Jane E., to William Schneider. 46th st. P. M. Mar. 20, 5 years. 400  
 Hennessy, James, to David E. Meeker. North 7th st, n e s, 114.2 n w Union av, runs north-west 22 x northeast 54 x east 54 to Union av, x south 22 x west 45.2 x southwest 45.2; North 8th st, s w s, 13.3 n w Union av, 22x100. Mar. 20, 3 years, 5%. 5,000  
 Hoff, Herman J., to Susan B. Read. Prospect av, n e s, 150 n w 7th av, 25x93. Mar. 23, 3 years, 5%. 2,500  
 Huber, Theresia, to John Jung or Young. Broadway. P. M. Mar. 22, 3 yrs, 5%. 5,000  
 Hart, Hester E., wife of and George B., to Hattie S. Crowell. Adelphi st, w s, 142.7 s Fulton st, 15x88. Mar. 23, 5 years. 1,500  
 Hennessy, Margaret, to Josephine B. Hammond. Eldert av, e s, 725 s Gay st, 50x100. Mar. 20, due Mar. 1, 1889. 300

Hatton, Eliza J., widow, to William L. Bond. De Kalb av, s w cor Raymond st, 18x65.8x28.1x62. Mar. 25, 3 years, 5%. 400  
 Jacobs, Clara, to Patrick Dunn. State st. P. M. Mar. 24, 3 years, 5%. 4,000  
 Jones, Lucy A., to Stephen J. Burrows. Devoe st. P. M. Mar. 22, due April 1, 1889, 5%. 2,300  
 Jooss, Charles and Catharina, to Ehrhard Schoch. Moore st, s s, abt 361 e Bushwick av, 25x100. Mar. 22, 5 years, 5%. 1,600  
 Johnson, Peter, to William M. Gibson. Kosuth pl, n e s, 216 e Broadway. 21.6x94. Feb. 1, 1886. 500  
 Kasper, William, to The Greenpoint Savings Bank. Manhattan av, s e cor Ash st, 25x100. Mar. 18, 1 year, 5%. 5,000  
 Kenyon, George W., to Brooklyn Young Men's Christian Assoc. Sackett st, n s, 200 w Court st, 22x100. Mar. 20, due April 1, 1891, 4 1/2%. 3,500  
 Klinghoefer or Klingelhoefer, George, to John Loewer and Louise his wife. Graham av, w s, 75 s Scholes st, 25x100. Mar. 18, due April 1, 1893, 5%. 1,600  
 Koehler, Frank F., to George H. Parshall. 53d st. P. M. Mar. 20, due Jan. 1, 1887. 300  
 Kirchner, Edward, to Christine Thier. Jefferson st, e s, 80 n Baltic av, 20x60. Mar. 23, 5 years. 350  
 Kirkpatrick, David, to Roswell Eldridge, Hempstead, L. I. Wyckoff st, n s, 180 w 5th av, 20x100. Mar. 23, due Mar. 1, 1889. 5,000  
 Same to same. Wyckoff st, n s, 160 w 5th av, 20x100. Mar. 23, due Mar. 1, 1889. 5,000  
 Lauer, Daniel, to Sarah H. Powell, New York. Gates av, s s, 200 e Reid av, 150x100. Mar. 25, 3 years. 10,000  
 Loughran, Mary, to Dominick G. Bodkin. Prospect st. P. M. Mar. 23, 3 years. 3,000  
 Limbert, Richard W., and Anna M. his wife, to Ann Limbert. Patchen av, e s, 60 n Madison st, 20x80. Mar. 18, 3 years. 3,000  
 Leek, Mary L., wife of and Samuel E., to Maria Drew. Fulton st, s s, 435 w Buffalo av, 20x100. Mar. 22, 3 years, 5%. 2,000  
 Leighton, Fallah J., wife of Roscoe S., to Andrew and Angelina H. Lindgren. Hope st. P. M. Mar. 18, 10 years. 3,500  
 Monaghan, Martha R., widow, to Jane N. Hewlett. Gates av, s s, 40 e Cambridge pl, 20 x100. Mar. 23, 1 year. 1,000  
 Muller, Melchior, and Anna M. his wife, to Henrietta Haega. McDougal st, n w cor Saratoga av, 25x100. Mar. 17, due Jan. 1, 1891, 5%. 300  
 Malone, Mary J., wife of and Patrick F., to S. M. Meeker and ano., trustee for Geo. D. Watson. North Oxford st, e s, 236.2 s Park av, 16.8x100. Mar. 22, 3 years, 5%. 2,300  
 Mahoney, Cornelius J., to John J. Almy. Sackett st, s s, 126.8 w Court st, 23.4x100. Mar. 13, due Mar. 20, 1891, 5%. 4,500  
 Mahla, Eliesabetha, to Martin Mayer. Boerum st, n s, 622.9 e Bushwick av, 25x48.11x25.1x50.8. Mar. 18, 5 years, 5%. 2,700  
 McGarry, Michael W., to John S. Siney. Richardson st, s s, 100 e Leonard st, runs south 100 x east to Bushwick Creek, x north along creek to Richardson st, x west to beginning; Leonard st, e s, 50 n Frost st, 25x100. Mar. 16, 3 years. 200  
 McCarty, Catharine, to Ann Wohlers. Bergen st, s s, 275 w Vanderbilt av, 25x130.7x--x148.5; also property adj above on rear. Mar. 19, 1 year. 2,086  
 Mitchell, Eliza C., to Edward Benedict Cobb. Gates av, n s, 475 w Ralph av, 25x100. Mar. 19, due July 1, 1889. 800  
 Montague, Michael, to James Cassidy. Van Buren st, n s, 225 w Reid av, 25x100. Oct. 27, 4 years, 5%. 700  
 Miner, Mary L., to Agnes H. Davies. Sidney pl, w s, 104.5 n State st, 21.1x100x23.9x100. Mar. 24, due May 1, 1887. 1,000  
 Mackenzie, Josephine C., wife of William, of Summit, N. J., to William Baltz. Taylor st, s s, 40 e Wythe av, 20x60. Mar. 24, due June 24, 1889, 5%. 1,000  
 McGlincy, James J., to William F. Aukamp. 2d st. P. M. Mar. 25, 5 years, 5%. 8,000  
 Morgan, Mary, to George R. Conner et al., exrs. Geo. Ricard. Hayward st, ses, 95.10 n e Bedford av, 19x100. Mar. 19, 3 years. 600  
 Same to same. Hayward st, s e s, 133.10 n e Bedford av, 19x100. Mar. 19, 3 years. 600  
 Nicol, Carl, to Babette Weillacher. Sackett st, No. 199, n s, 86.2 w Henry st, 19.6x100. Mar. 16, due April 1, 1889, 4%. 2,500  
 Nissen, Katherine Q., wife of and Ludwig, to Henry F. Quast. Monroe st. P. M. Mar. 25, installs. 5,500  
 Newman, Henry J., to Maria C. Robbins. De Kalb av, s w cor Carlton av, 25x60x37.5x66. Mar. 15, 5 years, 5%. 12,000  
 Nolan, Patrick, to Samuel H. Vandewater. Jefferson st, s s, 665 e Throop av, 18x100. Mar. 19, due Sept. 1, 1886. 1,000  
 Same to same. Jefferson st, s s, 683 e Throop av, 18x100. Mar. 19, due Sept. 1, 1886. 1,000  
 O'Brien, Michael, to Samuel W. Milbank. Hamilton av. P. M. Mar. 20, 3 years, 5%. 4,000  
 Ovington, Theodore T. and Edwin J., and Ovington Bros., to Crowell Hadden, President Long Island Bank. Fulton st, w s, 27 s Clark st, runs south 18 x west 49.2 x northwest 20.4 x north 10.5 x east 63.2; Clark st, s s, 74.6 east Monroe pl, runs east 22.6 x south 62.5 x east 3 x south 12.7 x west 25 x north 0.4 x west 0.6 x north 74.8; Fulton st, w s, 44.10 south Clark st, runs south 42.10 x west 40 x northwest 44 x northeast 37.7 x southeast 16.6 x east 50. Mar. 18, secures notes. 21,000  
 O'Rourke, John H., to Sarah H. Powell, Wex-

ren st, n s, 100 w Nevins st, 52.6x100. Mar. 24, 3 months. 6,500  
 Parson, Samuel, to Thomas E. Greacen et al., exrs. James Wiggins. Carlton av, w s, 170 s Flushing av, 24x100. Mar. 23, 3 years, 3,500  
 Same to Sarah F. Van Wyck, extrx. Anna L. Van Vechten. Park pl. P. M. Mar. 17, 3 years, 5%. 4,000  
 Parry, Henry, to The Williamsburgh Savings Bank. South 6th st, n s, abt 75 e 1st st, 25 x86.3x25x90. Mar. 25, 1 year, 5%. 2,500  
 Pearson, William J., to The Dime Savings Bank, Brooklyn. 10th st. P. M. Mar. 24, 1 year, 5%. 2,000  
 Purcell, Thomas, to William A. Brown. 10th st, n w s, 71.3 s w South 1st st, 23.9x100. Mar. 25, due Jan. 1, 1889. 700  
 Pitcher, Mary J., widow, and Thomas Brien to Margaretta B. Warren et al., exrs Charles C. Warren. Fulton st, n e s, 64 e Cumberland st, runs northeast 78.7 x east 7 x south 22.7 x southwest 64.8 to Fulton st, x northwest 19. Mar. 20, 3 years, 4 1/2%. 4,000  
 Phillips, Edgar, to Therese M. Avery. Bergen st, n s, 345 e Grand av, 15x110. Mar. 22, 3 years. 2,800  
 Powers, George A., individ and as trustee, and Robert D. Macomber to The Southold Savings Bank, Suffolk County, L. I. Fulton st, No. 557. This mortgage satisfies and take place of mortgage now on said premises. Mar. 24, 3 years, 4 1/2%. 10,000  
 Same to same. Fulton st, No. 555. This mortgage satisfies and takes place of mortgage now on said premises. Mar. 24, 3 years, 4 1/2%. 10,000  
 Pymm, Sarah, Henrietta, John H., William and James M., to William Foulks. North 5th st, n s, 125 e 3d st, 25x100. Dec. 7, 1885, installs. 1,281  
 Roth, Henry, and Betty Strauss, widow, to The Williamsburgh Savings Bank. Central av, northerly cor Suydam st, 25x98. Mar. 24, 1 year, 5%. 3,500  
 Same to same. Central av, n e s, 25 n w Suydam st, 3 lots, each 25x100. 3 mortgs., each \$3,000. Mar. 24, 1 year, 5%. 9,000  
 Same to same. Suydam st, n w s, 98 n e Central av, runs northwest 25 x northeast 2 x northwest 75 x northeast 25 x southeast 100 to Suydam st, x southwest 27. Mar. 24, 1 year, 5%. 1,500  
 Reynolds, Michael, to Mary E. Berrian. 30th st, s w s, 175 s e 4th av, 25x100.2. Mar. 16, 5 years. 500  
 Reichart, Constantine, to Nicholas W., Catharine M. and Ann E. Meserole and others, heirs Henrietta R. Meserole. Grove st, s s, 206.8 e Wyckoff av, 25x100. Mar. 19, 5 yrs. 200  
 Remsen, Isaac S., to John Lyon, Greenwich, Conn. Graham av, s w cor Powers st, 50x75. Mar. 22, 1 year, 5%. 2,500  
 Remson, Isaac S., to John Winkelmann. Grand st, s s, 173.2 w Humboldt st, 24.5x100. Mar. 22, 3 years, 5%. 3,000  
 Ryan, Michael, to Jessie wife of Henry G. Marshall. East 13th st, southerly 1/2 plot 12 map D. D. Stillwell property, Gravesend. P. M. Sept. 14, 1884, 5 years. 390  
 Sawtell, Ophelia, widow, to The Dime Savings Bank, Brooklyn. Washington av, w s, 53.1 n Atlantic av, 21.6x90. Mar. 25, 1 year, 5%. 1,500  
 Schink, Wilhelmine, to Julia P. Foster, Quogue, L. I. 5th av. P. M. Mar. 13, due Mar. 1, 1889. 500  
 Small, Charles, to John Cassidy. Marion st, n s, 120 e Rockaway av, runs north 100 x east 180 x north 7.5 x southeast 111.11 x south 29.2 to Marion st, x west 260. Mar. 19, due Mar. 1, 1888. 6,000  
 Sutton, Samuel, to William Baltz. South 1st st, s s, abt 175 e 11th st, 25x95. Mar. 22, 3 years, 5%. 1,500  
 Savage, Joseph Y., to Albert M. Patterson and William Greenough, of Patterson & Greenough. Carroll st, n s, 120.6 w Clinton st, 20.6 x100. Mar. 15, 3 years, 5%. 2,500  
 Sefferien, Charles, to William Ulmer. Johnson st, n s, 150 w Lorimer st, 35x100. Mar. 16, 1 year, 5%. 1,500  
 Same to Anna R. Weber. Same property. Mar. 16, 1 year, 5%. 1,300  
 Silcox, Stephen F., to Alfred Sims. Nassau av, s s, 100 e Oakland st, 25x100. Mar. 6, 5 years, 5%. 2,500  
 Smith, John, to Louis W. Ebell and Amy R. his wife. Manhattan av, w s, 100 s Nassau av, 25 x100. Mar. 20, 2 years. 1,000  
 St. Johns Church, Brooklyn, to Marion I. Smith. St. Johns pl, n s, 100 w 7th av, 135.5x100. Mar. 19, 5 years, 5%. 48,000  
 Stearns, Horace W., to The South Brooklyn Savings Inst. President st, s s, 75 w Henry st, runs south 80.4 x west 29 x south 20 x west 5 x north 100 to President st, x east 34. Mar. 20, 1 year, 4 1/2%. 10,000  
 Summerhays, Sarah, wife of John H., to Thomas E. Greacen et al., exrs. James Wiggins. Bond st, w s, 75 s Warren st, 25x75. Mar. 20, 3 years. 2,000  
 Suydam, John J., to Henry Drew, Jamaica. L. I. Rutledge st, n s, 81.4 e Marcy av, 20.2x100. Mar. 20, 3 years. 3,000  
 Sweet, Charles F., to Frederick H. Wiggins and ano., trustees Catharine Lawrence. Livingston st, s s, 39.4 w Boerum pl, 19x45.6x19.1x48.1. Mar. 20, 5 years, 5%. 5,000  
 Simon, Joseph, Sr., to The Williamsburgh Savings Bank. Humboldt st, n e cor Ten Eyck st, 50x100. Mar. 24, 1 year, 5%. 8,000  
 Stanley, Ann, wife of and Ira N., to Edward D. White and ano., exrs. J. S. Thorne, Washington av. P. M. Mar. 22, due Mar. 1, 1887, 5%. 5,000

Steinhauer, Charles N., to Abraham Underhill. Frost st, s s, 200 e Humboldt st, runs south 100 x east 45.4 x north 48 x northwest to Frost st, x west 21. Mar. 25, 5 years. 700  
 Strauch, Carl, and Sophie his wife to The Williamsburgh Savings Bank. Lynch st, s e s, 475 n e Harrison av, 20x100. Mar. 24, 1 year, 5%. 2,500  
 Thorn, Richard H., to James Galway. Union st. P. M. Mar. 18, 5 years, 5%. 2,600  
 Taylor, Emma and Harry, to Samuel H. Vandewater. Halsey st, n s, 325 w Lewis av, 50x100. Mar. 10, due April 1, 1887. 2,700  
 Same to same. Same property. Mar. 10, due April 1, 1886. 9,900  
 Tyler, Louise A., wife of Frank H., to William T. Smith and ano., trustees for Alice C. Smith. Willoughby av, n s, 76 w Sumner av, 24x100. Mar. 20, 3 years, 5%. 4,000  
 Traub, Jacob, to Hermann Weber. Montrose av, n s, 75 w Lorimer st, 25x100. Mar. 22, 5 years, 5%. 1,000  
 Tuck, William H., to Frederick L. Dinger. Washington st, e s, 100 n Liberty av, 25x90. Mar. 5, due April 1, 1889, 5%. 550  
 Tucker, John, to James S. Bailey. 1st st, Whitwell pl. P. M. Mar. 17, 1 year, 5%. 750  
 Tummel, August, to The Williamsburgh Savings Bank. Harman st, s e s, 160 s w Central av, 20x100. Mar. 23, 1 year, 5%. 2,000  
 Same to Anna E. wife of John G. Cozine. Same property. 2d mort. Mar. 23, installs. 500  
 Van Nostrand, James, to John Fisher. Suydam pl. P. M. Mar. 22, 3 years, 5%. 500  
 Whitelouse, Mary, wife of and William T. to Henry Elliott, trustee Joseph T. Whitehouse. Pacific st, n s, 280.3 w Nostrand av, 18x100. Mar. 25, 1 year, 5%. 2,000  
 Wood, Silas P., to Alexander L. Baird. Greene av. P. M. Mar. 24, 2 years. 1,500  
 Welch, William T., to Mary E. wife of Morris Wickett. Gates av. P. M. Mar. 24, 3 years, 5%. 3,000  
 Wellenberger, William, to George Covert. Myrtle av, Hamburg av. P. M. Mar. 23, 3 years, 5%. 2,400  
 Whaley, Georgianna J., to Thomas H. Robbins. Lexington av, 350 e Bedford av, 16.8x100. Sub. to mort. \$3,500. Mar. 23, 1 yr. 600  
 Williams, Charles H., to Jennie V. Wilbur. Fort Hamilton av, n s, 139.2 e Gravesend av, 50x100. Mar. 23, due Mar. 1, 1887, 5%. 500  
 Wills, Henry J., to John Wills. Troutman st, n w s, 66.2 s w Bushwick av, 25x100. Jan. 1, 1872, 10 years, 7%. 6,500  
 Walter, Annie, wife of August L., to Andrew Walker. Palmetto st. P. M. Mar. 22, installs, 5%. 900  
 Wheeler, William, to John M. Stearns. Blake av, Monroe st. P. M. Mar. 16, 3 years. 1,000  
 Williams, Sarah D., wife of George S., to Walter N. Degrauw. South Elliot pl, e s, 47.10 s De Kalb av, 20x92.1. Mar. 19, 1 year. 1,000  
 Youngs, Louisa, to William Young. Sheffield av, e s, 150 n Liberty av, 25x100. Mar. 16, 1 year. 1,325

Michelbacher, J. Percival, to Ann E. Fountain. nom  
 Morris, James R., to Julia H. Stebbins, Garden City. 2,000  
 Middlebrook, Frederic J., Brooklyn, to Mary A. Chi-olm, College Point, L. I. 10,000  
 Mitchell, Arthur, and ano., exrs. A. C. Post, to Charles W. Opdyke. 13,130  
 Morris, Anna R., to Fanny M. Robinson, of Warren Township, N. Y. 4,500  
 Moulton, Gary J., and ano., exrs. Hannah R. Moulton to Townsend Wandell. 8,000  
 Mylius, Cornelia K., to Dennis Loonie. 5,091  
 McCready, Nathaniel L., to Josiah H. and George M. Still. nom  
 Murphy, Patrick, to Thomas McMahon. 5,000  
 Noble, William, to Charles E. Appleby. 29,500  
 Same to same. 18,000  
 Nolan, Patrick, to Edward Whelan. nom  
 Rasp, John, to Christian Schulz. nom  
 Raymond, John B., Cornwall, New York, to Francis P. Burke. 3,500  
 Ritch, Thomas G., Stamford, Conn, to Daniel B. Tayreweather and Harry S. Ladew. 50,000  
 Riveras, Rafael C., to John T. Lord, trustee. 4,000  
 Sackett, Marcus, trustee of H. W. Lee, to Auguste Weete et al., exrs. and trustees of H. Weete. 8,000  
 Stein, Catharine, to Louis Maurer. nom  
 Schack, Frederick C. C., to Harriet A. Walter. 14,735  
 Slater, Moses, to Nelson Samson and ano., exrs. S. Samson. 2,000  
 Stevenson, David, exr. D. Stevenson, to Stephen T. Gordon. 5,000  
 The Citizens' Savings Bank, New York, to William C. Le Gendre, committee and trustee Emma E. Durand, lunatic. 8,000  
 Taylor, Alfred J., to The Merchants Exchange Nat. Bank. 6,401  
 Same to same. 6,401  
 The Mayor, etc., New York, to The Mutual Trust Fund Life Assoc. 12,006  
 Same, to Alfred J. Taylor. 6,401  
 Same to same. 6,401  
 Trowbridge, James A., guard. of William B. Trowbridge, to Jennie N. Trowbridge et als., exrs. and trustees of W. W. Benjamins. gold, 30,000  
 Tyng, Thomas M., to Sigismund Schwab. nom  
 Wagner, Louis A., Brooklyn, to Rosetta Rees. 1,500  
 Waldron, Robert H., to Erastus F. Brown and ano., exrs. and trustees of J. S. Kenyon. 1,200  
 Westerfeld, Isaac, to Dennis Loonie. 6,000  
 Westfall, George F., and ano., exrs. of D. Westfall, to Gesina F. Rose, Flatbush, L. I. 10,146  
 Widmayer, George A., et al., exrs. G. Widmayer, to George A. Widmayer. 18,500

KINGS COUNTY.

MARCH 19 TO 25—INCLUSIVE.

Ballantine, P. & Sons, to John H. Ballantine et al., trustees P. Ballantine. nom  
 Bauer, Augusta, to Dorothea G. Fallmeyer. \$950  
 Bostwick, Josephus B., to George N. Dusenbury. 1,000  
 Brown, M. Louise, to Anna L. Sumner. 1,000  
 Buckbee, Minnie J., guard. Charles A. Buckbee, to Florence W. wife of Lucius H. Beers. 1,800  
 Burrow, Stephen J., to Walter T. Klots and ano., exrs. James R. Klots. 2,300  
 Bardollar, John S., admr. J. S. Bardollar, to Charles E. Chinnock. 2,000  
 Bethon, Charles, to Frederick Miller. 6,000  
 Bradley, Lucius, exr. B. E. Clark, to Willard S. Clark. nom  
 Same to same. nom  
 Same to Myron H. Clark. nom  
 Same to same. nom  
 Same to Mary E. Clark. nom  
 Browning, William W., trustee for Sarah Browning, to The New York Annual Conference Ministers, Mutual Assistance Soc. 3,000  
 Cobb, Frederick, to Zippora Montieh. 700  
 Crosby, Fanny K., to Mary B. Schieffelin. 2,500  
 de Rivera, Henry C., to Chatham F. Bedell. 2,000  
 Dusenbury, George N., to Charles A. Chesebrough. 600  
 Flood, Simon W., to Charlotte Delaplaine. 2,550  
 Frank, Augustus, to Phebe McN. and George W. Frank. 2,200  
 Gubbins, William, to Mary Brown. 7,500  
 Griffen, Chas., exr. Chas. M. Terry, to Chas. Griffen and ano., exrs. P. S. Titus. 5,000  
 Hallock, Phoebe D., to John Davies. 1,697  
 Hegarty, John, to Mary E. Hegarty. 1,200  
 Kelly, Thomas, to John Mullins. 2,000  
 King, John S. J., to Mary Brown. 5,693  
 Lockwood, Emily M., individ. and exr. C. Lockwood, and Mary E. Aderton to Michael N. Nolan. nom  
 Partridge, Frederick, Scranton, Penn., to Josephine Valentine. 4,000  
 Powell, Sarah H., to Chas. Griffen, exr. Chas. M. Terry. 5,000  
 Schoonmaker, Henry H., to Enoch V. Schoonmaker. nom  
 Schoonmaker, William S., to Gertrude V. Schoonmaker. 350  
 Skelly, Mary, to Catharine F. Clark. nom  
 Skelly, Mary, individ. and as extrx. Thomas Skelly, to Catharine F. wife of Thomas J. Clark. nom  
 Torrens, David, to William H. Cochran. 465  
 Tredwell, Timothy, exr. Amanda Tredwell, to Jesse Carll, Northport, L. I. 8,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

MARCH 19 TO 25—INCLUSIVE.

Ballenberg, Samuel, to Julius Ballenberg. \$2,500  
 Bates Luella B., to Allen M. Hunter, Theron, Ada L. and William A. Buterworth. 2,750  
 Browning, William G., exr. S. Webb, to The New York Annual Conference, &c. Barney, Charles T., to Thomas R. A. and W. H. Hall, of Wm. Hall's Sons. 2,500  
 Browning, William G., exr. S. Webb, to The New York Annual Conference Ministers' Mutual Assistance Society. 9,149  
 Crolius Clarkson, to Louis Rauchfuss. 3,531  
 Dugan, Anne A., to Mary Dugan. 6,000  
 Decker, John W., to Fannie McCormack. 2,000  
 Deering, James A., to Mary A., Ellen and Catharine Scallon. 200  
 Edgar, Mary J. P., Metuchen, N. J., to Charles C. Campbell, Matuchen, N. J. 1,067  
 Same to same. 2,113  
 Fountain, Alfred E., to J. Percival Michelbacher. nom  
 Guggenheimer, and Solomon Mark to Patrick Nolan. nom  
 Guion, George G., guard. R. D. Pitcher, to Ralph Gans. 10,000  
 Hoch, Frederick, to Frederic J. Middlebrook, Brooklyn. 3,511  
 Hayward, Robert S., trustee D. Sands, to Mary W. Hearty, Troy, N. Y. nom  
 Hilyard, George D., exr. and trustee Ann Bushnell, to John Drinker, exr. and trustee Giles Bushnell. 5,000  
 Jarvis, Nathaniel, Jr., et al., exrs. S. B. McGown, to The Farmers Loan and Trust Co., New York. Assign. 5 mortgs. nom  
 Jencks, Francis M., to Francis P. Fernald. Judge, John J., trustee G. Furman, dec'd., to Ellen C. Goldschmidt. 3,000  
 Kleinschnittger, Joseph, to Edward Winslow, East Orange, N. J. 2,500  
 Same to same. 2,500  
 Kneeland, Lucy A., to Waldron H. Waldron. nom  
 Lange, Gustav, to Sarah H. Powell. 10,000  
 Levy, Joseph, to Julius Bunzl. 4,000  
 Same to Henry Dormitzer. Nov., 1885. 12,650  
 McCormack, Fannie, to William H. McCormack. nom  
 McKay, Hiram C., of Addison, N. Y., to Charles E. Fleming. nom

Wall, Eliza A., to William Wall. nom
Walker, Andrew, to Elizabeth H. Bowers. 900
Westfall, Geo. F., exr. D. Westfall, to Hen- 8,163
rietta C. E. Westfall.

CHATTLES.

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

NEW YORK CITY.

MARCH 19 TO 25—INCLUSIVE.

SALOON FIXTURES.

Albrecht, C. 517 10th av...G. Ehret. \$325
Aufmannger, J. L. 234 Spring...G. Ehret. 1,000
Armhein, G. 257 E. 10th...W. G. Abbott. 425
Bennett, W. 940 7th av...H. Elias Brewing Co. 800
Baur, C. 179 Eldridge...H. Zeltner. 150
Bergmann, A. 77 Allen...J. Curran. 500
Bergmann, J. 209 E. 40th...J. C. G. Hupfel. 150
Blasius, P. 451 W. 46th...G. Ehret. (R) 400
Brueck, Bertha. 657 10th av...F. Bachmann. (R) 300
Doll, F. H. 138 Ludlow...S. Liebmann's Sons. 700
Daly, M. 3d av and 119th st...Bernheimer & S. (R) 500
Deckelmann, S. 588 2d av...P. & W. Ebling. (R) 1,266
Devlin, T. 133 Av D...I. Harris. Pool Table. 75
Drakert, T. 128 7th S. Somers. 300
Fitzpatrick, M. F. 100 E. 29th...J. H. Berenter. 125
Billiard Table. 510
Frank, C. 158 2d st...P. Doelger. 500
Gilmartin, M. 240 Mulberry...S. B. Wortmann & Co. 500
Grimminger, J. 120 Chrystie...H. Elias Brewing Co. 400
Geiger, Minnie. 120 Delancey...J. Kuntz. 350
Gray, J. & P. 430 W. 32d...Beadleston & Woertz. Ice House. 80
Haer, P. 50 Lewis...Barbara Bruns. (Mar. 30, 1885.) 250
Hawley, Lizzie. 20 Bowery...S. I. Herschman. 450
Heinrich, F. 114 3d av...D. Mayer. 500
Hegger, G. 1259 3d av...H. Elias Brewing Co. 3,800
Helbock, C. 433 W. 49th...F. Bachmann. (R) 200
Heinrich, F. 116 3d av...D. Mayer. 500
Imker, Amalie. 49 1/2 East Houston...S. Liebmann's Sons. (R) 500
Jones, S. S. 199 Bleeker...Woolsey & Throckmorton. Restaurant. 800
Kopp, W. 354 East 10th...M. Eckstein. (R) 80
Kaempfer, A. 437 E. 71st...Schmitt & S. (R) 150
Kelleher, M. 2458 2d av...D. Mayer. 1,348
Keller, E. 366 Broome...M. Glasser (G. Boshard, exp). (R) 350
Kenny, J. 308 E. 49th...H. Flood. 200
Kerrigan, T. F. 316 W. 42d...D. G. Yuengling, Jr. (R) 1,680
Kiehl, J. 18 Bond...Obermeyer & L. 675
Kleinsteuer, M. 439 E. 76th...Bernheimer & S. Ice House. 110
Kline, L. H. 466 6th av...Bramhall, Deane & Co. Oyster Range. 32
Lawrence, C. 515 Hudson...S. McConnell. 3,500
Leffler, A. 1021 2d av...J. Leffler. 6,000
Lenz, J. 454 W. 40th...G. Winter Brewing Co. 400
Levers, F. 10 Carmine...J. Ruppert. (R) 745
Mahoney, R. J. 310 Bowery...Mary Silverthau. Restaurant. 250
Mathews, C. T. & C. W. 138 Chrystie...Budweiser Brewing Co. (R) 200 or 500
Molsen, C. 19 Washington...Burr, Son & Co. (R) 100
Mortimer, J. P. 36 Grand...Beadleston & W. Ice Box. (R) 110
Mulvihill, J. J. 330 Cherry...M. Seitz. 250
Martine, E. 54 W. 4th and 247 Wooster...F. Morel. Furniture, Bar, &c. 5,000
Mathews, M. 330 W. 16th...F. Oppermann, Jr. 500
Mathews, M. 330 W. 16th...O. A. Krauss. security 500
Matthias, J. 103 E. 4th...Metropolitan Brewing Co. 85
McCarthy, A. 89 Mulberry...T. C. Lyman & Co. 560
McCoy, J. 1329 3d av...P. Doelger. (R) 2,500
Meyer, F. 763 6th av...Brunswick B. C. Co. Billiard and Pool Tables. 400
Meyer, O. 1391 Broadway...G. Ehret. (R) 1,000
Miller, E. 415 E. 10th...Welz & Z. 200
Murphy, D. 378 1st av...C. Schlesinger & Sons. 300
Norden, I. 146 E. Broadway...W. G. Abbott. 200
O'Hallanan, T. 298 Hudson...Bernheimer & S. Ice House. (Feb. 11, 1885.) 155
O'Rourke, P. 2387 1st av...P. & W. Ebling. (R) 1,656
Petit, E. 235 Mercer...Burr, Son & Co. (R) 538
Piltz, H. 1808 3d av...Mrs. M. Hauser. 600
Piump, H. R. 2051 2d av...G. Winter Brewing Co. 175
Rahe, C. 2409 2d av...Bernheimer & S. (R) 175
Reinach, E. B. 265 Bowery...G. Winter Brewing Co. 600
Ryan, J. 1335 1st av...J. O. C. Hudner. 200
Scanlon & Drake. 54 Grand...Brunswick B. C. Co. 600
Schafer, C. H. 201 Hester...Beadleston & W. Scharnikow, H. 119 Canal...A. Westphal. Bar Fixtures, Furniture, &c. 500
Schobohm, H. 943 1st av...H. Clausen & Son Brewing Co. (R) 1,200
Schmitt, J. 246 W. 32d...A. Witt. 600
Schotte, O. 46 Broad...Brunswick B. C. Co. 1,200
Shanley, T. 440 Greenwich...H. Elias Brewing Co. 250
Spencer, J. O. 16 University pl...W. Kearney. (R) 115
Steitz, Margaretha. 64 Catharine...H. Elias Brewing Co. 700
Sullivan, J. 1327 1st av...T. C. Lyman & Co. Sweeney & Hine. 90 Vesey...G. Bechtel. Ice House. 250
Scanlon & Drake. 54 Grand...Brunswick-Balke-Collender Co. 600
Thum, A. 245 W. 31st...D. Mayer. 250
Tiedemann, W. 89 New Chambers...C. Ranke. Restaurant. 50
Ulrich, W. 16 Rivington...J. Ruppert. 800
Von Heyn, H. 10 Battery pl...Burr, Son & Co. 1,524
Walsh, T. P. 366 Greenwich...H. Clausen & Son Brewing Co. 1,000
Walter, G. 1185 Broadway...G. Ehret. 1,800
Wilde, W. 2d av...H. Elias Brewing Co. 700
Winkelhausen, M. 126 Essex...Bernheimer & S. Ice House. 115

Wulff, A. 630 5th...Metropolitan Brewing Co. 300
Ziegler, F. 12 Stuyvesant pl...J. C. G. Hupfel. 400
Zwenger, H. 86 Broome...Welz & Z. 100

HOUSEHOLD FURNITURE.

Alexander, Bertha. 88 5th av...O'Farrell & H. Anderson, Mary. 71st st and 2d av...Delehanty & McG. 172
Ackahams, Ernestine. 146 Attorney...S. I. Herschmann. 125
Arberman, B. and Viola. 7 Henderson pl...A. J. Steers. 100
Adams, W. and Grace A. 32 E. 63d...A. C. and Elizabeth Hopkins. (R) 832
Allen, A. and Catharine. 239 Madison st...E. H. Morrey. 130
Bailey, J. H. 401 W. 22d...Sarah Goldberg. 300
Blanchard, Lorindo. 110 E. 24th...S. Carson. 125
Brooks, Elizabeth A. 174 E. 109th...R. M. Walters. Piano. 110
Brunelle, D. 9 E. 27th...J. Schlomsky. Carpet. 469
Bulkeley, S. T. 343 5th av...E. J. Post. 175
Baird, Mrs. L. 362 3d av...S. Ballin. 173
Baker, Annie B. 22 W. 38th...Lord & Taylor. (R) 4,049
Baker, H. O. 22 W. 38th...J. G. Powers. (R) 600
Barber, J. 334 Water...Fannie Gilligan. 750
Barrie, Emma F. 256 W. 124th...R. M. Walters. Piano. (R) 200
Benedict, E. E. 301 W. 40th...D. Schwarzkopf. 135
Blake, Annie E. 191 E. 115th...Spies Bros. 203
Boardman, Carrie C. 359 W. 45th...L. Baumann. 167
Browne, H. W. and Mary C. 309 W. 45th...T. S. Patterson (H. E. Swesey, by assign). (R) 3,045
Bunton, C. V. 406 W. 23d...E. Doring. 173
Burden, Nellie. 209 E. 33d...D. M. Brown. 189
Carbonell, I. C. and Emelie L. 357 W. 44th...A. J. Steers. 147
Chambers, E. 123 W. 54th...Cowperthwait & Co. 208
Cody, Kate. 69 W. 44th...Cowperthwait & Co. 167
Cook, Mary. 310 E. 123d...Anderson & Co. Piano. 175
Carmichael, A. S. 7 W. 31st...N. Y. Furniture Co. 102
Dean, G. H. 190 E 121st...F. G. Smith. Piano. (R) 33
Decker, Helen A. 49 7th av...J. Mullins. 167
Daniels, Nellie. 189 Av A...Jordan & M. 105
Decker, Mary E. 74 W. 36th...Elizabeth A. Blamey. (H. de F. Weekes, exr). (R) 48,650
De Vivo, Annie E. 359 W. 23d...L. Smadbeck. 375
Dewey, Susan E. 56 W. 21st...Mary A. Olin. 3,000
Dobecki, W. L. 428 E. 85th...G. Brooks. 100
Donoghue, E. 209 E. 88th...Cowperthwait & Co. 169
Earle, Elizabeth J. 318 W. 11th...F. G. Smith. Piano. 375
Emerson, R. L. 324 E. 77th...Jordan & M. 160
Evans, Mary. 105 E. 17th...Cornelia Ernst, admrx. (R) secures rent
Fernandez, M. P. 205 E. 15th...Krakauer Bros. Piano. (R) 175
Forde, Clyde A. 165 W. 46th...J. Mullins. (R) 201
Frederick, C. H. 1895 3d av...H. S. Eisler. 119
Fuhrman & Westphal. 4 Union sq and 106 E. 15th...W. Westphal. Carpet, &c. 3,225
Fuller, L. A., Mrs. 364 6th av...Sophia Morrice. (R) 50
Fursman, Mrs. G...Elizabeth A. Johnson. Piano. 200
Gardner, Patience M. 150 W. 53d...Ellen M. Creggan. 200
Gillilan, W. 113 E. 108th...R. M. Walters. Piano. 250
Golding, Fannie. 217 W. 40th...S. I. Herschmann. (R) 299
Goodwin, Alice F. 103 W. 33d...E. J. Post. On Storage. 124
Goldstein, Mary. 76 Eldridge...Sommers, Waldheim & Co. 63
Graham, E., Mrs. 190 W. 46th...Cowperthwait & Co. 226
Greer, E. P. 99 Varick...Cowperthwait & Co. 191
Hall, H. A. 203 E. 33d...Cowperthwait & Co. 112
Hart, Elmira. 125 Charlton...Annie F. Morgan. 300
Heymann, L. 27 Delancey...H. Heymann. 750
Holdredge, Charlotte A. 224 W. 23d...J. Mullins. (R) 154
Horak, Christina. 48 University pl...H. Spies. (R) 120
Hughes, T. B. 281 10th av...J. C. Collins. 100
Hancock, W. 115 Clinton pl...J. Ehrlich, Jr. 154
Haukins, G. D. 30 Vesey...J. Mullins. 148
Hastorf, Charlotte. 247 W. 131st...W. Steckle. 1,500
Itgen, A. H. 411 Pleasant av...E. de la Balze. 125
Just, Eliza and A. City...J. Just. 1,651
Kennedy, Mrs. 163 Madison...Delehanty & McG. 119
Kutscher, H. E. 231 W. 43d...F. Lercke. 1,000
Kerr, Lillie. 124 W. 35th...M. Manges. 636
Kohn, Irene. 134 W. 15th...N. Y. Furniture Co. 255
Leiss, Felicia M. 698 Broadway...H. L. Wright. 320
Lewis, C. G. 2497 2d av...Cowperthwait & Co. 186
Lambert, Mary. 45 Bowery...Jordan & M. 126
Law, Catharine. 45 Charlton...W. H. Lewin. (R) 300
Lee, H. 45 West 25th...J. P. Matthews. (R) 400
Malany, Annie. 25 W. 17th...J. & J. Dobson. Carpets. 90
Malany, Annie. 25 W. 17th...G. C. Flint & Co. 760
Mann, R. S. 2110 Madison av...E. V. Ede. 51
Mansfield, Belle. 205 W. 31st...O'Farrell & H. Maxwell, J. and Martha J. 102 W. 131st...Esther M. McGowan. 2,500
McCluskey, D. 128 E 19th...E. H. Morrey. 130
McDonald, F. M. 127 E. 10th...Jordan & M. 101
McElroy, Annie. 101 S. 5th av...Cowperthwait & Co. 137
Majorey, Sarah. 144 West 17th...O'Farrell & H. 109
Maloy, H. M. 127 Lexington av...J. Swaniez. 230
Marcher, Amelia B. 221 West 42d...D. Kalberman. 70
Martel, F. A. 156 West 20th...F. G. Smith. Piano. (R) 217
McIntyre, H. W. 201 East 88th...J. Moriarty. 309
Meagher, Emma L. 114 East 89th...L. Baumann. 118
Meyer, F. 763 6th av...S. Ballin. 450
Moore, J. G. 225 East 93d...F. S. Waldo. 65
Neil, Mamie E. 304 West 46th...Jacob Bros. Piano. 192
Nichels, Mrs. M. E. 219 West 40th...Cowperthwait & Co. 171
Nugent, Catherine. 701 6th av...O'Farrell & H. 284
O'Brien, Mary G. 1657 Av A...R. M. Walters. Piano. (R) 135

O'Connor, N. R. 116 W. 130th...W. R. Ro- maine. (R) 725
O'Neill, I., Mrs. 1463 1st av...Cowperthwait & Co. 199
Oscar, Marv...Fell & Van Ness. 110
Oster, C. 229 E. 89th...Dreisacker & Co. 103
Parkhurst, Maria R. and A. E. 56 E. 63d...G. Brooks. 100
Paton, F. B. 157 E. 93d...Cowperthwait & Co. 194
Petrow, C. H. and E. F. 214 Chrystie...E. H. Morrey. 125
Pfersch, G. H. 282 W. 125th...Cowperthwait & Co. 353
Prinz, H. 72 Norfolk...M. Manges. 176
Richardson, Mary. 92 East Broadway...F. G. Smith. Piano. (R) 180
Raichlen, L. F. 121 1st av...Fennell & Co. 160
Reed, F. 342 5th st...Ellen M. Creggan. 135
Rollwagon, Emily S. 225 E. 88th...A. Baumann. 705
Schessler, W., Mrs. 163d st and Union av...Cowperthwait & Co. 142
Seymour, Margaret. 47 Greenwich av...Louise Willerhausen. (R) 400
Smith, Charlotte L. 30 W. 23d...Margaret C. Murry. (R) 1,008
Same...W. H. Putnam. (R) 450
Smith, Ida M. 123 East av, Long Island City...Cowperthwait & Co. 133
Sommerfeld, A. 127 Delancey...H. S. Eisler. 133
St. Clare, Jane M...T. Morton & Co. (R) 872
Strong, Elizabeth W. 186 2d av...A. Baumann. 487
Stern, Frederika. 1254 2d av...Cowperthwait & Co. 113
St. Marie, Elise. 214 W. 48th...Schnitzer & I. Voelkel, Louise. 424 W. 53d...Cowperthwait & Co. 138
Walsh, M. J. 473 E. 141st...J. F. Manges. 866
Ward, Emily. 54 E. 9th...Epstein, K. & Co. (R) 1,097
Wellwood, Jane. 487 W. 23d...Ellen M. Creggan. 130
Werner, J. M. 122 W. 3d...A. R. Peabody. 130
Wheeler, Mary E. 48 E. 30th...A. Weinstein. 438
Woodruff, Belle S. 318 W. 28th...Mary L. Dicks. 232
Wyatt, Jane F. 71 Lexington av...Cowperthwait & Co. 102
Wender, J. 204 E. 106th...Cowperthwait & Co. (Aug. 21, 1884.) 250
Williams, Minnie E. 232 W. 46th...O'Farrell & H. (R) 221
Wilson, Sarah. 706 E. 139th...E. H. Morrey. 130
Wright, E. Mary. 234 W. 22d...E. Kittie A. Wright. 2,000
Zeno, Mary J. 12 Centre...Jordan & M. 105

MISCELLANEOUS.

Appleton, Walter S. Estate of W. A. Beach... Interest in Estate of S. F. Appleton. (R) —
Abbott, Sarah A. 225 E. 40th...Hincks and J. Cab. 600
Arnold, B. F. 39 Water...J. A. Arnold. Medical Fixtures. (R) 2,800
Bellows, W. L. 21 Park row...Cowperthwait & Co. Office Furniture. 117
Billings, H. E. 39 and 41 Cortlandt...Julia F. Billings. Merchants Hotel, Furniture, Fixtures, &c. 4,500
Bischoff, H. 58th st and Boulevard...J. H. Mohlman & Co. Grocery. 564
Bornemann, E. H. 372 3d av...J. H. Evers & Co. Grocery. (R) 500
Buehrle, G. C. Courtlandt av and 150th st...F. Schuh. Drug Fixtures. 1,500
Budd, R. M. 1272 Broadway...R. M. Haffey. Stock, Fixtures, &c. 60
Butler, J. C. City...W. B. Davis. Horse. 100
Baruch, S. 226 6th...J. Wilsusen. Horse, Wagon, &c. 200
Bernhardt, A. 472 E 151st...M. Bernhard. Milk Fixtures, Horse, Wagon, &c. (R) 225
Boice, I. W. City...Cruttenon & Co. Landau. 700
Brigham, G. W. 234 Greene...S. F. Clouser. Machinery. 500
Brown, S. J. 26 and 28 Vesey...Julia A. Turner and ano., admrx. Printing Fixtures. 8,000
Burgoyne, C. G. 146 Centre...Walker and Bresnan. Printing Fixtures. —
Christie Bros. 390 N. 3d av...Mosler, Bowen & Co. Safe. 225
Cohen, C. 305 E. 84th...L. Brill. Butcher Fixtures. 125
Coons, J. 208 E. 86th...A. Coons. Machinery. 500
Cox, E. 4 E. 39th...D. B. Dunham. Coupes. 1,700
Clark, J. 335 W. 26th...Roberts, Collin & Co. Bakery. 200
Drewes, H. 43 W. 3d...H. W. Hagen. Grocery. (Mar. 22, 1885.) 150
Dalton, G. F. 70 or 90 S. 5th av...Bridget Dalton. Grocery. 500
Dantel, D. 100th st, bet 9th and 10th av...W. R. Clarkson & Co. Bakery Fixtures. (R) 1,000
Davis, I. 6 Eldridge...T. E. & L. W. Allen. Printing Fixtures. 100
Denihan, S. B. 512 Washington...J. S. Hare. Blacksmith Fixtures. 600
Ehrmann, H. 23 Carmine...J. McLean. Ice House. 140
Ferdinand, J. 11th av, bet 100th and 101st sts...M. Geismann. Hot-house Sashes, Fixtures, &c. 235
Fehn, G. City...P. Barrett. Truck. (R) 292
Ficken, H. 124th st and 4th av...D. Schomacker. Grocery. 600
Figowski, Betsey. 23 Essex...H. Sofsky. Bakery. 125
Fittman or Tittman, Alice E. 505 W. 42d...H. Flint. Horses, Ice Wagon, &c. 300
Flater, Rebecca. 150 W. 28th...Ann Pryor. Grocery Fixtures. 120
Forbes, C. W. 115 Broadway...J. H. Barclay. Law Books, &c. 600
Frolich, J. City...Firm of J. Matthews. Fountains, &c. 393
Gedney, C. B. 1564 Broadway...Marvin Safe Co. Safe. 168
Giglio, V. 872 1st av...S. Littman. Barber Fixtures. (R) 39
Gildersleeve, D. H. 13 and 15 Park Row...S. French. (C. E. Johnson, by assign; H. J. Webber, present mortgagee.) Machinery, Presses, &c. (R) 4,000
Griffiths, G. W. Beach st...W. M. Middleton. Horse, Wagon, &c. 130
Gunzel & Kennedy. 329 Stanton...S. P. Campbell. Dies, Tools, &c. 100
Herron, J., Jr. 451 Grand...R. Hoe & Co. Presses. 310
Heffern, J. 4 3 W. 50th...Hincks & J. Cab. 550
Hupfeld, O. 135 E. Houston...A. J. Steers. Drug Fixtures. 300
Heiman, W. 98 Willet...J. Weiss. Barber Fixtures. 56
Heffron & Phelps. 245 Pearl...H. Hartt & Co. Lithographic Presses, Stones, &c. (R) 4,300



Hendrickson, S. W. City...W. Hendrickson. Wagons. 5,150  
 Huebsch, P. C. 678 10th av...H. Haas. Wa- 250  
 gon.  
 Hunter, W. W. 225 E. 40th...Hincks & J. 325  
 Coupe.  
 Iverson, P. 145 E. 40th...P. Neville. Cab. 399  
 Jackson, C. H. 135 Christopher...W. N. Jack- 350  
 son. Horse.  
 Jahnke, Minnie. 124 Hester...A. Schmidt. Ci- 200  
 gar Fixtures.  
 Johansen, G. 180 Essex...E. L. Wubber. Ci- 300  
 gar Fixtures. (R)  
 Jones, A. D. 28 E. 62d...L. Tannenbaum & 3,624  
 Co. Paintings, &c.  
 Jones, G. City...M. Armstrong & Co. Cab. 650  
 Keckeissen, F., Jr. 2399 2d av...J. A. Halla- (R)  
 nan. Fish and Oyster Market.  
 Kline, L. H. 466 6th av...Marvin Safe Co. 135  
 Safe.  
 Knabe, H. City...A. J. Walker. Cab. 225  
 Kohlman C. Mfg. Co. 177 Grand...H. Branch. 2,000  
 Fixtures, Tools, &c.  
 Kolze, H. 250 W. 35th...R. Kessler. Bologna 500  
 Sausage Mfg.  
 Kirby, Kate. City...P. Connelly. Horse, 200  
 Wagon, &c.  
 Kraus, F. R. 57 Ann...W. Alles. Machines, 200  
 Tools, &c.  
 Langer, C. 306 E. 8th...T. G. O'Connor. (R)  
 Bakery.  
 Lawrence, E. 24 W. 14th st and Yonkers...T. 200  
 H. Smith. Books, Furniture, &c.  
 Lamb, J. City...P. H. Murray. Horses, 130  
 Trucks, &c.  
 Lockridge, Rosanna. City...G. Dessecker. 600  
 Coach, Wagon, &c.  
 Long & Weeks. 286 8th av...J. C. Long. Lau- 950  
 ndry Fixtures.  
 Lighte & Bro. 503-511 E. 17th...Firm J. Matt- 600  
 hews. Fountains.  
 Lowith, L. 238 Delancey...J. Weiss. Barber 4,227  
 Fixtures.  
 Ludwig, B. 2223 1st av...J. Weiss. Barber 74  
 Fixtures.  
 Macy, W. S. 4th av and 23d st, and New Bed- 123  
 ford, Mass...W. H. Macy. Furniture, Pho- (R)  
 tograph Gallery, &c.  
 Madden, Cecelia. 15 Vandewater st, Westches- (R)  
 ter. P. O'Shea. Books, &c.  
 Manneck, E. 31 Frankfort st...S. L. & S. A. 38,189  
 Cohen. Engine, Boiler, &c.  
 Marty, J., & Son. 7 Av A...Pauline Herr. 1,600  
 Machinery, &c.  
 McHugh, P. 412 and 418 E. 16th...Julia Mur- 800  
 phy. Milk Fixtures, Horse, Wagon, &c.  
 Melville, H. B. 1191 Broadway...W. Haviland. (R)  
 Jewelry Fixtures.  
 Mulgrew, Ellen. 160 W. Houston...Nuffer & 400  
 Lippe. Horses, Wagons, &c.  
 Muller, W. H. 45 University pl...Firm of J. 439  
 Matthews. Soda Water Fixtures.  
 Mayer & Kessler. 13 Barclay...J. Ruppert. 2,500  
 Printing Fixtures.  
 Morgenthaler, Flora. 90 John...Walker & 1,852  
 Bresnan. Printing Fixtures.  
 Morstatt, G. W. 332 7th av...J. C. Klatzl. ma- agreement  
 chinery.  
 Mull, C. E. 255 E. 127th...W. L. Wheeler & Co. 50  
 Safe.  
 Newman, W. 328 E. 111th...P. Meyer. 250  
 Wagon, Coal Route, &c.  
 Ott, C. 2323 2d av...J. Scher. Butcher Fix- 300  
 tures.  
 Olympian Roller Skating Club. 1680 Broadway 273  
 ...J. H. Hindle. Skates, Rink Fixtures, &c.  
 Orr, J. W. 100 Nassau...H. R. Latimer. En- (R)  
 gravings, &c.  
 Pfeffel, W. 198 7th st...B. Fischer & Co. Gro- 118  
 cery.  
 Pfluger, Katherine A. 30 Sullivan...C. Stener- 500  
 wald. Trucks, Wagons, Stock, Fixtures, (R)  
 &c. (Sept. 5, 1884).  
 Powers Bros. 1602 1st av...Marvin Safe Co. 105  
 Safe.  
 Pelig White Prop. Co. 113 West Broadway... 283  
 Marvin Safe Co. Safe.  
 Quinn, P. 120 William...T. W. & C. B. Sheri- 275  
 dan. Machine.  
 Reardon, T. J. 455 W. 33d...Hincks & J. 350  
 Landau. (R)  
 Ribavaro & Moccio. 1123 2d av...S. Dragna. 140  
 Barber Fixtures.  
 Rogener, J. N. 875 1st av...C. Rogener. Gro- 2,150  
 cery.  
 Richards, W. E. 38 Broadway...Marvin Safe 200  
 Co. Safe.  
 Schierenberg, C. 11 Varick...P. H. Beckmann. 275  
 Grocery.  
 Sichelmann, J., & Co. 402 E. 30th...P. Prybil. 188  
 Machinery.  
 Spaulding, Addie C. 209 E. 116th...G. H. Hig- 200  
 gins. Horses, Wagon, &c.  
 Stellmann, Hy. 163 Lincoln av...Smith & Sills. 580  
 Store Fixtures, Horse, Wagon, &c.  
 Steigenthal, A. A. 937 1st av...A. Halm. 300  
 Horses, Coaches, &c.  
 Saalman, J. B. 1206 Broadway...Marvin Safe 135  
 Co. Safe.  
 Savage, A. 39 South 5th av...J. Cunningham 577  
 Son & Co. Coach.  
 Schade, H. W. 17 9th av...J. H. Mohlman & 1,400  
 Co. Horses, Trucks, &c.  
 Seddon & Rice. 206 Broadway...Marvin Safe 100  
 Co. Safe.  
 Seltzer, I. M. 403 Hudson...R. Gordon, Jr. 650  
 Drug Fixtures. (R)  
 Sloop Mary A. Smith and owners...G. S. 333  
 Townsend. Repairs, &c.  
 Sold, Jacobina. 8 Goerck...S. Jacobson. Bak- (R)  
 ery.  
 Taylor, W. H. City...Bates, Reed & Cooley 5,000  
 (Hannah A. Mott, by assign). Machinery, &c. (R)  
 Teed, E. City...A. Webber. Horse, Wagon, 425  
 &c.  
 Trupe, W. 147 Madison st...S. Carson. Furni- 125  
 ture, Store Fixtures, &c.  
 Waldvogel, J. 1085 2d av...F. Clark. Store 800  
 Fixtures, &c.  
 Weiner, Hannah. 334 Broadway...B. Newmark. 1,236  
 Cigar Fixtures.  
 Winter, J. 221 Madison...Margaretha Hoff- 60  
 mann. Butcher Fixtures.  
 Warner, B. W. 39 Broadway...W. Reiman. 125  
 Office Fixtures. (R)  
 Weyh & Olmstead. 936 6th av...F. E. Moore. 2,650  
 Drug Fixtures.  
 Wilson, A. H. 135th st and 6th av...F. & M. 447  
 Schaefer Brewing Co. Beer Bottling Fix- (R)  
 tures, &c.  
 Zachman, J. 1027 2d av...J. Kress Brewing 1,000  
 Co. Beer Bottling Fixtures.

**BILLS OF SALE.**  
 Austin, Charlotte, W. 25 E. 11th...Sallie Austin. 100  
 Furniture.  
 Bolan, Flora C. 33 W. 25th...A. K. Bolan. 3,000  
 Furniture.  
 Breithaupt, G. 150 E. Houston...Breithaupt 1,000  
 Bros. Hat Manufactory.  
 Hembury, W. 338 Broadway...A. B. Simonds. 200  
 Office Furniture.  
 Honegger, G. 1259 3d av...H. Elias Brewing 1,200  
 Co. Saloon.  
 Jepson, Elise, and F. 58 Market...C. & R. Krug- 1,650  
 er. Store Fixtures.  
 Kayser & Co. 78 Beekman...H. Bunz. Pic- 350  
 ture Frame Manufactory.  
 Kruse, G. E. 240 1/2 E. Houston...Anna Kruse. 1  
 Candy Fixtures.  
 Lighte & Bro. City...Firm J. Matthews. 1  
 Fountains.  
 Maynes, W. J. City...J. Connelly. Wagon. 50  
 McGrade, M. 535 W. 60th...J. J. Tighe. Gro- 450  
 cery Fixtures.  
 Meister, R. 78 Beekman...Kayser & Co. 350  
 Picture Frame M'fy.  
 Otis, Margaret M. City...Mineria Hooper. 200  
 Furniture.  
 Preissinger, J. 377 W. 32d...Anna and Rose 500  
 Zenner. Furniture.  
 Thompson, J. 17 1/2 Delancey...J. Levi. But- 200  
 ter Store.  
 Toman, E. C. 165th st and Washington av...G. 500  
 Mederer. Saloon.  
 Zenner, H. 377 W. 32d...J. Preissinger. Furn. 500  
 N. Y. ASSIGNMENTS OF CHATEL MORTGAGES.  
 Bruns, Barbara, to J. Burger. (P. Haer, Mar. 30, 1885.) 350  
 Moran, W. M., to J. Eichler. (S. J. Markham, Oct. 20, 1885.) 350  
 Sternkopf, W. M., to Rubsam & Horrman. (W. Ulrich, July 26, 1884.) 1

**KINGS COUNTY.**  
**SALOON FIXTURES.**  
 Goss, J. 48 Gold st, New York...F. Munch. 700  
 Hargous, J. T. and L. E. Pelham, New York...L. S. Hargous. (R) 2,500  
 Herbert, C. 67 McKibben st...Williamsburgh 300  
 Brewing Co.  
 Killholz, Frank. 588 Fulton st...S. Liebmann's 1,100  
 Sons. (R)  
 Kreuscher, J. H. 246 Flushing av...Williams- 575  
 burgh Brewing Co.  
 Kahl, L. 97 Scholes st...A. Pohl. 150  
 Kent, J. B. 1039 1/2 Fulton st...G. H. Kent. 505  
 Restaurant.  
 Kiesel, Helena. 95 and 97 Fulton st...J. Rupp- 345  
 ert. (R)  
 Lotfi, W. 511 Broadway...Obermeyer & L. 700  
 Malone, Jane E. 604 Vanderbilt av...J. Wal- (R)  
 lace. (R)  
 Moloney, Wm. S. e cor Myrtle av and Steuben 300  
 st...J. J. Froehlich.  
 Madden, D. F. 159 Prospect st...F. Bantle. (R) 1,500  
 Mathews, T. R. 134 Fulton st...Williamsburgh 250  
 Brewing Co.  
 Reese, L. 213 Court st...F. Munch. 1,500  
 Schmidt, A. P. 93 Tompkins av...Obermeyer 1,700  
 & L. (R)  
 Wells, A. 171 Harrison av...H. B. Scharmann. 300  
 Weismantel, J. 250 Ellery st...H. B. Schar- (R)  
 mann. (R)  
**HOUSEHOLD FURNITURE.**  
 Ash, R. B. 8th av, cor 132d st...J. Moriarty. 141  
 Browne, M. J. 296 Hicks st...J. E. Murray & 276  
 Co.  
 Burns, Mollie. 660 Douglass st...F. G. Smith. 200  
 Piano.  
 Benson, M. 19 Clinton st...E. D. Phelps. (R) 48  
 Piano.  
 Brown, C. A. 60 Court st...J. J. Thompson. 300  
 Butler, Edwin, Jr. 180 St. Marks av...G. E. 550  
 Glines.  
 Bardemoener, E. 30 Bergen st...I. Mason. 267  
 Barnett, L. 192 Duffield st...E. D. Phelps. 149  
 Piano.  
 Cox, Mary J. 121 Columbia st...Bunce & B. 300  
 Piano.  
 Chipman, Ella L. 73 Henry st...E. M. Creegan 100  
 Collier, Mrs. M. 102 Lawrence st...Anderson 215  
 & Co. Piano.  
 Collins, T. J...Cowperthwait & Co. 232  
 Durr, T. S. 131 Prospect st...S. Ballin. 199  
 Davis, Charles and Caroline. 75 Myrtle av...A. 168  
 J. Steers.  
 Diven, Sarah. 40 Lee av...Epstein, Kantrowitz 167  
 & Co. (R)  
 Devyr, Julia. 30 Broome st...Whalen Bros. 189  
 Evans, Annie. 102 2d st...F. G. Smith. Piano. (R)  
 Felmetty, Nellie. 376 S. 2d st...Jacob Bros. 285  
 Piano.  
 Fuller, B. F. 10 St. Marks pl...Ellen M. 150  
 Creegan.  
 Flowers, M. F. 212 Lexington av...E. H. Mor- 100  
 sey. (R)  
 Fisher, E. 185 Hicks st...I. Mason. 151  
 Goldstein, Eliza B. 61 Ryerson st...F. G. Smith. 300  
 Piano.  
 Healy, Hannah. 177 Columbia st...F. G. 325  
 Smith. Piano.  
 Higgs, P. J. 197 Bridge st...East New York 578  
 Furniture Co. 404  
 Hammond, F. H. 358 9th st...I. Mason. 80  
 Law, Amelia. 57 Bedford av...Mary Flecken- 200  
 stein. Piano. (R)  
 Lockman, Sarah A. 396 Court st...F. G. Smith. 100  
 Piano.  
 Luddington, I. B. 1055 Herkimer st...E. M. 131  
 Creegan. (R)  
 McKenney, Margaret. 189 Washington st...E. 325  
 D. Phelps. Piano. (R)  
 Moseman, G. H. and F. A. 463 Quincy st... 325  
 Julia F. Chevers.  
 Morris, Mary C. 451 Van Buren st...R. M. Wal- 110  
 ters. Piano. 104  
 O'Connell, J. H. 401 Berry st...I. Mason. 108  
 Page, A. 622 5th st...D. O'Farrell. 182  
 Paff, Jane. 232 8th st...Epstein, K. & Co. 340  
 Preston, Mr. and Mrs. A. L. 667 Carroll st...J. 135  
 E. Murray & Co.  
 Roger, Sarah K. 348 President st...S. K. Ul- 100  
 man. Piano.  
 Redfern, A. W. 246 Lexington av...W. B. Van- 450  
 derpool. 130  
 Shaw, A. B. 27 Lincoln pl...W. A. MacKen- 124  
 zie. (R)  
 Smith, C. A. 47 South 4th st...E. H. Morrey. 124  
 Sporn, O. 23 4th pl...I. Mason.

Skrivar, F. 582 Hicks st...Jordan & Moriarty. 122  
 Slocum, Deborah W. 72 Rodney st...E. M. 500  
 Wright.  
 Thompson, J. C. 355 Decatur st...I. Mason. 169  
 Taylor, D. R. 325 Union st...Bunce & B. 425  
 Piano.  
 Tibbals, J. A. J. 143 Gates av...F. G. Smith. 275  
 Piano.  
 Vega, A. 96 Washington st...Jordan & M. 199  
 Vedder, H. C. 317 South 1st st...C. W. 100  
 Abrams. security  
 Vetter, Nicholas and Catherine. 66 Utica av... 100  
 A. J. Steers.  
 Westervelt, Mrs. 216 Devoe st...Whalen Bros. 150  
 Westberg, G. E., et al., trustees. 189 Atlantic av 200  
 E. Westberg. (R)  
 Wiley, G. L. 415 East 10th st...Jordan & M. 136  
 Winton, F. 207 Wyckoff st...Jordan & M. 112

**MISCELLANEOUS.**  
 Arnold, B. F. 39 Water st, New York...J. A. (R) 2,800  
 Arnold. Patent Medicines.  
 Betts, C. H. 69 Columbia st...D. Appleton & 201  
 Co. Books.  
 Braun, A. 466 North 2d st...F. M. Lotterle. (R) 240  
 Barber Shop.  
 Bredemeier, W. 72 Commerce st...N. Lang- 150  
 ler. Wagon. (R)  
 Cregier, J. A. P. Barret. Truck. (R) 55  
 Collins, H. 106 Livingston st...Campbell 2,400  
 Printing Press & Mfg. Co. Presses.  
 Cullmer, G. I., Jr. 113 Broadway...C. W. 748  
 Hodson. Tools, &c.  
 Dogwell, J. Cor Fulton st and Concord st... 55  
 Mosler Bowen & Co. Safe.  
 Dion, H. 89 Cook st...F. Siepermann. Fix- 160  
 tures.  
 Farrell, J. H. 272 Jay st...Linn Bros. Car- (R) 565  
 riages. (R)  
 Ford, Ma'hew...J. Gottsleben. Coach. (R) 428  
 Franz, H. 30 and 32 Adams st...J. M. Moser. 2,000  
 Machinery, &c. 2 morts, each \$1,000.  
 Goldman, Pauline. 76 Smith st...Pauline Levi. 100  
 Cigar Store.  
 Grafton, John. 29 Carroll st...J. F. Peppard. 3,500  
 Horses, Trucks, &c.  
 Hervey, C. 418 Lexington av...Hincks & J. 225  
 Landau.  
 Houliston, A. L. 29 Boerum pl...J. H. Hornung. 50  
 Stock and Fixtures.  
 Herman, L., & Co. Peter Barrett. Wagon. 36  
 Johnson, H. J. 122 and 124 Duane st, New York 20,000  
 ...R. Martin. Stereotype Plates, &c. (R)  
 Jappen Bros. 73 Kent av...Marvin Safe Co. 67  
 Safe.  
 Jones & Lewis. 252 South st, New York...I. 650  
 Kingsley. Machinery.  
 Kemmerer, J. H. 79 Adams st...Cath. Koch. 200  
 Milk Route, &c.  
 Kraus, F. R. 57 Ann st, New York...W. Alles. security  
 Machinery. (R)  
 Mott, J. 20 Broadway...Marvin Safe Co. Safe. 125  
 Nilsen, O. 33 Union st...N. Langier. Wagon. 100  
 Oellig, Karl. Parkville, L. I...Williamsburgh 150  
 Brewing Co. Beer Bottling Business.  
 Palermo, L. Eldert av, New Lots...S. Pampe- 60  
 nella. Lathe.  
 Polhemus, A. T. 132 Maiden lane and 396 Water 641  
 st, New York...J. E. Polhemus. Fixtures, (R)  
 &c.  
 Renecker, J. 217 Jackson st...J. H. Stegmann. 300  
 Grocery Store.  
 Rose, C. J. 91 Clark st...D. Appleton & Co. 182  
 Cyclopadia.  
 Ryan & Edel. 71 Kent av...Marvin Safe Co. 67  
 Safe.  
 Rohlf, H. 608 3d av...Weeks & Parr. Bakery. 269  
 Schneider, J. M. 21 Kosciusko pl...J. P. Puelis. 400  
 Horses, Trucks, &c.  
 Simonson, W. T. 516 and 518 Bergen st...Mc- 800  
 Lear & Kendall. Coach.  
 Szerocki, Albert. 611 5th av...H. J. Mischo. 300  
 Tailor Shop.  
 Sheville, G. R. 105 Willoughby st...Mosler, 50  
 Bowen & Co. Safe.  
 Verney, James...Wm. B. Davis. Coach. 800  
 Wehmhoefer, I. H. 13 Cook st...W. Schafer. (R) 1,500  
 Bottling Business.

**BILLS OF SALE.**  
 Deppmann, Charles, to Henriette Deppmann. 80  
 Horse and Wagon, 306 Bushwick av.  
 Flath, Anna, to Carl Doerlamm. Bakery, 345 4th st. 800  
 Hathway, E. A. & Co., to George W. and Frank Prince. Cigar Store, 596 Grand st. 1,091  
 Maresco, Vincenzo, to Rosina Maresco. Con- 200  
 fectionery Store, 11 President st.  
 McEvoy, James, to William R. Young. Liquor 650  
 Saloon, 128 Broadway.  
 Neal, Josephine M. to Catharine M. Neal. 610  
 Furniture, 108 Nassau st.  
 O'Leary, M. J., to John A. Sutler. Fixtures, &c., 1,400  
 156 Fulton st.  
 Runge, Fritz, to Fred Muller. Store, 402 Park av. 5,000  
 Swann, Ebenezer W., to Henry Wellington. 1,500  
 Stock and Fixtures, 146-150 Grand av.  
 Thompson, John J., to Charles A. Brown. Res- 300  
 taurant, 60 Court st.  
 Walsh, James, to Francis M. Walsh. Lease and 850  
 Saloon, 392 Warren st.

**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.**  
 Mar.  
 20 Allen, Thomas H.—Theodore Reyn- \$98 85  
 ders.  
 20 Alpers, Martin E.—Lehigh & Wilkes- 30,579 20  
 barre Coal Co.  
 22 Agate, John S. { Julia Agate..... 114 72  
 Agate, Lottie {  
 23 Adams, Louis—R. M. Lush, as recr 962 47  
 24 Aaron, Josephine—Arnold Friedman 375 72  
 24 Abrams, Moses L.—J. W. Dimick.. 511 49  
 25 Auld, David M.—George Wieder- 132 25  
 hold.  
 25 Archer, Charles—H. S. Mack, as 119 22  
 assignee.

26 Adams, Charles D. } James T. Allen, Henry H. } cotf. ....	2,348 42	22 French, Creighton B.—Henry Herrmann .....	80 90	24 Kreidwolf, Emile—The Meriden Britannia Co .....	79 52
19 Brooks, David—Western Electric Mfg. Co. ....	331 30	23 Frame, Henrietta—S. A. Magnis. ....	19 83	25 Kane, Martin J.—John Castree, as guardian. .... (D)	2,581 27
20 Bush, Hewlett—H. N. Heineman. ....	129 23	24 Freund, John C.—R. G. Hutchinson. ....	80 29	25 Keith, Laura D. B., as admrx of Eugene Keith—William Moulds. ....	100 63
20 Barrett, Edward G.—Richard Arnold. ....	167 68	24 Fitzsimmons, John—Alice M. Morris	632 22	25 Kuhn, Johanna } An n i e } Schmidt	39 05
20 the same—Charles Faulkner. ....	1,936 33	24 Frers, Rudolph—W. G. Seacor. ....	242 95	25 Kuhn, Alber, her guard. } ad litem. ....	64 50
20 Barton, William B.—Billie Barlow. ....	196 36	24 Finney, Newton S.—American Exch. Nat. Bank. ....	850 29	26 Kearney, Henry A.—Hiram Merritt	179 21
22 Brown, Falk—B. M. Cohen. ....	1,129 16	24 Fox, John P.—Joseph Husson. ....	85 77	19 Lyons, Crossman, Jr. } J. L. Smith..	1,016 13
22 Bein, Max—Isaac Hartman. ....	970 22	25 Frankel, Max—H. S. Oppenheimer. ....	241 76	19 Lyons, Tobias H. } Lyons, William A. }	469 70
22 the same—Emilie Bein. ....	3,866 62	25 Fischer, George—H. S. Mack, as assignee. ....	97 46	19 Leathers, Charles C.—Pursell Company. ....	377 75
22 the same—Berthold Hutching. ....	803 15	26 Fosberg, Nels—Ocean Steamship Co. ....	113 71	20 Lanigan, Mark } Frederick } Rueseler.	90 37
22 Benedict, Louis } Justus Loben- } Benedict, Phillip } stein. ....	2,313 92	26 Fiske, Oliver } W. I. Phillips } Fiske, Robert T. P. } .....	358 19	20 Leonard, Ann—Second Av. R. R. Co. ....	96 51
23 Butler, John H.—J. J. Burchell. ....	557 09	20 Giordani, Giovanni—Rocco Spinasi. ....	112 50	20 Lichtenstein, William—A. S. Rosenbaum. ....	1,706 86
23 Byrne, David—H. J. Ferris. ....	193 27	22 Gill, Robert—Raphael Levy. ....	560 74	20 Ludwig, Joseph } Carolina Rau. ....	1,723 43
23*Bentley, J. Edward—William Inglis	3,143 00	22 Goldstein, Samuel—B. M. Cohen. ....	367 60	22 Ludwig, Edmund J.—Gustav Kessler	323 35
23 Beyer, George—Eppingham Cook. ....	47 27	23 Gidley, Augustus—J. I. Platt. ....	382 74	22 Lowry, George C.—H. S. Van Duzen, as receiver. ....	1,458 61
23 Benezech, Louis L.—Edward Louit. ....	261 22	23 Gierke, Herman—Charles Sass. ....	2363 83	22 Lafferty, James V.—J. J. Murphy. ....	169 26
23 Baker, John F.—John Gemmel, as exr. ....	1,373 20	23 Glauss, John } Lena Brink } Glauss, Caroline } .....	466 92	22 Lasher, William H.—Harvey Farrington. ....	123 71
23 Born, Jacob—Mayer Neuburger, as assignee. ....	418 65	23 Gehe, George—W. C. Wilson. ....	33 85	22 Lockwood, Thomas—Lucy E. White as extr. ....	963 06
23 Bentley, J. Edward—Phillip Van Valkenburgh. ....	707 00	23 Grotjeon, Peter P.—William Rich. ....	350 67	22 Lord, Joseph B.—Charles Smith. ....	59 75
24 Brown, Francis R.—G. F. Babb. ....	261 98	24 Glassey, Thomas—Michael Walsh. ....	92 18	23 Lautenbach, Sarah—Henry Lewis. ....	480 81
24 Briemfleck, Regina—The Mayor, &c. ....	109 20	24 Gierke, Herman—Francesco Grazadio. ....	417 43	23 Loewer, Valentine—Charles Schwarzkopf. ....	164 50
24 Binns, George } H. C. Andrews, } Bruce, Sanders D. } as recr. ....	18,150 00	24 Groot, Cornelius S.—Joseph McArthur. ....	2,363 83	23 Landasman, Benjamin—F. J. Seelig. ....	120 30
24 Baird, Anna A.—Elizabeth M. Richardson, as admrx. ....	264 84	25 Gehe, George—J. A. Weekes, Jr. ....	316 68	24 Livingston, Robert L.—H. K. Sheldon. ....	10,713 12
24 Barrett, Edward—Emil Greeff. ....	825 79	25 Gratz, Lewis C.—L. W. Johnson. ....	466 92	24 Lamb, Mary A.—Jeremiah Sullivan	667 45
24 Barnard, Philip—H. B. Smith. ....	587 51	25 Gillespie, Rosa, as extr. of Peter Gillespie—Margaret Lynch. ....	508 52	24 Lewis, Martin—American Exchange Nat. Bank. ....	224 64
25 Brennan, Patrick—J. F. Hanley. ....	279 26	25 Gloscoe, H.—H. S. Mack, as assignee. ....	108 17	24 Livingstone, William—William Hughes. ....	336 06
25 Brady, James—John McGuire. ....	107 87	26 Garner, William—John Jacobs. ....	70 50	25 Loewer, Valentine—T. O. Bullock. ....	1,884 85
25 Baetz, Moritz—Percival Knauth. ....	884 98	26 Grupy, Frank H.—Charles Littman. ....	76 08	26 Lane, James T.—F. H. Lovell. ....	198 65
25 Berkowitz, Louis—J. A. Nesbit. ....	470 37	26 Gilbert, Harriet } J. E. Dewey } Gilbert, John D. } .....	3,758 23	26 Lowenthal, Gustave C.—W. T. Hunter. ....	473 99
25 Benson, Abraham E.—August Schulze. ....	270 95	19 Hamersly, Thomas H. S.—A. D. Brown. ....	227 91	26 Loewenthal, Adolph—David Jacobs. ....	23 50
25 Berry, Kennedy—H. S. Mack, as assignee. ....	183 28	20 Hoffman, Glorvina R.—A. M. De Graaf. ....	90 32	19 Meares, Richard—John Drohan. ....	1,858 58
25 Bateman, Arthur E.—Henry Piepgras. ....	86 86	20 Hendrick, Patrick J. G. McMurdock, Lewis P. } ray. ....	182 68	20 Meagher, James—J. I. Healey. ....	2,041 74
25 Bendix, Solomon—Elizabeth Solomon	112 62	20 Horgein, Timothy—William Buck	228 83	20 Miles, Robert E. J.—Billie Barlow. ....	196 36
26 Blewitt, James—S. H. Olin. ....	227 34	22 Hervey, Robert G.—Richard Stribling. ....	2,351 80	20 Morrison, Henry—Charles Schlesinger. ....	98 09
26 Buckley, John—Richard Arnold. ....	2,814 52	22 Hayes, Thomas F. general assignee of Duncan A. Grant, —A. V. Davidson as Sheriff. costs and allowances	1,694 59	20 Mayer, Joseph L.—J. F. Betz. ....	310 35
26 Bernstein, Harris } G. H. Travis. } Bernstein, David A. } .....	61 25	22 Hall, Charles } D. L. Einstein. } Hall, William I. } .....	6,477 16	22 Martin, Joseph—British American Assurance Co. ....	111 49
26 Buse, Frederick—Fire Department, City N. Y. ....	59 50	22 Herbert, Henry A.—W. H. Atkinson	368 15	22 the same—Mechanics' and Traders' Ins. Co. ....	111 49
26 the same—the same. ....	59 50	22 Hamilton, Robert—First National Bank of Saratoga Springs. ....	546 05	22 the same—Aetna Ins. Co. of Hartford. ....	111 49
26 the same—the same. ....	59 50	23 Hampson, John H.—Henry Gledhill. ....	74 17	23 Midas, Bernhard—Peter Lenk. ....	754 70
26 Bornkamp, Henry—the same. ....	59 50	23 Haines, William A. } William In-Halsted, William M. } glis. ....	3,143 00	23 the same—Nat. Park Bank, N. Y. ....	1,970 50
19 Chambers, James H.—W. H. Appleton. ....	138 00	23 Halsted, William M. } Phillip Van Haines, William A. } Valkenburgh	707 00	23*Myers, John K.—William Inglis. ....	3,143 00
19 Conger, Abraham B.—John Overman. ....	221 72	23 Henderson, Andrew—W. E. Upgrove. ....	120 78	23 Marx, Kossuth } Simon Muhr. ....	1,601 45
20 Coutant, Elijah W.—J. T. McDowell. ....	81 00	23 Hartel, Joseph—H. F. Schulte. ....	304 27	23 Marx, Jacob } the same—the same. ....	1,820 46
20 Clenigham, Robert—Henry Herrmann. ....	954 87	23 Harding, Simon J.—David Van Cleaf, Jr. ....	459 73	23 Mack, Simon } Phillip Van Vackenberg, Henry } burgh. ....	592 00
22 Cunningham, Edward—J. J. Burchell. ....	229 15	23 Hamblin, Ralph W.—E. A. Clark. ....	87 16	23 the same—A. T. Sullivan. ....	618 00
22 Crosseley, James E.—H. J. Libby. ....	12,458 46	24 Hanft, George—Frazz Remmert. ....	323 60	23*Myers, John K.—Phillip Van Valkenburgh. ....	707 00
22 Constant, John C.—J. J. Burchell. ....	557 09	25 Howard, Rachael E.—Leopold Weglar. ....	195 04	23 Misel, David—Scovill Mfg. Co. ....	125 85
22 Christmann, Charles H.—Richard Arnold. ....	163 09	25 Harrington, Timothy—R. H. Desmond. ....	274 47	24 Magee, Thomas—S. D. Coykendall. ....	88 30
23 Campbell, James—John Rendles. ....	143 10	25 Hayden, Thomas—J. A. Nesbit. ....	470 37	24 Meyers, Herman } Jacob Klee. ....	1,141 30
23 Cornier, Francis—W. E. Uptegrove	120 78	25 Henriques, David—E. S. Innet. ....	3,041 57	24 Meslong, John—Charles Jackson. ....	31 50
23*Connolly, Lucy J.—C. H. Schultz. ....	106 59	25 Hall, Michael—H. S. Mack, as assignee. ....	129 52	24 Mayers, George W.—E. T. Tefft. ....	297 84
23 Cass, Charles—William Rich. ....	350 67	26 Haas, Edward—W. H. De Forest. ....	1,682 00	24 the same—the same. ....	2,236 18
23 Carbin, William L.—A. H. Stone. ....	38 55	26 Hartmann, Herman A.—Fire Dept City N. Y. ....	109 50	24*May, Elie } Waterbury Clock Co	206 44
23 Carbin, William L.—A. H. Stone. ....	88 55	19 Josephs, Solomon—G. W. Ennis. ....	929 42	24 the same—Aunsonia Clock Co. ....	739 88
23 Cannon, C. S.—Peter Vredenburgh, as sole surviving partner. ....	194 32	21 Jones, Louis K.—J. T. A. Jewett. ....	99 16	24 Morgan, George—R. C. Davidge. ....	156 48
24 Cohu, Aaron E.—H. C. Andrews, as recr. ....	18,150 00	20 Johnston, James A.—John Holmes	370 62	24 Moller, George H.—H. C. Andrews, as recr. ....	18,150 00
24 Chapman, William S.—Joseph McArthur. ....	2,363 83	23 Jackson, Daniel—A. L. Casey. ....	42 82	24 Menet, Albert—Mary A. Poe. ....	487 90
25 Cohen, Henriette } William Storer } Cohen, Louis } .....	163 29	23 Johnston, Robert J.—Ahaz Bradley. ....	288 40	24*MacDonald, Mary—Alice Kennerly. ....	101 70
25 Cartier, Peter V.—J. F. Delury. ....	76 03	24 Jacacks, William B.—Wessel Tenbrook. ....	187 30	24 Mack, Simon } Pauline Bamberger, Isaac S. } ger. ....	9,126 19
26 Cornwell, Charles M.—D. D. Acker. ....	74 09	25 Jones, Edward D.—J. T. Johnson. ....	154 02	25 Maddaus, Oscar W.—J. C. Todd. ....	467 49
16 Cawley, James—Edward Govry. ....	364 33	25 Jones, Peter—C. C. Burnet. ....	75 05	25 Murphy, Francis W.—Harlem Bridge, Morrisania & Fordham Railway Co. ....	123 81
20 Dalton, Patrick—Michael Moloney. ....	379 76	26 Jewett, Joseph E.—Daniel Lord. ....	206 24	25 Murray, M. J.—H. S. Mack, as assignee. ....	108 52
20 Drout, John—David Mayer. ....	425 58	26 Johnson, Samuel E.—J. I. Gannon. ....	98 02	26 Mure, Alfred H.—Clarence McKim. ....	750 08
20 Dalton, George F.—J. H. Mohlman. ....	143 43	19 Kerls, Herman—Solomon Solomon. ....	564 65	26 Morgan, Harry W.—James Carstairs. ....	669 88
22 Durando, William P.—H. S. Van Duzan, as recr. ....	1,458 61	19 Kreckel, Charles—J. H. Elfers, as general assignee. ....	199 61	26 Maullin, Frederick W.—G. A. Butler, as assignee, &c. ....	629 81
22 Dorn, Leopold—Peter Lang. ....	290 00	20 Kroemmelbein, Heinrich—Frederick Rueseler. ....	90 37	26 Meyer, William F.—B. N. Seely. ....	285 82
23 Dress, Jacob—C. H. Evans. ....	188 43	20 Kaough, Ann—Alexander Duane	179 75	26 Markham, Francis J.—Jacob Ringkleb. ....	259 00
23 Dunning, Edwin J., Jr.—Samuel Zeimer. ....	26,011 25	20 Kaughan, Thomas F.—Richard Arnold. ....	167 68	20 McCarty, Michael—John Simermeyer. ....	413 58
24 Du Bois, Charles R.—D. D. Brinkerhoff. ....	87 61	20 the same—Charles Faulkner. ....	1,936 38	20 McCormick, Hugh, admr. of Joseph McCormack—Broadway & Seventh Av. R. R. Co. ....	92 39
*Demady, Richard } S. C. Ives. } Demady, Edward } .....	183 81	20 Kuehne, Marie—August Breuer. ....	69 47	20 McColl, Duncan—Mary C. T. Morrell. ....	2,177 22
24 Demady, Deana } S. C. Ives. } Demady, Eliza } .....	880 29	20 Kalmann, Charles—Nathan Erlanger. ....	2,282 55	22 McLean, Samuel—St. Paul & Chicago Railway Co. ....	706 66
24*Daly, James C.—Joseph Husson. ....	171 00	22 Kyle, Harry D.—John Dey. ....	109 23	23 McNally, Owen—Henry Keale. ....	25 60
25 Douglas, Mary Sheafe, as extr. of Frederick E. Douglass—Marcus Goldman. ....	251 52	22 King, Richard W.—W. W. Hance. ....	2,657 99	24*MacDonald, Mary—Alice Kennerly. ....	101 70
25 Dalton, Patrick—Lewis De Groff. ....	3,041 57	22 Kenyon, Louise—First Nat. Bank of Saratoga Springs. ....	546 05	24 McQueen, Daniel P.—E. T. Tefft. ....	297 84
25 Denton, I. F.—E. S. Innet. ....	108 32	22 Kaskell, Jacob—British-American Assurance Co. ....	111 49	24 the same—the same. ....	2,236 18
25 Dearing, Albert G.—C. A. Sears	303 15	22 the same—Mechanics' and Traders' Ins. Co. ....	111 49	26 McKinley, Duncan C.—James Carstairs. ....	669 88
25 Dawson, Benjamin F.—W. S. Stubbs	298 69	22 the same—Aetna Ins. Co. of Hartford. ....	111 49		
22 Edsall, David A.—Edward De Castro. ....	61 63	23 Kaller, Konstantine—E. B. Chace. ....	95 64		
23 Easton, William—R. W. Burke. ....	81 65	23 Keller, Frederick—Henry Lobenthal	500 27		
24 Eldred, Horace H.—P. D. Cravath. ....	221 81	23 Knaust, Lewis—The Mayor, &c. ....	250 69		
25 Ecclesine, Thomas C. E.—Western Union Telegraph Co. ....	297 35	24 Klein, Karl—Emil Unger. ....	1,747 98		
25 English, James—H. S. Mack, as assignee. ....	135 42	24 Kelly, John—The Central Gas Light Co., N. Y. ....	213 40		
19 Frankfurter, Louis—George Ringler	103 44	24 Kaughan, Thomas F.—Emil Greeff	825 79		
20 Fuchs, George—H. C. Webb. ....	34 13				
20 Frohman, Daniel—Harriet Lefler. ....	889 76				

Table listing names and amounts, including entries for McNamara, McIntosh, Neuberger, Nolan, Newman, Niver, Noll, Oppenheimer, Pfaffman, Perine, Purdy, Phye, Phillips, Perlhaffer, Pearce, Pettigrew, Prince, Peyton, Porter, Pine, Payton, Phillips, Quinn, Quirk, Quin, Read, Rendt, Reilly, Rhodes, Reilly, Rice, Sullivan, Stehnen, Sands, Spader, Saunders, Silverstein, Stokes, Slade, Steinert, Sulzberger, Stillwagon, Swarthout, Somborn, Spencer, Schulze, Samuel, Schulze, Sperry, Sage, Schneider, Stark, Short, Schiller, Stewart, Silverstein, Sachse, Schlag, Steinwig, Sibell, Schmidt, Shaw, Schwartz, Sherman, Silverstein, Shirley, Striker, Siefke, Sharp, Sheldon, Sommerich, Summerhays, Schuster, Smith, and Dyett.

Table listing names and amounts, including entries for Thurm, Thomas, Tobler, Troell, Tracy, Tomlinson, Tucker, The Mayor, The N. Y. Elastic Truss Co., The Sheridan Electric Light Co., The N. Y. Central & Hudson River R. R. Co., The Empire Laundry Machinery Co., The Mayor, &c., The Weaver-Terry Fabric Mfg. Co., Whitmore & Nichol, The Fuller Electrical Co., The Franklin Electric Mfg. Co., The Broadway and Seventh Avenue R. R. Co., The Pittsburgh, Lackawanna & Northeastern R. R. Co., Perine Engraving and Publishing Co., The American Engraving Co., The Grocer Publishing Co., I. Calvin Shafer Co., Peter Adams Co., The Mayor &c., The Brett Lithographing Co., Weiss and Allen Lead Co., Long Island City, Unger, Vickers, Vautrin, Vail, Valentine, Voss, Voorhis, Voorhis, Van Ness, Wyatt, Weldon, Wronkow, Wells, Wenke, Weed, Weinberg, Waters, Wood, Wannamaker, Yost, Wolinsky, Wallace, Wood, Wall, Weigelt, Wesner, Wall, Wiederhold, Yarrington, Zimmermann, and Dyett.

KINGS COUNTY.
Table listing names and amounts, including entries for Abrams, Bowers, Berlage, Barr, Burns, Barnswell, Breakpear, Brown, Brazill, Brush, Bausch, Campbell, Dahlgren, Dolge, Dalton, and Dyett.

Table listing names and amounts, including entries for Dalton, Friedrich, Flynt, Friedman, Gesell, Gray, Gasquoine, Gallagher, Glasser, Griffin, Gilligan, Hill, Howson, Hopkins, Henderson, Jockey Club, Hall, Hart, Harding, Inne, Joyce, Johnson, Kane, Kne, Kennedy, Lewis, Lynch, Link, Lewis, Morris, Morton, Malone, Midas, New York, McCormick, McInally, Norton, Nolan, Nieber, O'Shea, Olsen, Post, Poppe, Pearce, Porter, Ritchie, Read, Roworth, Randel, Rose, Rendt, Scott, Schmulz, Smith, Stokes, Schneider, Smith, Steckler, Schenkar, The New York, New Haven & Hartford R. R. Co., Turron, The Fuller Electrical Co., The Brooklyn City R. R. Co., The Long Island R. R. Co., Van Cleef, Jr., Valle, Walsh, Weber, Wing, and Byers.

KINGS COUNTY.

SATISFIED JUDGMENTS.

NEW YORK.

March 20 to 26—inclusive.

Table listing names and amounts under 'SATISFIED JUDGMENTS', including entries for Anchise, Arnold, Beecher, Butler, Burg, Boettner, Byrnes, Bemak, Bencke, Blume, Baierlein, Bancroft, Burns, Bogart, Beebe, Blesson, Crosby, and Same.



Table of legal notices and liens, including entries for Mary Laracy, Crosby, Margaret A. and Hiram B., Central Cross Town R. R. Co., etc.

Table of legal notices and liens, including entries for Union av, e s, 325 n 165th st, 54x175, Herman Gierke, etc.

Table of legal notices and liens, including entries for Same property, Hobby & Doody, St. Marks av, No. 864, New No. 936, etc.

BUILDINGS PROJECTED.

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

Copies of the New Building Law, with Marginal Notes, a full Index, and Engravings illustrating the Heights and Thicknesses of Walls, edited by W. J. Fryer, Jr., are for sale at the office of THE RECORD AND GUIDE. Price, \$1.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table of building projects in New York City, including entries for Clinton st, No. 66, three-story brick factory, 25 x 68, tin roof; cost, \$8,000; Charles Smith, 190 Stanton st, etc.

KINGS COUNTY.

Table of legal notices and liens in Kings County, including entries for Mar. Fulton st, Nos. 2060-2064, n s, 60x110, Andrew L. Tifforman, etc.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens in New York City and Kings County, including entries for Mar. Third av, s w cor 148th st, 27x36, Michael J. Lealy, etc.

KINGS COUNTY.

Table of legal notices and liens in Kings County, including entries for March 20 to 26—inclusive, Condict, Silas—A. W. Van Winkle, etc.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE. Copies can be obtained at the office of publication No. 191 Broadway, price 25 cents.

NEW YORK CITY.

Table of legal notices and liens in New York City, including entries for Mar. Twentieth st, No. 404 E., s s, 100 e 1st av, 23.6x100, New York Roofing Co., etc.

KINGS COUNTY.

March 20 to 26—inclusive.

Table of legal notices and liens in Kings County, including entries for Twelfth st, n s, 119.10 w 7th av, 100x100, Charles H. Denison, etc.

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

Table of building projects in Kings County, including entries for 77th st, n s, 80 w 2d av, two five-story brick tenements, 25x86, tin roofs; cost, each, \$18,000; F. R. Frech, New Dorp, S. I.; ar't, Henry Haab, etc.

Madison av, e s, 80.1 s 79th st, four-story and basement brick (stone front) dwell'g, 20.4x65, tin roof; cost, \$20,000; Brian McKenney, 1347 3d av; ar't, B. Muldoon. Plan 451.

61st st, Nos. 342 and 344 E., two five-story brick tenem'ts, 25 and 15x55 and 83, tin roofs; cost \$15,000 and \$18,000; William Deltmar, 2087 2d av; ar't, Julius Kastner; b'r, John Kypka. Plan 475.

63d st, n s, 300 e 2d av, five-story brick store and factory, 25x85, tin and gravel roof; cost, \$12,000; Hartley and William Haigh, 139 East 43d st; ar'ts, D. and J. Jardine; b'r, William Haigh. (Filed Mar. 24, as substituted for original application filed Mar. 11.) Plan 342.

125th st, s s, 355 e 3d av, two-story brick store and offices, 25x70, gravel roof; cost, \$5,000; ow'r, ar't and b'r, Bart. Walther. Plan 479.

108th s s, 60 w 3d av, one-story store, 15x25, tin roof; cost, \$650; Margaret King, 301 East 74th st; ar't, G. W. Spitzer. Plan 476.

Madison av, s e cor 73d st, four four-story and basement brick dwell'gs, total frontage 102.2x63; cost, \$116,000; ow'rs, ar'ts and b'rs, Charles Buek & Co., 500 Madison av. Plan 433.

2d av, w s, 29 s 119th st, two one-story brick stores, 15.6x20, tin roofs; cost, each, \$1,000; Francis W. Ford, Demarest, N. J.; ar'ts, J. A. Hamilton and W. H. Mersereau; b'rs, not selected. Plan 474.

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

63d st, n s, 449.6 w 9th av, three five-story brick flats, 20x68, tin roofs; cost, each, \$18,000; George Kick, 345 West 29th st; ar'ts, Thom & Wilson. Plan 453.

64th st, n s, and 65th st, s s, 100 e 10th av, four (two on each st) five-story brick tenem'ts, 25x86, tin roofs; cost, each, \$18,000; Manhattan Construction Co., 1 Broadway; ar't, W. B. Tutthill. Plan 440.

100th st, s s, 225 e 9th av, two five-story brick (stone front) flats, 25x82.6, tin roofs; cost, each, \$20,000; Ellen Powers, 522 West 105th st; ar't, M. V. B. Ferdon. Plan 452.

108th st, s s, 323 w 9th av, two-story brick stable, 79.8x65.8, gravel roof; cost, \$12,000; Bernheimer & Schmid, 9th av, 107th to 109th st; ar'ts, Lederle & Co.; b'rs, T. S. Weber and Henry Schiffer. Plan 461.

10th av, w s, 50 s 75th st, two five-story brick (stone front) flats, 24 and 25x84.4 and 85.8, rear 22.4 and 20, tin roofs; cost, each, \$20,000; Lowen & Halliday, 514 West 60th st; ar'ts, Thom & Wilson; built by day's work. Plan 458.

93d st, s e cor 9th av, four five-story brick flats, one with stores, total frontage 100x63.6 and 96.8 with extensions, tin roofs; cost, \$75,000; ow'r and b'r, Michael Giblin, 1215 2d av; ar't, Max Hensel. Plan 442.

9th av, n w cor 98th st, and 9th av, s w cor 99th st, two (one on each cor) five-story brick (stone front) tenem'ts with stores, 25x68, tin roofs; cost, each, \$26,000; John W. Haaren, 338 Greenwich st; ar't, J. C. Burne; b'rs, not selected. Plan 465.

9th av, w s, 25 n 93th st, three five-story brick (stone front) tenem'ts with stores, 25x60, tin roofs; cost, each, \$22,000; ow'r and ar't, same as last. Plan 466.

9th av, w s, 100 n 98th st, five-story brick (stone front) tenem't with store, 25x60, and extension, tin roof; cost, \$23,500; ow'r and ar't, same as last. Plan 467.

9th av, w s, 125 n 98th st, two five-story brick (stone front) tenem'ts with stores, 25x60, tin roofs; cost, each, \$22,000; ow'r and ar't, same as last. Plan 468.

98th st, n s, and 99th st, s s, 75 w 9th av, two (one on each st) five-story brick (stone front) tenem'ts, 25x69, tin roofs; cost, each, \$24,500; ow'r and ar't, same as last. Plan 469.

#### NORTH OF 125TH STREET.

St. Nicholas av, e s, abt 151 n 153d st, three-story and basement brick dwell'g, 25x55, tin roof with shingled mansard; cost, abt \$15,000; F. N. Du Bois, 153d st, n w cor 9th av; ar't, Carl Pfeiffer; b'rs, Thompson & Mickens and Grissler & Fausel. Plan 434.

6th av, n w cor 131st st, five-story brick flat with store, 25x60, and extension 25x15, tin roof; cost, \$25,000; Lynch & Bierhoff, 270 West 127th st; ar't, T. E. Thomson. Plan 457.

#### 23D AND 24TH WARDS.

Arthur st, w s, abt 125 s Pelham av, two-story frame dwell'g, 18x32, tin roof; cost, \$1,600; ow'r and ar't, James Prime, 116 East 107th st; b'r, not selected. Plan 447.

Hoffman st, e s, 150 s Pelham av, two-story frame dwell'g, 20x30, shingle roof; cost, \$1,700; Irma Petit, Fordham; b'rs, Emery & Forsyth. Plan 446.

Morris st, n s, 100 e Madison av, two-story frame dwell'g, 24x35, rear 33, shingle roof; cost, abt \$4,500; Julia J. Williams, 1479 Washington av; ar'ts, Rossiter & Wright; b'rs, Waneger & Dolen. Plan 459.

157th st, No. 626 E., three-story frame dwell'g, 22x40, tin roof; cost, \$3,500; Barbara Zorn, on premises; ar't and b'r, Chas. H. Zorn. Plan 436.

Eagle av, w s, 326 s Westchester av, three-story brick and frame dwell'g, 22x40, tin roof; cost, \$3,000; A. E. Ferguson, 140 East 28th st; ar't and b'r, J. Anderson; m'n, T. Dugan. Plan 460.

Morris av, w s, 50 s 162d st, two-story and basement frame dwell'g, 25x40, tin roof; cost, \$4,000; Charles Schaefferberger, 726 North Third av; ar't, Adolph Pfeiffer. Plan 456.

Opdyke av, n s, 300 e Mile Square road, two-story frame dwell'g, 18x24, shingle roof; cost, \$1,000; Mary McKay, Williams Bridge; b'rs, Emery & Forsyth. Plan 448.

Robbins av, e s, 100 n 149th st, two-story frame

store and dwell'g, 21x35, tin roof; cost, \$1,000; John Stelbuszeski, 112 East 113th st; ar't, Andrew Spence. Plan 449.

Stebbins av, e s, 278 n Westchester av, one-story frame dwell'g, 19x12; cost, \$150; Hermann Albrecht; b'r, Henry Rotenberger. Plan 455.

Webster av, No. 2735, one-story frame henery, 40x12; cost, \$75; J. F. Rowell, on premises. Plan 445.

#### KINGS COUNTY.

Plan 400—8th av, s w cor Berkeley pl, three-story brick, terra cotta and Euclid stone dwell'g, 40x50, and extension 9x13, slate and plastic slate roof; cost, \$28,000; Henry E. Beguelin, 21 Maiden lane; ar't, F. C. Merry; b'rs, J. Ashfield & Son and M. C. Rush.

401—North 4th st, No. 81, n s, 75 e 2d st, one four-story frame (brick filled) tenem't, 25x54, tin roof; cost, \$5,500; J. Piemann, 81 N. 4th st; ar't, A. Herbert; b'r, not selected.

402—Rutledge st, No. 98, s s, 200 w Bedford av, one two-story brick stable, 20x40, tin roof, brick cornices; cost, \$1,000; J. Probst, Bedford av, Penn st; ar't, A. Herbert; b'r, not selected.

403—Wythe av, n e cor Rutledge st, two three-story brick stores and flats, 30x54, tin roof, wooden cornices; cost, each, \$5,500; b'r, Peter Commaford; ar't, I. D. Reynolds.

404—Palmetto st, e s, 151 s Central av, one two-story frame (brick filled) dwell'g, 22x38, tin roof; cost, \$3,000; Mrs. Maria Kaiser, 67 Tompkins av; ar't, F. Holmberg; b'r, not selected.

405—Lafayette av, s e cor Sumner av, one two-story and attic brick dwell'g, 45x40, slate roof, brick cornices; cost, \$15,000; John G. Jenkins, 1st Nat. Bank, Brooklyn; ar'ts, Thayer & Robinson; b'rs, T. Dobbin and Jenkins & Gillies.

406—Baltic st, river front, two six-story brick warehouses, 36x203x72x225, gravel roof, brick cornices; cost about \$65,000; Jeremiah P. Robinson, 6 Montague terrace.

407—48th st, s s, 220 e 3d av, one two-story and basement frame dwell'g, 20x38, tin roof; cost, \$3,000; Charles T. Lee, No. 120 8th st; ar'ts and b'rs, Spencer Bros.

408—Bedford av, e s, 20 s Putnam av, two four-story brick stores and tenem'ts, 20x55, gravel roof, wooden cornices; cost each, \$8,500; T. J. W. Burburn, Bedford av; ar't and c'r, W. H. Burhaus; m'n, E. T. Otis.

409—Evergreen av, w s, 25 n Ralph st, three two-story frame (brick filled) dwell'gs, 19x50, tin roof; total cost, \$7,500; P. J. Monohan, 21 Ralph st; ar't, F. Weber; b'r, T. Goodwin.

410—Myrtle av, n s, 21.4 e Franklin av, one four-story brick store and tenem't, 20x75, tin roof, iron cornices; \$7,500; ow'r and b'r, Charles Siebert, 115 Broome st, New York; ar't, S. Harlison.

411—7th av, e s, 100 n 14th st, three three-story brick tenem'ts, 18x45, tin roof, wooden cornices; cost, \$4,000; R. F. Clayton & Son, 415 7th av; ar't, W. F. Clayton; m'n, not selected; c'r, J. R. Green.

412—Union av, No. 318, one one-story frame stable, 12x6, wooden roof; cost, \$20; ow'r and c'r, David O'Brien, on premises.

413—Warren st, s s, 60 w 5th av, one one-story brick shed, 25x25; gravel roof; cost, \$200; ow'r and c'r, Thomas E. Egan, Park pl and 6th av; ar't, W. Masterson; m'n, Kelly & Connolly.

414—Clay st, No. 10, s s, 100 e Franklin st, one one-story frame shed, 30x20, gravel roof; cost, \$25; Nason Mfg. Co., 77 Beekman st, New York; b'r, J. P. Smith.

415—Atlantic av, n e cor Olive pl, one two-story frame factory, 97x50, gravel roof; cost, \$4,000; ow'r and c'r, Joseph Davison, 779 Halsey st.

416—Bedford av, w s, abt 40 s Manhattan av, one two-story frame (brick filled) office and dwell'g, 36 and 32x17, gravel roof; cost, \$1,200; Wm. H. Peer, Meserole av, cor Lorimer st; ar'ts and c'rs, Randall & Miller; m'ns, J. & J. Van Ripper.

417—24th st, s s, 300 w 6th av, one one-story frame stable, 25x16, tin roof; cost, \$300; Henry Weber, 737 5th av; ar't, L. J. Wells; b'r, G. W. Brandt.

418—India st, No. 271, n s, 300 e Oakland st, one one-story frame dwell'g, 25x25, gravel roof; cost, \$945; John McCaughan, 136 West st; ar't, J. Mulhaul; b'rs, Doig & Port and McHugh Bros.

419—Gates av, s w cor Reid av, one five-story brick store and tenem't, 25 and 42x95; one-story extension, 20x13, tin roof, brick, marble and iron cornices; cost, \$30,000; Winthrop O. Sargent, 515 6th av, New York; ar't, D. T. Atwood; b'r, S. W. Post.

420—Boerum st, s s, 100 w Lorimer st, one two-story frame (brick filled) stable and dwell'g, 28x25, tin roof; cost, \$1,080; John H. Dammann, on premises; ar'ts, Platte & Acker; b'r, H. Tietjen.

421—Ten Eyck st, n s, 80 e Humboldt st, one four-story frame (brick filled) store and tenem't, 30x50, tin roof; cost, \$6,000; Joseph Simon, Hart st, near Lewis av; ar'ts, Platte & Acker; b'rs, D. Kreuder and F. Roche.

422—McKibbin st, s s, 100 e Humboldt st, three three-story frame (brick filled) tenem't, 25x54, tin roof; cost, \$11,500; Mr. Reh, 64 Suydam st; ar'ts, Platte & Acker; b'rs, Roeder & Kraemer and J. C. Hesse.

423—Lee av, n e cor Middleton st, one four-story brick storehouse, 50x58, tin roof, tin cornice; cost, \$8,000; ow'r and c'r, Jacob Bossert, 229 Heyward st; ar'ts, Platte & Acker; b'rs, J. Auer and J. Bossert.

424—Sumner av, e s, 76.2 n Halsey st, one two-story brick stable, 23.10 and 19.6x45; cost, \$1,200; Daniel Norris, 359 Clifton pl; ar't, J. D. Hall; b'r, F. B. Norris.

425—Schenck st, w s, 75 n Park av, one one-story frame storage shed, 25x59, tin roof; cost, \$775; McDermott & Merton, 590 Henry st; ar't, P. H. Putjeor.

426—Decatur st, n s, 155 w Throop av, one three-story brown stone dwell'g, 20x45, tin roof and wooden cornice; cost, \$8,000; John J. Curran, 3d st near 3d av; ar't, A. Hill; b'r, W. W. Clenahau.

427—Bergen st, No. 89, n s, 100 e Smith st, one four-story brick tenem't, 21.3x64, tin roof and iron cornice; cost, \$8,500; ow'r, ar't and b'r, Francis Jezek, 1116 Myrtle av.

428—Baltic st, n s, 370 w 4th av, one four-story brick tenem't, 25x50, gravel roof and wooden cornice; cost, \$6,000; ow'r, ar't and b'r, Jos. F. Brush, 598 Atlantic av.

429—19th st, n s, 275 e 6th av, one three-story frame (brick filled) store and tenem't, 22x50, tin roof; cost, about \$4,000; Frank D. Webster, 332 18th st; ar't, W. H. Wirth; m'n, O. O'Keefe; c'r, not selected.

430—Montrose av, n s, 50 e Lorimer st, one four-story brick store and tenem't, 25x56, tin roof and iron cornice; cost, \$6,500; Otto Huber, Bushwick av, s e cor Meserole st; ar't, F. J. Berlenbach, Jr.; b'r, not selected.

431—Knickerbocker av, w s, 50 s Palmetto st, one two-story brick shop, 40x50, tin roof; cost, \$2,900; ow'rs, ar'ts and b'rs, Dubois & Beden, 175 Palmetto st.

432—7th st, s s, 97.10 e 6th av, one two-story and basement brick dwell'g, 22x43, tin roof, wooden cornice; cost, \$4,500; ow'r, ar't and b'r, Conrad Meister, Sharkey Mous Works, 5th av, bet 23d and 24th sts.

433—Leonard st, e s, 40 n North 2d st, three three-story frame (brick filled) dwell'gs, each 20x40, tin roofs; cost, each, \$3,000; D. Canty, Grand st; ar't, F. L. Berlenbach, Jr.

434—Madison st, s s, 155 e Sumner av, five two-story and basement brown stone dwell'gs, each 20x43, tin roofs, wooden cornices; cost, each, \$5,500; ow'r and b'r, Daniel Norris, 359 Clifton pl; ar't, John D. Hall.

435—Broadway, n e cor Woodbine st, five three-story brick stores and dwell'gs, each 20x60, tin roofs, galvanized iron cornices; cost, each, \$6,000; J. H. Korner, 275 Leonard st; ar't and c'r, E. Kramer; m'n, S. V. Hyers.

436—Columbia Stores, foot of Atlantic and Pacific sts, one-story frame storage shed, 60x384, gravel roof; cost, \$8,000; David Dows, No. 1 East 69th st, N. Y.; c'r, John H. Euler.

437—President st, s s, 171 e 4th av, one two-story brick stable, 20x24, tin roof, brick cornices; cost, \$1,400; ow'r, ar't and b'r, Augustus Shuck, on premises.

438—Decatur st, n s, and McDonough st, s s, 80 e Reid av, eight two-story and basement brick dwell'gs, 17.6x42, tin roofs, wooden cornices; cost, \$4,800; ow'r, ar't and b'r, H. Grasmann, 369 Vernon av.

439—Schenectady av, e s, 47 n Bergen st, one two-story and basement (brick filled) dwell'g, 20x36, tin roof; cost, \$2,800; William Shannon, Norfolk st, N. Y.; ar't, J. V. McKee; b'rs, J. Rueger and L. Erck.

440—Penn st, s s, 290 w Bedford av, seven two-story and basement brown stone dwell'gs, 20x45, tin roofs, wooden cornices; cost, each, \$4,500; ow'r, ar't and b'r, Thomas B. Saddington, 246 Keep st.

#### ALTERATIONS NEW YORK CITY.

Plan 496—Av C, No. 194, one-story brick extension, 10.4x13, tin roof, part of front taken cut and new store front built, &c.; cost, —; Michael Muller, 192 Av C; ar't, E. W. Greis.

497—10th st, No. 114 E., alteration in basement; cost, \$500; ow'r and ar't, T. F. Hays, 119 East 116th st; b'r, J. T. Moore.

498—112th st, No. 403 E., show window; cost, \$75; E. P. Berganini, 193 Alexander av; b'r, J. Santucci.

499—5th av, No. 489, internal alteration; cost, \$250; Pottier & Stymus Mfg. Co., on premises; b'rs, A. A. Andruss & Son.

500—Spruce st, No. 13, repair damage by fire; cost, \$4,000; Thomos McElrath, 23 West 124th st; ar't and b'r, R. E. Smith.

501—Cannon st, No. 12, raised and interior alteration; cost, \$2,000; Heipershausen Bros., 70 Willett st; b'r, P. Dunn.

502—156th st, n s, abt 100 e 10th av, new windows and alteration in attic; cost, \$250; Martha Costigan, 156th st, bet 10th and St. Nicholas avs; ar't, J. A. Remer; b'rs, Steele & Costigan.

503—10th av, No. 653, internal alteration; cost, \$50; J. M. Forster, 407 West 40th st.

504—4th st, No. 139 E., new show windows; cost, \$200; Catherine Springer, 66 1st av; ar't, C. Sturtzkober.

505—Columbia st, No. 65, one-story brick extension, 19.8x23; cost, \$1,000; Edward Lurch, 1992 Main st, West Farns.; b'r, J. D. Hedenkamp.

506—104th st, s s, 375 w 9th av, extensions moved; cost, \$800; Ella W. Brown, 141 West 47th st; ar't, E. Outwater; b'rs, Outwater & Felter.

507—Varick st, Nos. 140 and 142, chimneys built; cost, \$200; Trinity Corporation; m'n, G. Vogel.

508—Maiden lane, No. 49, light shaft; built; cost, \$2,500; L. S. Levy, 250 West 57th st; ar't, G. A. Schellenger.

509—17th st, No. 135 W., new front and internal alterations; cost, \$1,500; F. C. Adams, 15 West 17th st; ar't and b'r, A. Ward.

510—Houston st, No. 26 E., new show windows; cost, \$100; Henry Hill, on premises; b'rs, Keogan & May.

511—Canal st, No. 403, extension raised one-story; cost, \$700; lessee, J. H. Loghry, on premises; ar't and m'n, W. T. Wakeham; b'r, C. W. White.

512—105th st, No. 253 E., alteration in rear; cost, \$100; Isidor Hoffstadt, 140 East 59th st; ar'ts, Cleverdon & Putzel.

513—5th av, No. 304, internal and front alterations; cost, \$3,500; David Duncan, 9 East 64th st; b'r, John Downey.

514—Broadway, No. 859; cost, \$1,000, estate of Maria Edwards; b'rs, A. G. Bogart & Bro.

515—84th st, No. 142 E., store in basement; cost, \$50; Simon Adler, 117 East 83d st; ar't, J. F. Burrows.

516—25th st, No. 166 W., new brick wall; cost, \$155; Jacob Murrel, on premises; b'r, P. Brickner.

517—Cannon st, No. 110, raised one story; cost, \$1,000; J. and W. Gregory, 106 Cannon st; ar't and b'r, J. Fitzpatrick.

518—Lafayette pl, Nos. 49-53, internal alterations, &c.; cost, \$500; C. B. Wood, 46 Park av; b'rs, Thomas & Post.

519—6th av, No. 391, internal and front alterations; cost, \$7,500; Joseph O'Donnell, 141 West 20th st; ar't, J. W. Marshall; b'r, not selected.

520—24th st, s e cor Lexington av, entrance way from av; cost, \$500; Miss C. C. Johnston, 193 Union st, Brooklyn; ar'ts, D. & J. Jardine.

521—Burling slip, No. 7, repairs; cost, \$800; S. S. Pike, trustee Buckingham Hotel; b'r, E. Smith.

522—Broadway, No. 265 and 267, repair damage by fire; cost, \$7,000; Orphan Asylum Soc., F. Fish, agent, 57 West 42d st; b'r, E. Smith.

523—87th st, No. 174 E., raised one story; cost, \$800; F. E. Becker, 118 East 87th st; ar't, W. Stauffer; b'rs, not selected.

524—157th st, Nos. 624 and 626 E., building moved; cost, \$35; Barbara Zorn, on premises.

525—83th st, No. 114 E., new doorway; cost, \$100; lessees, J. J. Hassett and P. Gaynor; b'r, C. Clark.

526—47th st, Nos. 403-407 E., front and rear alterations; cost, \$600; S. L. Eisner, 223 East 75th st; ar't, H. Kafka; b'r, not selected.

527—Catharine st, No. 7, new windows and doors; cost, \$275; Esther Levy, on premises.

528—83d st, No. 302 W., one-story brick extension, 21x43, tin roof; cost, \$475; ow'r and b'r, Louis Egleston, 453 8th av.

529—Greene st, No. 139, one-story brick extension, 25x15, gravel roof; cost, \$600; F. C. Dutton; 160 South 5th st, Brooklyn; b'r, W. Hughes.

530—32d st, No. 127 W., front altered; cost, \$600; D. E. Seybel, 99 Nassau st; b'rs, W. C. Hanna & Son and D. Hepburn.

531—Frankfort st, Nos. 35 and 37, buildings connected and internal alterations; cost, \$30,000; C. A. Fuller, 137 Broadway; ar't, E. L. Angell.

532—45th st, No. 214 E., one-story brick extension, 12x22, tin roof; cost, \$1,000; William Livingston, on premises; ar'ts and b'rs, W. Shears & Son; m'n, T. Lyons.

533—7th av, No. 401, one-story brick extension, 25x20, tin roof; cost, \$700; lessee, J. McGoldrick, on premises; ar't, A. E. Hudson.

534—2d st, No. 312, new show windows, &c.; cost, \$300; H. Bassen, on premises; ar't and b'r, A. Zimmerman.

535—8th av, n e cor 132d st, repair damage by fire; cost, \$5,000; Henry Weil, Mansion House, Brooklyn; b'rs, Grissler & Faisel.

536—3d av, No. 130, one-story brick extension, 6.8x21, and general repairs; cost, \$1,500; lessee, J. P. Schmenger, 197 2d av; ar't, J. Kastner.

537—Spring st, Nos. 203 and 205, new show windows; cost, \$275; N. P. Bailey; agent, H. H. Cammann; ar't and b'r, L. A. Morton.

538—East st, No. 26, repair damage by fire; cost, \$254; C. P. Champron, 222 West 23d st; b'r, N. Johnson.

539—8th av, Nos. 792-806, new show windows, &c.; cost, \$2,000; estate of H. E. Davis; agent, H. Timpon, 800 8th av; ar't, G. B. Pelham.

540—Washington av, No. 816, building raised; cost, \$350; Robert Black, 15 West 132d st; b'r, J. Trainor.

541—Albany Post road, w s, abt 1,000 s Riverdale lane, internal alteration; cost, \$800; W. A. Van Tassel, Kingsbridge; ar't, B. Van Tassel.

542—3d av, No. 1288, new beams to replace old ones and new show windows; cost, \$400; lessee, Julia Katz, on premises; b'r, J. C. Taylor.

543—North 3d av, s w cor 159th st, extension raised one story; cost, \$400; new show window, &c., cost, \$400; F. A. Wilcox, 933 Madison av; ar't and b'r, R. L. Harron; m'n, R. Sauvan.

544—48th st, n w cor 2d av, one story brick extension, 18.1x20, tin roof; cost, \$800; Mary Boyle, 259 East 48th st; ar'ts, Herter Bros.

545—61st st, Nos. 351 and 353 E., awning; cost, \$200; Leo Schlesinger, 129 Crosby st; lessee and ar'ts, Eiseman & Lehman.

546—10th st, No. 153 W., internal alterations; cost, \$3,500; W. P. Aldrich, 132 W. 11th st; ar't, W. Howe.

547—2d av, No. 873, new show windows; cost, \$250; David Metzger, 305 East 50th st; ar'ts, A. B. Ogden & Son.

548—59th st, No. 144 E., new show windows; cost, \$600; lessee, W. D. Garlich, on premises; ar't, A. Munch.

549—Av B, No. 99, new show windows; cost, \$895; Nathan Fernbacher, exr., 311 East 20th st; b'r, F. A. Schorer.

550—Broadway, No. 200, extension, 12x10.4; cost, \$200; lessee, E. B. Orcutt, 950 Lexington av.

551—7th av, Nos. 322 and 324, internal alterations; cost, \$4,000; Celia L. Weston, 416 West 24th st; ar't, Z. H. Slocum; b'rs, J. McGavisk and R. Coarman.

52—Westchester av, No. 858, front wall taken

down and rebuilt 3 feet back; cost, \$500; William Ebling, 828 Caldwell av.

553—4th av, No. 250, four-story brick extension, 20x9.11, and internal changes; cost, \$2,500; Johannes Bunke, 348 2d av; ar'ts, Schwarzmann & Buchman.

554—6th av, No. 883, four-story brick extension, 12x12, tin roof; cost, \$4,500; agent, J. R. Waterford, 148 West 48th st; ar't, T. J. Drummond; b'rs, R. Drummond & Son.

555—59th st, No. 153 E., one-story brick extension, 17.9x38.1, tin roof; cost, \$1,000; J. E. Domschke, 243 East 58th st; ar'ts, Berger & Baylies.

556—Greenwich av, No. 29, front alteration; cost, \$1,500; W. J. Donaldson, 450 West 79th st; ar't, J. W. Cole.

557—75th st, Nos. 310-316 E., raised two stories; cost, \$4,000; F. S. Myers, 421 West 22d st; ar't, G. H. Budlong; b'rs, not selected.

558—57th st, No. 150 W., two-story and basement brick extension, 17.4x40.4, tin roof, present conservatory taken down; cost, \$8,000; J. F. Pupke, 150 West 57th st; ar't, W. Schickel.

559—149th st, n s, 300 w Robbins av, one-story frame extension, 21x16, tin roof; cost, \$50; agent, Charles Rintelen, on premises.

560—Eldridge st, No. 114, front alteration; cost, \$225; Joseph Dellert, 180 Mulberry st, b'rs, H. Hafker and G. Helm.

561—2d av, Nos. 2149-2153, new store front; cost, \$2,500; Nathan Bohm, 29 Attorney st, and Besse Kraus, 78 Av B; ar'ts and b'rs, W. Fernschild & Son.

562—Bowery, No. 16, new show windows; cost, \$500; Jacob Cohen, on premises; b'r, J. Fyfe.

563—Broadway, No. 341, altered for restaurant in lower stories and offices above; cost, \$35,000; lessee, L. C. Delmonico, 453 West 72d st, of "Delmonico's;" ar't, J. B. Lord.

564—3d av, Nos. 945-949, new store fronts; cost, \$800; Augustine Keogh, 119 East 23d st; ar't, J. M. Dunn.

565—3d av, No. 951, new store front; cost, \$1,200; ow'r and ar't, same as last.

566—15th st, No. 150 W., three-story and basement brick extension, 8 and 11x18, tin roof, also internal alterations and changes in rear windows; cost, \$3,500; B. Fitzsimmons, 256 West 17th st; ar't, J. M. Dunn.

567—11th st, No. 617 E., new front; cost, \$1,800; Gertrude Hahn, on premises; ar't, E. W. Greis.

568—Warren st, No. 48, internal alteration; cost, \$200; Jonathan Marshall, 47 Broadway; ar't, O. Strous; b'r, J. L. Hamilton.

569—Av A, No. 151, front and internal alterations; cost, \$1,200; Sophy Frankenthaler, 331 East 4th st; ar't, C. Sturtzkober.

570—10th st, No. 301 E., repairs; cost, \$300; Auguste Lilienthal, on premises; ar't, C. Sturtzkober; b'r, M. Lang.

571—Eldridge st, No. 165, one-story brick extension, 25x26, tin roof, also new store front; cost, \$3,000; Peter Walldorf, 354 East 124th st; ar't, E. W. Greis.

572—Palisade av, n w cor South st; cost, \$3,500; Mary L. H. McGill; ar't, I. Van Sternbergh.

573—107th st, n s, 150 w 9th av, one-story brick extension, 46.4x4.4, front and side walls and roof taken down and rebuilt; cost, \$3,500; Bernheimer & Schmid, 9th av, 107th to 109th sts; ar'ts, Lederle & Co.; b'rs, T. & S. Weber and H. Schiffer.

574—108th st, s s, 52 w 9th av, internal alteration, iron girders furnished; cost, \$3,000; ow'rs, &c., same as last.

575—Cherry st, No. 16, new show window; cost, \$150; Bridget Were; agent and b'r, J. Power.

576—14th st, No. 6 E., one-story brick extension, 17x35, tin roof; cost, \$400; Mrs. L. Tompkins; b'rs, R. Rosenthal and J. Kramer.

577—51st st, No. 229 W., three-story brick extension; cost, \$8,000; Letitia M. Striker, 229 West 51st st; ar't, J. H. Duncan; b'r, C. W. Luyster.

578—42d st, No. 148 E., front alteration for store; cost, \$200; Margaret Smith, 328 East 41st st; b'r, W. McGrath.

579—Cliff st, No. 49, extension raised; cost, \$2,009; Edmund Hendricks, 10 East 44th st; ar't, T. R. Jackson.

580—Stanton st, Nos. 259 and 261, new store fronts, cost, \$800; Dramin Jones, 170 Henry st; ar't, C. Rentz.

581—13th st, No. 605, walls taken down and rebuilt; cost, \$900; J. A. Geissenhainer, 293 Broadway; agent, J. V. Glynn; b'rs, J. Gerlinger and W. Klein.

582—14th st, No. 26 W., two-story brick extension, 23x35.6, metal roof; cost, \$15,000; lessee, G. A. Hearn, Jr., 46 East 69th st; ar't, J. B. Snook; b'r, not selected.

583—Cedar st, No. 131, new show window; cost, \$90; Bernard Cruse, Sr., 333 Van Brunt st, Brooklyn; b'r, T. Bromell.

584—Columbia st, No. 115, new show windows, &c.; cost, \$345; John Braun, 235 2d st; b'r, C. Lehman.

585—Mott av, No. 361, two-story frame extension, 15x22; cost, \$1,000; Jane R. Robertson, on premises.

586—9th av, No. 865, baker's oven; cost, \$300; Robert Martin, West Orange, N. J.; b'r, C. Hartman.

587—119th st, s w cor 2d av, walls taken down and rebuilt and new show windows, &c.; cost, \$500; F. W. Ford, Demarest, N. J.; ar'ts, Hamilton & Mersereau.

588—d av, w s, 59.4 s 119th st, one-story brick extension on front, 16.2 and 20.2x29.8, tin roof; cost, \$700; ow'r and ar'ts, same as last.

589—11th st, No. 743 E., front alteration; cost, abt \$700; John Callahan, 140 Bowery; ar't, J. F. Leo.

590—4th av, No. 877, new store front; cost, \$700; John Becker, on premises; b'r, J. Casey.

591—Front st, Nos. 125 and 127, new stairs, &c.; cost, \$150; estate J. Sturges, 74 Wall st; b'r, H. B. Banta.

592—East Broadway, No. 108, new store front; cost, \$2,000; William Goldstone, 114 East 84th st; ar't, W. Graul; b'r, N. D. Ward.

593—Bleecker st, No. 167, internal alterations, height of building increased; cost, \$6,500; Patrick Skelly, 137 West 15th st; ar't, J. B. Snook; b'rs, not selected.

594—Hester st, No. 115, front alteration; cost, \$800; August Berbert, 88 Hester st; ar't, F. Jenth.

KINGS COUNTY.

Plan 207—Kent av, Nos. 336 and 388, new stone foundation under north wall; cost, \$140; William Nash, 333 Kent av.

208—North 6th st, No. 94, two-story brick extension, 25x73.8, gravel roof, brick cornice; cost, \$3,000; J. Levi, 73 Willoughby av; ar't, W. L. Floyd; m'ns, Leahy & Moran; c'r, Samuel Weeks.

209—Chauncey st, No. 280, one-story frame extension, 22x12, tin roof; cost, \$300; Jas. Steel, on premises; c'r, W. H. Tunison.

210—6th av, No. 153, two-story brick extension, 18x20, tin roof and cornice; cost, \$1,000; ow'r, ar't and b'r, J. Cunningham, on premises.

211—Court st, No. 335, new store front and internal alterations; cost, \$300; Jno. Hughes, 329 Court st; ar't, Geo. Damen; c'r, Chas. Detlefsen.

212—Court st, No. 153, new plate glass front; cost, \$1,400; Daniel Green, on premises; ar'ts and c'rs, M. Freeman's Sons.

213—Hicks st, No. 271, substitute flat tin roof; cost, \$4,000; W. B. Bentley, 499 6th st; ar't, Geo. W. Bush; m'n, J. Thatcher; c'r, J. Raymond.

214—3d av, No. 740, add one story; cost, \$300; Jas. Cosgrove, on premises.

215—7th av, No. 460, substitute store front; cost, —; M. K. Welch, 123 Waverly pl, New York; ar't and c'r, G. Wilders.

216—Bushwick av, No. 946, one-story frame extension, 17x10, tin roof; cost, \$600; A. Trenkman, 200 Keap st; m'n, J. Doremus; c'r, Jno. Doringier.

217—Fulton st, No. 633, one-story brick extension, 20x45; cost, \$900; J. Smith, 27 West 27th st, New York; ar't, Geo. W. Anderson; m'n, Jno. D. Anderson.

218—Marion st, No. 217, two-story frame extension 5x25 on north side; cost, \$300; Jos. Fleckenstein, on premises; ar't, Frank W. Ames; m'n, C. Baur; ar'ts, Ames & Waldron.

219—Bridge st, No. 405, substitute store front and internal alterations; cost, \$700; J. T. Smith, 442 Fulton st; c'r, A. C. Hendrickson; m'n, Chatterly.

220—Throop av, No. 147, new stone wall under east side of building; cost, \$225; Michael Schaaf, on premises.

221—Lagrange st, No. 9, new stone foundation under north side of building; cost, \$100; ow'r and b'r, Godlip Webber, No. 7 Lagrange st.

222—Fulton st, No. 440, add one brick story; cost, \$800; J. S. Shenfield, on premises; ar't, Amzi Hill; m'n, W. Given; c'r, Robt. Given.

223—42d st, No. 96, repair damage by fire; cost, \$468; F. J. Tully, 326 St. Marks av; c'r, Jno. H. O'Rourke.

224—State st, s s, 50 w Boerum pl, enlarge cellar windows; day's work; J. Curley, on premises; b'r, T. B. Rutan.

225—Ferry pl, No. 3, alter front cellar; cost, \$25; H. H. Hoener, on premises.

226—Columbia st, No. 263, cut opening in rear wall for driveway; cost, \$150; Mrs. E. McKeon, 132 Carroll st; m'n, H. G. O'Shea.

227—Fulton st, Nos. 1607 and 1607 1/2, repair buildings damaged by fire; cost, \$400; Peter Lyman estate, cor Flushing and Clinton avs; c'r, Jno. Williamson.

228—1st st, E. D., No. 225, rebuild that portion damaged by fire; cost, \$900; Mr. Turner, 193 Front st, New York City; m'n, W. H. Whyte; c'r, H. D. Powers.

229—Tompkins av, No. 433, substitute flat tin roof on rear of building; cost, \$300; Mrs. Jno. Moniss, 432 Tompkins av; ar't and b'r, O. K. Buckley, Jr.

230—Weirfield st, No. 14 one-story frame extension, 16x34, tin roof; cost, \$400; ow'rs, ar'ts and c'rs, Cozine & Gascoine, 149 Harman st.

231—Park av, No. 128, add one brick story; cost, \$2,450; Jos. Cristadoro, 95 William st, New York; ar't and c'r, Jno. Byrne; m'n, Thos. Coffey.

232—Lawrence st, No. 210, substitute flat tin roof; cost, \$460; D. W. Feroald, Montauk Fire Ins. Co; ar't and b'r, O. K. Buckley, Jr.

233—Floyd st, No. 243, one-story frame extension, 15x22, tin roof; cost, \$250; C. Linderman, on premises; c'rs, Dubois & Bender.

234—Pearl st, No. 365, rebuild front cellar wall for area; cost, \$300; P. Foley, 365 Pearl st; ar't, Thos. F. Houghton.

235—Lafayette av, No. 639, remove present foundation wall and substitute a basement; cost, \$250; H. M. Cornell, on premises; m'n, R. L. Ormiston.

236—Dean st, No. 48, two-story brick extension, 7x25, tin roof, galvanized iron cornices; cost, \$300; A. Dittmar, on premises; m'n, Jno. Gallagher; c'r, Jno. Williams.

237—Waverly av, No. 429, add one-story, flat tin roof; cost, \$100; ow'r and c'r, Howard J. Smith, 481 Vanderbilt av; m'n, J. J. Bentzen.

238—9th st, Nos. 135 and 135 1/2, straighten up building; cost, \$250; Robert Caldwell, 133 9th st.

239—Boerum pl, n w cor Bergen st, new store



front, &c; cost, \$300; M. E. Banta, 315 1/2 President st; b'r, H. B. Banta. 240—Couver st, No. 166, new windows and interior alterations; cost, \$400; George C. Naumann, on premises; ar't and c'r, D. J. Lynch; m'n, G. Naumann. 241—Atlantic av, No. 419, front alterations; cost, \$300; Mr. Fetner, 231 Atlantic av; b'rs, J. Hays and E. G. Vail.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending March 26:

Table with columns: Liabilities, Nominal Assets, Real Assets. Rows include Birdsall, George M., Keating, P. E., Macready, Jos. E., Nassauer, Julius, Schulze, August, Stone & Carter.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- 23 Bein, Max (Jaces, 43 Lispenard st), to David Auerbach. 23 Butler, John H. and John C. Constant (firm of Butler & Constant, builder's hardware, 18 Warren st), to Charles W. Butler. 23 Hartel, Joseph, to 23 Lindemann, Benjamin, to Wm. Witte; preferences, \$600. 23 Nassauer, Julius (crockery, 1003 3d av), to Chas. F. Nohmacher; preferences, \$1,100. 23 Oppenheimer, Herman (leather and findings, 71 Gold st), to Albert Stern; preferences, \$3,444. 23 Schoenfeld, Louis (artists' supplies, 627 6th av), to Julius Wagner. 23 Schulze, August (cigars, 283 Bowery), to Henry J. Abels; preferences, \$3,762.

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, March 23, 1886.

REGULATING, GRADING, & C.

New av, from 135th to 137th st, at expense of owners of property on said av.†

FLAGGING.

3d av, both sides, from Harlem Bridge to East 150th st, full width.\*

SEWER.

88th st, bet the Boulevard and Riverside Drive,†

MAINS.

- 35th st, from 1st av to East River; gas.\* 119th st, from Madison to 5th av; water.\* 8th av, bet 84th and 90th sts; water.\* 9th av, bet 101st and 104th sts; water.\* East 17th st, from Vanderbilt or Railroad av to Worth av; water.\* Madison av, from Kingsbridge road to Clay st; gas.\*

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending March 20, 1886. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

MAINS.

- Av A, from 54th to 55th st; Croton pipes. 94th st, fr n 9th to 10th av; gas. 95th st, from the Boulevard to West Side Drive; gas. 95th st, bet 9th and 10th avs; water. Kingsbridge road, where not lighted; gas. 185th st, from 10th av to Kingsbridge road; gas. 144th st, from 8th av to first new av west of 8th av; gas. 123d st, from Av St. Nicholas to 9th av; gas.

IMPORTANT TO PROPERTY-HOLDERS. BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, NEW YORK, March 23, 1886.

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:

SEWERS.

- West End av (formerly 11th av), bet 96th and 105th sts. [The limits embraced by said assessments includes all the several houses and lots of ground situated as follows: West End av, both sides, from 96th to 105th st. 96th and 99th sts, Boulevard and West End av—blocks bounded by. 99th st. 100th st, both sides, bet West End av and Riverside 101st st, av. 102d 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 24th day of April, 1886.]

ADVERTISED LEGAL SALES.

REFERREES' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED. March

- Spring st, No. 335, n w cor Washington st, 2 1/2x60, five-story brick store and tenement, by J. T. Stearns, at City Hall. (Surrogate's sale). 27 Ogden av, w s, 710 n Union st, 18.9x100. 28 Ogden av, w s, 738.9 n Union st, 18.9x100. 29 Ogden av, w s, 747.6 n Union st, 18.9x100. 30 Ogden av, w s, 766.3 n Union st, 18.9x100. by R. V. Harnett, (Amt due on each, \$1,450), 29

- 99th st, No. 26, s s, 375 e 9th av, 25x100.11, three-story frame dwell'g and one-story frame stable on rear, by Sheriff, at City Hall. (Sale under execution). 29 85th st, No. 351, n s, 75 w 1st av, 25x100, four-story brick tenement, by J. T. Boyd. (Amt due \$1,033). 30 112th st, No. 131, n s, 545 w 3d av, 25x100.10, two-story frame dwell'g, by L. Mesier. (Receiver's sale). (All right, title, &c.) 30 109th st, s s, 125 e 2d av, 25x100.11, by R. V. Harnett & Co. (All right, title, &c.) (Assignee's sale). 30 53d st, Nos. 108 and 110, s s, 150 w 6th av, 50x100.5, four-story brick stable, by Scott & Myers. 30 24th st, No. 464, s s, 106.6 e 1st av, 25x98.9, five-story brick tenement, by Sheriff, at City Hall. (Sale under execution). 31

- 5th av, No. 549, e s, 25 n 45th st, 22x51, four-story stone front dwell'g, by J. F. B. Smyth. (Mort. \$31,000). 2 43d st, s s, 125 w 5th av, 125x100.5, vacant, by J. F. B. Smyth (20 years' lease, from May 1, 1883, with three renewals.) (Ground rent \$675 and taxes). 2 Broadway, No. 589, w s, 225 n Prince st, 28x200.8 to No. 160 Mercer st, four-story brick store on Broadway and five-story brick store on Mercer st, by J. T. Boyd. (Partition sale). 2 109th st, No. 321, n s, 250 e 2d av, 25x100.11, two-story frame dwell'g, by L. J. & I. Phillips, (Amt due \$2,655). 2 Broadway, No. 1602, n e cor 49th st, 25.5x42.11x25.5 x41.10, one-story frame stable, by Louis Mesier. (Amt due \$25,731; sold Jan. 30, 1882, for \$35,000). 2

KINGS COUNTY.

- Moore st, s s, 100 w Ewen st, 25x100, by G. M. Stevens, ref., at Court House. 27 Saratoga av, w s, 75 s Sumpter st, 25x75, by W. J. Gaynor, ref., at Court House. 27 Butler st, n s, 250 w Bond st, 30x100, by T. A. Kerrigan, at 35 Willoughby st. 27 Webster av, n w cor Brooklyn and Coney Island plank road, 33.5x106.2x76.8x112.5, Flatbush, by J. Cole, at 389 Fulton st. 29 Sumpter st, n s, 126 e Hopkinson av, 25x100. 30 Sumpter st, n s, 200 e Hopkinson av, 50x100. } by H. D. Birdsall, ref., at Court House. 30 South 1st st, n s, 116 e 4th st, 17.3x70, by C. J. Fox, at 45 Broadway, E. D. 31 Waverly av, w s, 87 e s Greene av, 20x75, by Cole & Murphy, at 379 Fulton st. 31 Marcy av, w s, 43 n Heyward st, 19x80, by T. A. Kerrigan, at 35 Willoughby st. 1 Spencer pl, w s, 71 s Hancock st, 16.8x100. } Atlantic av, s s, 215.4 w Utica av, 16.8x100 } by T. A. Kerrigan, at 35 Willoughby st. 2 Vanderbilt av, e s, 60 s Rergen st, 20x80, by W. H. Garrison, ref., at Court House. 3

LIS PENDENS, KINGS COUNTY.

- Stagg st, s s, 50 w Lorimer st, 25x100. Maria M. Hild agt Elizabeth and Frederick Miller; action to set aside conveys, &c.; att'y, W. A. Shortt. 20 Clark st, n s, lot 23 map M. Clarkson property, Flatbush, 25x248.1x25x248.3; lot adj on east 25x248.4x25. Flatbush. Henry W. Belcher agt Elvira and Henry Moore; att'y, H. W. J. Ineson. 20 Bedford to Kings County Alms House road, e s, adj Kings County Alms House lands, contains 45 acres 3 rods 5 68-100 perches. East River Savings Inst. agt Moritz Cohn et al.; att'y, J. W. C. Leveridge. 20 Bergen st, s s, 354.2 e 3d av, 60x100. } Bergen st, s s, 350 e 3d av, 4.2x100. } Pacific st, n s, 300 w Hoyt st, 50x90. } Swedish Evangel. Luth. Beth. Church, Brooklyn, agt Emily V. Berggren et al.; action to have defendant declared trustee in charge of above premises; att'y, W. Sackmann. 22 Clason av, n e cor Clinton pl late Van Buren st, 44.11x100x48x100. } part. Maria Moss agt Mary L. Wilson; att'y, G. S. Wilkes. 22 Van Buren st, s s, 160 e Reid av, 40x100. Margaret Mulvihill agt Helen O'Connell and Katie Quiltz; partition; att'y, J. H. Clayton. 23 Front st, s s, 170.8 w Garrison st, 36.11x41.10x37.3x47. Mary H. McCord, ex'r, Juliet A. Munn, agt Rebecca Palmer et al.; att'ys, Bergen & Dyckman. 23 Kingsland av, west cor Meeker av, 58x100x126.6 to Van Pelt av, x6.11 to Meeker av, x northeast 115.6. John Fallon agt Peter Ruger; att'y, F. P. Bellamy. 23 20th st, s s, 150 w 6th av, 25x100. Spencer C. Doty agt Norman D. Frost; att'y, G. R. Carrington. 24 Pacific st, n s, 100 e Grand av, runs north 100 x west 100 to Grand av, x south 20 x east 65 x south 80 to Pacific st, x east 35. } Pacific st, n e cor Grand av, 25x80. } Benjamin Andrews agt Annie Riley et al.; att'y, J. Andrews, Jr. 24 Church st, n s, 125 e Court st, 15x100. Joseph L. Berg and ano., ex'rs. E. Dormitzer, agt Evert Bergen et al.; att'ys, Hirsch & Rasquin. 24 Fulton st, s s, 20 e Howard av, 160x100. Catharine W. Eddy agt Benjamin T. Robbins and Eliz. W. Aldrich; att'y, T. H. Williams. 24 Macon st, n s, 320 e Throop av, 20x100. Arna Lenihan agt Anna Bulwer and Wm. C. her husband; att'y, M. Butzel. 25 Tompkins av, w s, 25 s Gates av, 20x80. Nicholas Styne agt George S. Dawning, action for specific performance; att'y, A. G. McDonald. 26

RECORDED LEASES.

NEW YORK. Per Year

- Beekman st, Nos. 64 and 66. Laura M. Emmet to John Budelmann; 5 years, from May 1, 1886. \$3,600 Bowers, Nos. 34 and 34 1/2. Joshua Jones to Adolph Lucker; 4 1-12 years from April 1, 1886, \$2,650 for first 13 months and then... 2,400 Broadway, Nos. 305-309 and Nos. 91-97 Duane st, being Broadway, n w cor Duane st, 75x105. W. L. Strong, agent for Ezekiel J. M. Hale, to Christian F. Holtz; 5 years, from May 1, 1886. 26,000 Broadway, Nos. 692 and 694, s e cor 4th st, Henry Mason to S. Stein & Co.; 10 1/2 years, from Aug. 1, 1886, with possession May 1 free of rent to August 1. 16,500 Broome st, No. 312. Charles E. Oswald to F. Jos. Brachtel; 3 years, from May 1, 1886. 1,300

- Broome st, No. 323, store and front cellar. Rudolph Laig to Brune & Ellerbrock; 5 years, from May 1, 1886. 1,200 Canal st, Nos. 134 and 126, frame houses. Edward F. de Selding, Brooklyn, to John Bades; 5 years, from May 1, 1886, taxes, &c. 1,600 Catherine st, Nos. 79 and 79 1/2, store and basement, Edward G. Byrnes to Martin J. Glynn, Brooklyn; 10 years, from May 1, 1886. 1,200 Cherry st, Nos. 233 and 235. Mary Freeborn et al. to Robert Smack & Co.; 10 years, from May 1, 1886. gold, 400 Chrystie st, No. 163, front building. Archer Weinstein and Harris Mandelbaum to Bertrand Meyer; 5 years, from April 1, 1886. 1,700 Clinton pl, No. 18. E. Sherman Gould to Charles Harft; 5 years, from May 1, 1886. 1,800 Gold st, Nos. 40 and 42. Agnes C. Hawley et al., trustees O. F. Hawley, to Thomas H. McGraw, Poughkeepsie, N. Y.; 5 1-6 years, from Mar. 1, 1886. 3,300 Gold st, No. 77. John F. Rottmann, exr. J. H. Semken, to Henry Malnken; 3 years, from May 1, 1886. 1,200 Grand st, No. 618, with use of alley across rear. John Garvey to Louis Sern; 5 years, from Feb. 1, 1887. 1,000 Greenwich st, No. 360, store and basement. Delia Connolly to Thomas P. Walsh; 5 years, from May 1, 1886. 1,500 Henry st, No. 99, store and bakery. Joseph Huber to William Gibbs; 5 years, from May 1, 1886. 384 John st, No. 86. Kieran Egan, Brooklyn, to Bentow & King Co.; 5 years, from May 1, 1886. 2,000 Madison st, No. 145, store, rear rooms and part of rear stable. John H. Boschen to Stephen Harkens; 2 years, from May 1, 1886. 450 Rutgers st, No. 50, cor Monroe st, store. Stephen Lovejoy to James Wallace; 5 years, from May 1, 1886. 1,500 Varick st, No. 24, corner store. Richard and Eliese Uffelmann to John D. Ficken; 4 years, 4 months and 18 days, from Dec. 12, 1885. 1,600 Same property. Assign lease. John D. Ficken to John W. Haaren. nom West Houston st, Nos. 91 and 95. Frank S. Allen to M. J. Muller; 3 years, from May 1, 1886. 2,400 6th st, No. 601, store and second story. Elias Jacobs to Wilhelmine Schaefer; 3 years, from Mar. 21, 1886. 450 19th st, No. 211 W., store and rear rooms. Fanny wife of John Hanlon to Marie Kevele; 5 1-2 years, from Dec. 1, 1885. 420 30th st, No. 204 W., basement and part cellar. Adam Rhein to James Jenkins; 3 years, from May 1, 1886. 288 38th st, Nos. 550 and 552 W., 1st and 2d floors. Robert Cable, Jr., to Thomas Farrell; 5 years, from Mar. 1, 1886. 1,200 46th st, No. 409 E., store, fl or above, basement, &c. William P. McGowan; 3 years, from May 1, 1886. 396 59th st, No. 144 E. John Kress Brewing Co. to Wm. D. Garlichs; 5 years, from May 1, 1886. 1,000 119th st, n s, 473 e Pleasant av, 95x100.11, houses, sheds, &c. Robert Murray to Frank W. Jordan and Johann D. Braue; 5 years, from May 1, 1884. 1,200 and 1,300 125th st, No. 263 W., store basement and first flat. David W. Bishop to Julius A. Engelbach; 3 years, from May 1, 1886. 1,300 and 1,400 Greenwich av, No. 24. Anna E. Tucker to William Kreech; 3 years 2 months and 15 days, from Feb. 15, 1886. 1,320 and 1,440 Southern Boulevard, s w cor 145th st, frame dwelling. Martin Fueselehr to Henry Fincke; 5 years, from May 1, 1886. 420 and 480 Av. A, s e cor 85th st, store, rear rooms, basement and part cellar. Peter H. Sieber to Diedrich Koes; 5 years, from May 1, 1886. 900 and 1,000 1st av, No. 32, cor 2d st, store and basement. Margaret Scheife to John P. Friedhoff and Henry C. Meyer; 5 years, from May 1, 1886. 1,400 1st av, No. 33, store cor 2d st. Edward Winter to Albert S. Bischof; 5 years, from May 1, 1886. 1,200 1st av, No. 1602, n e cor 83d st, front store and part cellar. John H. Maatz to Maurice G. and John I. Powers; 3 years, from May 1, 1886. 900, 960 and 1,200 2d av, No. 815, store and basement. Ernest Beatus to Thomas McDonald; 3 1-12 years, from April 1, 1886. 900 2d av, No. 891, basement and first and second floors. Catharine Jantzer to Jacob Hoerwer; 3 years, from May 1, 1886. 780 2d av, No. 1856, store and basement. Frank Hertel to Adolph Engel; 3 years, from May 1, 1886. 864 2d av, s w cor 112th st, store, back room and front cellar. Henry Schaffer to James Doran; 2 years, from May 1, 1886. 720 2d av, No. 2152, store and rear rooms and part cellar. Pat. Cunningham and Jas. Riley to Ferdinand Storck; 5 years, from May 1, 1886. 900, 960 and 1,080 2d av, No. 2349. Timothy Leddy to Henry Huer; 2 years, from May 1, 1886. 300 2d av, s e cor 126th st, store. J. & S. Weil and Bernhard Mayer to Michael Kelleher; 5 years, from May 1, 1886. 1,300 2d av, No. 966, store and first floor. Lawrence McCormack to John Schneider; 3 years, from May 1, 1886. 840 2d av, No. 1142, store and front cellar. Joseph Steinert to Joseph Harris; 3 years, from May 1, 1886. 1,020 3d av, No. 776, n w cor 45th st, store and front basement. Jefferson M. Levy to Herman Betz; 3 years, from May 1, 1886. 2,400 and 2,500 3d av, No. 1289, s e cor 74th st. Jane B. Muxlow to Charles J. Hogan; 7 years, from May 1, 1886. 2,200 3d av, No. 1951, store and basement. John Korb to Frohman Bros.; 3 years 7 1/2 months, from Sept. 11, 1885. 770 3d av, No. 2001, store and first floor. Anna and Anna B. Innes and ano., ex'rs. and trustees E. S. Innes, to Mary Minnock; 5 years, from May 1, 1886. 1,500 and 1,800 3d av, No. 2104, store. David Tomlinson to David Bruckheimer; 2 years, from May 1, 1886. 1,000 3d av, No. 2125. Charles Loughran to Michael L. Coyle; 5 years, from May 1, 1886. 3,000

Table listing property sales with columns for address, description, and price. Includes entries for 3d av, No. 2378, hotel; 4th av, Nos. 340 and 312; 6th av, No. 526; 7th av, n w cor 49th st; 7th av, No. 146; 8th av, No. 416; 8th av, No. 419; 10th av, No. 646.

Table listing property sales with columns for address, description, and price. Includes entries for Tucker, Warren-P G Pfrommer; Truax, C S-W T Ryerson; Tynan, M F-W P Faunan; Thistle, H B-M E Herring; Varmilye, J G-J D Dempsey; Vache, A F-E Unger; Ward, J M-M Haussting; Ward, M S-J C Cashing; Wilkinson, George; Westerfield, J D; Ward, J B; Weber, H I; Wilkinson, Geo; Wilkinson, Geo.

Table listing property sales with columns for address, description, and price. Includes entries for Dickie, Patrick; Dietz, William; Dillon, Patrick; Donnell, Robert; Dorman, W M; Eigenrauch, Louis; Elsasser, August; Enright, Michael; Enzelbrecht, Casper; Foster, A P; Franz, Frances; Gardiner, W H; Garrison, Maria E; Gin-choio, J B; Gifford, Sallie B; Gilmartin, James; Godfrey, Joseph; Hardy, G G; Hecker, William; Holmes, D M; Horan, Catharine; Humphreys, C J; Hundt, Francis; Jackson, James; Kelly, Patrick; Knapp, Alth-a N; Knapp, Althea N; Kopf, H W; Lemon, Elizabeth; Losey, J J; Lund, Mary N; McCabe, James; Thomas Royce; Meyer, W E; Mitchell, George; Moore, Frederica C; Murphy, T M; Myers, Mary H; Perkins, Catharine; Phelan, E F; Post, Hannah M; Pratt, F E; Rivers, George; Robertson, Julia M; Sanderson, O H; Scales, Joseph; Skinner, J A; Smith, Ann E; Tanner, Leah A; Taylor, Henry; The Hoboken Land; The New Jersey Homestead Co; The North Jersey Land Co; Tierney, Guytes; Tierney, Caroline; Toffey, W V; Trimam, Anna L; Van Horn, Abraham; Warren, Joseph; Walsh, Laurence; Wild, Henry; Wright, J H; Yard, John.

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.

CONVEYANCES.

Table listing conveyances in Essex County with columns for name, address, and price. Includes entries for Austen, Edward; Allen, W L; Alberts, Hezekiah; Allen, H L; Barrett, A M; Bussing, E F; Baldwin, W H; Burdett, C P; Baldwin, O L; Baldwin, A N; Burgess, M E; Coe, A B; Com of Presbyterian Church; Clark, C T; Coogan, Catharine; Carr, C B; Condit, E M; DeGroot, O E; Dondin, G A; Dwyer, John; Day, Henrietta; Dickinson, M A; Witt, W H; England, E B; Earl, E D; Evans, C H; Francisco, Henry; Francisco, Marcus; Gardner, C E; Garrabrant, Smith; Hedden, Jothun; Horst, F F; Halsey, J S; Hartshorne, A H; Hayes, James; Hull, Harriet; Hamilton, E P; Hassinger, Peter; Hand, E S; Hassinger, A H; Jacobus, C H; Kapp, H J; Kojoiiski, Isaac; Long, J R; Lauck, Daniel; Lee, T J; Lee, Mark; M & C C; Mahn, H B; M & C C; Barclay; Mut Ben Life Ins Co; M & C C; Mitchell, A P; Moran, M N; M & C C; Messmer, Krescenz; Myers, David; Mut Ben Life Ins Co; Morrison, L D; Mack, Rosind; Nugent, Edward; Neary, Emma; Ougheltree, M E; Oakes, Thos; Oappel, Friedrick; Orange Water Co; Patterson, J M; Platt, C M; Parrot, G T; Reid, W H; Rundell, J H; Reeve, A S; Schmitt, M E; Same; Stout, J W; Skinkle, Jacob; Stiles, Mary; Schmitt, J J; Schoenewolf, F C; Stager, Maria; Sweetwood, Annie; Stainsby, William.

MORTGAGES.

Table listing mortgages in Essex County with columns for name, address, and price. Includes entries for Adams, A F; Ackley, E B; Baldwin, A N; Burton, J L; Burton, J C; Bopp, John; Baylis, H M; Bedford, H E; Bornemann, Herman; Brewster, E M; Blake, R A; Crittenden, H A; Cooper, M E; Campbell, David; Douglass, E E; King, J T; Dodd, S E; Day, J W; Eckhard, Chas; Fell, L T; Fitzpatrick, B M; Fenerherm, Rudolph; Farrell, Thos; Francisco, Stephen; Gray, P J; Green, B F; Gregory, John; Helm, J G; Halsey, Michael; Halsey, J K; Same; Same; Heyder, Frederick; King, A J; Krentz, T H; Kent, J N; Koellhoffer, August; Koch, Chas; McClellan, T K; McClare, H M; Martin, C W; Same; Miller, G W; McCastland, Barton; Miller, G W; Mason, M F; Naughton, James; Nuonley, Wm; O'Connor, Fergus; Pilkington, Thos; Quimby, J H; Reid, John; Simonson, John; Randall, E C; Rittscher, Maria; Regad, E D; Same; Ruffoni, Victor; Simon I; Shipman, C L; Seymour, G H; Smith, Agnes; Snow, Robert; Schmitt, Elizabeth; Stevenson, W H; Tannan, Peter; Tuttle, J H; Voorhees, E B; Wurster, Andrew; White, Gilles.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County with columns for name, address, and price. Includes entries for Aroldo, A; Barnett, R M; Brokaw, G T; Bippart, Achill; Coburn, J F; Lowes, G A; Oestrich, John; Schlettenhardt, C; Taengler, Henry; White, Giles; White, Margaret; Wilde, E M; Same; Same; Wiengart, Fredk.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County with columns for name, address, and price. Includes entries for Abel, Thomas; Bacot, R C; Brammann, Charles; Bunn, M J; Bogert, S S; Buchanan, W C; Carling, John; Chapman, J M; Chamberlain, Mary; Christie, Cornelius; Connolly, John; Same; Crevier, John.

MORTGAGES.

Table listing mortgages in Hudson County with columns for name, address, and price. Includes entries for Babcock, Peter; Baldwin, J D; Barnes, William; Bettcher, L F; Bore, Helena; Boyes, Martha; Coffay, Bridget; Conklin, Francis; Ehrmann, Maximilian; Fellgraff, Ferdinand; Fick, Elizabeth; Feltner, Adrian; Foran, Edward; Fletcher, James; Geary, Edward; Gillespie, James; Heitzman, Andrew; Hoffman, Abraham; Horan, Mary; Hunt, Frank; Kunard, Marie; Kunard, A F; Lindblom, L W; McKeon, P D; McRae, Thomas; Same; Munroe, Mary S; Reiner, Christopher; Ross, W M; Roseman, Mary E; Robertson, Julia M; Stover, F H; Smith, W E; Sketchley, Jesse; Smith, S L; Sullivan, Timothy; Thiesmeyer, H F.

Tully, Philip—The Star Mutual Building and Loan Assoc, J City, installs.....	3,400
Toohy, Patrick—J F Shandley, Harrison, 1 year.....	5,000
The Jersey City Athletic Club—O H Sanderson, J City, 1 year.....	2,800
Van Winkle, Leah—J G Syms, West Hoboken, 4 years.....	250
Wulfert, Herman—C Englebrecht, North Bergen, 10 years.....	6,500
Westervelt, D P—F Biggins, Union, 3 years.....	1,000
Young, Ruth—Adelaide M Phyfe, 5 years.....	1,339

**CHATEL MORTGAGES.**

Blizzard, Justine H—Ellen M Creegan, piano.....	68
Burke, L F, Bayonne—E D Farrell, furniture and carpet.....	205
Cameron, Libby—Hoos & Schulz, furniture.....	90
Darragh, J H, and W H Gorman, Hoboken—D D Gorman, butcher shop.....	160
Edgar, J C, Union—S Chapman, butcher shop.....	200
Fridericks, William and Caroline, Hoboken—H L Timken, furniture.....	124
Gullebrand, W H, Hoboken—M Stelges, furniture.....	350
Hermans, George—Burr, Son & Co, saloon.....	300
Lins, Adolph and Ann, Kearney—D Vetter, furniture.....	35
O'Callaghan, W F, Hoboken—M Stelges, furniture.....	397
Prohl, Julius, Union—A V Benoit, engine, boiler, Simpson, Robert, and D B Tod—F Grueninger, saws, &c.....	212
Verilhae, Oscar, and Fortune Faure, Kearney—The People's Building and Loan Assoc, greenhouse, boiler, &c.....	175
Volk, A J, Hoboken—Rosa Funck, undertaking business.....	1,700
Welsh, John, Harrison—F H Tiplin, horse, wagon, &c.....	2,500
White, Margaret—S Baumann, furniture and carpet.....	16
Young, James—J Elgar, furniture.....	96
Yarn, Simon—Firm of John Matthews, bottling table, &c.....	100
	400

**BILLS OF SALE.**

Berg, Paul—H Berg et al, saloon.....	500
Ficken, M B—H Leisinger, grocery store.....	1,500
Funck, Rosa, Hoboken—A J Volk, undertaking business.....	4,500
Fitzpatrick, Edward—J Broderick, saloon.....	155
Hattemeyer, Herman—Annie S W Hattemeyer, furniture.....	1
Hickey, J W and Ellen Harrison—A Metzger, butcher shop fixtures.....	125
Worden, I H—F J Worden, furniture.....	100

**JUDGMENTS.**

Keller, Louis, and Patrick Dyer—W D Henry....	205
Same—G Meeks.....	96
Maxwell, J H—T J Pell.....	110

**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.

<b>BRICK.</b>		Cargo afloat
Pale.....	¢ M.	\$4 00 @ 4 50
Jerseys.....		7 00 @ 7 50
Up Rivers.....		7 00 @ 7 50
Haverstraw.....		7 25 @ 7 75
Choice cargoes.....		@
<b>FRONTS.</b>		
Croton and Croton P'ts—Brown	¢ M.	\$11 00 @14 00
Croton do—Dark.....		12 00 @15 00
Croton do—do—Red.....		12 00 @15 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.		

<b>FIRE BRICK.</b>	
Welsh.....	\$24 50 @30 00
English.....	22 00 @28 00
English, choice brands.....	30 00 @37 00
Scotch.....	27 50 @35 00
Silica, Lee-Moor.....	25 00 @30 00
Silica, Dinas.....	45 00 @55 00

(Continued on Page x)



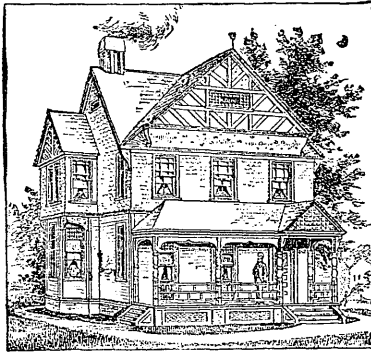
**WILSON'S Rolling Venetian Blind,**  
Rolls from above or below as easily as an ordinary shade, and is a protection against thieves. (Any kind of wood.) Handsomely finished.  
Wilson's 'English' VENETIAN BLINDS, to pull up with cord. See cut.  
Wilson's Rolling STEEL SHUTTERS, fire and burglar proof. Send for illustrated catalogue.  
**J. G. WILSON**  
550 & 552 W. 25th St., New York.  
Mention this paper.

**A. KLABER, Steam Marble Works,**  
256, 258 & 260 E. 57th Street,  
At 2d Ave. Elevated R. R. Station. NEW YORK

**MINERAL WOOL,**

**A Fire-proof Deadening Material.**  
The best covering for steam and water-pipes. In walls, floors and partitions. Prevents passage of all kinds of vermin. Keeps in heat and deadens sound.  
**U. S. MINERAL WOOL CO.,**  
22 Cortlandt Street.

**MISCELLANEOUS.**



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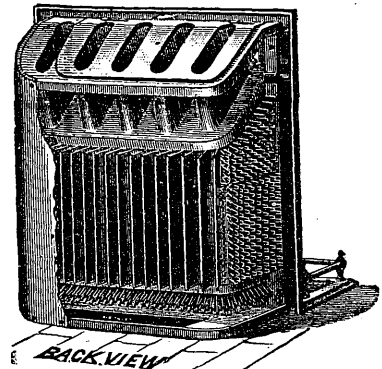
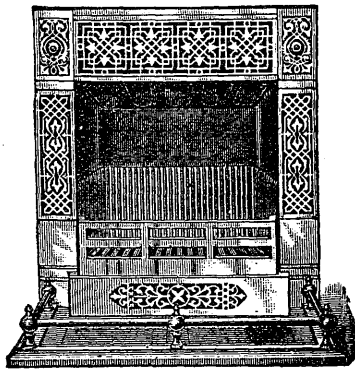
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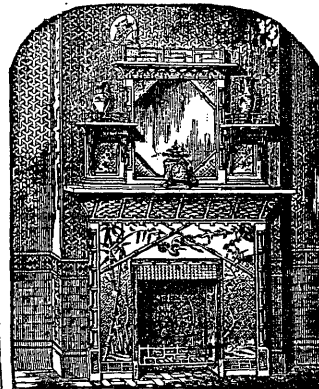
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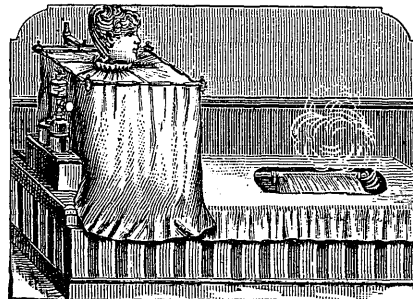
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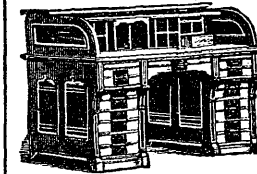
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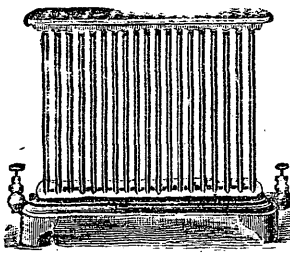
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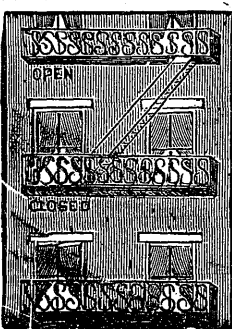


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Shingles, extra shaved pine, 18 in M ft	@ @
Shingles, extra sawed pine, 18 in	5 75 @ 6 00
Shingles, clear sawed pine, 16 in	4 50 @ 5 00
Shingles, heart, cypress, 24x7	22 00 @ 24 00
Shingles, heart, cypress, 20x6	@ 14 00

**PLASTER PARIS.**

Calcined, ordinary city.	1 30 @ 1 35
Calcined, city casting.	1 40 @ 1 50
Calcined, city superfine.	1 65 @ 1 75
Calcined, Eastern.	1 30 @ 1 35

**PAINTS AND OILS.**

Chalk block.	1 30 @ 1 60
Chalk in barrels.	25 @ 30
China clay.	18 00 @ 16 00
Whiting, gliders, &c.	60 @ 65
Whiting, common.	37 1/2 @ 42 1/2
Paris White, English.	95 @ 1 25 1/2
Lead, white, American, dry.	4 1/2 @ 6
Lead, white, American, in oil pure.	6 1/2 @ 8 1/4
Lead, English, B. B. in oil.	8 1/2 @ 9 1/2
Lead, red, American.	5 1/4 @ 5 1/2
Litharge.	5 @ 5 1/2
Ochre, French, dry.	1 1/2 @ 1 1/2
Venetian, red, American.	1 @ 1 1/4
Venetian red, English.	1 1/2 @ 1 1/2
Tuscan red.	9 1/2 @ 11
Indian red.	5 @ 10
Vermillion, American Lead.	10 1/2 @ 12 1/2
Vermillion, English.	65 @ 70
Carmine, American, No. 40.	8 15 @ 8 25
Orange Mineral.	7 1/2 @ 11 1/2
Paris green.	15 @ 20
Sienna, lump.	3 @ 3 1/2
Sienna, powdered.	5 @ 5 1/2
Umber, Amer., raw and powdered.	14 @ 14 1/2
Umber, Turkey, lump.	14 @ 3
Umber, Turkey, powder.	3 @ 3 1/2
Drop Black, English.	11 @ 13
Drop Black, American.	7 @ 13
Prussian blue.	15 @ 45
Ultramarine blue.	7 @ 20
Chrome green.	5 @ 20
Oxide zinc, American.	3 1/2 @ 4
Oxide zinc, French, V M G S.	7 1/2 @ 8
Oxide zinc, French, V M R S.	6 @ 6 1/4

**SLATE.**

Purple roofing slate.	Delivered at New York. \$5 00 @ 7 00
Green slate.	6 00 @ 7 00
Red slate.	@ 15 00

Black slate, Pennsylvania (at Jersey City) 4 50 @ 5 00

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

Amherst freestone, in rough, 10 C ft	No. 1 \$ 95 @ 1 00
Amherst do do 10 C ft No. 2	75 @ 85
Berlin freestone, in rough	75 @ 1 00
Berea freestone, in rough	@ @
Brown stone, Portland, Ct.	1 00 @ 1 35
Brown stone, Belleville, N. J.	1 00 @ 1 35
Granite, rough	45 @ 1 35
Granite, Scotch, 1/2 ft.	1 10 @ 1 05

**NATIVE STONE.**

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

**SOLDERS.**

Half and half.	14 1/2 @ 14 1/2
Extra.	18 1/2 @ 18 1/2
No. 1.	11 1/2 @ 12
No. 2.	11 1/2 @ 11 1/2

**TIN PLATES.**

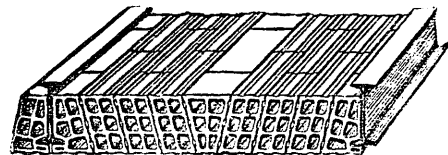
I. C. Charcoal, 10x14.	55 00 @ 7 50
I. C. coke, 10x14.	4 65 @ 4 75
I. X. charcoal, 10x14.	8 25 @ 9 25
I. C. charcoal, 20x28.	10 25 @ 15 25
I. X. charcoal, 14x20.	6 25 @ 9 25
I. C. coke, 14x20.	4 65 @ 4 75
I. C. coke, terne, 14x20.	6 8 1/2 @ 7 00
I. C. charcoal, terne, 14x20.	4 75 @ 4 70

**ZINC.**

Sheet, cast.	5 1/2 @ 5 1/2
Sheet, open.	6 @ 6 1/2

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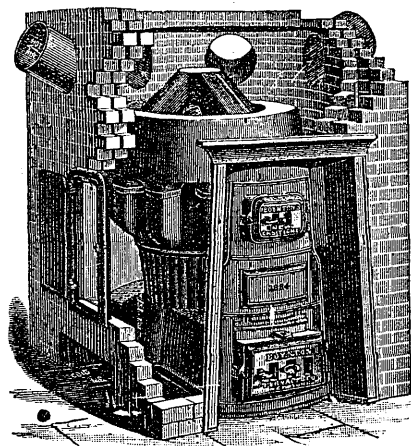


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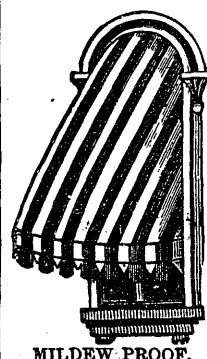
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