

# THE RECORD AND GUIDE,

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## TERMS:

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J. T. LINDSEY, Business Manager.

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Wall street, after two months of dullness and depression in prices, promises to be the scene of a new bull campaign. Appearances may be deceptive, but the "boom" which was promised for January may make itself felt in February. The business outlook proper continues to improve. We have commented elsewhere upon the excellent showing of the January official returns in real estate. Indeed it has been the most prosperous January in years. Dealers in dry-goods have not been making so much money since 1881, while traders in woolen goods are very happy over the prospects ahead. There is no diminution of the demand for steel and iron. The coal industry has picked up, while in the railroad world the combinations and arrangements have been such as to insure against any war of rates. Then money is cheap and likely to remain so, and there is not the slightest danger of the stoppage of the silver coinage, which fact is reassuring to everyone in the West and South as well as all who understand the financial situation in the East. A reasonable advance in prices in Wall street is in order, and we can state upon the very best authority that the Pennsylvania and Baltimore & Ohio difficulty is practically settled and it will soon be so announced.

Count de Lesseps' invitation to the representatives of the various chambers of commerce and trade boards of the leading cities of the commercial world to join with him in inspecting the progress of the work on the Panama Canal, is the best possible answer to the misleading statements made by so-called American engineering experts interested in the Nicaragua and other schemes, as to the monstrous cost and the long delay before the completion of the work on the canal now under way. The American public have been fooled by the vigorous lying of interested so-called engineering experts. The English public were hoodwinked in the same manner by their engineers when the Suez Canal was building. Americans may not like it, but the Panama Canal will be completed and in good working order before any of the schemes which they would like better are fairly under way. The opening of the Panama Canal will probably occur within three years time, and it may lead to grave complications with the leading nations of Europe. We will probably have to eat humble pie, as there is no likelihood of our having a navy or proper coast defenses by that time.

It is to the credit of a religious paper, like the *Christian Union*, that it has the courage to oppose the extraordinary bill which recently passed the Senate for suppressing Mormonism. It says, very truly, that if the government has a right to sequester the property of the Mormon Church it can also appropriate the possessions of the Roman Catholic or Presbyterian sects. There were only seven Senators who opposed this monstrous enactment, yet every lawyer in that body who voted for it knew that its provisions were utterly opposed to the spirit if not the letter of our constitution and laws. It is to be hoped that the House will show more respect to the traditions of our government, than has the Senate.

The newspapers have managed very successfully to make a muddle of the proposed trial by government to test the validity of the Bell telephone patents. The suits now pending in the courts, it is suspected, are collusive. They are sham legal contests to further legitimize the Bell monopoly. The suit instituted by Secretary Lamar is to go to the root of the matter and find out whether the original patent was not procured in a questionable manner. The way in which leading newspapers are attacking Secretaries Garland and Lamar shows how extensive and powerful is the telephone ring. It would be a great public benefit if the making of telephones were thrown open to the public without the impediments of patents. There are many useful inventions which cannot now be utilized because the Bell monopoly stands in the way. Patents are sometimes useful, but in a great majority of cases they do not benefit real inventors and lead to the unnecessary taxation of the public.

The supineness of the public over the squandering of money on pensions is very remarkable. Pension agents have plundered our

treasury to the tune of nearly \$500,000,000 within a few years. As yet no effective protest has been made by the press or the public. One half the money corruptly voted away would have given us sea-coast fortifications, a navy, internal improvements, and encouragement to our fallen commerce. The expenditure, moreover, would have tided it over the bad times by giving work to unemployed laborers. We have some hopes that President Cleveland will put his foot down and stop further spoliation of this kind. Should he do so it would make him justly popular. Should he approve of these fraudulent expenditures—well, we will not condemn him in advance.

The German director of Posts has invited our government to send an officer of the Post-office Department to Germany to study the advantages that would accrue in joining the international parcels posts. All who have traveled abroad must have been struck with the economy and convenience of the parcels post on the other side of the Atlantic. By an extension of the post-office machinery foreign governments do the work now monopolized by our express companies for one-twentieth of the charges made by the latter. The business done by the parcels post abroad is simply enormous, because goods can be sent from place to place at a minimum of expenditure. In our country the newspapers get all the advantage which is given to general business abroad; that is, their packages are charged only two cents a pound, while private persons have to pay two cents an ounce for their letters. It is this which causes the heavy yearly deficit in the post-office receipts, although the carriage of letters in itself shows a profit.

Were we to adopt the parcels post for domestic and international commerce it would be an immense stimulus to the trade of the country. The great manufacturing and trading centres would no longer be forced to pay such tribute as they now do to express companies and freight lines. The government charges abroad for carrying parcels are so small as to astonish Americans, who know to their cost how severely they are mulcted by the express companies and the freight lines. Of course very bulky articles are not taken by the post-offices abroad; but the writer, last summer, in Germany, saw trunks, huge cheese boxes, barrels, carcasses of animals—such as deer—among the parcels delivered at the post-office. It will be a long time, however, before we will get these advantages in this country, for the express companies will fight the carriage of parcels by the government; nor will the newspapers help to decrease the value of the monopoly they now enjoy, which amounts to a subvention of ten to fifteen millions per annum.

## The Board of Estimate and Apportionment.

The movement now making at Albany to enlarge the Board of Estimate and Apportionment by the addition of three members representing the taxpayers will, it is to be hoped, be successful. The board now consists of the Mayor, Comptroller, president of the Board of Aldermen and the official head of the Tax Commissioners. These officers, who have enough to do already, cannot give the thought or time requisite to deciding upon the appropriations called for by the various city departments. Mayor Grace is all but supreme in the present board; and it is alleged, with great apparent justice, that he has been very partial in the distribution of the city monies. He has been liberal with the officers who are his friends, and has been unnecessarily parsimonious with departments the patronage and expenditures of which he could not entirely control.

The proposition to come before the Legislature is to add three members to the board. They are to be taxpayers, and are to be chosen—one by the Real Estate Exchange, another by the Chamber of Commerce, and the third by the Board of Fire Underwriters. The presumption is that these institutions would appoint intelligent and honest commissioners who could give more time and attention to the wants of the various city departments than the elected officers who are now in the sole charge of this matter.

THE RECORD AND GUIDE has heretofore often said that there should be some way of utilizing the taxpayers in looking after the finances of the city. We have urged that the Legislature should require—say 500 of the leading taxpayers to keep watch over every department of the city government. A commission of five or seven, appointed by and paid by them, should be in perpetual session to see what became of the money paid into the city treasury. They, the representatives of the taxpayers, should be required to know the exact work of every person who drew a salary from the city and whether the bills presented were for actual service performed. In other words, the object would be to throw a blaze of light in and upon all the expenditures of the city. There would seem to be a propriety in letting the persons who paid the money know what became of it. We would not propose to clothe these taxpayers, representatives with any powers except to examine and report. It is true the Mayor now appoints two city auditors, but their work has amounted to very little, because they represent an official and not the taxpaying public.

It is known now, in a general way, that from one-third to one-

fourth of the money raised by taxation is practically wasted; that is, it might be saved, and the city would be quite as well off. The greatest complaint of our citizens is not so much that we are heavily taxed as that we do not get anything for our money. Our public works are not creditable to us; there is inefficiency in every department of the city government; many of the people in charge are wholly incompetent, and the work they turn out is unworthy of the metropolis.

All who have traveled in Europe are aware how unfavorable is the comparison between American and continental cities. Abroad, the streets are clean, the centres of population are well policed, the public improvements are of the best, and the universal testimony is that there is no stealing by the local politicians. There is a good deal of red tape abroad, due to the military way of doing things; but there is responsibility, authority, good order, and no suspicion of waste. Our municipal governments are so far a failure that they bear no comparison in results with the administration of cities on the other side of the ocean.

But our purpose was not to write an article bewailing the inefficiency of American administration of municipalities. Our object rather was to urge all who have any influence to aid the proposition to enlarge the Board of Estimates. It requires new blood to make it what it should be, until some better machinery is devised for apportioning the sums needed for the efficient working of the several city departments.

Time and again this journal has urged the appointment of a legislative commission to inquire into and report upon the desirability of a municipal union between New York and Brooklyn. This must take place some day or other, and the sooner the better. There can be no objection to it, except among the small politicians who profit by the existing state of things. New York, should this consolidation be brought about, would then take its place as the third, if not the second, great city in the world. This would, moreover, necessitate a new charter reorganizing all the departments of the pre-existing municipalities. Indeed, we cannot have a thoroughly reorganized municipality until this is done.

**Beginning the New Year Well.**

The number of new buildings projected in the first month of the present year, as well as the official record of transfers of real estate for the same period, shows a state of things which, if continued, will bring about a real "boom" in real estate. There is a large increase in the number of transfers as compared with 1885 and 1884. The consideration is \$10,000,000 larger than in 1884 and nearly \$11,000,000 larger than in 1885. Of this increase \$3,000,000 is represented by one transfer of the Brooklyn & New York Ferry Co. and \$500,000 by that of the Elias Brewery. The sales of houses by west side builders figure largely in the general total, one of the most notable being the Seventy-second street houses just completed by William Noble, representing \$300,000, which were again re-transferred for the same amount, but the sales of vacant lots for building yet to be done will exceed that of finished houses. West Eighty-seventh and Eighty-eighth streets lots foot up \$172,000 and Eighty-ninth street lots \$150,000, and Eleventh avenue and Seventy-first street foot \$151,000. On the east side the Villard houses show up for \$237,500 and two Fifth avenue houses help to swell the grand total by \$202,000 and \$225,000 respectively. Broadway, corner Fifty-sixth street, figures for \$350,000, and a Fifty-seventh street house and stable adds \$225,000 more, and Mr. H. H. Cooke's house at \$137,500, Broadway, corner Broome street, \$225,000, and Broadway, corner Thirty-third street, \$218,500, are also among the most notable transfers of improved property. Up-town at Eighth avenue, One Hundred and Twenty-fifth and One Hundred and Twenty-sixth streets, the entire front was transferred for \$140,000; some Boulevard and Seventy-second street lots for \$232,500, while the most notable ones on the east side were some Second avenue lots at \$100,000 and on Third avenue for \$95,000. The following is the table of the conveyances for the past month. It will be noticed that the dealings in property north of the Harlem are growing rapidly.

**CONVEYANCES.**

	1884. Jan.	1885. Jan.	1886. Jan.
Number.....	941	928	1,133
Amount involved.....	\$14,362,722	\$13,158,882	+\$24,227,117
Number nominal.....	148	265	458
Number 23d and 24th Wards.....	126	116	252
Amount involved.....	\$354,031	\$173,508	\$537,655
Number nominal.....	24	34	25

**MORTGAGES.**

	1884. Jan.	1885. Jan.	1886. Jan.
Number.....	896	927	952
Amount involved.....	\$9,700,463	\$7,924,718	+\$12,803,428
Number at 5 per cent.....	333	445	458
Amount involved.....	\$3,403,204	\$4,051,538	\$5,445,439
Number at less than 5 per cent.....	—	30	47
Amount involved.....	—	\$380,308	\$896,250
Number to Banks, Trust and Ins Cos.....	151	129	141
Amount involved.....	\$2,751,100	\$1,792,550	\$2,501,400

\* Includes transfer of N. Y. & Brooklyn Ferry Co. for \$3,000,000.  
 † Includes mort. of same for \$1,000,000

The table of projected buildings is even more satisfactory. The number is nearly double those filed in January, 1884, and forty-

two greater than in 1885. The amount to be expended is nearly \$4,000,000, against something over \$2,000,000 last year and \$1,300,000 the year before. A glance at the annexed table also shows that the main improvements projected are in the heart of the city; that is, below the Central Park and on its east side. There is also plenty of contemplated work on the west and north side of the Central Park, but the plans for which will not be filed before February or March. It should be noticed that while there is a great deal of vacant real estate dealt in north of the Harlem the building movement in that region is not so active.

**BUILDINGS PROJECTED.**

	1884. Jan.	1885. Jan.	1886. Jan.
Total number of buildings projected.....	103	160	202
Estimated cost.....	\$1,326,681	\$2,100,400	\$3,824,108
No. south of 14th st.....	14	21	25
Cost.....	\$293,500	\$552,000	\$739,375
No. bet 14th and 59th sts.....	6	17	29
Cost.....	\$132,000	\$190,500	\$807,750
No. bet 59th and 125th sts, east of 5th av.....	51	16	57
Cost.....	\$638,000	\$355,500	\$1,224,600
No. bet 59th and 125th sts, west of 8th av.....	—	44	55
Cost.....	—	\$722,000	\$756,250
No. bet 110th and 125th sts, 5th and 8th avs.....	—	—	4
Cost.....	—	—	\$57,000
No. north of 125th st.....	1	20	20
Cost.....	\$19,000	\$136,075	\$206,000
No. 23d and 24th Wards.....	31	42	12
Cost.....	\$80,181	\$144,325	\$33,223

That this increase of transactions in real estate, as well as new construction of houses, is not accidental, but is a veritable improvement over previous years, is shown by a comparison between November and December, contrasted with the corresponding months of 1884 and 1885. Here are the figures:

**CONVEYANCES.**

	1884.	Conveys.	Amount.	Nom. 23d & 24th W.	Amount.	Nom.
November.....	945	12,722,171	244	179	287,204	28
December.....	904	13,284,523	251	143	226,887	35
Total.....	1,849	\$26,006,694	495	322	\$514,091	63
1885.						
November.....	1,020	16,424,466	205	152	480,003	38
December.....	1,189	18,891,818	306	168	402,825	43
Total.....	2,219	\$35,326,284	511	350	\$882,828	81

**MORTGAGES.**

	1884.	No. Mort.	Amount.	No. at 5 p. c.	Amount.	No. to Banks, T. & I. Cos.	Amount.
November.....	769	9,783,197	319	3,528,255	164	4,527,700	
December.....	760	9,853,499	307	3,230,015	162	5,336,386	
Total.....	1,549	\$19,636,696	626	\$6,758,270	326	\$9,864,086	
1885.							
November.....	962	9,933,885	410	4,911,504	179	3,555,150	
December.....	1,037	13,911,238	416	5,559,839	156	4,738,300	
Total.....	1,999	\$23,745,123	826	\$10,471,393	335	\$8,293,45	

	Nov. 1884.	Nov. 1885.	Dec. 1884.	Dec. 1885.
Total No. of buildings projected.....	163	233	173	263
Estimated cost.....	\$2,119,635	\$2,986,205	\$2,126,350	\$3,011,415
No. south of 14th st.....	11	19	15	13
Cost.....	\$337,700	\$208,200	\$324,000	\$180,900
No. bet 14th and 59th sts.....	21	38	17	21
Cost.....	\$563,450	\$727,000	\$318,500	\$266,500
No. bet 59th and 125th sts, east of 5th av.....	29	77	44	72
Cost.....	\$337,200	\$1,132,850	\$43,650	\$980,300
No. bet 59th and 125th sts, west of 8th av.....	98	37	32	77
Cost.....	\$751,700	\$32,800	\$429,500	\$1,206,000
No. bet 110th and 125th sts, 5th and 8th avs.....	—	7	2	2
Cost.....	—	\$141,000	\$16,000	\$10,500
No. north of 125th st.....	13	16	18	36
Cost.....	\$118,885	\$141,280	\$150,200	\$264,415
No. 23d and 24th Wards.....	51	39	45	42
Cost.....	\$110,700	\$102,075	\$144,500	\$102,800

An analysis of the above tables, keeping in view the January returns, will convince anyone that real estate in New York was never in a more wholesome or prosperous condition than it is to-day. There were more new houses projected during the past three months than ever before in the history of the city; while the number of real estate sales, as the official conveyances show, were far ahead of any previous season both in number and in the amount of money involved.

The outlook for this spring is very hopeful. Real estate auctioneers and brokers will do a larger business than ever. Architects and builders will project and put up more houses than in any previous spring or summer—the only danger is in possible labor troubles; but these may be avoided by employers and men promptly arbitrating in case of disputes. No one can study the above tables without coming to the conclusion that the real estate interests, at least so far as New York and Brooklyn are concerned, were never so promising.

The organization of the American Opera School and company, and the production of such operas as "Lohengrin," "Orpheus and Eurydice," "The Magic Flute" and others, with a completeness and magnificence of costumes and scenic effects never thought of heretofore upon the operatic stage, is one of the modern marvels which only those can appreciate who know what is involved in so gigantic and many-sided an enterprise. It is all the more interesting because the brains, the soul, the moving spirit of the entire undertaking is a woman. Mrs. F. B. Thurber has been a leader in society and in charities—her counsels have been valued for their practical character, and her reports for their brightness and charm of style; but she has now carried through successfully and in a marvellously short space of time, a work which shows her to be capable of generalship and organization in a remarkable degree, and whether the enterprise succeeds finally and financially or not, Mrs. Thurber will have proved herself a woman of exceptional executive genius and ability.

### The Trouble About Tenement Houses.

The society known as the New York Association for Improving the Condition of the Poor has been so long in existence that its work, having lost the charm of novelty, seems to have declined in public interest. Our tenement house system does not improve, or, at least, improvement does not keep pace with the growth of conditions that demand improvement; and the general circumstances of the tenement house population seem to be growing worse rather than better.

But we hear now that the society has entered on a more aggressive campaign—a campaign comprehending a reconstruction of one of the worst sections of the city. It is proposed to extend Leonard street through to the Bowery, cutting away what is known as the bend in Mulberry street, and widening Pell street into a broad and open thoroughfare. This work, which will require legislation, is expected to produce results not unlike the results that followed the opening of Worth street through the traditional Five Points.

It is to be feared that the work of tenement house reform in this city has not yet been perfectly conceived in all its extent and difficulties. There was a time when it was believed that suburban houses were to prove the true solution of the problem raised by overcrowded and filthy apartments; and on this conviction rapid transit railways and improved transit facilities of all kinds were urged. But we are beginning to find that the people who seek suburban homes belong to a class who would have kept even the worst class of tenement houses in a condition of comparative healthfulness and decency, while the people who still inhabit the slums are of a sort that would convert even a suburban dwelling into something little better than a pig-sty. A city like New York, receiving annually at its wharves several hundred thousand immigrants from abroad, many of whom are existing in a condition of the most abject poverty or brutal ignorance, must always have a very large population merely engaged in the Herculean task of keeping soul and body together, and who only ask that the holes into which they are permitted to slink shall be had at the lowest possible rent, this being the one recommendation required. Could they obtain in the suburbs at \$10 per month a house with a room for each member of the family they would pay in preference the same price per month for a single room in the most densely-populated and dirtiest part of the city and crowd an entire family within its limit.

Another very serious obstacle in the way of an immediate realization of the dream of improved tenement houses is found in the character of the buildings constructed twenty-five or thirty years ago, buildings that are largely still in existence and furnish shelter to thousands and tens of thousands of our most improvident and incapable population. It is really only within a few years that sanitary science has been much studied in its relation to building in New York, and the position of the city which lies below Grand street, or we may say even below Houston street, grew up not only without regulation but without even much thought of the precautions necessary to protect the health of a large community. Thirty years ago the population of New York was comparatively small, and we now find many of the buildings which were constructed to meet the demands of a city with little more than four hundred thousand inhabitants and a limited foreign population, still doing duty in a community of a million and a half inhabitants, heavily reinforced in that portion of the foreign element which gravitates towards slums. It is not strange, therefore, that we should find many dark passage-ways and alleys reeking with filth, low ceilinged, small and stifling rooms where ventilation is only suggested by its neglect, and malaria breathing cellars. Buildings bad in the beginning, when considered from the sanitary point of view, have become incomparably worse as a result of overcrowding, until certain portions of the city look now as though the short road to tenement house reform could only be reached through a general conflagration.

Here, then, is our dilemma. Suburban homes will be sought only by those persons whose natural refinement and love of decent surroundings make tenement house life intolerable, but they will not even relieve the pressure of population in those districts that are sought by the class with whom filth and six in a bed are not considered conditions suggestive of any particular degradation, while the character of the buildings in the districts most subject to excessive crowding is such as to aggravate the evils which, in a more or less modified form, must probably endure while so large a number of the human family remain uncivilized. There is one ray of light, however, that penetrates into the very midst of all this gloom. If the houses built thirty years ago were not planned with much regard to sanitary science, nor intended to enclose the population of a considerable village within their contracted walls, they were not built to endure forever, and there is some comfort to be gathered from this reflection. Thin walls, not the best of material, and careless workmanship are three causes which have combined to write a prophecy of early demolition on their delapidated fronts. In the natural course of events not many of the very bad buildings

in New York could last more than ten or fifteen years longer, even if permitted to stand unmolested; and then there is always the chance of fires to help forward the march of improvement. A little more diligence in condemning buildings that are no longer fit for habitation might also help forward the work of reform.

We have no universal panacea for this trouble. It is a vexed question, and while waiting for the operation of the two chief reformers that can be relied upon—time and combustion—we can only wish good luck to the New York Association for Improving the Condition of the Poor, or any kindred society that may be started with a similar purpose. A healthful public sentiment always follows upon the criticism of old abuses.

### Why Paper Rather than Metallic Money?

The United States is noted among the nations of the earth as being the greatest producer of the precious metals. About half the gold and silver of the world is mined in this country. The commercial states of Europe, Great Britain, France, Germany, Scandinavia, Belgium and Holland contain no precious metal mines, yet in those countries the money used in retail trade is almost exclusively gold and silver, while the United States, the great bullion producing country, uses paper money so extensively as to crowd out gold coin altogether, and, apart from the subsidiary coinage, utilizes silver mainly in the form of paper certificates.

On this point the *Financial Chronicle* gives some figures which are significant. Ninety-nine per cent. of the deposits in our fiduciary institutions are in checks, and in the whole country 94 per cent. are checks, while for the entire country only eighty-one hundredths of one per cent. are in gold and silver. Says this same paper:

In France out of a bank note circulation of about \$635,000,000, there is only about \$1,000,000 of it of a denomination under \$10; and only \$62,000,000 of the denomination of \$10; the whole of the remainder is made up of \$20 bills and upwards. In this country, taking the bank and legal tender currency together, the ones and twos reach about \$55,000,000, the fives about \$163,000,000 and the tens about \$181,000,000 more, or about \$318,000,000 of fives and under and about \$400,000,000 of tens and under without counting silver certificates. So that where France has outstanding 63,000,000 of bills of ten dollars and under (with 1,000,000 only of fives and under), we have 400,000,000 of the same denominations, only ours are more than half of them fives and under.

Of course the above explains why no gold and so little silver is used in the retail trade of this country. The precious metals are kept out of circulation because all the channels of business are gorged with paper money. The President, Secretary Manning, the bankers and the newspapers all unite in lamenting that the silver dollars do not circulate. How is it possible for them to appear in the commercial transactions of the country when there is 400,000,000 of paper dollars ahead of them. The fact is our banks, for obvious reasons, wish to retain the circulation of their notes, and hence will do nothing to encourage real specie payments. It is idle to say that Americans prefer paper to gold and silver coin. American tourists take very kindly to the metallic guineas, sovereigns, marks, thalers and francs which are in vogue in England, Germany and France. From the time they leave New York until they return they have scarcely any use for paper money and often go months without seeing any of it. Gold and silver is also the currency of Canada and California; and were Congress to withdraw our ten-dollar bills and under, everyone would be delighted with the gold and silver coins which would take their place. As gold and silver has one less use in the United States than in Europe it follows that, other things being equal, the precious metals will gravitate to the regions of the earth which employ them most.

Why does not Congress rise to the height of a great argument? Let a law be passed gradually withdrawing the greenbacks and national bank notes of all denominations under twenty dollars. The first to go should be the ones and twos, then the fives, later on the tens, and thus eventually there would be employment for all the gold and silver coin we could mint. There need be no contraction, for, as in France and England, the small bills withdrawn could be re-issued in twenty-dollar notes or over. This would help retain the precious metals in the country, would give legitimate encouragement to gold and silver mining, and would still further popularize cash payments, which would be preferable to depending as we have done so much on bank credits. We have a population of some 58,000,000. Our total gold coin currency is about \$550,000,000. We have about 218,000,000 silver dollars, and probably \$70,000,000 of subsidiary coinage—in all, less than \$840,000,000 gold and silver coins—three-fourths of which is piled up in banks or government vaults. France, with 38,000,000 population—20,000,000 less than we have—has a gold coinage of \$840,000,000 and a silver coinage of \$600,000,000. Minister McLane reports that, in addition, France has in its retail trade 180,000,000 five-franc silver pieces coined in other countries of the Latin Union. This would give France fully double the gold and silver coinage of the United States, although we have 20,000,000 more people. By all means let us get rid of our bank notes and greenbacks of small

denominations, and thus encourage our mineral production by using gold and silver exclusively in the internal business of the country.

### The New Education.

The superiority of foreign workmen in our manufactories and shops has been a disquieting and humiliating fact to most Americans acquainted with the facts. Our population is ingenious and intelligent, and, with equal chances, the average American takes the precedence of the natives of other countries who come into competition with him. But in nearly all employments requiring artistic taste and technical skill, the American workman has been at a disadvantage with the educated artisans from the other side of the Atlantic. This has been because in France, Germany, Belgium and Switzerland, art and technical schools, which have graduated expert workmen in all departments of industry requiring unusual skill, have been in existence for many years. Let anyone make inquiries at the establishments where fine work is turned out, and he will find it is done by foreigners not Americans.

But while this has been true in the past, and in a measure of the present, there is reason to believe that the United States will hold its own in art and industrial education in the not distant future. There is an interesting article on this subject in *Harper's* for February, written by Charles H. Ham. In this paper is given a summary of what is being attempted in the way of technical education in the United States, and the record is certainly an encouraging one. New York city does not show very well in this report; but Boston, Chicago and other centres of population are earnestly at work in organizing what is really the new education. We have been boasting for several generations of our system of free schools, but we have failed to realize that other countries—notably Germany—are far ahead of us. Over sixteen per cent. of our entire population is illiterate; that is, they cannot read nor write. This defect is true of less than two per cent. of the German people. But the age demands something more than the three R's in education. The senses require training; the hand must be able to accomplish what the mind designs. We live in a world where there is work to be done, and mere reading and writing will not teach us how to make a living by manipulating the materials about us.

It is quite time New York took the lead in this matter. Our Cooper Union was a step in the right direction; but industrial education must in some way be ingrafted upon our common school system. Our city college is training a certain number of its students to work in wood and metal, but the Board of Education should abolish the study of Greek and Latin and add very largely to the technical departments of the college. Mr. Auchmuty, of Second avenue, is doing an excellent work in training plumbers, brick-layers, modelers, wood and metal workers; but this enterprise is a private one and necessarily limited.

There is a movement on foot for giving us a great national museum, and another to supply a free library worthy of the metropolis; but what we need most urgently is a great technical college in New York, as liberal in its appointments as the famous one in Berlin. Had we such an institution in the metropolis it would excite a spirit of emulation all over the country, and we would soon be as far ahead of Europe in this matter as we are far behind it now.

### Our Prophetic Department.

ENGLISHMAN.—Politics in the old country ought to be interesting to you, Sir Oracle, for the reason that the party disputes hinge on two questions to which Americans cannot be indifferent. I allude to the Irish and the land controversies.

SIR ORACLE.—It is not worth while to say much about the Irish difficulty, one side of which is very well understood in this country; but the land question has assumed new features, and it would not be unprofitable to consider them.

ENGLISHMAN.—Of course, you Americans are conservative on the land question. So many of your people own the soil in fee that they cannot very well countenance an agrarian agitation which aims to deprive landlords of property which has been theirs and their fathers for generations. What do you think of Chamberlain's "three acres and a cow" programme?

SIR O.—I confess to having been startled by the apparently sudden growth of the anti-landlord feeling in England, Wales and Scotland. It seems but yesterday when the landlord interest was all but supreme in both Houses of Parliament; yet we find the Tory cabinet thrown out of office by a majority of seventy on a test vote involving Chamberlain's land reform project. The voters in the English counties, who were enfranchised by the last reform bill, seem to be pretty unanimous for a transfer of the land from the landlords to themselves. Chamberlain's proposition, as I understand it, is that the government or the municipalities should advance money to buy out the landlords and make allotments of the soil to those who actually worked it; the new owners in time to reimburse the government or local authorities for the original outlay.

ENGLISHMAN.—Land has fallen very greatly in value, not only in

Great Britain but all over the continent of Europe. This has been due to the competition of distant regions in supplying densely-populated western Europe with cheap agricultural products. The United States or the East Indies can lay down wheat in Liverpool at a less price than we can grow it and dispose of it in our local markets. Then it no longer pays to raise cattle, for America, Australia and more lately South America can supply England with dressed meat far cheaper than can our cattle breeders and local butchers. Hence our landlord interest, largely composed of our titled and aristocratic classes, have become impoverished of late years, and are relatively less influential than they were in the past. Now my point is this: if the great landlords have found agriculture unprofitable, how will Hodge be benefited by getting possession of the soil?

SIR O.—The English land system, unlike that of the continent, has been relied upon to yield an income or a living for three classes—first the landlords, then the tenants, and finally the farm laborers. As I understand Chamberlain's proposition, he wishes the actual tiller to have all he can make out of the soil without paying a tribute to tenant or landlord. The peasant working his three or twenty acres would not undertake to grow wheat or breed cattle, but will raise garden truck, fruit, keep a cow, some pigs, and sell chickens' eggs and dairy products to the neighboring towns. This has been the French system, and we all know what wonders have followed its adoption as well as that of the *petite* land culture of Belgium. It should be remembered that the changes in the land tenure, which Chamberlain and his radical friends are endeavoring to bring about in Great Britain, have for a generation past been facts accomplished on the continent. When the French revolution broke out, three-fourths of the soil of France was owned by the nobles and the church, neither of which class paid any taxes. The result of that outbreak was the confiscation of the property of the nobles and priests and its distribution among the actual tillers of the soil. This example was followed in other countries, and one of the last to spoliat the church was the Italian government. Gladstone's Irish land laws were in the line of these precedents. It looks now as if the next ten or fifteen years would see the practical obliteration of the large land owning class of England, Scotland and Wales as well as Ireland.

ENGLISHMAN.—Should your forecast come true there is our House of Peers doomed, for its prestige and authority in the past has been based on its large landed possessions. It has been well said that "he who owns the soil owns all under it to the centre of the earth and over it up to mid-heavens."

SIR O.—Your House of Lords will last out our time I have no doubt, but I do not think ten years will pass without marked changes in your British upper chamber. It must somehow be re-constituted and re-popularized.

ENGLISHMAN.—If the great landlord class has to go in the Old World, how about your New World?

SIR O.—Land is still so cheap and easily obtained in this country that I do not look for the appearance of an agrarian party among us for many years to come. Our subsidized railroad companies have acted very wisely in discouraging any land speculation except their own; their object being to build up the country they pass through, so as to ensure permanent business. They do not care to sell large tracts to speculators, but give the preference to actual settlers. Still I would not be surprised if in the next century our descendants were forced to follow Europe in the nineteenth century, and in some way get rid of large land owners outside the large cities.

ENGLISHMAN.—I have somewhere seen that after the close of your civil war the negroes in the South were possessed with the idea that the federal government would give every head of family "forty acres and a mule." I know this was never done; but did any party contemplate such a donation?

SIR O.—I confess to being one of those who doubted the wisdom of making the ignorant blacks voters. I thought the general government should have limited the franchise to the children of those born in slavery, who should be trained to freedom, own some property and know how to read and write before they became voters. This would have kept down the Southern representation in Congress and have saved us from the crimes of the carpet-baggers. But I was also in favor of confiscating a portion of the land of those who took part in the rebellion and making allotments to the ex-slaves. This would have given the negroes a stake in the soil and put them on their good behavior; but they were kept landless and given votes, the result being a period of frightful corruption in which State debts were monstrously enlarged and local taxation became unendurable. Had the negroes an interest in the soil they would have tried to reduce taxation, not increase it. When the Russian government freed 40,000,000 serfs, the latter were at once given a stake in the soil, which was wise, as it saved Russia from a social war. But there was no considerable party in this country willing to do the same by our ex-slaves. We wanted cotton raised, and did not care to break up the labor system under which that flocculent fibre was grown.



**ENGLISHMAN**—It is hardly worth while forecasting what might have happened had your negroes been given land at the close of the war. The point with me is, what is likely to occur in England in the near future?

**SIR O.**—Mr. Gladstone has, I judge, formed a Cabinet more harmonious and radical than this last one. He will not try at once to deal with the Irish question, but will bring in measures amending the land laws in England, Scotland and Wales as well as Ireland. They will not, however, be radical measures, but merely promises of something better to come. He will have great difficulty in getting his bills endorsed by the House of Lords. He will then be forced to take up the Irish question, when he will find that English race hatred will not permit him to get a satisfactory measure through Parliament. I think that there will be a dissolution of that body before the close of the year. The party contest for the next Parliament will be between the Radicals and the Conservatives. The Liberal party will be represented by a few Whig leaders, who will act independently. The Radicals and the Irish Nationalists will probably come to an understanding, but they are much more likely to agree upon the land question than that of home rule. Whatever may become of Ireland, England will take decided steps towards democracy under the inspiration of the two million new votes. The disestablishment of the church will be an issue in the election of the next Parliament.

### Improving Upper Fifth Avenue.

A well-known park commissioner speaks very hopefully about property on the line of upper Fifth avenue. In a talk with the writer he predicted that property on that avenue, between Fifty-ninth and One Hundred and Tenth streets, and on the streets running between that section, near Fifth avenue, will not only hold its own, but increase in value, probably twenty-five per cent., within the next few years. The reason why high-priced lots on the upper part of Fifth avenue have somewhat depreciated in value during recent years was not alone on account of the general depression in business through which we have passed, but also because people feared that horse-cars would run past their doors, and because the avenue was being ruined by the hundreds of carts, brewers' drays and other objectionable vehicles of every description which make the upper part of Fifth avenue a regular highway, whose proper route ought to be Fourth or Third avenue, when going north or south. But he could say that this was about to be changed. First, it was pretty well assured that there would be no horse-cars on Fifth avenue. Secondly, the contract had been given out to repave the upper part, north of Fifty-ninth street, and directly the frost was out of the ground, work would be commenced on this improvement. Thirdly, and most important of all, the section between Fifty-ninth and One Hundred and Tenth street is to be made a park road, thus excluding all the objectionable vehicles referred to, which not only tear up and ruin the pavement, but in summer create a perpetual dust, that gets into the houses on Fifth avenue and taints the atmosphere of the rooms, not to speak of the thick covering of dust which gets on to the furniture when the windows are opened for ventilation, which they are nearly the whole day during summer. When people become assured of these facts they will not hesitate as they do now, but confidently purchase vacant ground on this line and build handsome residences, secure in the knowledge that the nuisances will not hereafter obtrude themselves.

### The Inadequacy of the Stock Exchange.

The Building Committee of this great institution has met over and over again, and discussed the advisability and necessity of altering and enlarging the Exchange, if not entirely rebuilding it. The gentlemen comprising this committee could not agree as to what course should be pursued, and eventually called in the members themselves, who, after several days' voting, practically voted to do nothing. A representative of THE RECORD AND GUIDE called upon one of the officers to obtain the present facts in the case. That gentleman said: "Nothing has as yet been decided upon. We are not sure whether we shall buy any property and extend or rebuild the whole structure, or alter the present one. The vote by the members makes the position still more difficult for the Building Committee. Some plan will have to be adopted by them and submitted to the members to be voted upon, the necessity for the change being stated at full length so that the members may know what they are voting for. Something will have to be done, as the Exchange has absolutely become too small for the requirements of such a great institution. We have not a decent reception room in which members can receive their customers and friends. If a gentleman wishes to smoke he has to puff away in the entrance lobby, with dozens of clerks, messengers and others rushing past and against him while he waits for his broker or talks with him. We have no sitting or newspaper room suitable to so great an institution. The Exchange room itself is utterly inadequate to our requirements, especially on busy days. We are cramped at every turn, until it has become a positive nuisance. The ventilation and light is fifty years out of date and unworthy a New York building of importance. The members breathe and move in an unwholesome atmosphere the whole day. I have been in all the money centres of Europe, and I think that New York is the most badly equipped of all. The Exchange is a very wealthy corporation and can easily raise all the money it may require for purchasing the necessary additional ground and erecting thereon a handsome and suitable structure worthy of such an institution. The Building Committee are still considering the different projects, and something will sooner or later come out of them."

Brass bound screens with sets of panels in different designs in stained glass, each representing some mediæval scene, are among the novelties.

### Concerning Men and Things.

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E. C. Stedman, the poet and critic, is authority for the statement that the money paid to American authors is less to-day than at any time for the last thirty years. Harriet Beecher Stowe, Fennimore Cooper, Miss Evans, the author of "Beulah," the author of "Queechy," and others who might be named have received large sums of money for their works, but the cheap reprints of the best English authors has practically killed the business of writing books by professional literary men and women in this country. A change has taken place in the book trade also; there are fewer stores by 30 per cent. than there were twenty years ago, while the stocks in the regular book stores have been largely reduced. There is more printed literature, vastly more, but the public is supplied with the cheap reprints by the news agencies. What writers we have left are forced to contribute to periodicals to make a living. The remedy for this state of things, Mr. Stedman thinks, is a copyright law; this has heretofore been opposed by American publishers, but now they favor doing justice to English as well as American authors, because the piratical publishers of the best English works have destroyed their markets. Of course there are a few American books which have an enormous sale. Mrs. U. S. Grant has just received a check for \$250,000 as her share for her late husband's recollections of the civil war. This is the largest sum ever paid for any one book. Sir Walter Scott received at one time \$200,000, but this was for several works. T. B. Macaulay was paid \$100,000 for his "History of England."

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In one respect our female colleges are not up to public expectations. They have not developed any class of learned or distinguished women. The graduates of Vassar and kindred institutions have made excellent teachers and mothers of families, but where are the writers or artists who have won names since they have left these institutions? The novelists, story writers and essayists in the English language are mainly of English birth. The few noted women in letters of which America can boast—such, for instance, as Mrs. Harriet Beecher Stowe—were trained in the schools which existed before our female colleges were instituted. Perhaps the women of genius bred by our colleges have yet to make their appearance. The ranks of college-bred women are becoming quite numerous. In addition to Vassar there is Wellesley, Smith, the Boston University, the Michigan University at Ann Harbor and Cornell, not to mention minor institutions. There must be from three to four thousand women graduates every year, whose attainments are quite equal to the ordinary bachelor of arts. Another splendidly equipped female college has just been opened near Philadelphia, and it will not be long before Columbia in New York and Harvard in Cambridge will award degrees to women students. But is there any reason to expect the evolution of a class of educated women possessing as marked superiority over other members of their sex as is attributed to male graduates of our learned institutions as compared with those who have not their advantages?

\* \* \*

Edwin Booth and Lawrence Barrett made their appearance before large audiences in New York during the past week. They are both artists of whom Americans may well be proud. Mr. Booth is unapproachable in his own line, while Mr. Barrett shows enterprise and taste in presenting well-mounted plays, which are out of the common. It is quite true that Mr. Edwin Booth has done nothing for the native American drama, but then there is every reason to believe that his genius is unfitted for new roles. It would be hardly wise at his time of life to risk experiments. Mr. Barrett, however, rarely follows the beaten track, and has tried many ventures in the way of new plays. Next season he will be Mr. Edwin Booth's manager, and it is to be hoped that these two fine actors will sometime be seen together in such pieces as Othello and Julius Cæsar. The support extended to these two fine artists last week shows the taste for the legitimate drama is by no means extinct.

\* \* \*

Harry Hill has succeeded in banishing the captain of the police district in which his dance-house is situated to another precinct, while his influence has been still further shown by the reduction to the ranks as roundsmen of two detectives against whom he made charges. The way Hill is treated by the daily press, as well as the police authorities, is very remarkable. His establishment is a favorite resort for a certain class of reporters, and papers like the *Herald* have given him columns of notice to the exclusion of important matter. Yet Hill's headquarters in Houston street is of such a character that he could not get his license renewed. Its frequenters, male and female, could not very well be described except in terms that would be libelous to apply to an unobjectionable rendezvous of mere pleasure seekers. It would seem as if Hill was as influential at police headquarters as in the editorial rooms of the New York *Herald*.

\* \* \*

The alumni of Vassar College have been holding meetings recently in this city to devise ways and means to help their Alma Mater. Strangely enough the money that was raised was to be laid out in gymnasiums and in provision for the physical well-being of the under-graduates. Usually, the alumni of men's colleges pay more attention to those departments of study which are calculated to raise the standard of education in the parent college. But the first thought of these women graduates is the health of the girls while they are students, yet the fact has been demonstrated over and over again that college studies do not injure the health of young women. Records have been kept giving comparisons between girl students and working-women in factories. The latter are far more subject to sickness than the former.

\* \* \*

It is a curious fact that Mr. Joseph Pulitzer was in 1871 employed as a reporter upon the New York *World*, the editor-in-chief and owner of which was then Mr. Manton Marble. He was dismissed, however, at the end of the week by the person who acted as city editor. Why he was discharged is a mystery, as Mr. Pulitzer has since shown such unusual ability as a journalist. The discarded reporter is now the editor and

owner of the *World*. The staff since 1871 has been changed very greatly. It is said that only four of the old employes, those who were there when Mr. Pulitzer was first employed, have desks in the present editorial rooms.

### Home Decorative Notes.

—The rendering of part of the legs of furniture in brass, the terminals being the claws of animals, has a good effect.

—Tinted borders for towels are a new and uncomfortable development of the towel craze; pink, buff, cream and pale blue Terry towels and gray and cream huckabucks, with canvas bands for embroidery, are among novelties, the latter are very handsome to embroider for buffet, table and bureau spreads.

—One gas-burner will consume as much oxygen and give out as much carbonic acid as five or six persons, so where gas is used it is necessary to have thorough ventilation.

—A cabinet is always a handsome piece of drawing-room furniture, and its drawers, doors and open shelves are full of interest. A pretty embroidered hanging here and there will give a look of brightness.

—For upholstering a gilded chair, dull turquoise blue plush would be lovely, the rich softness as well as the lustre of the fabric being jewel-like.

—The ornamenting of doors is a subject that is calling for considerable attention. A novel panel represents trailing hops, the background of light wood will set off the tender delicate-green of the blossom, the darker shade of the same color of the tendrils and the brown of the branching stems.

—Beds are constructed that may be converted into tables.

—Shaving paper holders are made of toy wash-boards, colored or gilded, the shaving paper is attached to the back of the wash board and it is suspended by a cord or ribbon.

—Tiny birch bark canoes serve the purpose of hair pin receivers.

—Pretty covers for pin-cushions are made of fine hemstitched pocket handkerchiefs of small size, flowers in discs are worked upon them in outline stitch in silk and the background is darned in; tiny silken tassels finish the edges.

—For lamp-stands brass necessarily occupies a conspicuous place, and comes in these into excellent combination with enamels and decorative porcelain.

—Thermometers take the form of battle-axes.

—Of late, considerable ornament has been expended on the frames of chairs in the way of encrusted metal work, also inlay of pearl and ivory; chairs of light structure and graceful form find wide acceptance.

—White lace curtains are a thing of the past, if you have any, dye them yellow and remove the stiffness from them.

—The canoe form has been adopted for sundry glass dishes to adorn the table.

—If plants are chilled by frost, shower them with cold water.

—A very pretty way of fastening market harbor chair cushions is to embroider straps that hold the cushion, with initials or appropriate mottoes.

—Unique sachet card receivers are composed of three satin bags drawn in closely and tied together at the top with ribbon in two or three contrasting colors. Each bag may be of a different color, or all may be of one color as desired. The bags are filled with cotton, thickly sprinkled with sachet powder, and at the bottom of each bag are formed two compartments for cards. The bags may be ornamented with floral or other embroidery designs.

—A brass bedstead forms a most effective centre piece to a lady's apartment, and drapery depending from an embossed brass canopy at the head, well figured in color, capitably sets it off.

—It is well to remember that too much light in an apartment can be regulated by curtains, etc., but there is no remedy for lack of light.

—Mirrors with frames of finely wrought Norway iron, and parlor ornaments of the same, as well as trays of embossed copper, are among the late novelties in wedding gifts.

—There is what might be called a rage or craze for artistic doorways and windows; as much money is now often laid out upon doorways as in years past was spent on the windows of a whole house, and there is apparently no limit to the expense to which house building will go in the matter of doorway decorations. The movement is an excellent one and the result of an effort to overcome the tiresome similarity of the New York houses.

—It was on the vessels and objects for table use that the first manifestations of decorative art appeared, and the potters and glassmakers have expended the best of their genius in devising beautiful objects in which to serve food and drink. Until some few years ago quiet decorations were in demand, but gradually lighter colors came into vogue, and the idea has finally culminated in table services arranged in courses; first, there is the soup course, then the fish course, the meat course, and so on down to the dessert course. The first course is very richly decorated in heavy colors; but as the dessert is approached the designs become quieter, ending in a very delicately decorated dessert course. One of the new Wedgewood designs in a dinner set is a white ground, decorated with straggling branches of scarlet poppies, interspersed with gold scrolls. A set of Minton has white centres and rich borders etched in a manner similar to gold etching on metal. In Doulton ware there are some fish plates and dishes each differing from the others; a plate, for example, has on one side a wandering branch of red sea weed, a large iridescent shell, a few mussels and a large fish watching a hook and worm suspended in the water; on another a large fish ascends to the surface in pursuit of an insect. For breakfast there is a charming Minton set of light blue, decorated with hawthorn blossoms in rose and black; the circular salver has branches of the same, also the pretty toast-rack.

### Land Reform in England.

A new National Land Law League has just been formed in England. Its members so far have been recruited from the ranks of the advanced Radicals; but, in this age of sudden changes of opinion, it may be that the programme of this league, which we present herewith, may in whole or in part be eventually carried out:

1. In case of intestacies, the same law to govern the distribution of real and personal property. This would destroy primogeniture, but to be useful would need to be followed by some limitation of the power of devise, say as in France.

2. Abolition of the right to settle or entail for non-existing lives. It would be far better to abolish all life estates. The effect of life estates is not only to cripple cultivation and render the land less productive to the State, but there is also the difficulty that an estate held by the trustees to the use of a person for life may avoid all responsibilities for the debts of the person really enjoying the property.

3. Transfer of land to be made as cheap and easy as the transfer of a ship. Security to be ensured by compulsory registration of all dealings with land. This registration not to require the making out an unimpeachable title as a condition precedent, but to make an unimpeachable title if not challenged, say within six years.

4. Abolition of all preferential rights of landlords over other creditors. At present a landlord is his own judge, and on his mere written warrant may seize on the property of a stranger for his tenant's debt.

5. Abolition of the game laws.

6. Compulsory cultivation of all lands now uncultivated, and not devoted to public purposes, which are cultivable with profit. That is, make it a misdemeanor to hold cultivable lands in an uncultivated state. The penalty on conviction to be dispossession, but with payment to the dispossessed landowner of, say, twenty years' purchase at the average annual value of the land for the seven years prior to the prosecution. Payment to be made by bonds of the State, bearing the same interest as the consolidated debt, and payable to bearer. The land to be State property and to be let to actual tenant-cultivators on terms of tenancy conditioned in each case to be longer or shorter according to the improvement made in the estate. The amount paid as rent to the State to be applied to the payment of the interest, and to form a sinking fund for the liquidation of the principle.

7. Security to tenant-cultivators for improvements.

8. Re-valuation of lands for the more equitable imposition of the land tax.

9. Land tax to be levied on a scale so graduated as to press most heavily on excessively large holdings; say, the normal tax on the first 5,000 acres, again doubled on the next 10,000 acres, and a geometric progression of increase of tax on every succeeding 20,000 acres of holding.

10. One and the same land law for Great Britain and Ireland.

It will be seen that the aim of the Land Law League is revolutionary, but if the outcome of the Irish contest is to be the transfer of the soil from the landlords to the actual cultivators, it is more than probable that the tenants and peasants in Great Britain will insist upon some equivalent measures for their benefit. It will be noticed that one of the planks demands cheap and easy transfer of land and certainty of title—a re-enactment, in short, of the *Torrens' law*.

### Real Estate Exchange Legislative Committee.

Last Monday's meeting of the above committee was well attended. The members present were James M. Varnum, in the chair; L. J. Carpenter, T. F. Murtha, Elliott Roosevelt, W. C. Orr, A. D. Weeks, George S. Lespinasse, C. L. Clarkson, C. S. Brown, Constant A. Andrews, M. S. Isaacs, F. B. Lord, E. Oppenheimer, Richard Deeves, W. C. Lester, M. Littman, Samuel Glover and W. G. Mulry.

A letter was read from the Fire Insurance Board of Examiners, stating that they would confer with the committee relative to the new building law now under consideration.

The Committee on Pending Legislation reported progress through Messrs. Murtha and Chas. S. Brown, when the following bills were referred as follows: Senate bill No. 24, to the Sub-committee on Taxation and Assessments for their report, and Assembly bill No. 25, to the same committee. Assembly bill No. 57 was considered and passed without being referred. Senate bill No. 18, proposing to hand over the streets north of One Hundred and Fifty-fifth street and in the Twenty-third and Twenty-fourth Wards, from the Park Commissioners to the Department of Public Works, was referred to the Sub-committee on City Improvements. Senate bill No. 16 was considered and passed without being referred, and Senate bill No. 15 was referred to the Committee on Finance.

The chairman reported that the Commissioners on Land Transfer Reform had finally settled upon their bills, and that he had arranged with Mr. Robert Ray Hamilton to introduce them into the Assembly.

Mr. Buek then moved the following resolution: "That it is the sense of this Committee on Legislation that the Exchange should be represented at Albany during the session of the Legislature by an accredited agent, under salary if necessary, who shall keep this committee informed as to the progress of legislation, and who shall be competent to present the views of the Exchange before the proper committees and other bodies." On the motion of Mr. Isaacs, action on this resolution was deferred for four weeks.

Mr. Orr reported, on behalf of the County Clerk's searches bill, that he and Mr. Cammann had attended before the Committee on Cities, where they had received a very courteous hearing and that the bill had been favorably reported, subject to an alteration proposed by the County Clerk, to the effect that one-half of the fees to be paid for expediting searches should go to the County Clerk personally and not to the searchers. The bill would probably be passed in this form. Mr. Hamilton had informed him that a good deal of deference was paid to the Exchange at Albany, and that it stood high in the estimation of the legislators. It would therefore be unadvisable to fritter away the influence which the Exchange now had by interfering with too many matters. Mr. Hamilton had also promised to watch any legislation the Exchange desired.

Mr. Hamilton's bill, proposing to repeal the Harlem Bridge Commission, was referred to the Sub-committee on City Improvements.

The committee then adjourned till next Monday.

The Lumbermen's Exchange held a meeting at the Grand Central Hotel on Tuesday evening, when further action was taken towards the establishment of the Exchange.

**Speculative Suits against Builders and Contractors.**

Attention was called last week in THE RECORD AND GUIDE to the way in which employers in the building trade were harassed by speculative lawyers, who took advantage of the defects in our laws to champion work people and others who claimed to have been injured when employed in private building enterprises. Of course there are cases where contractors are to blame for not taking proper precautions in seeing that the work under contract is not unnecessarily perilous. There can be no excuse, for instance, for the number and the fatality of the accidents which are taking place on the new Croton Aqueduct, but clearly it is a hardship to hold a builder accountable for what is purely accidental, or for carelessness on the part of the workman himself. To make matters worse, the law permits lawyers to champion cases where there is no cost to the plaintiff. His name is used to bring a suit, and if there are any damages the lawyer gets the most of the money awarded. This is an encouragement to dishonest litigation, and should be forbidden by law. Why do not the contractors and builders interested form a society for mutual protection. The Legislative Committee of the Real Estate Exchange would co-operate with them in trying to amend the law if it is defective. At any rate the builders could make the burden light by all undertaking to defend one another from these blackmailing suits.

During the week the following was received at this office:

FEBRUARY 1st, 1886.

**Editor RECORD AND GUIDE:**

SIR—We, the undersigned builders, manufacturers and contractors desire to thank you for the article in your last issue drawing attention to the annoyances to which we are subjected by the speculative lawyers of this city. We hope you will continue to keep the subject before the public until a remedy be found for the evil in question.

- Charles T. Wills, mason-builder, 462 West 81st st.
- George T. Sinclair, mason-builder, 1255 Broadway.
- D. & E. Herbert, mason-builders, 427 East 54th st.
- James B. Mulry, contractor, 23 Rutgers st.
- John P. Kane, masons' materials, foot of West 52d st.
- E. A. Vaughan, 103 Maiden lane.
- Wm. Brennan, 344 28th st.
- W. A. & F. E. Conover, masons and builders, 324 West 19th st.
- Jno. Nesbit & Sons, dealers in masons' materials, foot East 37th st.
- Candee & Smith, dealers in building materials, foot of East 26th st.
- Marc Eidlitz, 123 East 72d st.
- Peck, Martin & Co., foot West 30th st.
- John J. Roberts, 155 West 129th st.
- Samuel I. Acken, 14 Vesey st.
- F. & S. E. Goodwin, 417 East 17th st.
- A. A. Andruss & Son, 423 West 43d st.
- Chas. A. Cowen, 130th st, east of Broadway.
- Michael Larkin, 350 East 15th st.
- Howard Fleming, 23 Liberty st, New York.
- Benj. Blackledge & Son, 153 West 13th st.
- Augustus Meyers, 342 West 28th st.
- Stephen S. Wills, granite, 92d st and 1st av.
- Gustavus Isaacs, 3.2 West 23d st.
- N. G. White & Co., 547 West 14th st.
- Meeker & Carter, 206 Broadway.
- Henry A. Maurer, 420 East 23d st.
- T. H. Boorman, 29 Waverley pl.
- John H. Drew, 428 West 14th st.
- W. S. Williams, Jr., 66th st and Av A.
- F. W. Seagrist, Jr., 18th st and Av B.
- Henry Wilson, 326 East 18th st.
- P. J. Henraty, 125th st and 8th av.
- E. D. Garnsey, 233 East 12th st, New York city.
- Henry Ellis, carpenter, 162d st and 4th av.

For the last three years we have been complaining that the New York city papers in their diatribes against silver coinage never gave any facts. They indulged in prophecy of evil, and denunciations of the so-called dishonest dollar without giving figures to justify their statements. The *Evening Post*, the other evening, however, undertook to deal with certain facts in the controversy, and made a sad mess of it. A correspondent asked that paper if there was not 400,000,000 five-franc silver pieces in France, and if so, why, under the Gresham law, gold was not expelled from that country. The *Post* failed to tell its correspondent that there were nearly 600,000,000 five-franc pieces in France; but, accepting the 400,000,000 as true, it alleged that as in this country the bulk of the silver coins were locked up in the government vaults. Now it is quite true that the Bank of France holds large stores of silver, but it has in its vaults a great deal more gold, as will be seen by the following table:

	Jan. 28, 1886.		Jan. 29, 1885.	
	Gold.	Silver.	Gold.	Silver.
Bank of England.....	\$21,868,483	.....	\$22,243,936	.....
Bank of France.....	46,088,852	£43,335,030	39,997,402	\$41,144,176
Bank of Germany.....	17,662,780	15,663,220	12,446,100	15,211,900
Total this week.....	£85,620,070	\$58,998,240	£74,687,438	\$56,356,075
Total previous week .....	83,951,626	58,402,821	73,777,875	56,025,272

The point made by its correspondent, the *Post* could not and did not meet, which was that the Gresham law does not seem to work in bi-metallic countries. That law is to the effect that a cheaper currency will eventually drive out a dearer currency. But why is it that France, with 600,000,000 equivalents of our silver dollars, has not only more gold than mono-metallic England and France combined, but has increased its store by over \$30,000,000 during the past year, while England has gained less than \$5,000,000 and Germany about \$25,000,000. The enormous total store of gold in France, over 800,000,000, circulating side by side, at par, with 600,000,000 five-franc pieces, with three per cent. less silver in them than our dollars, is a standing answer to the unjustifiable assumption of the Eastern press, that the coinage of the silver dollar of which we have less than 220,000,000, or less than four dollars per head against fourteen in France, is likely to expel gold from this country. The paucity of facts in the anti-silver articles of the Eastern press and the abundance of them in the speeches of Senators Beck, Pugh, Browne, Teller and the other Congressmen who have recently spoken, is having its effect every day on the public opinion of the people of the East.

The annual membership of the Real Estate Exchange now numbers fifty. And the cry is "still they come."

**West One Hundred and Fourth Street.**

The aspect of this street, especially between the Central Park and the Boulevard, has very materially changed during the past few years. Real estate men will recollect that but two years ago the only habitations to be seen in this direction were a few frame houses that had been erected many years before, with a sprinkling of new buildings of the modern class, one of which was the grammar school on the northeast corner of Tenth avenue and One Hundred and Fourth street. Now, however, every block from the Central Park to the Boulevard, is to a large extent built over. Amongst the recent additions are the Home for the Destitute Blind on the southwest corner of that street and Tenth avenue, which is rapidly being pushed forward to completion; the residence of Mr. C. H. Kitchell on the south side of the street, west of Ninth avenue; the five flats and stores built by F. A. Thurston on the northwest corner of Tenth avenue, opposite the Home; the seven houses on the south side of the street west of that avenue being built by Mrs. Martha A. Lawson, and other improvements.

The largest improvements, however, which have been made on One Hundred and Fourth street are the two rows of houses erecting by Messrs. Gillie, Walker and Lawson on the north and south sides of the street, between the Boulevard and Tenth avenue. One of these rows comprises seven three-story and basement brown stone front private houses. They are sixteen feet wide, with carved high stoops and portico fronts. Two have already been sold, though they have only just been completed. One of these was purchased by Capt. Dexter and the other by Christian Blinn, Jr., of west side repute. They are substantially-built houses, and their interiors contain the modern improvements. The vestibules are tiled in marble, and have carved, beveled plate glass, hardwood doors. The halls contain neat cherry wood hat-racks and umbrella stands, ruby lamps being suspended from the ceilings. The drawing, sitting and reception rooms on the first floor are thrown into one, in the manner of all modern style houses, the first two being joined together by means of a *portière*, the latter being divided from the others by a sliding door, in hardwood, so that in the event of an entertainment being given the whole floor can be utilized without obstruction. There is a spacious dining-room in the basement, while the kitchen in the rear is entered through a saloon passage, and contains an improved ventilating range, annunciator, wash-tubs, closet, refrigerator and other accessories, a cellar being below. The second floor contains two large airy bed-rooms, each having a separate saloon of its own, with ample closet room and hot and cold water. The front room contains a hardwood mantel, with glass mirror, and speaking tubes and electric bells communicating with the kitchen and servants' rooms are in this, as they are in every room of the house. In the rear of this floor is a bath room and closet, with good plumbing and flushing. The third floor contains four bed-rooms, and closet and wash-room. The dome-light is of colored glass. There are electric bells in each room, the houses are heated by register throughout; the rooms and halls on each floor contain ornate brass chandeliers and brackets of pleasing design; the ventilation, light and plumbing are good, and the houses conveniently arranged.

The row on [the north side, opposite, which is being erected by the above builders, comprises three elegant four-story and basement high stoop brown stone front flats, and four five-story and cellar brown stone buildings of a similar character. The former are occupied by the builders themselves, one being resided in by Mr. Gillie, a second by Mr. Walker and a third by Mr. Lawson. They are elegant flats and contain one family per floor, their distinguishing feature being that they are detached from one another, thus leaving an alley-way between each house, the walls of which are painted in imitation of tile brick. The four other houses, which are 25x85x100 each, are not yet quite completed. They will have hallways and parlors in hardwood trim, the walls and ceilings will be decorated, and each suite have a closet and bath room. Every house has outside ventilation; the plumbing and the general arrangement of the flats is of an improved character, and each floor has a private hallway, with separate entrance to servants' rooms and kitchen. A special feature is the dumb-waiters, which are encased in brick and made fire-proof. They can be closed in case of fire, so that the flames cannot escape or ignite any portion of the building. Two of these houses have been purchased by F. Woodford, of Brooklyn, for investment.

There is to be more building in this neighborhood during the forthcoming spring and summer. One Hundred and Fourth street has an elevated station at Ninth avenue, which probably explains the building activity north and south for one or two blocks, an experience common to all the streets on the west side where an "L" road station is located. This neighborhood is on high ground, and as one strolls westward on leaving the elevated station the Hudson River and the New Jersey Heights are seen in the distance.

WANDERER.

**A Reminder of Old Days in Wall Street.**

The *Evening Post* gives the following history of the property No. 54 Wall street, which was sold at auction on Wednesday last:

About the year 1793 this property was purchased by the late Nathaniel Prime, who, about that time, married Cornelia, daughter of Comfort Sands, a prominent merchant of New York, and one of the early presidents of the Chamber of Commerce. At that time Wall street and lower Broadway were the fashionable quarters of the city. Business was then conducted on a very different scale from the present, the bankers of those days, like Mr. Prime, transacting all their banking affairs on the ground floors of their Wall street dwellings, while the upper floors were occupied by their families. It was in this building that Mr. Prime's daughters, Mrs. Robert Ray, Mrs. John C. Jay, Mrs. Coster, Mrs. Seton, and his sons, Edward, Rufus and Frederick were born; and it was here that the famous banking house of Prime, Ward, Sands & King was first established. About the year 1812 Mr. Prime moved his residence to No. 1 Broadway, which remained the family home until 1844. In 1845 the late Mr. Edward Prime, who succeeded to the business of his father, erected the present building at No. 54 Wall street, which at that time was considered a fine specimen of architectural skill and business enterprise, being four stories high, with a front of fifty feet. It is probable that the present structure will be pulled down to make way for a building with hydraulic elevators, steam heaters and electric lights.

### Growth of Title Insurance.

THE TITLE GUARANTEE AND TRUST COMPANY INCREASING ITS CAPITAL STOCK TO \$650,000.

Very practical work in the direction of land transfer reforms is being accomplished by private enterprise. The introduction in New York and Brooklyn of title insurance is meeting with the same success that has attended it in Philadelphia and elsewhere.

The Title Guarantee and Trust Company issued during 1885, which was practically the first year of its business, 583 policies or certificates of title. Careful investors and some of the shrewdest loaning institutions of the city are now accepting its policies as security for purchases and mortgage loans in place of the old opinion of counsel. It has now increased its capital stock to \$650,000, and the whole amount will be at once paid in. With its increased capital the protection afforded by its guarantee, in addition to the legal examination on which it is based, will be still more complete.

The right of the company to prosecute its work on its new locality indexes has now been established by the General Term of the Supreme Court, and it will soon be able to relieve the public of the burden of official searches as well.

### The Washington Life.

In our advertising columns will be found the twenty-sixth annual statement of the Washington Life Insurance Company. To show how this company has increased and prospered we happen to have before us the statement published in THE REAL ESTATE RECORD of February 7th, 1886. This company showed then gross assets \$5,605,275; it now shows \$7,804,407. The receipts for the year as published then were \$1,264,918, but for 1885 they were \$1,846,457, while in contradistinction to this the amount paid policyholders in 1879 was \$974,506, and in 1885 it was \$993,441. If this showing and comparison of figures does not demonstrate that this company has been ably and successfully managed and that a policy-holder may feel absolutely safe that the company is in the strongest possible condition, then it is full time that statements should cease to be printed.

### The Brokers' Daily Meetings.

The attendance at these meetings continues good and up to the average. In accordance with the resolution passed by the Exchange the names of the members offering and wanting property are withheld, and parties desiring to communicate with them have no means of obtaining their identity except through the Real Estate Exchange. The different parcels are numbered, and by this means the brokers' names can be learned. The following are the parcels asked for at the meetings during the past week. They are not up to the average of the previous few weeks.

#### WANTED.

Large range, with or without cattle, full information and an inviting price will receive prompt attention; \$100,000 to \$300,000.  
5,000 to 10,000 acres solid block Kansas lands, suitable for ranch, prefer it on line of Atchison, Topeka and Santa Fe Railroad, in Southern Kansas.  
Three or four-story house, bet 30th and 58th sts, and Madison and 6th avs, not less than 22 feet front; rental, \$2,000 to \$3,000.  
One set four-volume edition Robertson's Atlas, New York city, Bromley's two-volume edition of the 23d and 24th Wards.  
Wanted to purchase a good building in Fulton st, either side of Broadway. Property in 10th, 11th and 17th Wards; also one plot of 14 or 15 lots below 14th st.  
Property on Broadway for investment, below Broome st, store or office building; \$200,000 to \$300,000.  
Vacant lots to trade for leasehold on West 50th st, close to 5th av; value to \$23,000.  
Five-story double tenements on east side, bet 4th and 34th sts; each for about \$18,000.  
To buy, on 3d, 6th or 8th av, property worth from \$25,000 to \$50,000.  
\$13,000 wanted on leasehold near Chambers st.  
A four-story high stoop, not less than 20 ft wide; rent abt \$2,000; and a three-story house, abt 16 feet; rent, \$1,000.  
Between 3d and 4th avs, 34th and 41st sts, \$15,000 to \$20,000.  
On Cortlandt, near Dey or Liberty, an old build'g on lease for ten years.  
Single flat, 20 ft wide, under \$20,000.  
Tenem't with store on Washington st, near Perry, abt \$15,000.  
Store with apartments, bet 6th and Lexington avs, near 42d st.  
One or two tenem'ts in 10th or 17th Wards.

### New Exchange Members.

The following are the latest applicants for membership in the Real Estate Exchange:

#### STOCKHOLDERS.

Clifford Coddington, gentleman, No. 17 Wall street. Proposed by Garrett Nagle, seconded by John F. B. Smyth.  
Mitchell A. C. Levy, commercial, No. 89 White street. Proposed by Smith Ely, Jr., seconded by Herbert A. Sherman.  
William Buhler, Jr., real estate, No. 240 William street. Proposed by Herbert A. Sherman, seconded by D. V. Westbrook.  
John Downey, builder, No. 403 West Thirty-third street. Proposed by George R. Read, seconded by E. J. Sause, Jr.

#### ANNUAL MEMBER.

W. H. Woodruff, auctioneer and real estate broker, No. 120 Broadway. Proposed by Nathaniel Niles, seconded by John Davidson.

### New Members Elected.

The Board of Directors on Tuesday elected the following gentlemen as members of the Exchange: Paul C. Grening, John S. Robinson and Lorenzo N. Fowler as annual members, and Joseph H. Lewis, of White Plains, N. Y., as non-resident member.

The Toronto authorities have just adopted the admirable French system of establishing by law exactly the number of persons a street car or other public vehicle may carry, the company to pay a severe penalty if the number carried is excessive. Of course, such a regulation is not altogether agreeable to the owners of street railways, because it necessitates the use of more cars; but that is just what ought to be done to make good their claim to be

public carriers. American street railway companies are especially censurable for continually endeavoring to effect the mathematical impossibility of carrying sixty persons in a car which will only hold thirty.—*St. Paul (Min.) P. Press.*

## The World of Business.

### The Wants of Trade.

The most recent official estimates place the paper money in circulation in the United States at \$837,757,069, and the coin money in circulation at \$743,349,578. Our circulation is now, and has been for several years, on a coin basis. This is proven by the fact that coin and paper circulate on equal terms. In view of the fact that it is no longer profitable for the national banks to increase their paper circulation, and that it is among the possibilities that these banks will soon begin to contract their circulation and may ultimately be compelled to confine their business to that of banking solely, the question arises, if silver coinage is suspended, what increase of money will we have to meet the wants of trade? This is not a groundless inquiry. The experience of all nations demonstrate that with augmenting trade an increase in the circulating medium is demanded. Within the last six years, or since the resumption of specie payments by the Government, the coin circulation has increased in the Atlantic States from virtually nothing to its present magnitude, in excess of seven hundred millions. Yet, at no time has it outstripped the requirements of trade. If the paper money now in circulation should be withdrawn altogether, or even in part, this vacancy in the currency would have to be supplied, in addition to the steadily augmenting demands of commerce. The gold product of the United States is not equal to this requirement, and even assisted by possible importations it would not be equal to it. Of course a proposition to retire the paper currency now in circulation at once, would not be entertained in any quarter, because, while the place of paper could in time be supplied with coin, silver and gold, the contraction which would follow upon a summary withdrawal of paper would create wide spread disturbances and disaster. Even the gradual withdrawal of paper money from circulation would involve the transfer of capital from uses to which it is now applied under conditions that must of necessity work injury to the public. But all of these contingencies can be avoided by the continued coinage of silver, either in the shape of standard silver dollars or subsidiary coin. The withdrawal of all paper money—treasury notes and bank notes—in sums under \$10 will create a vacancy which silver is amply competent to fill, and will render the process of paper retirement to that extent more tolerable to commercial interests. It also paves the way to the ultimate extinction of paper money. The paper withdrawn would be replaced by coin without incurring any real trouble in the process. The people of the United States can thus provide themselves with the best currency in the world, not only without loss, but with great profit to the government and the people. Already the national banks claim that it does not pay them to issue notes based on government bonds, and as soon as the business ceases to pay the banks will retire from it; that is, they will cease to be issuers of currency. Indeed, they may at any time be compelled to do that which the government or the people could not be induced to do; that is, sharply contract or withdraw altogether so much of the paper circulation as is not issued by the government directly, but which is issued in one form or another on the credit of the government. Assuming that the national bank note circulation now amounts to \$370,000,000, the banks can retire this circulation, or any part of it, at their pleasure. In case they do—and, as we say, the contingency is not improbable, certainly not impossible—what means have we, if silver coinage is suspended, to supply this vacancy and meet the wants of trade? This is a serious aspect of the silver situation, and it should not be overlooked in counting the cost of suspending the coinage of the silver dollar or its equivalent in subsidiary coin.—*San Francisco Call.*

### Should be Amicably Arranged.

In view of the prospective demand for the eight-hour standard of the day's labor, the question arises with builders how they shall make contracts for the work of the coming season. Manifestly they cannot do this on the ten-hour basis except they are assured workmen will agree to labor that many hours daily. If eight hours is to be the calculation, a decision should be come to promptly as to whether workmen will or will not consent to such readjustment of wages as the lesser number of hours would seem to imply. There is twenty per cent. shortage in the time the labor organizations are endeavoring to establish as the rule on and after the 1st of May proximo. Should this difference be added to contract estimates, the result would be no less unfortunate than to reduce the enthusiasm of parties who contemplate building. Should an equitable readjustment of wages be gracefully agreed upon all around, the bad effect, if any, would be reduced to a minimum, and thereafter wages would undoubtedly arrange themselves in accord with supply and demand. It is observed that in the Eastern cities, especially in New York, building contractors are inserting a clause in contracts to cover the possibility of the eight-hour movement being a success. Probably the better way would be to call a conference between employers and employes and decide upon the matter at once. It is not impossible that were conciliation adopted on both sides a suitable compromise would be reached. With peace in the family of building trades there should be full employment this year. This prospect should not be injured in the early season by any probable misunderstanding which might as well be fixed before the spring opens.—*Pittsburgh Dispatch.*

### Delaware & Atlantic Canal

Mr. O'Neill was none too soon in getting that Delaware & Atlantic Ship Canal scheme of his before Congress. It now comes out that, in a sly, sly way, the project for having the Federal Government purchase the Erie and Oswego Canals because the New Yorkers found them no longer profitable, was smuggled on the House calendar several weeks ago, with the evident intent to secure a big slice of that surplus for New York State by means of a log-rolling arrangement with the Hennepin Canal people, the Chesapeake & Delaware Canal people, the Mississippi River improvement people, the Ead's Ship Canal scheme, and other devices for preventing the surplus revenue becoming too much of a burden to the intellects of the merely speculative economists of the nation. The plain truth about the New York canal scheme is that it proposes to unload upon the Federal Government a property for which the present owners have no particular use, and the maintenance of which they find a somewhat grievous burden. If matters of this sort were regulated in accordance with business principles and in accordance with the dictates of common sense—we say nothing of common honesty—a scheme to take from the United States Treasury a large sum of money for the New York canals would not be seriously considered for a moment by anybody, and for the all-sufficient reason that such consideration would be absolutely useless. The projectors of the scheme know very well, however, that the idea they entertain is far from being a vain one, and they have the best reasons for believing that, if it is energetically pushed in the right way, it will secure the desired results. There is no need to contrast such a scheme as this with the O'Neill project for a ship canal across New Jersey for the purpose of giving the commerce of Philadelphia a short cut to blue water. The two projects have absolutely nothing in common—except, of course, the expenditure of liberal appropriations of Federal money. Any reader of this can, if he will, demonstrate to himself in five minutes the merits of the O'Neill ship canal scheme, by measuring on a map what a ship will save in mileage by means of a cut across Jersey instead of making blue water



by doubling Cape May. The truth is, that it is difficult to overestimate the importance of this scheme; and in view of the persistent pressure that is being exerted in behalf of the New York canal scheme, the Hennepin scheme, and all the other schemes referred to, it is high time that the citizens of Philadelphia—and of New Jersey eke—were rallying to the support of the Hon. Charles O'Neill, with an energy which will give him a proper encouragement to energetically pursue the good work in which he is engaged.—*Daily Evening Telegraph, Philadelphia.*

### A Great Corporation.

It is understood that the House Committee on Commerce will report unanimously in favor of Mr. Reagan's bill to incorporate the Atlantic & Pacific Ship Railway Company. This is the project of Capt. James B. Eads of St. Louis for the construction of a ship railway across the Isthmus of Tehuantepec as a connecting line between the Atlantic and Pacific oceans. Ex-Secretary Windom is president of the company and the capital stock of \$100,000,000. The Mexican government has taken the initiative by making the company a grant of a half-mile strip of land across the isthmus, a distance of 116 miles, together with 2,700,000 acres of public land. It also exempts the company from taxation for ninety-nine years, and guarantees that for fifteen years one-third of the net income to the company shall be \$1,250,000 annually. The United States is solicited to guarantee that two-thirds of the net income shall equal \$2,500,000 annually for fifteen years. It is specified that whenever the company shall have completed the ship railway, and shall have constructed the necessary terminal works to transfer loaded vessels weighing out less than 3,000 tons from one side of the isthmus to the other, without injury to the vessel, the guarantee of the United States shall at once be in force. It is also provided that Eads or the company may construct a canal as a portion of the route. The government is to have important concessions from the company in the way of transportation, mail-carrying, etc., and at the end of fifteen years the money advanced in the way of a guarantee is to be repaid. Fifty per cent. of the gross receipts will be considered net receipts.—*Buffalo Times.*

### Chicago's Cable System.

The report recently issued by the City Railway Company of Chicago will prove of interest to the large cities in which cable traction is still in its experimental stage. While other cities have had her mistakes to profit by, Chicago began its cable plant as a decided innovation. The perfection of the details was, in nearly every case, the result of expensive experiment, and particularly difficult because all changes were made without interfering with the operation of the cars. The wear and tear on rails and rolling stock was a continual source of expense. Last winter the handling of snow and the track repairing cost over \$100,000. The cost for new rolling stock and repairs during the past year was \$344,344, while the repairing of grips and sheaves consumed over one hundred thousand pounds of metal. The history of the Chicago system justifies the president in saying: "The company has wrought a radical revolution of its system in substituting on its main lines twenty miles of cable road with its 2,000 horse power of steam engines and powerful machinery moving cars at an average speed of nine and one-half miles per hour. It has added thirty miles of new lines and their equipments, necessary buildings and appliances. It has increased its rolling stock from 263 to 632 cars, and has doubled its number of passengers. It has reorganized its methods and its forces to meet the new conditions, and has battled to successful issue against difficulties, stubborn prejudices and opposition of the most pronounced character." It may be remarked that those railroads mostly abused for "over-riding" communities have generally attained their supremacy in popular favor by most business-like attention to the comfort and convenience of their patrons. The City Railway Company of Chicago sets a striking example to corporations in other cities in fighting prejudice and even organized opposition by meeting every requirement necessary to the convenience of travelers. When we think that the item of "snow-handling and track repair" was over one hundred thousand dollars and that the average rate of travel is nine and a half miles an hour, the suggestions offered to other surface roads competing for popular favor may be appreciated. A press despatch published this morning describes a new heater which will be used on all of the cable cars. The enterprise of the company in encouraging invention has not only increased its popularity, but it has also established a method of heating that will prove more thorough and economical than any of its predecessors, should the experiment, of course, prove a success. The principle of private venture will apply to the projects of corporations—those that attend to their business and give the most for the money will command the lion's share of patronage.—*Philadelphia Evening Bulletin.*

### Money's New Preferences.

"Money is abundant and cheap," as the reporters of New York and other big cities are persistently informing the public. The buying medium is plentiful; it pays people but little directly to keep their fortunes in that form, and hence it is regarded as mysterious that they don't inaugurate a popular boom in securities by crowding into the investment market and buying the bonds and stocks so plentiful in Wall street. So it transpires that so-called securities are as abundant as money, and while not so cheap they are probably much nastier than the money of most men, which, by the way, is saying a great deal. They are also most of them things of the past, musty and worm-eaten, and many of them merely shells of a kernel long since extracted, devoured and digested. So people prefer to keep money that pays but little, rather than buy those showy old rattle-traps which may cost much, or when they invest they either desire something which they or their acquaintances can control and the laws and courts of their own State can protect; things which, in addition to the anticipated direct return in interest and dividends, also help to vitalize and fructify numerous other substantial interests with which their ventures may have no formal connection. When this spirit becomes general it will be a cold term for the great monopolists of the gambling exchanges, but an era of golden promise to the masses of business men and the people. In the interior cities this plethora of money, concerning which the stock-jobbing louters of New York are clamoring, hardly exists in a troublesome form, as men are finding more and greater uses for their means in individual or local enterprises; and even in the East it is reassuring to find that they are beginning to turn in their corporate adventures from the old barnacle-covered hulks of Wall street to new schemes. For instance, in Philadelphia this month corporations have been started with an aggregate capital of \$30,000,000.—*Louisville Courier-Journal.*

### Improve the Erie Canal.

It is surprising that the New York Times should criticize and condemn Senator Warner Miller because of the probability of his introducing a bill in the United States Senate, looking to the federal maintenance of the Erie Canal. Is it good business sense ostensibly to appeal to the cheap vanity of State pride? New York is not a beggar knocking for alms at the federal treasury. It has contributed its quota for the construction and maintenance of every national work, in every needful State. The jetties that make the mouth of the Mississippi at New Orleans available to take in a part of the commerce of the Atlantic for the direct financial nutrition of the great West; the levees that prevent the dangerous spread of that alternately swelling and subsiding river, bear the dollar mark on every pile and foot of embankment contributed by this great and ungrudging State. The well-helped States were never regarded even by the narrowest gauged, direct or indirect tax contributor as geographical tramps soliciting alms with empty hands and giving nothing in return. The federal domain is a common one. The boundary lines of states are simply a political convenience, and not a barbed

fence, either to obstruct or repel the circulation of common commercial interests. We are glad to see Senator Miller present for the consideration of the United States Senate a proposition that has had a liberal airing in our own Legislature and which was endorsed by almost every interest, excepting railroad interests, in the State. No proposition looking to the maintenance of a plan for this artificial looping together of two great national waterways—the lakes and that virtual arm of the sea, the Hudson—can be regarded as begging. Our fresh water Mediterraneans draw directly from a third and indirectly from a half of the cereal-producing lands of the country, which will not be likely to look with suspicion on a proposition that aims to insure the continual existence of this great freight regulator. New York is no longer alone in its interest in the Erie Canal. Its maintenance costs our tax-payers annually a million dollars or more, and this not for the State's own use, but for the free transportation of grain, lumber, ore and coal produced outside its borders. The feeble nutrition of this through transportation does not compensate for the financial friction of its passage. The State of New York offers free for the general welfare a public work costing over \$65,000,000. It is reasonable to believe that so just and liberal a proposition will be met with a spirit of generous appreciation. The "business end" of the Times is exhibited in the sting of the paragraph that "the precedent will cost far more than they get for the Erie Canal." The appeal, therefore, is not so much to State pride as it is to State penuriousness.—*Albany Evening Journal, January 26, 1886.*

The State of New Jersey, like the State of Pennsylvania, derives the greater part of its revenue for the support of the State government from the tax on corporations. The system has been carried to such an extent in New Jersey that out of total receipts for the last fiscal year amounting to \$1,171,814 the corporations paid into the State Treasury \$994,970. There was no other single source of revenue of importance. The railroad companies upon which the bulk of this taxation falls, amounting to \$386,693, are contending in the courts the payment of a still further sum demanded by the State. Besides the State tax they are taxed for local purposes \$377,486, and they complain that the burden thrust upon them is too grievous to bear. But it is not likely the system will be changed to please the railroad companies. New Jersey was one of the first States to discover the advantages of corporate taxation as a means of revenue. It is easily assessed and cheaply collected. The expense of a small army of tax collectors is avoided. It would perhaps be a proper simplification of the tax system to exempt the corporations from taxation for municipal purposes, but no great injury is done as the tax stands. The money paid over to the State and counties is collected again from the people in the shape of freights, discounts and insurances necessarily increased to make good the sum of taxation. In this way the tax is very evenly distributed in the long run. The people pay it who should pay it without knowing how it comes about, and the corporations get the credit of supporting the State government without really contributing a dollar more than their proper share.—*Philadelphia Record.*

A municipal corporation need not make a dollar of money out of its monopoly of gas and water. A private gas or water company, on the other hand, must make profits on its investment or become bankrupt. The cheaper and more abundant the gas and water of a city the better for the security and health of its inhabitants. When the dark places of a city are lighted up with plentiful supplies of gas the dangers of robberies, burglaries and other crimes against persons and property are lessened. A city can then well afford to supply its inhabitants with gas below cost, if necessary, and make up the deficit from other sources of revenue. But a private corporation owning the monopoly of the city's gas is governed only by the consideration of profit. The interests of the city in cheap gas must always yield to the interests of the owners and stockholders of the private monopoly. For these reasons no city government that consults the welfare of its inhabitants can ever be persuaded to surrender control over its supplies of gas, no matter with what specious pretexts cunning and greed may seek to cover the scheme.—*Philadelphia Record.*

A petition is being signed by the members of the Exchange in favor of their new charter introduced in the Legislature, the terms of which appeared in our last issue.

Real estate owners, brokers and dealers, lawyers, conveyancers and others who desire to obtain a fuller knowledge of the great question of land transfer reform, should read the majority and minority reports of the commissioners appointed by President Cleveland, when Governor, to consider the matter. The reports are given word for word, and also contain the bills drawn up by the commissioners, as well as short forms of deeds and mortgages, etc., and other interesting matter throwing light on the question. Copies can be had at the office of THE RECORD AND GUIDE, price fifteen cents.

### How to Draw a Contract.

An invaluable work for all dealers in realty is found in "The Guide to Buyers and Sellers of Real Estate," by Counsellor Geo. W. Van Siclen. This pamphlet of only fifty-six pages offers a complete solution of all the complicated questions that arise in drawing contracts. It discusses questions of titles, liens, curtesy and dower rights, deeds, searches, etc., and contains forms of contracts, and judicial decisions which, with other general information, will go far towards making every man his own lawyer. It tells all about fixtures, assumption of mortgages, apportionment of rents, description of property, terms of payment, damages for failure to carry out contracts, information on setting aside contracts for mistake or fraud, and forms of deeds. Published by THE RECORD AND GUIDE, 191 Broadway. Price, 50 cents.

### Real Estate Department.

The Exchange has been a scene of activity during the week. Each day saw a crowded floor, and especially on Tuesday, Wednesday and Thursday, which have this week been, as they generally are, the busiest days on the Real Estate Exchange.

Renting in the dry-goods district has not been very brisk, and leases for the next twelve months have been made at the same rentals as last season, very few advances or decreases having taken place.

There were no sales on Monday, No. 131 East One Hundred and Twelfth street having been withdrawn. On Tuesday the Third avenue store building situate on the southwest corner of One Hundred and Fourth street, sold for \$30,150, and No. 1837 Third avenue for \$35,000. The sale of Nos. 27 and 29 Cornelia street were adjourned till February 16th, and No. 52 Mulberry street *sine die*.

The principal sale of the week took place on Wednesday, being that of No. 54 Wall street. This property has a frontage of 50.4 feet on that street x 50.8 in the rear, being 117.6 and 114.3 feet deep. It has on it a four-story

front and three-story rear office building, and is directly opposite the United States Custom House, east of William street. It comprises 5,855 square feet, which is equal to \$66.60 per square foot on the price paid. The first bid made was \$325,000, which was gradually run up to \$390,000, the figure at which it was finally knocked down to W. C. Noyes for the Central Trust Company. The sum of \$375,000 could have purchased the property at private sale before it was offered, and it may be of interest to note that \$360,000 was privately offered by a member of the firm of Kessler & Co., bankers, who at the sale bid \$383,000. The assignee's sale of the Brooklyn property belonging to the Livingston Steam Sugar Refinery was also sold on the same day and brought \$93,600.

On Thursday Nos. 3 and 5 Coenties slip, on the northwest corner of Water street, sold for \$51,000, and the corporation sale of property on the west side of Fifth avenue, between One Hundred and Thirty-seventh and One Hundred and Fortieth streets, realized \$51,000. The sale of the Bijou Theatre on Broadway, which was to have taken place that day, was adjourned till February 18.

The sales at the Exchange next week are both numerous and important, as will be seen by our advertisements elsewhere.

On Monday next, the 8th inst., Richard V. Harnett & Co. will sell four lots on One Hundred and Seventh street, west of Eighth avenue; three lots on One Hundred and Thirteenth street, west of Fifth avenue, and the double tenement No. 348 East Sixty-first street.

On Tuesday, the 9th inst., Richard V. Harnett & Co. will sell the factory property on the southeast corner of Rivington and Attorney streets, as well as the six-story brick and granite building, with two small structures in rear, at Nos. 17 and 19 Broadway, a little north of the Washington building. They will also sell at the same time the Watson House property at Babylon, L. I., comprising nearly 8½ acres, with large hotel, two cottages, carriage house and so forth. All these are important sales and will be largely attended.

Louis Mesier will also sell on the 9th inst. the valuable office building No. 50 Broadway, and a choice lot on Fifth avenue, south of Sixty-sixth street. He will at the same time sell the extra wide residence and plot belonging to the estate of John R. Marshall, known as Nos. 61 to 65 West Twenty-third street.

Peter F. Meyer will on Tuesday sell, in partition, the four-story residence with stable in rear, No. 15 West Thirty-fourth street.

Richard V. Harnett & Co. will sell on Wednesday, the 10th inst., the five-story English basement dwelling No. 3 West Thirtieth street, near Wallack's Theatre; the house No. 39 East Thirtieth street, and the Hamilton Fish leasehold tenement No. 205 East Twentieth street. This is all good investment property.

E. H. Ludlow & Co. will sell, on the 10th inst., improved property on Fifth avenue, West Twentieth, West Twenty-first, West Thirty-sixth, Bleecker, Sullivan and Beaver streets. This is all valuable real estate, and is to be sold by order of the executors of Montague M. Hendricks.

On Thursday next, the 11th inst., Richard V. Harnett will sell the valuable properties known as Nos. 114, 115 and 117 Prince street, near Greene. These are situate in the midst of the dry-goods district, and will command some good bidding. On the same day Mr. Harnett will sell the valuable store property Nos. 1187 to 1201 Third avenue, comprising the eight buildings covering the entire front on the east side, from Sixty-ninth to Seventieth street. This is a fine block front, and ought to bring good figures.

Adrian H. Muller & Son will sell on Tuesday week, the 16th inst., the numerous properties belonging to the estate of the late V. K. Stevenson, which we described at some length in our last. This will be one of the most important sales of the season.

The lease on liberal terms of one of the most desirable sites in the city for a hotel, theatre or apartment house is offered through Messrs. Beekman and Ogden. It comprises the southwest corner of Forty-first street and Broadway, running through to Seventh avenue, as described in an advertisement elsewhere. It is opposite the Broadway front of the Hotel Vendome and near the Metropolitan Opera House, the Casino and other well-known buildings. Expensive alterations will be made by the owners to suit responsible lessees.

avenue, x204.4 deep. The cost of this plot with the avenue front, commencing 100 feet westwards, purchased by them, as reported January 23d, was \$112,000. The whole comprises about six full lots. The brokers were L. J. & I. Phillips.

Gillie, Walker & Lawson have sold two more of the fifteen five-story brown stone front flats to be built by them on the south side of Sixty-third street, one commencing 275 feet west of Ninth avenue, having been purchased by John S. Radway, and the other, commencing 500 feet west, having been bought by Dr. Felix Formento, of New Orleans. This is the ninth building sold by this firm out of the fifteen to be erected by them, the excavations for which have only just been commenced. These builders have also just sold two of their seven five-story flats on the north side of One Hundred and Fourth street, east of the Boulevard, Nos. 509 and 513 West, 25x85x100 each, to F. Woodford, of Brooklyn, for investment.

Jos. Arthur Levy has sold for the estate of P. M. Davies the house No. 24 East Seventy-fourth street, 20x55, lot 80, for \$32,500 to Elizabeth Calm.

John Stewart has sold for O. K. Weinman the five-story brick double tenement No. 355 West Forty-fifth street, 25x85x100, for \$31,000 to Edward Derleth, and for F. S. Howard the two five-story double tenements, Nos. 148 and 150 Tenth avenue, 25x70x80 each, to O. K. Weinman for \$50,000.

Moritz Bauer has sold the plot on Third avenue, between Seventy-fifth and Seventy-sixth streets, 56.3x105, at an advance to G. Lange. The sale to Mr. Bauer of this plot was reported in our last issue.

Jos. H. White has sold for the estate of Jean G. Torrilhon the seven three-story brick buildings Nos. 137 West Twenty-ninth street, and Nos. 1, 2, 3, 4, 5 and 6 Pacific place, for \$35,000 to Wm. P. Dixon.

M. B. Baer & Co. have sold for the Sloane estate the three-story and basement brick house No. 119 West Seventeenth street, 17.8x48x77, to Archibald McVay for \$11,750.

W. J. Merritt has sold another of his three-story and basement ornate front dwellings on the south side of Ninety-fifth street, between Ninth and Tenth avenues, size 18x50x190, to Henry E. Jones for \$15,000.

There was a rumor to the effect that the Trinity Church Corporation intended to sell the block, including St. Paul's Church, between Fulton and Vesey streets. The rumor was positively denied by Mr. J. Van Rensselaer Cruger, the controller of the corporation. We learn that the Trinity Church are considering the erection of a school and offices for the St. Paul's Church, which may probably have given rise to the rumor.

Ferdinand Fish is going to open an office in his new buildings, Nos. 57 and 59 West Forty-second street, and is fitting up handsome apartments on the second floor of both buildings for his own residence.

Randolph Guggenheimer has sold two lots on the south side of Seventeenth street, 100 feet east of Tenth avenue, 50x92, to Julia Mullaly, with unfinished buildings thereon, for \$28,000, and has purchased from the latter the two five-story brown stone flats, Nos. 511 and 517 West Sixtieth street, 25x75x100 each, for \$44,000.

Parker & Ross have leased No. 954 Third avenue, adjoining the northwest corner of Fifty-seventh street, 20x50x80, for Gideon L. Green to Nathan Houtman for ten years at \$2,000 per annum.

John D. Crimmins has purchased from Mrs. Shack, of Denver, Col., and Mrs. Gunther, of New York, a plot on the south side of Seventy-seventh street, between Ninth and Tenth avenues, 114.6x100, for about \$37,000. The brokers were Mordecai & Bellamy.

Weed & Co. have sold for I. B. Tompkins two lots on the west side of Tenth avenue, 50 feet south of Seventy-fifth street, for \$18,000, to Newman Cowen.

August Schmid has sold five lots on the southwest corner of Ninth avenue and One Hundred and Fifth street, four on the avenue and one on the street, for \$32,000. Brokers, Weed & Co.

A. H. Muller & Son have sold for R. F. Tysen the premises No. 5 Worth street, 25x100, with old building thereon, to S. Inslee for \$25,000, for improvement.

Mrs. Harriet S. Hale, of Ithaca, has sold four lots on the north side of Sixty-ninth street, 200 feet west of Eighth avenue, for \$39,500.

Edward Cunningham has purchased from John M. Pinkney six lots, four on the northwest corner of New avenue and One Hundred and Sixteenth street and two on the southwest corner of One Hundred and Seventeenth street and New avenue, 50x100, for \$36,000.

John McIntyre has purchased from the Sandford estate the plot on the southeast corner of Sixth avenue and One Hundred and Twenty-eighth street, size 100x135, for \$47,000 cash.

Fred. Beinbauer has sold five lots on the north side of Sixty-second street, commencing 250 feet east of Tenth avenue, 125x100, for \$45,000, for improvement.

John B. Hillyer has sold eight lots, four on Ninety-fifth and four on Ninety-sixth street, 200 feet east of Ninth avenue, 100x201.5, for \$56,000.

Ferdinand Fish has sold for Wm. Ziegler the three-story brick store No. 102 Fulton street, lot 25x100, for \$55,000. This property was offered on Monday at the brokers' meetings and sold on Tuesday. Mr. Ziegler has just taken title to the same, the consideration being \$51,200.

Christie & Son, of East Thirty-sixth street, have just leased the new factory erected for Sypher & Co., at Nos. 520 to 524 West Twenty-eighth street, 75x100, with machinery, etc., for ten years, at \$7,000 per annum. Brokers, W. T. Brown & Co.

S. Eddy & Co. have sold for John H. Watson the plot of five lots on the southeast corner of Sixth avenue and One Hundred and Twentieth street for \$50,000, to Henry Morgenthau.

Charles A. Chesebrough has just taken title to the entire westerly front on Fourth avenue, between Twelfth and Thirteenth streets, in consideration of \$288,000.

L. J. Carpenter has sold the four-story high stoop brown stone house on Fifteenth street, opposite Stuyvesant square, 24.6 x abt 60 x 128, for \$26,000, which was offered at the brokers' meetings on the Exchange a few weeks ago, and it is now withdrawn.

Henry Simmons has sold the plot on the north side of Eighty-first street,

CONVEYANCES.

	1885.	1886.
	Jan. 30 to Feb. 5 inc.	Jan. 29 to Feb. 4 inc.
Number.....	245	306
Amount involved.....	\$4,194,835	\$6,025,481
Number nominal.....	71	52
Number 23d and 24th Wards.....	27	29
Amount involved.....	\$72,189	\$88,705
Number nominal.....	9	6

MORTGAGES.

Number.....	211	259
Amount involved.....	\$2,472,036	\$3,071,309
Number at 5 per cent.....	95	123
Amount involved.....	\$875,360	\$1,358,652
Number at less than 5 per cent.....	3	17
Amount involved.....	\$87,000	\$494,000
Number to Banks, Trust and Ins. Cos.....	30	24
Amount involved.....	\$775,000	\$575,000

PROJECTED BUILDINGS.

	1885.	1886.
	Jan. 31 to Feb. 6.	Jan. 30 to Feb. 5.
No. of buildings.....	69	68
Estimated cost.....	\$628,800	\$1,124,500

Gossip of the Week.

The Equitable Life Assurance Society has purchased the five-story office structure No. 21 Nassau street, from the Gebhard estate. The dimension of the building is 23.7x88.9x25.6x89, and the price is reported at \$300,000. The Society now owns Nos. 19 and 21 Nassau street, which they will later on connect with the immense pile of buildings owned by them on Broadway, Pine and Cedar streets, thus giving them an outlet on Nassau street.

Terence Farley & Son have purchased from S. Rothschild the plot on Seventy-first and Seventy-second streets, running through, having a frontage of 36.8 feet on the former street, commencing 138.4 feet east of Ninth avenue, and a frontage of 31.7 on the latter street, beginning 143.6 east of that

commencing 245 feet west of Ninth avenue, size 52x102.2, for \$19,000 to August Schulz. Broker, J. S. Robinson.

Augustus Meyers has sold the plot on the north side of Eighty-first street, 400 feet west of Ninth avenue, 56x102.2, for \$23,500 to Julius Sachs.

E. Spingarn has sold the plot of eight lots on the southeast corner of One Hundred and Sixteenth street and New avenue, 195x100.11 for \$45,000. Brokers, W. J. Cole & Co.

J. C. Lalor has sold for Wm. Reid four lots, three on the northwest corner of Eighth avenue and One Hundred and Forty-third street and one lot adjoining on the street for \$18,000 to Newman Cowen.

**Brooklyn.**

John F. James has sold for the Sullivan estate two four-story brick stores and dwellings on the northeast corner of Fulton and Bridge streets, 48.8x70x100 x irreg., to Parfit Bros. for \$100,000, who resold it to S. B. Jones, the dry-goods merchant for \$108,000. It will be remembered that Messrs. Loeser & Co. bought the southeast corner some time ago. Mr. James has also sold the residence of the late Charles Storrs on Monroe place, being a three-story brick dwelling with plot, 48x100, for \$34,000, and the three-story brick dwelling No. 87 Remsen street for \$17,000.

H. B. Crossett has sold the house No. 61 Irving place for Russell Parker to P. Foley, of New York, for \$5,900.

C. H. Murch has sold the two-story and basement frame dwelling on the north side of Herkimer street, 160 feet west of Hopkinson avenue, 16.8x40x100, to S. K. Madden for \$1,185.

Ridden & Thomas have sold the two three-story brick dwellings Nos. 246 and 248 Rodney street, 64 feet x irregular, to Floyd Newins for \$12,250.

Fr. Herr has sold the two three-story brick stores and dwellings junction of Myrtle and De Kalb avenues, 82.4x84.11 x irregular, to Wilhelmina D. Torney for \$16,000.

D. H. Fowler & Co. have sold the two-story and basement brick dwelling No. 8 Verona pl, 21x34x76, to Mr. Slagel, for \$5,750, and a plot on the south side of McDonough street, 282 east of Tompkins avenue, 80x100, to E. M. Bassett for \$8,400.

Messrs. Hallock & Son have sold three lots, each 18.8x100, on the north side of Sixteenth street, 97.10 east of Sixth avenue, to Marshall C. Dexter for \$1,800.

**CONVEYANCES.**

	1885. Jan. 30 to Feb. 5, inc.	1886. Jan. 29 to Feb. 4, inc.
Number.....	244	280
Amount involved.....	\$1,220,396	\$1,378,070
Number nominal.....	60	43

**MORTGAGES.**

Number.....	163	188
Amount involved.....	\$582,477	\$611,225
Number at 5 % or less.....	50	91
Amount involved.....	\$198,550	\$405,731

**PROJECTED BUILDINGS.**

	1885. Jan. 31 to Feb. 6.	1886. Jan. 30 to Feb. 5.
Number of buildings.....	55	24
Estimated cost.....	\$277,750	\$82,000

**Out Among the Builders.**

The excavations have just commenced for twenty-five three-story and basement private dwellings to be erected by William J. Merritt on West End (Eleventh) avenue, Seventy-fourth and Seventy-fifth streets. Ten will front on the west side of the avenue, fourteen on Seventy-fourth, and one on Seventy-fifth street, the two last named being west of the avenue, all the buildings adjoining each other. They will each be 20x60 in dimension, and their architecture will be of an ornate character, in villa style.

Fifteen three-story and basement private dwellings will shortly be commenced by Edward Cunningham on the west side of New avenue, running from the northwest corner of One Hundred and Sixteenth to the southwest corner of One Hundred and Seventeenth street. Twelve will front on the avenue and three on the street.

George Shepherd intends to erect ten three-story brick and stone houses on the northwest corner of Lincoln avenue and One Hundred and Thirty-fourth street. Seven will front on the avenue and have stores, their dimensions being 17.5 and 20 feet front each; while three will front on the street and be 20x50 each. It is estimated that this improvement will cost about \$40,000. The architect is Joseph M. Dunn.

Thomas Patten intends to erect four five-story brick and brown stone tenements, with stores, on the northeast corner of Eighty-seventh street and First avenue. The corner building will be 25x70 and the three houses adjoining 25x60 each, their estimated cost being \$75,000. W. Graul is the architect.

W. E. Mowbray has the plans for a first-class four-story stone front private dwelling, about 25x92, to be erected by Anthony Mowbray on the east side of Fifth avenue, commencing 27.2 feet north of Seventy-fourth street.

G. A. Schellenger is preparing plans for two five-story brown stone tenements to be built on the southwest corner of Second avenue and Thirtieth street, their size together being 49.6x88. The cost to the owners and builders, Gordon Bros., will be about \$40,000.

The Board of Health intends to erect two much-needed pavilions on North Brothers Island. They will each be 32x75 in size, and will be set aside for contagious diseases. Toilet rooms, baths, water closets, nurses and linen rooms will be provided, and each building will contain accommodation for twenty beds. The plans are being drawn by J. M. Dunn.

The National Citizens' Bank contemplate making extensive alterations and additions to their building on the corner of Broadway and Walker street. The improvements will include an elevator, iron stairway, new trim and general remodeling suitable to a modern style of building. D. & J. Jardine will be the architects.

Terence Farley & Son intend to improve the block front on the east side of Ninth avenue recently purchased by them, and the plot 36.8 on Seventy-

first street and 31.7 on Seventy-second street, running through, about 143 feet east of that avenue. They will probably build flats and stores on the avenue and private dwellings on the streets.

Thom & Wilson have the plans under way for ten five-story brick and stone front apartment houses, to be built by John M. Ruck on Fifty-second and Fifty-third streets, running through. Six will front on Fifty-third street and have stores on their first story, and four on Fifty-second street, without stores. They will all be 25x35 each, and will cost about \$180,000. The same architects have the sketches for a five-story brick and stone flat and store, 25x35, to be built by Andrew Ewald on the west side of Ninth avenue, commencing 25 feet south of Fifty-first street, at an estimated cost of \$20,000, and a similar flat for the same owner on the north side of Thirty-eighth street, commencing 275 feet east of Ninth avenue, to cost about \$20,000. They are also the architects for a five-story improved flat, 25x70, to be built at No. 525 West Forty-seventh street, for Robert Muh at a cost of \$20,000. The first story and basement will be of brown stone and the floors above of brick and stone. The flat will be partly occupied by the builder.

John Brandt has the plans under way for five brown stone front private dwellings, to be built by John Wicks on the north side of Ninety-second street, between Madison and Fourth avenues. Three will be four-story and basement and two three-story and basement houses, their dimensions being 17 and 18x55 and 68. They will contain the modern improvements and will cost about \$80,000. The same architect has the plans under way for a four-story brown stone single flat, to be built on the south side of Eighty-second, between Lexington and Fourth avenues. It will be 21.6x92 and be of an improved character, the cost to the owner, F. Becker, being about \$20,000. Also a five-story brick and stone improved apartment house, 25x72, to be built on the north side of Eighty-third street, between First and Second avenues, for C. D. Bergmann, to cost \$16,000. Mr. Brandt is also the architect for the four houses to be built for Louis Wirth, reported last week. They will cost about \$60,000.

J. C. Burne has in hand the sketches for four five-story stores and dwellings to be built on the northeast corner of Third avenue and Ninety-fifth street, 25x35 each, and six apartment houses on the street adjoining, 27x85 each, for James O'Hare, the whole to cost about \$260,000. He also has the plans for four apartment houses of an improved character, to be built for John Scott on the south side of One Hundred and Thirteenth street, 25x80 each, between Fourth and Madison avenues, to cost about \$85,000.

John Mullaly will complete the two five-story brick and brown stone front flats, 25x35 each, on the south side of Seventeenth street, 100 feet east of Tenth avenue, which were begun by John Decker.

Father William J. O'Kelly is collecting funds for a Roman Catholic Church to be erected on four lots on the south side of Ninetieth street, commencing 200 feet west of Second avenue.

Anthony Mowbray intends to build three four-story first-class brown stone private dwellings on the south side of Seventieth street, 265 feet east Fifth avenue, one 25 and two 17.6 feet front each. The architect will be W. E. Mowbray.

Amongst the improvements for which plans were filed during the week were eight flats and stores to be built on the west side of Eighth avenue, between One Hundred and Fifty-fifth and One Hundred and Fifty-sixth streets, for Mrs. William Lynch, and eight similar buildings on the block above, between One Hundred and Fifty-sixth and One Hundred and Fifty-seventh streets, for the same lady, the total cost being \$240,000.

**Brooklyn.**

William H. Scott intends to build five four-story private flats on the southwest corner of Fulton street and Franklin avenue. They will have brick fronts, with stone and terra cotta trimmings, three being 20x60 each, and one, the corner, 20 and 40x90. They will all front on the street and have stores on the first story, each floor above to have accommodations for one family. They will be in hard wood finish and contain improvements, their cost being estimated at \$70,000. Montrose W. Morris is the architect.

Th. Engelhardt is preparing plans for a two-story frame flat, 25x40, to be built on the south side of Gratton street, 125 feet east of Bogart street, for Oscar Karass; the cost will be \$3,000; a three-story frame double tenement 25x50, at No. 107 Troutman street, for John Herr, cost \$4,000; a three-story frame tenement, 25x50, adjoining, for John McBride, cost \$4,000; a three-story frame store and tenement, 25x55, on the south side of Broadway, 50 feet east of Ellery street, for John Wanzel, cost \$4,500; a four-story frame tenement, 25x55, at No. 150 North Seventh street, for John Brown, cost \$5,800, and a three-story frame flat, 20x56, with extension 15x35, on the south side of Himrod street, 80 feet west of Evergreen avenue, for Mrs. C. Oberle, cost \$4,500.

E. F. Gaylor has plans under way for a four-story brick store and tenement, 25x55, to be built on the north side of Broadway, opposite Lewis avenue, for C. F. Winkelneyer.

Marshall C. Dexter intends to erect three houses, 18.8 front, for private residences on the north side of Sixteenth street, 97.10 east of Sixth avenue.

Amzi Hill has plans for a two-story frame dwelling, 20x42, to be built at No. 763 Herkimer street, for J. Gregory.

H. Vollweiler has the sketches for a four-story brick store, 27x55, to be erected on the northeast corner of Manhattan and Van Cott avenues, for Mr. Driscoll, to cost \$12,000; a three-story frame store and tenement, 25x50, at No. 247 Boerum street, for Adam Knoth, to cost \$3,800, and a three-story frame shop, 20x50, on the north side of Garden street, for L. Schmidt, to cost \$3,000.

**Out of Town.**

Newark, N. J.—R. H. Rowden has the plans under way for three three-story brick dwellings, to be built on Milford avenue, near Clinton avenue, for Geo. M. Ward. They will be 16.8x55 each, including extensions, and will cost about \$14,000. The same architect has plans for a two-and-a-half-story frame cottage, 21.6x33, to be built on Emmett street, near Mulberry, for Mrs. Romona C. de Ward, at a cost of \$3,500.

The plans filed at the Building Department during the past week were



comparatively few in number. There is a good deal of talk of new work, as well as sketching being done in the architects' offices, and this will tell in increased plans during March and the subsequent months. The following are the plans filed since our last up to the 4th instant:

A 2-sty store building, 20x32, to be erected at No. 47 Houston street, for Valentine Stoke. A 1-sty store building, 22x40, cor Pacific and Oliver sts, for Stephen S. Brown. A 2-sty dwg, at No. 127 Summit st, for Albert Careau. A 1-sty car house, 40x300, on Springfield av, bet 10th and 11th sts, for the Irvington & N. H. R. Co. A 2-sty and attic dwg, at No. 20 Cateret st, for Eliza D. Jaynes; archts, H. E. Reeve & Co. A 2½-sty tenement, 22x40, on South 17th st, for Albert Roehme, and a 2-sty ink and mucilage factory, 20x40, for Nelson M. Baldwin.

The number of buildings for which plans were filed during January was twenty-nine. The number in the corresponding month last year was twenty-six.

**Far Rockaway, L. I.**—Judge Edmund J. Healy intends to erect a handsome two-story, attic and basement cottage here, from plans by J. M. Dunn, of New York. It will be 31x46 in size, and will contain the modern improvements, including register heat, hardwood trim, and a conservatory. The cost is estimated at about \$7,000.

**Lake Como, N. J.**—William M. Force intends to build two handsome Queen Anne cottages here, one to be three stories high, 40x46, containing hardwood trim and all the improvements, and costing \$10,000; the other to be a two-story and attic house, 30x35, to cost \$7,000. The plans are being drawn by R. H. Rowden.

**South Orange, N. J.**—H. B. Halsey intends to build a frame Queen Anne cottage, 27x30, with two-story extension, 16x50. It will be in hardwood trim and contain the modern improvements, including register heat, the cost being estimated at \$5,000. The architect is Henry D. Havell.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—The market for Common Hards has again through force of circumstances relapsed into a more or less nominal condition. The weather was the dominant factor in the case, as pretty much all communication with primary sources has of late been entirely cut off, and a positive embargo laid upon outdoor work. Early in the week there was some business done at \$8 for Long Island and \$7.75 for Staten Island, but no offerings since the "afloat" accumulation having about all disappeared. "About \$8" is as near as can be quoted. Rail offerings continue, but slightly above that figure, and customers have not been found who could use them. We do not learn much of special interest regarding the immediate situation beyond such as noted above, but find operators canvassing the chances for the new season to a considerable extent, and generally coming to favorable conclusions. Indeed, from the amount of early work planned, it is expected that spring demand must open quick and full, and the stocks left in first hands, it is calculated, will stand a good chance for selling out clean before new production can be reached, while as a natural sequence of the above feeling higher ideas of value are also entertained.

**LATH.**—Sellers continue to claim the advantage, and with any stock to offer they could probably sustain that position. No arrivals, however, came in, and with the probability of further detention of cargoes by the recent storm it is of course a very uncertain market just now, though in a nominal sort of way quoted at about \$2.30@2.35 per M. We understand that supplies from the interior have been offered at about the same rates as noted above for Eastern, but buyers were a little afraid to handle them at the price.

**LIME.**—No arrivals and no market follow each other in close conjunction. Former rates are quoted, however, and while possibly no advance may be decided upon they are quite likely to be fully sustained on the support of scant offerings, the difficulties at primary points with the working people not having as yet been adjusted. Dealers have a fair stock but no surplus.

**LUMBER.**—Our general market appears to work along well enough, all things considered, and we hear little complaint from any class of operators. Upon every favorable opportunity deliveries are made from yard, and there is also a fair booking of new orders, with prospect for further increase, and the confidence of many dealers in a good spring trade is without abatement. Much will depend upon locality at the outset, but all yards, it is expected, will eventually obtain their due proportion of trade. Cost continues to be maintained, is hardening, if anything, in some instances, owing to the breaks made in desirable assortments and the difficulty in the way of obtaining stock to make good deficiencies. Some offerings have been made from interior points to be sure, but generally at pretty full figures, and some of the Trade do not appear to be as lucky in getting hold of "cheap lots" as they had hoped for. The coastwise supplies have all been placed readily enough, and there is room for more without creating any depressing influence upon values. Exporters are not particularly good customers for spot supplies at the moment, but a few have fair orders and keep some stock on the outward movement. The log crop appears to be all right, both as to quantity cut and the chances for securing it, though difficulties may yet arise to curtail the amount at present indicated.

Eastern Spruce shows no essential change. As a rule receivers could place more than they are likely to get for some time to come, simply by filling orders already on their books, and there is considerable new demand waiting for an opportunity to secure attention. In a few instances buyers have evinced an inclination to move a little more cautiously since the advance in cost; but, while grumbling over the prices asked, admit that there is at present no apparent way to evade it unless they refuse point blank to invest, and necessity will hardly permit the latter course while offerings continue so uncertain. The production of random is moderate, freight charges high, and manufacturers are working well on toward spring for due dates, when they will agree to ship specials. About \$15.50 remains as an inside rate; some receivers say \$16.00 is low enough to quote, with \$17.00 and even \$17.50 expected on best random, though we hear nothing above \$18.00 as likely to be obtained on specials. White Pine continues to meet with a very fair home trade. The movement is a little irregular at times,

but most holders who are known to have a well assorted stock find custom tending toward their offering, and about the usual proportion wanted. The rise of other woods for trimmings, etc., to some extent curtails the consumption of white pine of upper quality, but there is not much competition to contend with on the coarser grades. Agents from the interior are understood to have placed a little stock, but their rates were a trifle high for a free business. The export trade appears to be a little cut up by competition, but there is no great number of orders to contend over at the moment, and comparatively small invoices fill the wants of most shippers. We quote at \$15.50@19.00 for West India shipping boards; \$35.00@49.00 for South American do; \$12.00@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine has continued in very good form. There is probably less stock selling just at the moment, but the pretty liberal movements recently referred to wind up negotiations pending since the close of the past year and everything now pending means really new business. Two or three good-sized specifications are under consideration, yard dealers, etc., are commencing to feel around, and intimations have recently been received from Eastern customers that they may soon be on the market. The f. o. b. trade, while a little irregular, is on the whole fair, and an effort is still being made to push forward the large contracts alluded to in our last. The advices from the South are firm, manufacturers feeling much encouraged by the success thus far attending their efforts to infuse a healthier tone into the market. 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 \$16@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods in a general way may be called steady. It is no great difficulty in hearing differences of opinion, indeed there never is on this market, but at present they cover no new suggestions, and taken as a whole the situation is essentially the same as for some little time past. Selections are fairly general, though walnut and cherry meet with most favor. The export trade does not make much display and is entitled to credit for taking out quite a number of small parcels. We quote at wholesale rates by carload as follows: Walnut, \$65@110 per M.; white ash, \$33@40 do.; oak, \$30@55 do.; maple, \$20@32 do.; chestnut, \$25@34 do.; cherry, \$7@90 do.; whitewood, \$25@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

Shingles and secure occasional attention on foreign orders and several small average shipments have of late been made. Aside from that, however, there is practically no market, and valuations are somewhat on the nominal order. We quote Cypress at \$9.00@10.00 per M for 6x30 and \$10@11 do. for 6x40 regular assorted sap-pings; 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 20 inch, \$15@20 for A and \$23@25.50 for No. 1; for 24 inch, \$18@15 for A and \$18.25@20.50 for No. 1; for 20 inch, \$9@9.50 for A and \$11@12.50 for No. 1.

The export of lumber, exclusive of hardwoods, from the port of New York during the month of January last, and since January 1, were as follows:

	Feet.
To West Indies.....	2,531,000
To South America.....	2,063,000
To East Indies.....	536,000
To Europe.....	51,000
Total feet.....	5,181,000
Previously reported this year.....	.....
Total since Jan. 1, 1886.....	5,181,000
Total, same time, 1885.....	6,708,000

**GENERAL LUMBER NOTES.**

**THE WEST.**

The latest we have from the Saginaw Valley, per *Lumberman's Gazette*, is as follows:

Nobody is crying now about bare roads, but all are troubled with too much snow in the woods, where its depth impedes work. There is nothing now but too much snow to prevent the hauling of logs to the banking grounds, but often too much delays the work as much as foot little. With a continuance of cold weather to keep the roads solid, the log harvest will go forward now with increased energy.

The winter buyers have begun to put in an appearance in the valley and nose around for bargains, but we do not hear that they are picking up any. Some of

**Special Notices.**

The steam marble works of Messrs. Buess & Co. at Nos. 105 to 109 Rivington street, have turned out a large amount of work in New York and vicinity. The members of this firm have a thorough knowledge and practical experience of the business in which they are engaged, having been in it all their lives. Mr. G. Grob, the junior partner in the firm, was manager of a similar business for twenty-five years. Estimates are furnished by them for mantels, tiling, plumbers' slabs, monuments, and all kinds of marble work for buildings of every description.

A man thoroughly acquainted with the real estate business wanted in down-town office. The right party would be given an interest in the business. Address D. E. F., THE RECORD AND GUIDE office.

**Contractors Notes.**

Proposals will be received by the Board of School Trustees of the Twelfth Ward, at the Hall of the Board of Education, No. 146 Grand street, until Tuesday, the 16th day of February, at 4 o'clock, P. M., for fitting up, heating and furnishing for school purposes, the premises on the south side of 135th street, east of 8th avenue.

Proposals in triplicate, subject to the usual conditions, will be received at the Quartermaster's office, Governor's Island, until 12 o'clock noon, March 1, for the construction of one or two sets of barracks, of brick, at Fort Hamilton, N. Y., in accordance with plans and specifications which can be seen at the Quartermaster's office and at the office of the Post Quartermaster, Fort Hamilton, N. Y. Blanks for proposals and information as to the manner of bidding, etc., can be obtained at the offices mentioned above.

them have let their eyes pop open wide with astonishment when they have been given prices on choice lots which they have set their hearts upon. Holders of lumber have named figures one dollar a thousand better than they asked two months ago. Many orders have been placed and a good many more booked. Sales are made daily at good figures. Fair to good stock is firm at \$9@10 for shipping culls, \$12@20 for common and \$35 to \$40 for uppers. For choice stock of a special kind something more would be asked. Coarser stock is valued at \$8, \$10 and \$36 would be asked. The impression that values will certainly advance pervades all circles, except the buyers.

The reduction in Eastern freight pleases the yard men and they are doing and expecting an increase of business. The storms of the week has hindered shipment to some extent.

Estimates of the amount of logs that will be put in for the Saginaw River mills place the probable stock at 775,000,000 feet, which is probably not far out of the way. To keep the mills busy there should be at least 900,000,000 feet.

LUMBERMAN AND MANUFACTURER, }  
MINNEAPOLIS, MINN. }

The region of blizzards and ice has been supreme during the last week—the most vicious weather ever known for a week. This circumstance covers the story of the lumber business of the Northwest. It will be observed, however, from all the reports of the week from various quarters that a most hopeful feeling seems to pervade the lumber markets of the entire Northwest. In common with all other lines of trade there is a feeling of uneasiness least some foolish action of Congress may disturb trade and upset values. There is no special legislation aimed at the lumber interests proposed, except the taking off of the duty on Canadian lumber and the proposed sale of the Northern belt of Minnesota to the Canadians. These propositions tend to render holders uneasy and prevent the upward movement.

It is no longer disputed by any one that we are to have a full supply of stock for the coming year. Providence seems disposed to allow the loggers as much rope as they desire with which to hang themselves, and they are proceeding to do it. Cold weather and snow are prolific sources of log supply and the chief burdens which the lumbermen have to bear. A long hauling season and a short driving period now seems assured.

Even the slight movement of lumber makes it apparent that stocks are broken and sorts demoralized. A stray order forces a good deal of running around and outside swapping to fill an ordinary bill. A majority of the trade are disposed to hold very firmly on to list prices, feeling sure that dry stock will command full rates before summer. The movement in grain from the Northwest is now enormous and will speedily put immense sums into the farmers' hands, and a large part of it will be expended for lumber. There is more inquiry for pine stumpage than ever before, and holders are constantly advancing prices; this has an influence to keep prices of lumber up.

**ENGLAND.**

The London *Timber Trades' Journal* as follows:

Freights still rule low. Sellers are quoting c.i.f. offers, but we do not hear of anything considerable being done for the "Baltic" yet. Firewood charters have, we understand, been done as low as \$25. 6d., and at this charterers do not appear anxious to take vessels. There are inquiries for White Sea tonnage, but we cannot hear that anything has been closed yet. In fact, nobody seems to be wanting ships.

American Black Walnut continues very quiet. The recent arrivals show a marked improvement both in quantity and condition, and we think that if buyers could feel that there was an end to the importation of such inferior stock as that with which they were so familiar last year, confidence would be soon restored and the market gradually become stronger.

American Whitewood.—Logs seem to be in better demand, and prices were decidedly firmer at the last sale. The stock of planks too is lowering, the consumption of both logs and planks keeping well up is now exceeding supplies.

**LIVERPOOL.**

The arrivals of timber-laden vessels are only few in number, and comprise pitch pine and spruce deals only, which will probably find their way into consumption by public auction, which seems at present the only way to clear off any quantity of timber. Up to the present there is no sign of any improvement in trade, at least so far as regards that in timber. It is true that in some directions there are evidences of more life and vigor being infused into the commercial body, but it has not affected that portion with which we are most closely bound.





87.6, five-story brick store and tenem't and five-story brick tenem't on rear. George P. Andrae to Charles Diekmann. Mort. \$18,000. Feb. 1. 28,700

Eldridge st, No. 171, w s, 175 n Delancey st, 25x100, six-story brick store and tenem't. Solomon Jacobs to Mary Monell. Mort. \$9,000. Jan. 30. 40,000

Eldridge st, No. 114, e s, 112.6 s Broome st, 19x57.6, three-story brick dwell'g. Fritz Setzkorn to Henry M. Kaehler. Mort. \$2,500. Jan. 29. 12,500

Fulton st, No. 102, s w s, 25x100, three-story brick store. Thomas M. Thompson, lunatic, by Annie F. Jarrett, to William Ziegler. Lunatic's share. Jan. 30. 600

Same property. Theodore M. Thompson, lunatic, by Annie F. Jarrett, committee, to same. Lunatic's share. Jan. 30. 600

Same property. William E. Bidwall, individ. and trustee Robert Thompson, Jr., dec'd. to same. Jan. 30. 50,000

Forsyth st, Nos. 47-53, w s, 100 s Hester st, 75x100.10, four two-story brick stores and dwell'gs, and two-story brick dwell'g on rear of No. 53. Samuel Joseph to Bertha Solomon. Sub. to mort. Jan. 19. 43,000

Greenwich st, No. 800, s w cor Horatio st, 22x72.11x22x72.4, four-story brick store and tenem't. John Hinchliffe, Paterson, N. J., to Hannah Hinchliffe, Paterson, N. J. Jan. 27. 362

Horatio st, No. 70, s s, 67.3 w Greenwich st, 22x50.3, three-story brick dwell'g. Catherine Heron, Staten Island, to Samuel B. Pierce. Jan. 29. 7,000

Hamilton st, No. 21, n s, 244.2 e Catherine st, runs east 19.9 x north 62.10 x west 12.2 x north 4 x west 6.9 x south 66. Joseph P. Hughes to John R. Wood, Brooklyn. 1/2 part. Sub. to 1/2 all taxes, assessments, and 1/2 of mort. \$340. Feb. 1. 362

Harrison st, No. 5, s e cor Staple st, 18x59, three-story frame store and dwell'g. Lawrence W. Sinnott, Cleveland, O., to S. Charles Welsh. Jan. 11. 16,500

Henry st, No. 226, s s, 230.10 w Montgomery st, 23.7x100x23.6x100, three-story brick dwell'g. Gottschalk Cohn to Mary Braun. Mort. \$5,000. Feb. 1. 14,000

Houston st, No. 286, n s, 85.5 w Av B, 20 x north 106.6x east 25.5 x south 26.6 x west 5.5 x south 80, four-story frame (brick front) store and tenem't, new tenem't projected. Martin B. Ochs to Solomon Bachrach. Mort. \$4,000. Feb. 1. 11,000

Houston st, No. 284, n s, 105.5 w Av B, 24x106.6, three-story brick store and tenem't, new tenem't projected. Carl Rommelsbacher to Solomon Bachrach. Mort. \$7,000. Jan. 30. 15,000

Hudson st, No. 363, n w cor King st, 25x60, four-story brick store and tenem't. Andrew F. and Francis Dykes, New York, and Mary E. Dykes, individ. and as extrx. of Robert G. Dykes, her husband, Hoboken, N. J., to Matthew Conlin and Mary his wife. Jan. 30. 33,000

Hudson st, No. 286, e s, 38.4 n Dominick st, 18.4x55.6, two-story brick dwell'g. Edward Farnam to Henry B. Sire. Mort. \$5,050. Nov. 6, 1884. 6,650

Hudson st, No. 286, e s, 38.4 n Dominick st, 18.4 x55.6, two-story brick dwell'g. Henry B. Sire to Anthony Voelker. Mort. \$5,000, taxes, &c. Mar. 11, 1885. 7,200

Hudson st, Nos. 520 and 522, and No. 243 West 10th st, being Hudson st, n e cor 10th st, 49.9x87.10x20.10x99.10.

13th st, No. 331, n s, 400 w 8th av, 18.9x80.

15th st, Nos. 330-334, s s, 400 e 9th av, 50x80.

9th av, No. 162, and 362 West 20th st, being 9th av, s e cor 20th st, 26.6x80.

John H. H. Cushman et al., exrs. D. A. Cushman, to E. Adeline, Charles A. and Gertrude R. Cushman. 3-26 parts. Dec. 3. 18,846

Hudson st, Nos. 520 and 522 and 243 West 10th st, begins Hudson st, n e cor 10th st, runs north 49.9 x southeast 87.10 x south 20.10 to 10th st, x west 99.10.

15th st, No. 331, n s, 400 w 8th av, 18.9x80.

15th st, Nos. 330-334, s s, 400 e 9th av, 50x80.

9th av, No. 162, and 362 West 20th st, begins 9th av, s e cor 20th st, 26.6x80.

9th av, Nos. 149, 151 and 157, and Nos 403 and 405 19th st, begins 9th av, n w cor 19th st, runs west 100 x north 75 x west 25 x north 17 x east 25 x south 13.2 x east 100 to 9th av, x south 26.3 x west 58 x south 26.3 x east 58 to 9th av, x south 26.3.

9th av, Nos. 161-169, and 402 West 20th st, begins 9th av, s w cor 20th st, 78.10x100.

20th st, Nos. 406-418 W., and 411 and 419 19th st, begins 20th st, s s, 125 w 9th av, runs south 104 x west 21.5 x south 80 to 19th st, x west 21.5 x north 80 x west 64.3 x south 80 to 19th st, x west 21.5 x north 80 x west 21.5 x north 104 to 20th st, x east 150.

21st st, Nos. 348 and 350, s s, 133 e 9th av, 42x74.

9th av, w s, 25.1 s 49th st, runs w 100 x south 32.7 x southeast 103.1 to 9th av, x north 57.8

Rivington st, s s, 24.1 w Mangin st, 50x75. Sub. to leaseholds.

Broadway, n e cor Maiden lane, 25x50. Sub. to mort. \$100,000.

Cortlandtst, No. 12, n s, 123.1 w Broadway, 25x122.4x25x122.2. Sub. to mort. \$35,000.

9th av, n e cor 20th st, 74x152. Sub. to mort. \$55,000.

8th av, s w cor 49th st, 100.5x125.

8th av, w s, 100.5 s 49th st, 25.5x150. Mort on two last pieces \$60,000.

Charles A. Cushman to Laura E. and Ella M. Smith. 2-650 parts, Jan. 30. 2,268

Same property. Charles A. Cushman to E. Adeline and Gertrude R. Cushman. 2-650 parts. Jan. 30. 3,268

Same property. Same to John H. H. Cushman, Angelica B. wife of Gustavus W. Faber, Archibald F., E. H. Holbrook, James S. and William F. Cushman, New York, and Emilie A. Wilcoxsen, Nyack, N. Y. 21-650 parts. Jan. 30. 34,316

James st, No. 88, e s, 25x100, two-story frame and brick store and dwell'g and two-story brick dwell'g on rear and frame stables. Ann wife of and Patrick Downes, Catharine wife of and Thomas Gilmartin, Jersey City, and James Lynaugh to Charles R. Parfitt. Mort. \$3,700. Jan. 28. 7,000

Same property. Sarah Gilmartin to Charles R. Parfitt. Q. C. Jan. 22. nom

Ludlow st, w s, adjoins lands of Moravian Church on rear, 18.6x87.6. Rachel Stone wife of Barnet, to Harris Klein. Mort. \$6,250. Jan. 25. 8,250

Ludlow st, w s, 200 s Rivington st, 20x87.6, with a strip and party wall adj on north. Jennie Hirsch to Sigmund Hirsch. All title. B. & S. Feb. 1. val. consid. and 500

Madison st, No. 342, s s, 119.10 e Scammel st, 24.2x96, five-story brick store and tenem't. Hancock Hencken and Frederick Willenbrock to Betti wife of Max B. Friedman. Mort. \$12,000. Feb. 2. 20,300

North Moore st, No. 96, s s, 20.5 e Washington st, 20x87.4, two-story brick store and dwell'g. William Bogardus to John Castree. Jan. 30. 12,000

Pearl st, s s, 18x75.

Pearl st, No. 322, runs north 25.4 x east 93 x south 26.2 x west 18.5 x north 1 x west 74.8. Eliza Crumby to Annie M. Parmele and ano., extrx. Esther A. Clark, dec'd, Charles H. Andariese and Marie A. Partridge. B. & S. Dec. 31. nom

Pearl st, No. 288, e cor Beekman st, 25.3x33.4 x25.2x33.4, four-story brick store. William H. Clark, individ. and as extr. Esther A. Clark, to Henry L. Meyer. 1/4 part. Jan. 30. 9,375

Same property. Charles H. Andariese and Marie A. wife of Alfred D. Partridge, Brooklyn, to Henry L. Meyer. 1/4 part. Jan. 30. 28,125

Rivington st, No. 7, s s, 148.2 e Bowery, 28x99.9 x28x99.10, five-story brick store and tenem't, Augusta wife of Julius Steffens to Franz Rust. Mort. \$19,000. Feb. 1. 32,000

Spring st, s s, 75.9 e Mulberry st, 25.3x109x25x114.9.

Spring st, s s, 50.6 e Mulberry st, 25x114.9x25x121.6.

Nos. 40 and 42, two five-story brick stores and tenem'ts and five-story brick factory building on rear. Jacob Paskusz to Joseph Glaser. Jan. 30. 57,000

Stanton st, Nos. 101 and 103, s w cor Ludlow st, 42.6x50, two-story frame (brick front) dwell'g and two-story brick store and dwell'g. Hermann Bruns, Jr., to Jacob Cohen. Mort. \$8,000. Jan. 29. 17,500

St. Marks pl, No. 118, begins 8th st, s s, 223.10 w Av A, 25.10x97.6, five-story brick store and tenem't, and four-story brick store and tenem't on rear. Philipp L. Seib, extr. V. Seib, to Frederick Stoperan. Feb. 1. 23,000

Same property. Philipp L. and Valentine Seib to same. Feb. 1. 23,000

Willett st, No. 128, e s, 100 s Houston st, 25x100, three-story frame (brick front) store and tenem't, one-story frame stable and two two-story frame dwell'gs on rear, new building projected. Friedrich Carell to Jacob Ruess. 1/2 part. C. a. G. Mort. \$3,000. Feb. 1. 4,600

Washington st, No. 799, and Nos. 85 and 87 Horatio st, being Washington st, n e cor Horatio st, 24.2x89.1x24.2x90.9, three four-story brick stores and tenem'ts. John Hinchliffe, Paterson, N. J., to Mary wife of Joseph McCrystal, Paterson, N. J. Jan. 27. gift

Washington st, No. 187, e s, 3d lot south of Fulton st, 26.5x75.5x25.1x82.10, four-story brick store. John Early to Charles F. Southmayd. Mort. \$12,000. Jan. 28. 27,000

Washington st, No. 505, e s, 121.3 n Spring st, 20.6x77.10, six-story brick store. William H. Gray to James Adair, Brooklyn. January 23. nom

Same property. James Adair to Joseph D. Eldredge. Jan. 29. 30,000

Water st, No. 134, n w cor Pine st, 24.2x47.6x24x43.10, four-story brick store. Partition. Franklin A. Paddock to August Schacht. Feb. 3. 32,200

White st, n s, 79.11 w Broadway, 23.1x109.7x23.6x109.4.

White st, No. 60, n s, about 149 w Broadway, 23.3x110.8x23.7x110.4.

James R. Jesup, trustee for Charlotte M. wife of Frederic Goodridge, formerly Grosvenor, to Charlotte M. Goodridge. B. & S. Oct. 27. nom

Warren st, n s. Party wall agreement. Thomas Morrell with Elias Brevoort. Jan. 30. nom

3d st, No. 307, n s, 275 w Av D, 20x96.2, three-story brick dwell'g. Abraham and Aaron Eichtersheimer. Theresa wife of Charles Obermeier and Esther, Caroline and Henrietta Eichtersheimer, heirs Mina Eichtersheimer, to Meyer Steinberg. Feb. 3. 10,250

6th st, No. 317, n s, 240 e 2d av, 20x81.9, three-story brick dwell'g. Jacob Fuhs and Hannah his wife, Brooklyn, to Elisabetha W. and Andrew, Jr., Michel. Mort. \$7,200. Jan. 29. 15,000

8th st, No. 98, s s, 125.10 e 1st av, 25.10x97.6, four-story stone front tenem't. Christian

Biersack to John Meinecke. Mort. \$12,000, Feb. 1. 17,500

9th st, No. 736, s s, 218 w Av D, 20x93.11, four-story brick store and tenem't and two-story brick dwell'g on rear. Pauline wife David Cahn to Flora Levy. Mort. \$6,500. Feb. 1. 12,500

10th st, Nos. 457 and 459, n s, 120 e Av D, 40x100, one-story brick office and frame lumber shed. John and John, Jr., Englis, Brooklyn, to Peter M. Dingee. C. a. G. Jan. 27. 15,500

10th st, No. 253, n s, 144 e 1st av, 25x94.8, three-story brick dwell'g. Philip Krieger to Ernest Von Au. Mort. \$7,500. Feb. 2. 16,000

10th st, No. 194, s s, 151.6 w 4th st, 25x95, five-story brick tenem't. John P. Schwertert to Bertha Heidelberg. Jan. 11. 34,000

10th st, No. 303, n s, 120.6 e Av A, 25x94.8, five-story brick front and three-story brick rear tenem'ts. Forecos. John H. Hull to William H. Lunney. Jan. 12. 20,000

10th st, No. 171 W., n s, 197 w Waverly pl, 21x95, three-story brick dwell'g. Louisa W. wife of Clarence Cook to Anna E. wife of John H. Hudson. Jan. 4. 13,000

11th st, No. 232, s s, 215 w 2d av, 16.8x89.7, four-story brick dwell'g. Margaretha Baier, widow, to Charles J. Goeller. 1/2 part. C. a. G. Mort. \$7,500. Jan. 27. 8,500

11th st, No. 359, n s, 132 w Washington st, 22x93.2, three-story brick dwell'g. Isaac J. Maccabe to Catherine wife of William Booth. Mort. \$7,509. Jan. 30. 11,000

12th st, s s, 331.6 w 2d av, 21.6x106.6. John Carle, Jr., to John J. Carle. Jan. 27. nom

13th st, No. 18, s s, 300 w 5th av, 25x115.8x25x108.4, new stable projected. Lawrence J. Callanan to William D. Sloane. Mort. \$6,000. Feb. 1. 19,000

14th st, No. 218, s s, 380.6 w 2d av, 24x103.3, four-story stone front dwell'g. Charles J. Goeller to Margaretha Baier. C. a. G. 1/2 part, which constitutes grantee sole owner of fee. Mort. \$16,000. Jan. 27. 18,000

16th st, No. 609, n s, 163 e Av B, 25x92, five-story brick store and tenem't. Anna C. wife of John Miller to Louise Listmann. Mort. \$13,000. Feb. 1. 19,000

17th st, No. 421, n s, 294 e 1st av, 25x92, five-story brick store and tenem't. Patrick Perry to William Deegan. Feb. 1. 15,500

21st st, Nos. 348 and 350, s s, 133 e 9th av, 42x74.

9th av, w s, 25.1 s 49th st, runs west 100 x south 32.7 x southeast 103.1 to av x north 57.8.

Rivington st, s s, 24.1 w Mangin st, 50x75. Sub. to leasehold.

John H. H. Cushman et al., exrs. D. A. Cushman, to E. Adeline, Charles A. and Gertrude R. Cushman. 3-26 parts. Dec. 3. 5,787

22d st, No. 164, s s, 87.6 e 7th av, 18.6x85.6, four-story brick dwell'g. Forecos. William A. Boyd to Herman Wronkow. Sub. to Mort. \$10,000. Jan. 29. 7,500

23d st, s s, 394 e 1st av, 25x98.9, vacant. Edgar B. Mangan to Caleb D. Gildersleve. Q. C. All title. Jan. 14. nom

Same property. Caleb D. Gildersleve to John F. Hanley. Jan. 27. 9,000

24th st, Nos. 210 and 212, s s, 147.8 e 3d av, 47.8x98.9x47.10x98.9, one two-story and one one-story brick stables.

24th st, No. 214 E., s s, 24.5x98.8, two-story frame stable.

Henry T. Dykman, extr. W. D. Warren, to Isaac H. Dahlman. Jan. 26. 33,600

Same property. Release dower. Carrie K. Warren, widow, to Henry T. Dykman, extr. W. D. Warren. Dec. 28. nom

24th st, No. 141, n s, 292.3 e 7th av, runs north 40 x northerly to centre block at point 286.4 e of 7th av, x east 11.4 x south 99.7 to 24th st, x west 18.3, four-story brick tenem't. Margaret Gardner, widow, to Samuel C. Mott. Feb. 1. 10,000

24th st, n s, 160 e 8th av, 20x82.7x20.2x79.10, all title; also all title under will of Lydia Bertine, his mother, in Nos. 231, 233 and 235 West 15th st. Pierre J. Bertine, Jr., to Mary L. Bertine. B. & S. May 24, 1881. gift

26th st, No. 551, n s, 175 e 11th av, 25x98.9, four-story brick tenem't. Malvina A. Levy, widow, to Jerusha A. Gladden. Mort. \$3,500. Jan. 30. consid. omitted

26th st, Nos. 25 and 27, n s, 375 e 6th av, 50x98.9, two three-story brick dwell'gs. Charles A. Davison et al., exrs. J. P. Howard, to John Patterson. Jan. 25. 60,000

29th st, No. 40, s s, 185 e 6th av, 20.6x98.9, five-story brick dwell'g. Elijah H. Purdy, William Phye and Robert Clenighen, of E. H. Purdy & Co., to Eliza Perrot. Mort. \$20,000. Dec. 23. 36,000

31st st, No. 139, n s, 103.11 e Lexington av, runs east 18 x north 30 x east 3.1 x north 18.9 x west 25 x south 18.9 x east 3.11 x south 80, four-story brick dwell'g. Aspasia S. Snowden, widow, to Octavia A. Snowden. B. & S. Party second part does not take possession during life of grantor. Sept. 25, '82. 6,700

32d st, No. 235, n s, 224.10 w 2d av, 16.10x98.9, three-story brick dwell'g. Elizabeth Callaway, widow, to James, Robert J. and John M. Kyle. Jan. 28. 9,000

32d st, n s, 224.10 w 2d av, 0.2x98.9. William T. Callaway to Elizabeth Callaway. Jan. 28. nom

32d st, s s, 350 w 2d av, 18.9x98.9. Ferdinand W. Sonneborn to William T. Woods. B. & S. Jan. 25. nom

32d st, s s, 350 w 2d av, 18.9x98.9. William T. Woods to Harriet L. Sonneborn. B. & S. Jan. 28. nom

34th st, No. 343, n s, 290 e 9th av, 20x98.9, four-story stone front dwell'g. John E. Hodges

to Jeannette Burchell. Mort. \$10,400. Mar. 30. 20,500

36th st, No. 206, s s, 125 e 3d av, 25x98.9, three-story brick dwell'g and two two-story frame dwell'gs on rear. Thomas Savage to James McCartney. Mort. \$4,000. Feb. 1. 12,000

38th st, No. 407, n s, 100 w 9th av, 25x98.9, five-story brick store and tenem't and four-story brick tenem't on rear. Annie R. Bauerdorf, wife of Charles F., to Henry C. Cook. Jan. 30. 12,000

38th st, Nos. 335 and 337, n s, 125 w 1st, 50x98.9, two five-story brick tenem'ts. Moses Goldberg to John Volz and Rosa wife of Michael A. Hoffmann. Mort. \$21,000. Jan. 31. 34,500

38th st, n s, 150 w 1st av, 25x98.9. Catharine A. Reilly, Brooklyn, devisee Jane Malone, to Moses Goldberg. Q. C. Jan. 26. nom

39th st, No. 437, n s, 300 e 10th av, 25x98.9, five-story brick store and tenem't. Ellen wife of Alfred Abrahams to Hulda Wittner, Brooklyn. Mort. \$5,000. Jan. 28. 15,000

40th st, n s, 100 e 4th av, original line, 25x98.8. Mary A. Keresey, nee Butler, Elizabeth E. Thomas, nee Butler, Agnes C. Judge, nee Butler, Hoboken, N. J., to James Keese. Q. C. Jan. 19. nom

Same property. John Keresey, Hoboken, to same. Mort. \$17,000. Jan. 23. nom

Same property. James Keese to L. Napoleon Levy. Sub. to mort. Jan. 23. nom

43d st, No. 325, n s, 268.6 w 1st av, 28x100.5, five-story brick tenem't. Helena wife of Edward A. Hayden to Adam Keller. Morts. \$17,000. Jan. 30. 23,800

43d st, No. 325 E. Release of lien upon rents, &c. Samuel Cardwell to Helena Hayden. Feb. 1. nom

44th st, No. 312, s s, 200 e 2d av, 25x100.5, five-story brick tenem't. James, Robert J. and John M. Kyle to Elizabeth and William T. Callaway. Mort. \$11,000. Jan. 27. 24,000

44th st, s s, 412 e 6th av, runs south 65 x west 18 x south 35.5 x east 26 x north 100.5 to 44th st, x west 8, one-story frame shed and two-story brick stable on rear. Isaac W. Maclay, Yonkers, and William E. Davies, of Demarest, N. J., to Philip L. Meyer. Mort. \$10,000. Jan. 28. 15,000

45th st, No. 210, s s, 155 e 3d av, 16.8x100.4, four-story brick dwell'g. William T. Callaway to James, Robert J. and John M. Kyle. Mort. \$1,000. Jan. 28. 9,000

45th st, No. 355, n s, 125 e 9th av, 25x100.5, five-story brick tenem't. Oscar Weinman to Edward Derleth. Morts. \$24,250. Jan. 25. 31,000

46th st, n s, 200 w 10th av, 50x100.5. Flavius J. French, East Hardwick, Vt., Sarah M. French, Dedham, Mass., Sophia B. French, Boston, Mass., and Samuel W. French, Milwaukee, Wis., to Robert Gordon. Correction deed. Oct. 28. nom

48th st, No. 307, n s, 100 e 2d av, 25x100.5, five-story brick tenem't and store. Foreclos. Edward B. Amend to Louis Eicke and Henry L. Meyer. Mort. \$9,500. Jan. 30. 3,000

Same property. Ludwig Laux, Port Jervis, to same. Mort. \$9,500. Aug. 17. 16,000

48th st, s s, 100 e 9th av, 75x100.5, new buildings projected. Charles Gahren to William Mulgrew and Alexander Moore. Morts. \$30,000. Jan. 30. 37,000

49th st, s s, 350 w 8th av, 250x106.5, frame shanties and stables.

48th st, No. 355, n s, 204 e 9th av, runs north 100.5 x east 46 x south 63 x northwest 41.8 x southwest 46.11, portion of two-story frame dwell'g. John H. H. Cushman et al., exrs. D. A. Cushman, to William Rankin. Feb. 1. 105,000

49th st, No. 354, s s, 175 e 9th av, 25x100.5, five-story brick tenem't. George Kick to Marks Laske. Mort. \$13,000. Jan. 30. 23,650

49th st, No. 426, s s, 325 w 9th av, 25x100.5, five-story stone front tenem't. William F. Rohrig to Charles F. Biele. Mort. \$13,000 and P. M. mort. \$4,500. Feb. 1. 24,500

50th st, n e cor 1st av, 19.8x80. Jonas Weil and Bernhard Mayer to Samuel Schweitzer. Mort. \$8,500. Jan. 22. nom

50th st, No. 538, s s, 475 w 10th av, 25x100.5, five-story stone front tenem't. John Campbell, Jr., to Hugh Getty. Mort. \$12,500. Jan. 30. 3,500

52d st, No. 123, n s, 205.9 e 4th av, 21x100.5, three-story stone front dwell'g. William Steinway, exr. Albert Steinway, to Robert M. C. Graham. Feb. 1. 17,000

56th st, s s, 150 w 5th av, 25x100, vacant. Benjamin C. Wetmore, exr. Mary H. Drake, to Francis L. Stetson. Jan. 30. 27,000

56th st, Nos. 414 and 416, s s, 225 w 9th av, 50x100.5, two five-story brick tenem'ts. John E. Hodges to Jeannett Burchell. Jan. 12. 40,725

57th st, No. 134, s w cor Lexington av, 22.6x25.5, four-story stone front dwell'g. James McDonnell and John Casey to Francis Higgins. Mort. \$6,000. Feb. 1. 14,000

58th st, No. 218, s s, 360 w 2d av, 20x100.5, three-story stone front dwell'g. Bertha wife of Louis Dannhauser to Mary Miller. Mort. \$5,000. Feb. 3. 15,000

58th st, No. 131, n s, 90 w Lexington av, 17x100.5, four-story stone front dwell'g. Bertha Fletcher, South Orange, N. J., to Therese Cohn. Mort. \$13,000. Feb. 1. 20,000

62d st, No. 407, n s, 125 w 9th av, 25x100.5, five-story stone front tenem't. Francis X. Keller to George W. Thedford. Mort. \$18,000. Jan. 28. 28,500

62d st, s s, 400 e 11th av, 100x100.5. Ernst Dornbusch to Lucius A. Russell, Jr. All liens. Jan. 21. 100

63d st, n s, 290 e 10th av, 60x100.5, vacant. Edmond Connelly, Brooklyn, individ, and as

exr. Michael Connelly, to George Kick. Feb. 1. 20,500

67th st, n s, 150 w 2d av, 3.8x—x—. William C. Schermerhorn to John D. Crimmins. This and following in one deed. Feb. 1. exch and 100

Interior lot, 150 w 2d av and 66.4 w 6th st, runs south — x northeast — x northwest 5.1. John D. Crimmins to William C. Schermerhorn. This and above in one deed. exch

69th st, No. 513, n s, 145 w 10th av, 40x100.5, two-story brick dwell'g. Robert I. Brown to Harriet I. wife of Samuel Potter. Feb. 1. 12,250

70th st, Nos. 12, 14 and 16, s s, 265 e 5th av, 60x100.5, vacant. Rachel Fisher, widow, and Miriam Fisher, devisees of S. S. Fisher, to Anthony Mowbray. Feb. 3. 72,000

70th st, No. 225, n s, 160 w 2d av, 30x100.4, five-story stone front tenem't. George Wurst to George Erreger. Mort. \$16,000. Feb. 2. 35,000

71st st, n s, 483.4 e 11th av, 15.9x102.2. Harvey Hoyt, Stamford, Conn., to Elizabeth Steinmetz. All liens. B. & S. and C. a. G. Dec. 22. nom

71st st, n s, 450 e 11th av, 16.8x102.2. Harvey Hoyt, Stamford, Conn., to Elizabeth Steinmetz. All liens. B. & S. and C. a. G. Dec. 22. nom

71st st, n s. Cancellation of contract for material. Elizabeth Steinmetz with St. John Hoyt & Co. Dec. 22.

72d st, s s, 275 w 8th av, 50x102.2, one-story frame dwell'g and frame stable on rear. Herman Coons to Margaret Crawford, Wakefield, N. Y. Feb. 1. 45,000

72d st, n e cor Lexington av, 45x102.2, vacant. Francis Lahey to The Congregation Beth Israel Bikur Cholim. Morts. \$28,000. January 23. 34,000

72d st, s s, 275 w 8th av, 50x102.2, one-story frame dwell'g and frame stable on rear. Daniel B. Alger, Bronxville, to Herman Coons. Feb. 1. 45,000

73d st, s s, 148 e Av A, 25x102.2, two-story frame dwell'g and frame stable. John Howe to James McGinnis. Feb. 1. 3,700

73d st, No. 151, n s, 369 w 3d av, 17x102.2, three-story brick dwell'g. Jacob B. Weinberg to Joseph Blumenthal. M. \$9,000. Dec. 30. 11,500

73d st, No. 216, s s, 260 e 3d av, 25x102.2, four-story stone front tenem't. David T. Frost, Hillsborough, N. J., to Clara Baker. Morts. \$14,500. Jan. 12. other property and 1,300

73d st, No. 418, s s, 179 w 9th av, 21x102.2, four-story brick dwell'g. John Hone to Henry D. McCord, Ossining, N. Y. Morts. \$25,000. Jan. 29. 45,000

74th st, s s, 323 e Av A, 25x102.2. Samuel O. Vanderpoel to Clara V. Le Gendre. Q. C. Jan. 22. nom

Same property. George Anderson to Samuel O. Vanderpoel. Q. C. and release mort. December 4. nom

75th st, n s, 223 e 11th av, 22x100, three-story brick dwell'g. Francis M. Jencks to Margaret G. Sistare. Jan. 28. 22,000

76th st, No. 416, s s, 350 w Av A, 25x102.2, five-story brick tenem't. Charles Kramer to Wilhelmina wife of Simon Baruch. Mort. \$9,000. Jan. 30. 17,600

76th st, Nos. 118-119, n s, 125 e 4th av, 100x102.2, four five-story brick tenem'ts. Frank A. Ransom to Julius Lipman and William Cohen. Foreclos. Mort. \$29,000 and int. Mar. 12, 1884. Feb. 2. 28,000

76th st, s s, 200 w 11th av, 50x102.2, vacant. Sarah M. Starr, widow, to Francis M. Jencks. Feb. 1. 11,000

76th st, s s, 250 w 11th av, 50x102.2, vacant. Henry C. Eno to Francis M. Jencks. February 1. 11,000

78th st, No. 213, n s, 171.8 e 3d av, 16.8x102.2, three-story stone front dwell'g. The New York Life Ins. Co. to William L. Stone, Jr. C. a. G. Feb. 1. 8,667

Same property. William L. Stone, Jr., to Francis Ramacciotti. Feb. 2. 10,000

80th st, No. 169, n s, 216.8 w 3d av, 16.8x100. Thomas, Margaret and James A. Hume to Annie McDaniel, widow. B. & S. C. a. G. Jan. 28. nom

81st st, s s, 181.6 e 1st av, 25x102.2, five-story brick tenem't. Henry H. Bowman to Charlotte A. Adams. Jan. 22. 25,000

82d st, 83d st and 84th st, bet 2d and 3d avs. Julia L. Battersby with John O'Bryne. Fowler & Stillwell and Robert O'Byrne, attorneys, Conveys 1/2 of property of party first part, withheld from her by cloud upon title; parties second part to bring suits and recover same. Feb. 1. nom

82d st, n s, 150 w 8th av, 200x102.2, vacant. William Tilden to James J. Spaulding. Morts. \$31,000. Feb. 1. 80,000

84th st, n s, 280 e 1st av, 20x102.2, also 1/2 of all other real estate wheresoever situated of which F. B. Cutting died seized, or which has been acquired by party first part either as exr. of F. B. Cutting or individually, with money derived from the estate, &c.; also 1/2 part of F. B. Cutting's interest in real estate of his late mother Gertrude Cutting, &c. William Cutting, exr. Francis B. Cutting, dec'd, to William Cutting, devisee. Jan. 29. nom

87th st, No. 506, s s, 135 e Av A, runs south 100.8 x east 15 x north 37.9 x east 3 x north 63 to 87th st, x west 18, three-story stone front dwell'g. Anton Heller to Louise B. wife of Edward Selleck. Mort. \$6,000. Jan. 30. 8,000

88th st, s s, 100 w 9th av, 125x100.8, vacant. Anna E. wife of Dore Lyon to William Taylor. Feb. 1. 32,500

Same property. Dore Lyon to William Taylor. Q. C. Feb. 1. nom

89th st, No. 118, s s, 278.8 e 4th av, 32.6x100.8, four-story brick tenem't. Julia A. wife of Henry Gimpel, Whitestone, L. I., to Gustav Lange. Morts. \$15,000. Jan. 30. 23,000

89th st, n s, 650 w 8th av, 50.9x108.6x10.1x100.8, two-story frame dwell'g. Lisette wife of John Muller, formerly Hesser, to William D. Manning. C. a. G. Jan. 28. 10,000

90th st, No. 145, n e cor Lexington av, 20x100.4, four-story brick store and tenem't. Theodore A. Corder to Johann C. Mues. Mort. \$15,000. Jan. 29. 30,300

90th st, s s, 200 w 2d av, 100x100.8, vacant. Salomon Marx to William J. O'Kelly. Mort. \$18,750. Jan. 29. 30,000

92d st, n s, 11.1 w Madison av, 102.3x100.8, vacant. Partition. John Whalen to Jacob and William Scholle. July 14. 42,400

93d st, Nos. 235 and 237, n s, 375 e 3d av, 50x100.8, two five-story brick tenem'ts. Thomas Hagan to Henry M. Bendheim. Mort. \$11,500. Feb. 2. 37,750

94th st, n s, 412 e 10th av, 66.6x100.8, vacant, new dwell'gs projected. Francis M. Jencks to Mary A. wife of James H. Stewart and Margaret wife of James Devlin. C. a. G. Feb. 2. 26,593

94th st, s s, 200 w 9th av, 85.6x91.8 to n s Apthorps lane, x89.7x94. George C. Miller and Joseph H. Coates to Benjamin F. Romaine. Correction deed. Q. C. Jan. 25. nom

94th st, n s, 350 e 10th av, 150x100.8, vacant. Metropolitan Building Co. to Francis M. Jencks. Feb. 2. 27,000

94th st, n s, 352 e 10th av, 60x100.8. Francis M. Jencks to William N. Jennings, Union, N. J. C. a. G. Feb. 2. 13,200

94th st, n s, 335 e 10th av, 17x100.8. Same to Frank Mulligan and James C. Caldwell. C. a. G. Feb. 2. 4,420

97th st, n s, 350 w 8th av, 50x100.3, vacant. Henry P. O'Farrell, Brooklyn, to Franklin E. Robinson. Mort. \$4,000. Jan. 30. 12,000

98th st, s s, 235 e 3d av, 50x100.9, vacant. Seffrine Daily, Franklin, N. J., to Charles G. Martin, New York, and William C. Martin, Orange, N. J. Feb. 3. 6,000

102d st, s s, 305 e 4th av, 100x100.11, vacant. }  
101st st, n s, 305 e 4th av, 100x100.11, vacant. }  
John S. Schultze to Edward Daly. Mort. \$20,000. Jan. 30. 60,000

102d st, s s, 255 e 4th av, 50x100.11. }  
101st st, n s, 255 e 4th av, 50x100.11. }  
Bertha wife of Henry Volkening, New York, to Jessie Clark, Cornwall, N. Y., Matthew Farris, New York, and Hettie Bedeau, Brooklyn. Jan. 30. 1,000

104th st, No. 68, s s, 80 w 4th av, 18.9x100.11, three-story stone front dwell'g. Henry M. Bendheim to Thomas Hagan. Mort. \$9,000. Feb. 4. 16,000

104th st, No. 311, n s, 175 e 2d av, 25x100.11, four-story brick tenem't. Jonas Weil and Bernhard Mayer to Lena wife of Joseph Mentz. Mort. \$7,000. Feb. 1. 11,500

106th st, No. 101, n e cor 4th av, 30x100.11, four-story stone front store and flat. Mary E. Barry to Henry Fulling. Morts. \$12,500. Jan. 30. 21,300

107th st, s s, 175 e 10th av, 25x185.5 to Croton Aqueduct, x—x157.2, vacant. William G. Stahlnecker, Yonkers, to James B. Toler. Jan. 31. 10,000

107th st, s e cor 4th av, 30x100.11, four-story stone front flat and store. William F. McEntee to Henry Fulling. Jan. 21. 17,000

Same property. Release mort. Edward Oppenheimer and Isaac Metzger to William F. McEntee. Feb. 1. 14,000

Same property. Francis McEntee to Henry Fulling. Release. Jan. 23. nom

108th st, s e cor 4th av, 25.6x50, four-story brick tenem't and store. Isidore Abrahams to Harris E. Goldstein. Mort. \$8,000. January 30. 11,900

109th st, No. 345, n s, 100 w 1st av, 25x100.11, four-story brick tenem't. Annie P. Stetson, widow, to Fannie W. Brown. Mort. \$5,500. Jan. 27. 8,500

110th st, No. 121, n s, 155 e 4th av, 25x100.11, five-story stone front store and tenem't. Laemlein Buttenswieser to John Schmier. Mort. \$13,000. Feb. 1. 23,500

111th st, No. 227, n s, 310 e 3d av, 24.9x100.11, four-story brick store and tenem't. Anna M. wife of Jacob Jenny to Metta M. Otte. Mort. \$10,500. Feb. 1. 17,000

111th st, No. 315, n s, 275 e 2d av, 25x100.11, four-story brick tenem't. John W. Somaridyck, Oyster Bay, to Patrick and Mary Degnan. Jan. 30. 7,500

111th st, No. 158, s s, 68.9 e Lexington av, 18.9x100.11, three-story stone front dwell'g. James Martin, Brooklyn, to Bertha Rosenberg. Mort. \$7,000. Jan. 29. 10,700

111th st, No. 160, s s, 87.6 e Lexington av, 18.9x100.11, three-story stone front dwell'g. James Martin, Brooklyn, to Louis Gates. Mort. \$7,000. Jan. 29. 10,700

112th st, n s, 225 w 8th av, 125x100.11, vacant. }  
113th st, s s, 225 w 8th av, 125x100.11, vacant. }  
Julius Lipman to William J. Merritt. Mort. \$25,000. Feb. 1. 85,500

114th st, No. 327, n s, 325 w 1st av, 25x100.11, five-story brick tenem't. Clemence S. Lozier to William and John, Jr., Kemmer. Mort. \$11,000. Feb. 1. 18,000

Same property. John Kemmer, Jr., to William Kemmer. C. a. G. Feb. 1. 1,000

114th st, No. 167, n s, 214 w 3d av, 26.6x100.10, four-story brick tenem't. Josephine O'B. wife of John Taylor to Augusta Crakow. Mort. \$10,000. Feb. 1. 17,500

115th st, No. 154, s s, 489.4 e 4th av, 15.7x100.5,



three-story stone front dwell'g. Foreclos. Henry A. Gumbleton to the Equitable Life Assurance Soc. U. S. Jan. 22. 8,000

116th st, No. 247, n s, 90 w 2d av, 20x80.10, three-story stone front dwell'g. Bradford K. Peirce, Newton, Mass., to Pauline wife of Sigmund Cohn. Jan. 29. 13,000

118th st, n s, 65 e 1st av, 28x50.

110th st, s s, 350 w 10th av, 25x100.10.

110th st, s s, 375 w 10th av, 25x100.10.

Joseph N. Ireland and ano., trustees Caroline I. Satchell, to Avery T. Brown and ano., trustees Caroline I. Saterlee. Feb. 2. nom

118th st, n e cor Madison av, 60x100.11, vacant. Frederick F. Van Keuren and Lillian A. wife of James Wolff to John D. Heins. Jan. 25. 10,825

12th st, No. 211, n s, 137.6 e 3d av, runs north 75.8 x east 12.6 x north 25.2 x east 6.3 x south 100.11 to 120th st, w s, 18.9. three-story brick dwelling. Jessie wife of Thomas Crawford to Frederica Brettell. Feb. 1. 7,500

120th st, No. 111, n s, 140 e 4th av, 25x100.11, vacant. Enoch C. Bell to Mary A. wife of Anson G. Shipman. Mort. \$2,500. January 16. 6,000

122d st, n s, 144 e 7th av, 31x100.11, new dwell'gs projected. Abraham Goldsmith to Anthony Smyth. Mort. \$4,340. Jan. 28. 9,500

123d st, No. 106, s s, 112.6 e 4th av, 27.6x100.11, four-story brick flat. Charles A. Ful'er to Mary A. Jones, Brooklyn. Mort. \$15,000. Jan. 27. 21,500

123d st, n s, 324 w 1st av, 18x100.11. Lucy A. Kneeland, widow, to Robert H. Waldron. Mort. \$7,000. Oct. 28. nom

123d st, No. 242, s s, 283.4 e 8th av, 16.8x100.11, four-story brick dwell'g. Sophia B. wife Henry G. Silleck, formerly Smith, to Margaret Hamilton. Mort. \$8,000. Feb. 1. 15,000

124th st, No. 353, n s, 112.8 w 1st av, 18.8x100.11 x 18.9x100.11, three-story stone front dwell'g. Foreclos. Samuel B. Hamburger to Minnie Bayer, guard, of Stephen A. and Edwin M. Bayer. Jan. 30. 9,200

125th st, No. 40, s s, 410 w 5th av, 20.10x100.11, three-story stone front dwell'g. Bernard McGraun to Henry Steinar, Jr., and Elizabeth his wife. Mort. \$9,000. Jan. 29. 24,500

125th st, No. 260 and 262, s s, 200 e 8th av, 50x100.11, two five-story brick stores and tenements. Gerard M. Edwards to John J. and Thomas P. Fowler. M. \$35,000. Feb. 1. 70,000

126th st, n s, 200 e 7th av, 100x99.11. Charles C. Dusenbury et al, heirs, &c., of Daniel Dusenbury, to C. Coles Dusenbury and William H. Albro, White Plains. Re-recorded. May 15, 1882. nom

130th st, n s, 365 w 4th av, 25x99.11, vacant. Charles A. Rapallo to Mary T. Donovan. Jan. 14. 5,000

138th st, centre line if extended, s s, 250.11 w St. Nicholas av, runs south along the centre of 9th av if opened, 129.11 to centre block, x east 121.5 x northwest on slight curve 131.7 to centre 138th st if extended, x west 72.1. William Rankin to Joseph H. Cain. Feb. 1. nom

139th st, n s, 350 e 6th av, 25x112.5x33.2x90.8, vacant. Johanna O'Brien to Margaret J. O'Brien. Feb. 1. 1,700

139th st, n s, 150 w 10th av, 150x99.11, vacant. }  
140th st, s s, 150 w 10th av, 150x99.11, vacant. }  
Susannah Blamey to John O. Baker. Mort. \$14,000. Feb. 1. 27,000

150th st, s s, 250 e Boulevard, 125x99.11, vacant. Partition. John Whalen to Joseph McGuire. July 14. 7,625

165th st, s s, 120.6 e 10th av, 59.11x53.9x60.6x45.5. James H. Temple, Huntington, L. I., to Geo. A. Campbell. B. & S. and C. a. G. Mort. \$3,000. Dec. 11. nom

209th st, s s, 100 e 10th av, 200x99.11.

Vermilyea av, n s, 250 w Emerson st, runs north 150 x east 100 x north 179.4 to Kingsbridge road, x east 50 x south 329.4 to Vermilyea av, x west 150.

149th st, n s, 300 e Boulevard, 75x99.11. Partition. John Whalen to Jacob and William Scholle. July 14. 9,190

Av A, Nos. 1749-1751, n w cor 91st st, 50.8x94, two four-story brick stores and tenem'ts. Eliza L. Edgar to Georgia T. wife William Hollister. Jan. 26. 12,000

Av A (Nos. 14-20 Sutton pl), s w cor 59th st, 80.5x86.6, four four-story brick tenem'ts. 59th st, No. 440, s s, 86.6 w Av A, 20x100.5, four-story brick tenem't. Melissa P. Dodge et al, exrs. W. E. Dodge, to Philip Schreyer. Dec. 21. 60,000

Av A, No. 1686, e s, 121.5 n 88th st, 20x75, four-story stone front store and tenem't. Otto Stockhausen and Katie his wife to Charles Hahn. Mort. \$6,000. Feb. 1. 9,750

Hudson av, n e s, 150 w F st, 50x200, on map of Inwood. William J. Gunning to James M. Glase, Poestenkill, N. Y. Feb. 4. 1,500

Lexington av, No. 482, w s, 60.5 n 46th st, 20x75, four-story stone front dwell'g. Edward Kilpatrick to Laura E. Leal. Mort. \$12,000. Jan. 30. 19,000

Lexington av, No. 857, e s, 50.11 s 65th st, 16.6 x80, three-story stone front dwell'g. Frederick A. Burnham to Thompson W. Decker, Jr. Mort. \$12,100. Jan. 21. 18,500

Lexington av, No. 1231, e s, 64.2 n 83d st, runs east 62.3 x north 15.6 x west to av, x south — to beginning, three-story stone front dwell'g. Robert Murray to Wilson L. Defendorf. Feb. 1. 12,000

Lexington av, n w cor 115th st, 100.11x100, vacant. Henry Weil, Brooklyn, to John W. Haaren. Mort. \$24,000. Feb. 1. 32,000

Madison av, No. 17, e s, 74.1 n 24th st, 24.8x100, four-story stone front dwell'g. Edwin E.

Van Auken, referee, to Catharine L. Wolfe. July 7. 65,000

Same property. Caleb W. Loring, exr. Mary G. P. Binney, to Catharine L. Wolfe. July 7. 65,000

Manhattan av, s e cor 106th st, 100.11x120, vacant. }  
Manhattan av, n e cor 105th st, 100.11x120, vacant. }  
Ann wife of Robert Marshall to John Brown, Hoboken, N. J. P. M. Mort. \$55,000. Feb. 1. 60,000

1st av, No. 855, w s, 50.5 s 48th st, 25x75, five-story brick store and tenem't. Max Barnett to Max S. Korn. Mort. \$12,500. Jan. 28. 20,000

1st av, No. 1197, w s, 25.5 s 65th st, 25x90, five-story stone-front store and tenem't. Martin A. Furchtenicht, Abraham Kaufmann and Friedrich Ernst to Joseph Hammerl. Mort. \$15,500. Jan. 28. 25,000

1st av, w s, 25 n 75th st, 25x73. Joseph Thall, Brooklyn, to Alfred Baum. Mort. \$8,000. Jan. 28. nom

Same property. Alfred Baum to Susan M. Thall, Brooklyn. Q. C. Mort. \$8,000. Jan. 28. nom

1st av, No. 866, e s, 75.5 n 48th st, 25x100, five-story brick store and tenem't. Herman Nest-rock to Joseph Strohmgenger. Mort. \$15,000. Feb. 1. 24,000

1st av, No. 949, w s, 40 n 52d st, 20x64, five-story brick store and tenem't. Wilhelmine C. Hibbe, widow, to Sussman Reinhardt. Mort. \$9,000. Feb. 1. 13,850

1st av, No. 1156, e s, 50.5 n 63d st, 25x81, five-story brick store and tenem't. Cecile Nast to John Prager. Mort. \$8,500. Jan. 30. 18,500

1st av, n e cor 69th st, 25.1x113, new tenem't projected. Roetta wife of James J. Lee to John Frame and Robert J. McGirr. Feb. 1. 13,000

2d av, No. 693, w s, 66.1 n 37th st, 16.8x80, four-story brick dwell'g. Theodore H. Silkman, referee, to Max Frankenheim. Feb. 1. 10,300

Same property. John Mathews and ano., substituted trustee T. E. Davis, and Thomas E. Davis, individ. and as exr. and trustee of said T. E. Davis, to same. Dec. 21. 10,300

2d av, n e cor 125th st, 99.11x100. }  
125th st, n s, 100 e 2d av, 50x99.11. }  
Frederick D. Storey, guard. J. A. Wood, to John Livingston. Infant's share. B. & S. Jan. 28. 2,882

Same property. Same, as guard. of Mabelle S. Wood, to same. Infant's share. B. & S. Jan. 28. 2,882

Same property. Release dower. Mary A. Wood to same. nom

2d av, No. 1333, w s, 50.5 n 70th st, 25x72, five-story stone front store and tenem't. Anna wife of George Lehmann to Lazarus Mannheim. Mort. \$10,000. Jan. 28. 23,500

3d av, Nos. 1665-1669, e s, 25.8 n 93d st, 75x90, three five-story brick stores and tenem'ts. Sarah J. Pirsson to Edward H. Pirsson. Mort. \$42,000. Dec. 1. 75,000

3d av, n w cor 105th st, 50.5x100, vacant. Morris Mayer, New York, and Jacob Loeb, Montgomery Co., Pa., to Michael Giblin. Dec. 7. 25,000

3d av, No. 398, w s, 49.4 n 28th st, 24.8x120, five-story brick store and tenem't. Louise Lese to George R. Read. Mort. \$45,000. Jan. 30. nom

3d av, No. 1070, w s, 50.6 n 63d st, 24.11x100x25 x100, five-story stone front store and tenem't. James Carney to Betti Millhauser. Feb. 1. 50,000

3d av, w s, 50.5 n 63d st, 0.1x—, indeft, gore strip. Same to same. Q. C. Feb. 1. nom

3d av, Nos. 1691 and 1693, s e cor 95th st, 50.4x100, two four-story stone front stores and tenements. William F. Dusenbury to Morgan J. O'Brien. Mort. \$33,000. Feb. 1. 46,000

3d av, n e cor 95th st, 100.8x100. }  
95th st, n s, 100 e 3d av, 160x100.8. }  
Randolph Guggenheimer, and Salomon Marx to Marie O'Hare. Mort. \$77,500. Feb. 1. 102,500

3d av, No. 2010, w s, 75.9 n 110th st, 25.2x100, two-story brick (frame front) store and dwelling. Henry M. Ahrens, Hoboken, N. J., to Carl Engel. Mort. \$14,000. Feb. 2. 23,500

4th av, Nos. 120 and 126, n w cor 12th st, 73.2x98.8x73.2x97.8, four three-story brick stores and tenem'ts on 4th av and two three-story brick dwell'gs and store on 12th st. Stephen Merrihew and J. B. Lockwood, exrs. and trustees T. Putnam, to Charles A. Chesebrough, Northport, L. I. Feb. 1. 113,000

4th av, No. 136, s w cor 13th st, 72.6x99.8x73x100.8, two-story brick office, two-story brick stable and portion of coal sheds. William L. Skidmore et al, exrs. J. R. Skidmore, to Charles A. Chesebrough, Northport, L. I. Jan. 28. 91,000

4th av, w s, 96.8 s 13th st, 24.2x99x24.4x99.4, portion of coal sheds. Same to same. Jan. 28. 28,000

4th av, w s, 72.6 s 13th st, 24.2x99.4x24.4x99.8, portion of coal sheds. William L. Skidmore, exr. J. Skidmore, to Charles A. Chesebrough, Northport, L. I. Jan. 28. 28,000

4th av, No. 128, w s, 120.10 s 13th st, 24.2x98.8x24.4x99, two-story brick store and dwell'g and portion of coal sheds. William L. Skidmore to Charles A. Chesebrough, Northport, L. I. C. a. G. Jan. 28. 28,000

4th av, n w cor 72d st, 100x102.2, vacant. Henry Hyman to Daniel Hennessy. Mort. \$90,000. Feb. 4. 104,000

Same property. Charles L. Tiffany, N. Y., and Henry Sanger, Brooklyn, to Henry Hyman. Mort. \$86,000. Feb. 3. 100,000

4th av, e s, 84 s 79th st, 18.2x80, four-story stone front dwell'g. Michael Giblin to Jennie Becker. Mort. \$10,000. Feb. 1. 22,500

4th av, No. 1445, e s, 82.2 n 81st st, 20x80, two-story brick dwell'g. Theodosia H. wife of Archibald Johnston to James L. Carhart. Mort. \$8,000 and taxes. Jan. 30. 12,000

4th av, Nos. 340 and 342, s w cor 25th st, 40x70. John W. Kearny to Edward Kearny, exr. P. Kearny. Secures payment of annuity for Virginia Kearny. Jan. 29. nom

5th av, e s, 74.2 s 31st st, 24.7x100. }  
31st st, s s, 295 w Madison av, 25x98.9. }  
James R. Jesup, trustee for Charlotte M. wife of Frederick Goodridge, formerly Grosvenor, to Charlotte M. Goodridge. B. & S. Oct. 27. nom

5th av, e s, 27.2 n 74th st, runs north 25 x east 100 x south 20 x east 40 x south 5 x west 140 with right of way across rear, vacant. Jacob H. Schiff to Anthony Mowbray. Jan. 27. 50,000

6th av, e s, 115.5 n 123d st, 18x75, three-story stone front dwell'g. Abram B. Vandusen to Bradford K. Peirce. Mort. \$14,000. Feb. 1. 22,000

6th av, No. 381, w s, 74.9 n 23d st, 24x63, four-story brick store and tenem't. Josephine Stewart to Henry P. Stewart, White Plains, N. Y. 1/4 part. Jan. 27. 8,750

7th av, No. 345, e s, 49.5 n 29th st, 21.4x75, four-story brick store and tenem't. August Schoenfeld to John Schade and Catharine his wife. Mort. \$11,500. Jan. 20. 16,000

8th av, s w cor 84th st, 100.4x100, one and two-story frame buildings with store and one-story frame stable. }  
84th st, s s, 100 w 8th av, 50x102.2, vacant. }  
84th st, s s, 150 w 8th av, 50x102.2, vacant. }  
83d st, n s, 150 w 8th av, 50x102.2, vacant. }  
The Mutual Life Ins. Co., New York, to John G. Packard. C. a. G. Jan. 26. 110,000

Same property. John G. Packard to August Blumenthal. Mort. \$80,000. Jan. 30. 130,000

8th av, No. 2398, w s, 24.11 n 128th st, 25x80, four-story brick store and tenem't. Emil Stork to Henrietta Holzderber. Mort. \$8,000. Jan. 27. 16,000

9th av, n w cor 60th st, 100.5x100, vacant. Amos R. Eno to William Rankin. January 26. 48,000

9th av, No. 976, s e cor 62d st, 25.2x100, five-story brick store and tenem't. Peter Wagner and John M. Ruck to Cord Mahnken. Mort. \$35,000. Feb. 1. 57,500

9th av, e s, 25.2 s 62d st, 25.1x100, new building projected. Andrew Ewald to William Rankin. Jan. 28. 12,500

9th av, s e cor 96th st, 50.4x95.8x50.8x100.10. Mary E. Bleakley, individ. as widow of A. Bleakley, and as trustee of T. W. Bleakley, to James S. Briggs. Q. C. Nov. 10. nom

9th av, n e cor 100th st, 25.2x100, vacant. James D. Clyde and ano., Cherry Valley, exrs. of Sarah A. Goodsell, to Bernard Havanagh. Jan. 18. 8,000

9th av, Nos. 149, 151 and 157 and Nos. 403 and 405 West 19th st, begins 9th av, n w cor 19th st, runs west 100 x north 75 x west 25 x north 17 x east 25 x south 13.2 x east 10 to 9th av, x south 26.3 x west 58 x south 26.3 x east 58 to 9th av, x south 26.3. }  
9th av, Nos. 161-169, and No. 402 20th st, begins 9th av, s w cor 20th st, 78.10x100. }  
20th st, Nos. 406-418 and Nos. 411 and 419 West 19th st, begins 20th st, s s, 125 w 9th av, runs south 104 x west 21.5 x south 80 to 19th st, x west 21.5 x north 80 x west 64.3 x south 80 to 19th st, x west 21.5 x north 80 x west 21.5 x north 104 to 20th st, x east 150. }  
John H. H. Cushman et al, exrs. Don A. Cushman to E. Adeline, Charles A. and Gert-rude R. Cushman. 3-26 parts. Dec. 3. 31,385

9th av, n w cor 102d st, 100.11x100, vacant. John T. Farley to Charles F. Matilage, Hoboken, N. J. Mort. \$18,000. Jan. 31. 27,500

9th av, n e cor 104th st, 100.11x100, vacant. Evan T. Hoopes to John J. Burchell. Mort. \$28,500. Feb. 1. 40,000

10th av, n e cor 124th st, 100.11x125. }  
125th st, s s, 150 w 10th av, 50x100.11. }  
Nathaniel P. Bailey and Lewis G. Morris to Charlotte Manigault. 5-6 part. Deed of ratification. Jan. 16. nom

10th av, No. 148, e s, 25 n 19th st, 25x80, five-story brick store and tenem't. Frederick S. Howard to Oscar K. Weinman. Mort. \$16,000. Feb. 2. 25,000

10th av, No. 150, e s, 50 n 19th st, 25x80, five-story brick store and tenem't. Same to same. Mort. \$16,000. Feb. 2. 25,000

10th av, e s, 25 n 19th st, 50x100. Release mort. Sylvanus T. Cannon to Frederick S. Howard. Feb. 2. 6,000

10th av, n e cor 106th st, 100.11x225. }  
10th av, s e cor 107th st, 100.11x225. }  
Release mort. Third Av Savings Bank to Gratz Nathan, ref. Mar. 13, 1872. nom

10th av, n e cor 63d st, 100.5x100, vacant. }  
10th av, e s, 75.5 s 64th st, 25x100, shanty. }  
Peter Herche, Orange, N. J., to Edward Oppenheimer and Isaac Metzger. Mort. \$16,700. Jan. 28. 32,500

10th av, n e cor 74th st, 104.4x100, vacant. Robert G. Hoyt to Hugh Lamb and Charles A. Rich. Mort. \$25,000. Jan. 28. 43,000

10th av, n w cor 98th st, 50x100. Jessie F. wife of Frederick W. Cole, Worcester, Mass., to John T. Howes, Yonkers. B. & S. and C. a. G. Mort. \$5,000. Jan. 18. nom

10th av, e s, at centre line 184th st, runs north 32.6 x 200. Octavia S. I. Snowden, widow, to Octavia A. Snowden. B. & S. July 28, 1881. gift

11th av, e s, 100 s 74th st, 50x100, vacant. Ed-



win H. Abbot to Francis M. Jencks. July 8. 11,200  
 Same property. Q. C. and release mort. William L. Putnam, Portland, Me., to Edwin H. Abbot. Oct. 29. nom  
 Same property. Release judgment. William H. Hollister to same. July 27. nom  
 Interior lot on centre line bet 74th and 75th sts at point 125 w 1st av, runs north 46.5 x north-west 50.8 x south 54.8 x east 50. Edmund H. Schermerhorn to George F. Droste. January 22. 3,750

MISCELLANEOUS.

Appointment of trustee and transfer. Joseph N. Ireland and Avery T. Brown to Charles W. Cornell, trustee. Feb. 2.  
 Acknowledgement of receipt of citation and ratification of probate of will of Michael Connelly by Edmond Connelly.  
 All title in estate, real or personal, of which Jacob Wilson died seized. Jacob Wilson, Woodbridge, N. J., heir J. Wilson, to Bruce Fenn, Brooklyn. B. & S. Nov. 14. nom  
 Same property. Bruce Fenn, Brooklyn, to Mary A. Wilson, Woodbridge, N. J. Nov. 14. nom  
 Certificate of incorporation of the Martha Memorial Reformed Church.  
 Exemplified copy of the last will and testament of John B. Dingledein, dec'd.  
 Last will and testament of Thomas Scott with probate of same.  
 Three parcels now in course of foreclosure. Christina Hageman to Hasbrouck and William R. Innis, of Innis & Co. Assignment of party first part's 1/2 share and agreement as to payment of attorney's fees and payment of surplus to party of first part after sale, &c.

23d and 24th WARDS.

Broad st, s e s, part lot 41 and all of 42, map of Fairmount, &c., 151.6x240x150x228, h & ls. Manhattan Savings Institution to Isaac M. Wall. C. a. G. Jan. 30. 3,000  
 Delmonico pl, e s, at point opposite 164th st, 100 x100. Warren Foote, Brooklyn, to George E. Faile. Feb. 4. 7,000  
 Ernestcliff pl, s s, 621.9 w Lisbon pl, 100x101.8. William S. and Charles W. Opdyke to Esther E. James. Jan. 2. 1,400  
 Old Post road, w s, parcel in New York and small part in Yonkers, adjoins land of Johnathan Odell, 17 acres, with right of way over private road running through land of J. Warner and leading from Highland pike to dock. John R. Platt et al., exrs. S. R. Platt, to Christian F. Tietjen, Yonkers. All title of which S. R. Platt died seized. Jan. 7. 20,000  
 Southern Boulevard, n s, 150 e Lincoln av, 50x100. Phoebe H. wife of Augustus A. Levey to John B. Simpson, Jr. M. \$3,800. Jan. 27. 10,000  
 13th st, n s, 206.6 w Willis av, 25x100. John E. Johnson to Joseph Lutz. Feb. 1. 2,500  
 150th st, s s, east 1/2 of lot 164 map of Melrose South, 25x100, h & l. Bridget Ward to John C. Cooley and Patrick Crawley, tenants in common. Oct. 8. 650  
 153d st, s s, 225.3 e Morris av, 25x100. William Eggelmann to Babetta wife of Rudolph Doherr. Mort. \$1,500. Jan. 23. 2,100  
 154th st, s s, 400 e Courtlandt av, 75x100. Daniel Hoehn to John Knobloch and Philippine Kertz. 1/4 part. B. & S. and C. A. G. October 6. 950  
 163d st, w s, 590 s e Courtlandt av, 32x106 in two courses, x 50x100. Hugh McShane to Hugh McShane, Jr. Jan. 12. nom  
 177th st, s s, 250 w Monroe av, 50x125. Lewis G. Morris to John H. Clements and Catharine B. his wife. Feb. 2. 1,400  
 Courtlandt av, e s, 49.5 n 150th st, 23x100, frame sheds. William A. Hustace to Thomas Falvey. Nov. 19. 2,100  
 Same property. Release mort. Same to same. Nov. 19. nom  
 Courtlandt av, e s, 72.5 n 150th st, 23x100. Same to Catharine C. Twomey. Nov. 19. 2,125  
 Same property. Release mort. William A. Hustace to Catharine C. Twomey. November 19. nom  
 Courtlandt av, s w cor 160th st, 25x100. Contract. Ernst Kaufmann to Henrietta Stey. Jan. 27. exch and 4,000  
 Mott av, w s, at centre 153d st, runs west 92.9 x south along the centre of Mott av as it was laid out on map of Morrisania 103.3 n e s Sedgewick av, x — to Mott av as now laid out, x north 205.7. Release mort. Hermann H. Cammann and ano., exrs. D. M. Edgar, to The Mayor, &c., New York. Oct. 12. 500  
 North 3d av, e s, 362.11 n Grove st, 36x180 to Mill Brook, x36x164. Henry Lerch to Sophia M. Rivers. Mort. \$7,000. Feb. 1. 14,000  
 Riverdale av, s e cor Riverdale lane, &c., 36 acres. James R. Jesup, trustee for Charlotte M. wife of Frederic Goodridge, formerly Grosvenor, to Charlotte M. Goodridge. B. & S. Oct. 27. nom  
 Railroad av, east cor 165th st, 191x248x173.7x 330. Cancellation of contract. Jane Heckel with Hermon Wronkow. Dec. 23.  
 Railroad av, e s, 423 s Fletcher st, 27x150. Caius V. Folin to Daniel P. Miller, New Haven, Conn. Feb. 3. 1,000  
 Tinton av, w s, 141.9 n Cedar st, 16.9x110, h & l. John W. Decker to Alice Lane. Feb. 2. 2,375  
 Same property. R. Clarence Dorsett to John W. Decker. Release mort. Feb. 2. 315  
 Tinton av, w s, 21 n Cliff st, 26.6x28.7. Foreclos. Henry O. Chesebro to Harriet H. S. wife of Ward Wheeler, New Rochelle. Jan. 22. 890  
 Valentine av, lots 33 and 34 map of Rebecca Bassford heirs, Fordham; and also lots 32 and 33 map south part P. Valentine farm, Fordham,

runs west 751 x northeast 23.8 x west 137 7 to Valentine av, x south along av 420 x southeast to land Harlem R. at point 406.6 s from n e cor of lot 33 x northeast 406 6. Aaron H. Hamilton to Anson Brown, trustee, Columbus, Ohio. Sept. 5, 1885. nom  
 Washington av, southerly cor 165th st, 100x 100.9. Partition. Franklin A. Paddock to James J. Ward. Feb. 3. 6,650  
 2d av, s e s, north 1/2 of plot 37 map Claremont, 50x — to Highbridge st, x 56.7x177. Harriet W. Howell to Frederic E. Camp. Jan. 30. 525  
 2d av, s e s, south 1/2 of plot 37 map Claremont, 50x127.6 to Highbridge st, x56.7x —. Same to Stephen Nanke. Jan. 30. 525  
 2d av, s e s, all of plot 37 map Claremont, 100x 127.6 to Highbridge st, x 113 2x177. Sarah A. Woolf and John H. Devoe, legatees J. Devoe, to Harriet W. Howell. Q. C. Sept. 14. nom  
 3d av, n s, bet 2d and 3d sts, lots 243 and 244 map Woodlawn Heights, 40x100. Louis P. Bayard, Richmond Co., to Olive F. McCune, Brooklyn. Feb. 2. 700  
 Grantors interest in real estate of George Fox, dec'd, and real and personal estate of Charlotte L. Fox, dec'd. Mary P. Tucker to Lyman and Henry D. Tiffany and Chas. B. Perry, in trust for her benefit, remainder to her children. May 31, 1879. nom

LEASEHOLD CONVEYANCES.

Bowery, No. 15, store and basement. Assign lease. Bernard Wintermyer to George Devermann. All title. 3,500  
 Same property. Margaretha Stertz and George Devermann, to the Henry Elias Brewing Co. Given as colateral to chattle mort. nom  
 Eldridge st, No. 78, store, &c. Modification of lease. Thomas Krekler to George M. Rothstein. nom  
 Same property. Assign lease. George M. Rothstein to Isaac Danenberg and Thos. L. Coles, of Danenberg & Coles. nom  
 Fletcher st, Nos. 34-40, n s, 70x60. Assign. lease. Elizabeth D. and James C. Brevoort, individ, and exrs. L. Lefferts, to Henry W. Brevoort. nom  
 Front st, No. 90. Assign. lease. Thomas L. Vickers, Brooklyn, to William P. Roome. Jan. 28. nom  
 University pl, e s, 27.8 n Waverly pl, 25x75. Assign. lease. New York Life Ins. and Trust Co., trustees of Julia A., dec'd, wife of Lewis Livingston, to Lewis Livingston, for life and upon his death to James B. and Lewis H. Livingston. nom  
 Union sq, No. 52. Assign. lease. Charles Herber to George Ehret. nom  
 16th st, No. 337 E. Surrender of lease. Sophia C. Schulz to Stuyvesant F. Morris. 512  
 16th st, No. 427 E., front and rear. Assign. lease. Charles Winters to Louis Stern. 325  
 24th st, s s, 448 e 10th av, 14.8x80. Consent to assign. lease. Benjamin Moore, committee of Cath. Van C. Moore, to Mary Stuart, widow. nom  
 24th st, s s, 260 e 10th av, 20x80. Consent to assign. lease. William T. Moore to Mary Stuart, widow. nom  
 24th st, No. 350, s s, 129 e 9th av, 21x55. Assign. lease. John C. Winch to William H. Fordham. 1,141  
 24th st, No. 352, s s, 100 e 9th av, 21x55. Assign. lease. Same to same. 1,141  
 47th st, n s, 100 e 9th av, 75x140. Surrender of lease. Julius Lehman to Charles Gahren. Jan. 29. nom  
 81st st, No. 301, first floor and part cellar. Assign. lease. William Klein to Leonhard Wagner. nom

KINGS COUNTY.

JANUARY 29, 30, FEBRUARY 1, 2, 3, 4.

Adams st, s s, 763.7 w Coney Island plank road, 12.6x103.3x12.6x103.1, h & l, Flatbush. Sophronia M. wife of Henry E. Fickett to James Latham. Mort. \$800. \$1,500  
 Baltic st, n e s, 148 s e Henry st, 25x99.10. Clara H. Palmer to John Earl. 6,500  
 Barbey st, e s, 125 s South Carolina av, 49x109x 35x100, East New York. Frederick G. Spring-er to Joseph Kukulhorn. Mort., &c. 1,500  
 Bergen st, s s, 100 e Nostrand av, 20x100, h & l. Martin Joost to Vernon L. Tenney. 8,400  
 Berkeley pl, s s, 322 w 6th av, 20x95, h & l. Walter P. Kellogg, Syracuse, to James F. Salter. 8,500  
 Broadway, s w s, 120.5 n w Middleton st, 30x85, hs & ls. Bernhardt Roessler to Louisa Schmetzer. Mort. \$3,000. 10,300  
 Broadway, s w s, 60 s e Hart st, runs southwest 102.8 x east 21.3 x northeast 94.5 to Broadway, x northwest 20. Frederick Herr to Godfrey J. Mahler. 2,800  
 Clinton st, s w cor 9th st, 20x90. Thomas Galvin to Patrick Galvin and Elizabeth his wife. C. a. G. Mort. \$1,000. 1,200  
 Columbus pl, w s, 112 s Herkimer st, 16x105, h & l. John Watters, Jr., to Michael W. Conway. Mort. \$1,300. 2,500  
 Cedar st, s s, 10 w Evergreen av, 25x115.10x25x 115.2, h & l. Mary wife of Theodore Biers, Elizabeth wife of John Horney, Jacob H. Mohr and Charles A. Mohr, heirs C. Mohr, and Elizabeth Mohr, widow, to Elizabeth Mohr. Mort. \$900. nom  
 Chauncey st, n s, 448.2 e Hopkinson av, 20x100. Alexander Buderus, New York, to George W. Corey. Mort. \$300. 500  
 Degraw st, s s, 133 e Van Brunt st, 19.6x100, h & l. Foreclos. Charles B. Farley, to Myron H. Oppenheim, New York. 4,350

Division st, s w cor Bedford st, 75x94. Joseph Lockitt and Rebecca wife of and John Lockitt to Charles Lockitt. Mort. \$4,000. 8,500  
 Dean st, n s, 50 e Boerum pl, 25x42. Philip and Michael Murphy to Emily Murphy, widow. nom  
 Same property. Francis J. and Mary Garrity to same. Q. C. nom  
 Same property. James Murphy to same. nom  
 Dean st, n s, 50 e Boerum pl, 25x40. Emily Murphy, widow, to John Cronin. Sub. to taxes, &c., and sales for sale. 475  
 Dean st, s e cor Bond st, 20x95, h & l. Margaret McGarry and Edward F. Flynn to Henrietta wife of Thomas Kennedy. 7,250  
 Dean st, s s, 115 e Grand av, 15x110, h & l. Margaret Borland to Christopher C. Tracy. Mort. \$1,600. 2,600  
 Diamond st, e s, 183.4 n Nassau av, 16.8x100, h & l.  
 Diamond st, e s, 120 s Norman av, 16.8x100, h & l.  
 William H. H. Hoar, Grahamville, N. Y., to William A. Hoar. 5,000  
 Diamond st, n s, 752.1 e Main st, 50x200, Flatbush. Samuel Insee to Henry W. Serrill. 2,250  
 Elm st, n w s, 375 n e Central av, 47.6x100, h & l. Celia M. wife of George Lambert, New Brunswick, N. J., to Elizabeth Popp. Mort. \$1,550. 2,250  
 Elm st, n s, 59.4 w Central av, 22x71. Dennis Fox, New York, to Peter D. O'Toole. C. a. G. 2,250  
 Same property. Peter D. O'Toole to Marion H. Fox. C. a. G. 2,250  
 Ewen st, w s, 125 n Scholes st, 25x100. George Luttingshausen to Christian J. Stock. 11,000  
 Ewen st, e s, 75 n Scholes st, 25x100. George C. Dahlbender to Barbara Deutinger. Mort. \$4,000. nom  
 Same property. Barbara Deutinger to Mary A. Dahlbender. Mort. \$4,000. nom  
 Fulton st, s w cor Schenectady av, 50x60. David Elston to Thomas L. Hogan. Mort. \$5,000. 10,000  
 Fulton st, s s, 260 w Rockaway av, 20x100, h & l. Release mort. Elizabeth W. Aldrich, New York, to George R. Brown. 4,500  
 Same property. George R. Brown to Andrew Bennett. 6,250  
 Fulton st, s s, 130 e Troy av, 15x100. Margaretta M. Hyde to John Gardner, New York. Mort. \$1,500. 3,300  
 Same property. John R. Wood to Margaretta M. Hyde. Release mort. nom  
 Fulton st, s s, 130 e Troy av, 15x100, h & l. John Gardner, New York, to Oskar F. Wikfars. 1/2 part. Mort. \$3,800. 1,100  
 Fulton st, s s, 160 e Troy av, 15x100. Margaretta M. wife of Emmett W. Hyde to Liberty P. More and Ann M. his wife. Mort. \$1,500. 3,300  
 Fulton st, s s, 100 w Rockaway av, 60x100, h & ls.  
 Fulton st, s s, 220 w Rockaway av, 60x100, hs & ls.  
 Andrew Bennett to George R. Brown. Mort. \$37,500. 37,500  
 Fulton st, n w cor Howard av, 76.10x120 to McDougal st, x75x133.3. Alice K. Parsons to Bernard Gallagher and Charles H. Russell. 9,250  
 Same property. George W. Powers to Alice K. Parsons. C. a. G. 4,000  
 Grand st, s s, 118.9 w 2d st, 20x100, h & l. Christian Richter to Gilbert Taft and Yettel his wife. 8,250  
 Grand st, n s, 125 w Catharine st, 25x85. 1x25.6x 80.7. Charles H. Kalbfleisch et al., exrs. and trustees Martin Kalbfleisch, to James Baird. 1,800  
 Grove st, n w s, 190 s w Central av, 140x200 to Ralph st. Alfred J. Pouch to John Rapp and Louisa his wife. 7,500  
 Grove st, n w s, 410 s w Central av, —x200 to Ralph st, x40x200. John Long and John Barnes to Phebe M. Coffin. 250  
 Guernsey st, w s, 101.5 s 4th st, runs west 48.5x south and southeast 153 to west side Guernsey st, x north 145; also interior gores adj, runs east 93.5 to centre of block x south 25 x east 2.6 x south 25 to centre of ditch x west along ditch 85 x northwest 75.8. Joseph C. Davis to Henry Hilton. 2,000  
 Halsey st, s s, 215 w Lewis av, 40x100. Sophia C. wife of and John A. Vanderwaag to Rosalia L. wife John W. Vackiner. Mort. \$3,500. 4,000  
 Halsey st, s s, 340 e Throop av, 20x100, h & l. Home Life Ins. Co. to Edwin R. Sheridan. 4,000  
 Halsey st, s s, 250 e Reid av, 50x200 to Macon st.  
 Halsey st, s s, 375 e Reid av, 25x100. Thomas S. Strong, New York, to Joseph C. Hoagland. Mort. \$2,000, and taxes, 1885. 4,200  
 Hart st, s s, 210 w Sumner av, 19.6x100. Thomas Ennis to Charles Miller. Mort. \$3,000. 5,800  
 Herkimer st, s s, 28 e Suydam pl, 24x97.9. Harriet A. wife of John Fisher to Philip L. Balz, Jr. 1,200  
 Herkimer st, s w cor Russell pl, 97.6x167. Adam McNickle to Felix Gallagher and John Taaffe. 50,000  
 Herkimer st, n s, 148 w Sackmann st, 102x100. Rufus Resiquie to Bridget wife Thomas Donohue. Mort. \$3,900. 6,600  
 Hall st, w s, 232 n Myrtle av, 16x100, h & l. Eli E. Nelson to Mary C. Horton. Mort. \$1,400. 3,500  
 Hall st, w s, 184 n Myrtle av, 16x100, h & l. Same to same. Mort. \$1,600. 3,500  
 Hamburg st or av, n cor Moffatt st, 145.2x 200. 1x152.8x200. Adolph Sussman to George Eckstein. Mort. \$3,000. 1,000

Hancock st, n s, 275 w Ralph av, 50x100. William M. Macfarlane to Samuel H. Cornell. 1,600

Hancock st, s s, 100 w Howard av, 200x100. Alfred J. Pouch to Elisha G. Selchow, New York. 8,000

Hancock st, n s, 250 e Reid av, 200x100. Henry G. Wheeler to Thomas Ennis and Thomas A. Wilson. Mort. \$4,000. 10,100

Harman st, west cor Central av, 80x100. Release mort. William H. Scott, New York, to James Gascoine. 1,500

Henry st, n e cor Love lane, 27.6x92.6. Harriet Putnam to George A. Thayer. 9,500

Henry st, w s, 65 s Coles st, 60x75. John H. Riker, exr. Robert Shields, to Jane Lambrecht. Correction deed. nom

Same property. Jane Lambrecht, widow, to John F. Nelson. Q. C. nom

Same property. Jane Lambrecht, extr. John Lambrecht, to same. 2,000

Humboldt st, e s, 100 n Scholes st, 25x100, h & l. Frederick Miller and Elisabeth his wife to Bertha Spiegel. 4,150

Humboldt st, n e cor Stagg st, 25x73.8, h & l. Lawrence (Lorenz) Frank to John Bogenschutz. Mort. \$6,000. 11,500

Hull st, s s, 225 e Rockaway av, 75x200 to Somers st. Mary K. wife of and Charles F. Brooks to Chauncey T. Austin. 4,800

Hull st, n s, 287.6 e Rockaway av, 12.6x100. Hull st, n s, 275 e Rockaway av, 12.6x100. Hull st, n s, 225 e Rockaway av, 25x100. Foreclos. Henry Arden to Mary W. Smith. 1,000

Hull st, n s, 175 e Saratoga av, 87.6x100. Hull st, n s, 100 w Rockaway av, 50x100. Mary K. wife of Charles F. Brooks to Adolph Sussman. Mort. \$4,000. 4,400

Hull st, s s, 85 w Stone av, 16.3x100. Hull st, s s, 117.6 w Stone av, 16.3x100. Release mort. Elizabeth W. Aldrich, New York, to Henry C. Baker. 4,850

Hull st, s s, 225 w Stone av, 75x100. Elizabeth W. Aldrich, New York, to William H. Robbins. 3,000

Hull st, n s, 306.3 w Saratoga av, 18.9x100, h & l. Maria wife of Christian Baur to Charles Durring and Albertina his wife. Mort. \$2,000. 5,500

Hull st, s s, 101.3 w Stone av, 16.3x100, h & l. Henry C. Baker to Mary and Ellen Dunne. 3,750

Same property. Release mort. Elizabeth W. Aldrich, New York, to Henry C. Baker. 2,425

Jefferson st, e s, 150 n Liberty av, 25x100. Jefferson st, e s, 100 n Liberty av, 25x100. New Lots. Theodore Kiendl and Frederick W. Hearn, Jr. to John Salker. 500

Jefferson st, s s, 183.4 w Stuyvesant av, 41.8x100. John Moller to George J. Bryan. 2,000

Livingston st, s w s, 200 n w Nevins st, 50x100.9, h & l. Asa wife of Ira N. Stanley to Charles H. Carpenter. 16,500

Livingston st, s w s, 20.4 n w Boerum pl, 19x48.1x19.1x50.8. Frederick Bantle to Sarah Stake, Staten Island. Mort. \$5,500, taxes, &c. 75

Lorimer st, e s, 413.9 s Norman av, 18.9x100, h & l. William H. H. Hoar to William A. Hoar. 3,500

Lincoln pl, No. 183, n s, 100 e 7th av, 34.10x132.11x34.10x133.1. Lincoln pl, No. 185, n s, 134.10 e 7th av, 34.10x132.11x34.10x133.1. 3d st, n s, 220 w 7th av, 22x90. John W. Fielder, New Brunswick, N. J., to Aldrich H. and Edward Man. In trust. nom

Lincoln pl, s s, 200 w 6th av, 18.9x100. Release mort. Edwin D. Phelps to Annie McMahon. 4,250

Locust st, w s, 1,437.6 n 2d st, 12.6x150, New Lots. Ellie C. wife of Michael Brennan, formerly Connell, heir Mary Connell, to Elizabeth A. Beach. 200

Macon st, n s, 528.6 e Tompkins av, 19.4x100, h & l. Katharine H. Taber, widow, to Elizabeth Petty, widow. 3,500

Macon st, n s, 140 e Nostrand av, 40x100. Cordelia E. wife of Henry L. Betts to Charles A. Betts. 3,700

Macon st, s s, 235 e Nostrand av, 40x100. Cordelia E. wife of Henry L. Betts to Charles W. Betts. nom

Macon st, s s, 340 e Howard av, 20x100. G. Schwarzwaelder to Emanuel Simons. nom

Macon st, s s, 340 e Howard av, 20x100. Charles S. Taber to Nathan Kaplan, Greenport, L. I. Foreclos. 400

Same property. Nathan Kaplan to G. Schwarzwaelder, New York. 325

Magnolia st, No. 117, n s, 350 w Central av, 20x100. Magnolia st, No. 113, n s, 319 w Central av, 20x100. Robert W. de Forest and ano., exrs. and trustees B. Wakeman, to James D. Luther. 4,000

Same property. Robert W. de Forest and ano., exrs. and trustees B. Wakeman, to James D. Luther. Release mort. nom

Magnolia st, No. 115, n s, 370 w Central av, 20x100. Robert W. de Forest and ano., exrs. and trustees B. Wakeman, to Ann Slatery, widow, New York. 2,000

Same property. Release mort. Robert W. de Forest and ano., exrs. and trustees B. Wakeman, to same. nom

Magnolia st, n w s, 300 n e Knickerbocker av, 25x127.11x25x127.5. Ellen Tweeddale to Mary J. Thompson. 575

Madison st, n s, 275 e Throop av, 25x100. Daniel F. Jones to Alfred L. Simonson. 5,000

Madison st, n s, 371 e Patchen av, 18x100, h & l. Elizabeth wife of and James Phelan to Mary B. of William H. Baker. Mort. \$3,000. 3,500

Madison st, s s, 144.8 w Throop av, 20x100, brown stone dwellg. Paul C. Grening to Margaret E. Tate. Mort. \$4,500. 7,500

McDougal st, n s, 133.11 w Howard av, 47.1x100x47.2x100.2, h & l. Foreclos. Philip L. Balz, Jr., to Joseph Goeckler. M. \$1,100. 720

McDougal st, s s, 150 e Hopkinson av, 75x35x75x33.6. Lewis Johnston, New York, to Louise K. Conrady. 900

McDougal st, s s, 150 w Hopkinson av, 175x100. McDougal st, n s, 425 e Saratoga av, runs east 100 x north 100 x east 74.1 x north 100 to Sumpter st, x west 172.9 x south 200. Julia H. Packard and Clara H. Fincke to John S. McClure. 14,573

McDonough st, n s, 320 w Saratoga av, 8x100. Release mort. George Covert to Samuel H. Cornell. nom

McDonough st, n s, 320 w Saratoga av, 8x100. Cord. Meyer, Newtown, L. I., to Samuel H. Cornell. 200

Same property. Release mort. George Covert to Samuel H. Cornell. nom

McDonough st, s s, 240 w Saratoga av, 40x100. George Covert to Samuel H. Cornell. 1,000

McDonough st, n s. Party wall agreement. Phebe H. Osborn with Emma H. Lafetra. nom

Melrose st, n w s, 225 s w Knickerbocker av, 25x100. Katharina wife of Caspar Gossman to Harm N. Herren and Krescenzia his wife, joint tenants. Mort. \$2,500. 6,000

Monroe st, s s, 217 w Throop av, 19.3x100, h & l. John F. Ryan to John Waters and Amelia his wife. Mort. \$4,500. 7,500

Monroe st, n s, 325 e Nostrand av, 20x100. John E. Tousey to Charles C. Oliver. 5,875

Monroe st, w s, 156.4 s Fulton av, 50x100, East New York. Edward F. Linton to William F. C. Nindemann. 1,940

Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500

Monroe st, s s, 255 e Throop av, 20x100. William J. C. Miller to Fannie E. wife of John Oldershaw. Mort. \$3,500. 6,850

Navy st, w s, 260.8 n Lafayette av, 40.4x64.1x40x59.6. Navy st, w s, 301 n Lafayette av, 40.4x80x40.1x74. Samuel S., William H., Sarah M., Israel S. and Samuel S. Jones and Margaret H. wife of Stephen H. Linnington and J. Treadwell Jones, heirs of T. Jones, to Samuel Firuski. Mort. \$5,000. 10,100

Pacific st, n s, 289.2 w Albany av, 19.2x100. William Moir to Dimond M. Caldwell. 7,000

Pacific st, n s, 83.5 e Bond st, 20.9x90. William Utzlen to Marie wife of Iver Peterson. 5,800

Pacific st, s w s, 309.6 s e 6th av, 20x110. Edward I. Deraismes, Union Hill, N. J., to John L. Deraismes. Q. C. exch

Pacific st, s w s, 289.5 s e 6th av, 20.1x110. John L. Deraismes, Union Hill, N. J., to Edward I. Deraismes. Q. C. exch

President st, s w s, 185.8 n w Columbia st, 21.5x100, h & l. Joseph Gru to Daniel Holmes. 5,500

President st, n s, 66 e 7th av, 21x95, h & l. William Flanagan to J. Brooks Johnson, St. Louis, Mo. Mort. \$7,000. 14,000

Prescott pl, e s, 98 s Herkimer st, 69x180 to Bancroft pl. Mary K. wife of and Charles F. Brooks to Adolph Sussman. 100

Pulaski st, s s, 165 w Lewis av, 20x100. Ellen L. wife of Robert A. Austin to Samuel Carmichael. Mort. \$1,000. 2,500

Pulaski st, s s, 280 w Stuyvesant av, 15x100. William Hatten to Emma Kane. Mort. \$1,200. 1,550

Quincy st, s s, 290 e Reid av, 20x100. A. Stewart Walsh to Mary W. Parkhurst. M. \$4,500. 7,200

Quincy st, s s, 88 e Ralph av, runs west —x110x22x110. Foreclos. Herman W. Schmitz to William E. Gray. 1,800

Same property. Alphonse Frederick to same. Q. C. nom

Quincy st, s s, 88 e Ralldh av, —x110x22x110. Foreclos. Same to Albert Gray. 1,800

Same property. Alphonse Frederick to same. Q. C. nom

Quincy st, s s, 66 e Ralph av, 22x115. William E. Gray to John H. Wright. C. a. G. 2,250

Quincy st, s s, 66 e Ralph av, 44x100, h & l. Edmund P. Tappey, New York, to Duncan E. Mackenzie. Q. C. 1875. nom

Quincy st, s s, 256 e Bedford av, 32.5x85, hs & ls. Charles J. Follmer to Frank E. Joslin. Mort. \$5,000. 6,000

Raymond st, w s, 368.3 n Fulton av, 21x100.6. Henry Meyer to Lawrence Beattie, New York. 7,200

Ralph st, s e s, 410 s Central av, 40x100. Phebe M. Coffin to John Peterkin. 1,200

Rapelye st, e s, 1,175 n 4th st, 25x150, New Lots. Mary wife of Eliot J. Smith to Catherine Molloly. 350

Same property. Release mort. Charles M. Earle, trustee for Mrs. Jane Winans, to Mary Smith. nom

Schenck st, w s, 109.9 s De Kalb av, 190.3x100. Thomas H. Brush to Cornelius N. Hoagland. Sub. to mort., &c. 12,842

Schermerhorn st, s s, 270 e Court st, 19.5x68.3x19.3x69.7, h & l. William Bridgett to James J. Smith. nom

Same property. James J. Smith to Margaret wife of William Bridgett. nom

Somers st, n s, 20.3 e Rockaway av, runs north 80 x east 78.9 x north 20 x east 63 x south 100 to Somers st, x west 141.9, hs & ls. Somers st, n s, 177.9 e Rockaway av, 47.8x100, h & l. George R. Brown to William C. Vosburg. Mort. \$27,500. 48,000

St. James pl, e s, 80 n Greene av, 20x100, h & l. Alonzo C. Farnham and Catharine R. Appleton to Margaret Bowen. Q. C. and C. a. G. nom

Seabring st, n s, 183.8 e Richards st, 16.9x100x16.9x—, h & l. Sewall Moody to Emily A. Wood. Sub. to mort. 1,500

Seabring st, n s, 183.8 e Richards st, 50.2x100, irreg., 3 hs & ls. John O. Adams to Sewall Moody. All liens. 9,000

Stagg st, s s, 125 e Waterbury st, 50x100. Mary S. wife of Charles R. Baker, formerly Schenck, heir Chas. Schenck, to Michael Nolan. 1,500

Stagg st, n s, 125 w Waterbury st, 25x100. Adam Roeder and George J. Kraemer to Mathilde Mayer. 5,300

Stagg st, n s, 73.8 e Humboldt st, 26.4x25. Release mort. The Orphan Home, Brooklyn, to Lawrence Frank. nom

Steuben st, w s, 175 s Myrtle av, 25x100. Steuben st, e s, 175 s Myrtle av, 25x200 to Schenck st. Steuben st, e s, 283 n De Kalb av, 25x100. Coe D. Jackson, Far Rockaway, to Cornelius N. Hoagland. 4,000

Steuben st, e s, 258 n De Kalb av, 25x100. Coe D. Jackson, Far Rockaway, to William P. Rae. 100

Steuben st, w s, 215 s Park av, 25x100. Bernard Sheridan, Irvington, N. J., to Charles Beaven. Q. C. 10

Sumpter st, n s, 225 w Hopkinson av, 25x100. Catharine A. Kelly to Henry Bradley, New York. 600

Sumpter st, n s, 225 e Saratoga av, 25x100. Alexander Buderus, New York, to Chauncey T. Austin. 600

Voorhees st or road, w s, lot at Sheephead Bay, 30x139.1 to Dooley st, Gravesend. Catharine M. R. Lindemann to Christian A. Goetz. 1,000

Varet st, n s, 130.11 e Humboldt st, 19.1x105.6x52.9x100. Almira H. Stout et al., exrs. A. V. Stout, to Dorothea Zerr. 1,000

Same property. Release dower. Almira H. Stout, widow, to same. nom

Varet st, s s, 125 w Morrell st, 25x100. William Loughran or Loughlin to John A. Broschart. Mort. \$1,000. 2,750

Van Buren st, n s, 150 e Throop av, 25x100, h & l. Timothy G. Sellow to John C. Cook. 2,900

Woodbine st, n w s, 100 n e Broadway, 100x100. Frederick Hammen and Katharina his wife to Thomas J. Allen. 6,250

Warren st, n e s, 200.9 n w Hicks st, 25x99.11. Dennis C., James H., John F. and Francis L. Haggerty to Joseph F. Haggerty. All title. 4,800

Warren st, s s, 470 w Smith st, 20x100. Dennis C. Haggerty et al. (see above) also Joseph C. and Maria L. Feury to John F. Haggerty. All title. 5,000

Washington st, w s, 250 s Union av, 25x100, East New York. Philip Altstadt to August Krieg. 290

Washington st, west cor United States av, 525 to Hamilton av, x 150, Fort Hamilton. John M. Lodewick et al., heirs Peter Lodewick, to Joshua C. Sanders. 400

Willow st, No. 58, s w cor Orange st, 25x100. Partition. Franklin A. Paddock to Albert Schierenbeck. 9,200

Same property. Albert Schierenbeck to Ahrend Schierenbeck. 10,000

Winthrop st, n s, 475.7 e Flatbush av, runs north 106 x east 60 x north 136 to centre Hawthorne st, x east 39.5 x south 242 to Winthrop st, x west 99.5. Winthrop st, n s, 825 e Flatbush av, runs north 242 to centre Hawthorne st, x east 30.7 x south 136 x west 25 x south 106 to Winthrop st, x west 5.7. Lot begins on centre line bet Hawthorne st and Winthrop st, abt 930.7 east of Flatbush av, runs north 136 to centre Hawthorne st, x east 25 x 136 x 25, Flatbush. Jane G. Walker, New York, to Frances H. wife of Robert S. Walker. nom

1st st, s s, 70 s Hoyt st, 20x77x20x77.6. Sale under foreclosure by advertisement. Thomas A. Kerrigan, auctioneer, certifies to purchase of above property by Mary A. Brown for 1,850

1st st or Kent av, e s, 68.5 n South 9th st, runs east 116.4 x north 21.9 x northwest 11.6 x west 108.5 to 1st st, x south 23.7, h & l. Theodore F. Jackson, exr. G. C. Hotchkiss, to James H. Praeter. Mort. \$3,500. 5,250

2d st late Balchen pl, No. 40, s s, 240 w Hoyt st, 20x90, h & l. William M. Kingsland, Mt. Pleasant, exr. and trustee D. C. Kingsland, to Daniel K. De Beixedon. 3,000

North 2d st, n s, 181.6 w 3d st, 25x81. Patrick Hardin to Thomas C. Hardin. Mort. \$1,700. 3,000

North 2d st, s s, 247.6 w Lorimer st, 24x110. Frederick Boschen to Mariana Henry. 7/8 part. 4,000

4th pl, s s, 100 e Court st, 20x183, h & l. Philip Gough, exr. L. Gough, to Francis J. Gough and Elizabeth wife of Francisco Ciancimino. nom

Same property. Elizabeth wife of Francisco Ciancimino to Francis J. Gough. C. a. G. 730

South 5th st, n e s, 140 s e 12th st, 60x85.6x80x86.10, h & l. Louis Zeelich to Peter Blank and Jacob Voelbel. assessmts. 13,000

6th st, s s, 266.8 w 5th av, 20x100, h & l. Clara Baker to David T. Frost, Hillsborough, N. J. Mort. \$4,000, and taxes 1885. exch

North 8th st, n e s, 100 n w 6th st, 25x100. Foreclos. Nathaniel H. Clement to Bridget Doran, New Rochelle. Correction deed. 500

Same property. Bridgett Connor, formerly Doran, to John Gallagher and Margaret his wife, joint tenants. 1,000

9th st, s s, 35.6 w 8th av, 32x72.6, hs & ls. Henry Lansdell to Caroline wife of William H. Hudson. Morts. \$11,000. 16,000

9th st, s s, 19.6 w 8th av, 16x72.6, h & l. Same to William H. Hudson. Mort. \$4,500. 8,000

9th st, s s, 137.6 e Court st, 18.9x100, h & l. Patrick Manning and Catharine M. Manning to Annie wife of George Duncan. Mort. \$1,500. 2,400

South 9th st, s s, 150 w 2d st, 25x100. Abby M. wife of George Moon to John O'Brien. 4,175

9th st, n s, 124.6 w 5th av, 30.6x80, h & l. Henry F. Fox, New York, to Austin E. Fox, Cincinnati, Ohio. Mort. \$3,250. 5,500

10th st, s s, 90 e 6th av, 55x100. Release mort. Kate C. Henderson et al., exrs. and trustees Isaac Henderson, to Daniel Doody. 3,000

North 10th st, s w s, 100 n w Bedford av, 25x100. Samuel I. Hunt, New York, to Andrew W. Lawrence, Jr. 1,500

13th st, n s, 123 w 4th av, 21x100, h & l. Araminta J. wife of J. Wesley Smith to Samuel Sanders. Mort. \$1,100. 2,800

18th st, s w s, 150 n w 6th av, 16.8x100. James Thomson to Lewis D. Hamblin. 2,250

39th st, s s, 125 e 3d av, 25x100.2. Michael Connolly to Mary Gallagher. nom

Same property. Mary Gallagher to Catharine wife of Michael Connolly. nom

46th st, n s, 220 w 5th av, 20x100.2. Edward T. Hunt, exr. and trustee of Thos. Hunt, to John Roth. 165

Same property. John Roth to Henry Kittelhardt. Mort. \$115. 225

48th st, n s, 260 e 3d av, 20x100.2. Charles Dougherty to Michael Farrell. 400

48th st, n s, 260 e 3d av, 40x100.2. Release mort. Edward T. Hunt, exr. and trustee T. Hunt, to Charles Dougherty. 594

48th st, n s, 230 e 3d av, 20x100.2. Charles Dougherty to James McWalters. 400

Atlantic av or st, s s, 350 w Bond st, 25x80. Pacific st, No. 225, n s, 56.6 e Red Hook road, 25x100. Henry McDermott to Catharine McDermott. All morts. 1,000

Bedford av, w s, 40 s North 7th st, 20x80. John Hickey to Robert M. Pigot. Mort. \$1,445. 2,250

Central av, e s, 135 s Prospect st, 25x100, h & l. Leopold Michel and Henry Roth to John Haas. Mort. \$3,000. 6,800

Clermont av, w s, 144.5 s Park av, 20x100. Ann wife of Nathaniel O. Green, Montreal, to Neal and Mary A. McNeely. 3,700

Same property. Same, by C. L. Greene, atty, to same. Mort. \$2,200. 3,700

Clinton av, e s, 332.7 n Myrtle av, 20x100. Prudence W. wife of Nathaniel A. Boynton to Adela D. Healey. Mort. \$6,000. 14,000

Danforth av, n s, 325 e Cypress av, 50x167x50x153, New Lots. Phebe E. M. Willis to George Schwab. 550

De Kalb av, n e cor Spencer st, 50x108. Caroline S. wife of Cornelius Fellows to William Johnston. 5,000

De Kalb av, s s, 25 e Evergreen av, 25x79.6. George Covert to Philipp H. Ohl. 7,400

De Kalb av, s e cor Evergreen av, 25x79.6. Same to Charles H. Lohr. 9,000

East New York av, 189.1 e Schenectady av, 20x100, Flatbush. Thomas McCaulley or McCauley to Patrick F. McCauley. nom

Same property. Patrick F. McCauley to Ann wife of Thomas McCauley. nom

East New York av, n s, 209.1 e Schenectady av, 20x100, Flatbush. Michael McLaughlin, Brooklyn, and Catharine McLaughlin to Ann wife of Thomas McCauley. 300

Evergreen av, s w s, 80 n w Greene av, 20x100, h & l. Mary A. wife of Joseph D. Jones to Charles A. Fuller. Mort. \$1,500. exch

Evergreen av, n e s, 75 s e Greene av, 75x100, h & l. George K. Leiner to Frederick Doering. Q. C. nom

Evergreen av, n e s, 112.6 s e Greene av, 18.9x100, h & l. Frederick Doering to Maria C. Marx. Mort. \$2,000. 3,800

Flushing av, Nos. 62 and 56. In re. Commissioners of Charities, &c., Kings Co., agt Catharine McGone et al. Order of court invalidating conveyance of No. 62 and mortgaging of No. 56 and establishing a judgment lien. 1,110

Flushing av, s s, 436.2 e Delmonico pl, 25x100. Adolph H. Getting and Arthur P. Hinman to George F. Endter. Q. C. nom

Flushing av, s s, 436.2 e Delmonico pl, 25x100. Albert E. Lamb to George F. Endter. Partition. 1,110

Flushing av, s s, 286.2 e Delmonico pl, 25x100. Albert E. Lamb to Carl A. Mertz. Partition. 2,500

Same property. Adolph H. Getting and Arthur P. Hinman to same. Q. C. nom

Franklin av, w s, 121.9 n Atlantic av, 20x80.3. George E. McKenna, New York, to Russell Benedict. Mort. \$6,050. 8,250

Franklin av, e s, 232.9 n Myrtle av, 25x108, h & l. Margaret E. Van Zandt, Pearl River, N. Y., to Sarch K. Bogert, New York. Mort. \$1,500. 2,800

Franklin av, e s, 76 s Gates av, 17x74.10. Foreclos. Gerard M. Stevens to Joanna B. wife of William A. Cook. Mort. \$6,000. 1,000

Franklin av, e s, 25 s Butler st, 20x75. Thomas K. Timony to William H. Harrison. 1/2 part. 500

Franklin av, e s, 150 n Willoughby av, 25x100. Agnes E. wife of James H. Preater to Alexander L. Baird. 5,000

Fulton av, s s, 25 e Hale av, 25x100, East New York. George Dunn to Charles McDevitt C. a. G. 200

Gates av, n s, 225 e Reid av, 20.10x100. William Godfrey to Henry Mennie. Mort. \$6,000, 11,500

Gates av, n s, 125 w Lewis av, 100 x the block to Quincy st. Stephen R. Post to Lulu P. McGarry. 15,500

Grand av, w s, 311.9 n Lafayette av, 16.2x100. Edward H. and Daniel McCann, devisees H. McCann, to Ann J. wife of Bernard McCann. C. a. G. 400

Grand av, w s, 95 s Atlantic av, 20x100. Michael Doran to Francis J. Brady. Mort. \$1,500. 3,000

Greene av, s s, 350 w Central av, 100x100. Albion A. Buckley to Charles L. Rice. Mort. \$800. 500

Greene av, n s, 510 e Bedford av, 20x100, h & l. Alexander L. Baird to Agnes E. Preater. Mort. \$8,000. 14,000

Greene av, s s, 360 e Bedford av, 40x100. William L. Dan to Arthur S. Plimpton. nom

Greene av, n s, 40 e Carlton av, 21.6x89. Henry N. Baker, Newton, Mass., to Emily D. Birdsall. Q. C. and C. a. G. M. \$2,500. 2,500

Hamilton av, w s, 323.6 n 3d av, 25x84.3x25.8x78.5. Harmanus B. Hubbard, exr. Peter Wyckoff, to Michael C. Moloney. 1,100

Hamilton av, w s, 248.6 n 3d av, runs west 61 x southwest 59.4 to 17th st, x northwest 125 x northeast 88.6 x east 90 to Hamilton av, x south 25 x west 84.3 x southeast 75.8 x east 78.5 to Hamilton av, x south 75. Same to Frederick W. H. Nelson. 5,900

Jefferson av, s s, 270 w Marcy av, 20x100, h & l. Hermon Phillips to Benjamin B. Hoffman, Dutchess Co. Mort. \$6,000. 12,550

Jefferson av, n s, 233.4 e Bedford av, 16.8 x100, h & l. Henry E. Wells to I. Edward Wells. nom

Jefferson av, s s, 225 w Ralph av, run south 200 to Hancock st, x east 30 x north 85 x east 20 x north 115 to Jefferson st, x west 50. Louisa wife of Henry Grasman to William J. C. Miller. nom

Lee av, No. 199, north cor Heyward st, 20x78.6, two-story brown stone dwell'g and store. John H. Weber to Rosa wife of Gottlieb Essig. 8,000

Lewis av, w s, 20 s Bainbridge st, 20x85. Arnold H. Wagner, to Adeline D. Bersee. 5,000

Lafayette av, n w cor Nostrand av, 40x80, hs & ls. John J. Bowes, New York, to Joseph B. Gill. 16,250

Lafayette av, n s, 200 e Lewis av, runs north 161.11 x northeast 35.7 x south 186.4 to avenue, x west 25. Annie wife of Isaac Weaver to William W. and Charles R. Rope and Geo. W. McChesney, of Rope & Co. nom

Lafayette av, n s, 137.6 w Lewis av, 18.9x100. Patrick F. O'Brien to George S. Tuthill and Emma E. his wife. Correction. Mort. \$4,000. 7,000

Locust av, e s, 400 n Liberty av, 50x100, New Lots. Catherine Molloy to Mary wife of Eliot J. Smith. Mort. \$1,300. 2,250

Lexington av, s s, 300 e Marcy av, runs east 200 x south 60.8 x southwest 200 x north — to beginning. Sarah Onderdonk, Manhasset, to William G. L. King, Elizabeth, N. J. 6,500

Same property. Release mort. Sarah Onderdonk to Horatio G. Onderdonk. nom

Lawrence av, n s, 550 w 1st st, 100x100, Flatbush. William H. Hudson to Henry Lansdell. Mort. \$3,000. 6,125

Myrtle av, s e s, 126.10 s w Wyckoff av, 50x100. Ann E. Crouse, widow, to John J. Henn. 380

Myrtle av, n s, 45.2 w Wyckoff av, 25x67.3 to Wyckoff av, x — x —, h & l. William B. A. Jurgens to Joachim Meyerrose, Newtown, L. I. 4,600

Myrtle av, east cor Bleeker st, 444.1 to Irving av, x200 to Ralph st, x246.11 to Myrtle av, x280.1, 31 lots. Clarissa L. Crane, widow, to Paul Koch. 11,000

Same property. Paul Koch to Franklin Allen. 14,500

Myrtle av, s s, 75 w Kent av, 25x100, excepting 0.3 inches off west side of lot. B. T. Lynch and ano., exrs. Benj. Wilson, to Elizabeth wife of George W. Wilson. 7,500

Same property. George W. Wilson, Isabella wife of James Lehey, Sarah J. wife of Charles Muller, Henry L. Wilson, Fanny wife of James Bradford, heirs B. Wilson, to same. Q. C. nom

Marcy av, n w cor Middleton st, 100x80.8. Release mort. H. G. Onderdonk to Jacob Bosser. nom

Manhattan av, e s, 43.9 s Box st, 18.9x100, h & l. Rose A. O'Reilly, widow, to George Knoth. 2,000

Marcy av, n e cor Jefferson av, 100x90. Hancock st, n s, 100 e Nostrand av, 80x100. Nostrand av, n s, 380 e Nostrand av, 180x100. Nostrand av, s w cor Hancock st, 100x60. Nostrand av, w s, 100 s Hancock st, 60x100. Nostrand av, s e cor Hancock st, 100x220. Hancock st, s s, 382 e Nostrand av, 98x100. Marcy av, s w cor Hancock st, 72x—x81x100. Jefferson av, s e cor Tompkins av, runs east 153 x south 100 x west 58 x south 100 to Hancock st, x west 95 to Tompkins av, x north 200. James D. Lynch to Hamilton A. Weed. 200

Norman av, s s, 18.9 e Guernsey st, 37.6x75. Ernest B. Ackerly, Baldwins, to Platt Potter, Schenectady. Mort. \$2,500. 10,000

Nostrand av, n e cor Herkimer st, 100x80. Edward R. Betts to James O. Carpenter. Taxes 1885, &c. 8,000

Nostrand av, s e cor Degraw st, 100x100. Degraw st, s s, 150 e Nostrand av, 31x117.4x92x100. Mary E. Stanton to John H. Brinckerhoff, Jamaica, L. I. 3,500

Prospect av, n e s, 150 s e 3d av, runs northeast to land late of heirs of Rachel Berry, x east

to point 220 southeast of 3d av, x southwest to Prospect av, x northwest 70. Peter W. Bennett to John H. Riechers. 2,500

Putnam av, s s, 100 w Clason av, 20x100. Alois Lazansky to Frank C. Joslin. 5,100

Putnam av, s s, 175 e Tompkins av, 20x100. Charles Isbill to Mary A. Cottrell. Mort. \$4,500. 8,750

Park av, n s, 401.8 w Broadway, 30x100, hs & ls. Park av, n s, 431.8 w Broadway, 30x100, hs & ls. William Read to Frederick W. Hoeser, Jr. Mort. \$5,600. 10,500

Park av, n s, 200 e Marcy av, 20x100. George Covert to Herman Williams. exch

Ralph av, n w cor McDonough st, 100x740. William Ziegler to Jacob G. Dettmer. Mort. \$10,000. 31,450

Reid av, w s, 48 s Greene av, 26x100, h & l. Louisa wife of and Henry Grasman to Peter Creifeld. Morts. \$10,000. 15,000

Reid av, n w cor Hancock st, runs north 66 x west 95 x north 37.2 x west 5 x south 3.2 x west 75 x south 100 to Hancock st, x east 175. Nathaniel H. Clement and Edward J. O'Flynn to Louisa wife of Henry Grasman. 10,500

Reid av, w s, 74 s Greene av, 26x100, h & l. Louisa wife of and Henry Grasman to Theresia wife of Peter Kerner. Mort. \$3,000. 14,500

Snedeker av, w s, 235 n Liberty av, 20x100. Josephine wife of William Herod to Cora Waldron. Mort. \$1,600. 3,000

Snedeker av, w s, 170.4 s Atlantic av, 100x100. East New York. Edward R. Vollmer to The Long Island Railroad Co. 1,900

Stone av, w s, 57.2 s Dean st, 25x100x6.6x22.2x87.9, New Lots. Frederick Heddesheimer to Lawrence J. Clooney. 2,500

Stuyvesant av, w s, 40 n McDonough st, 20x100, h & l. Emeline wife of Henry Parfit to Althea A. Johnson, New Providence, N. J. Mort. \$2,500. 4,300

Smith av, w s, 100 s Fulton av, 125x100, New Lots. Mary A. Miller to John M. Conklin. 4,000

Smith av, e s, 275 s Fulton av, 25x100, New Lots. John Bollmann to Julius Frankel. 750

Same property. Julius Frankel to John Meehan. 800

Summer av, e s, 93.9 s Floyd st, 18.9x100. W. Caroline Stahl to Catharine Legenhausen. 3,600

Summer av, e s, 80 n Greene av, 20x80, h & l. Jacques Cortelyou to Elizabeth F. wife of Peter Golloway. 3,250

Summer av, e s, 100 s Hancock st, 23.10x100.6x14.6x100. Mary J. Hagner to Daniel B. Norris. 1,000

Schenck av, e s, 200 s Baltic av, 25x100, East New York, h & l. John McKay to Adelia wife of James H. Bath. 1,400

St. Marks av late Wyckoff st, s s, 425 e Franklin av, 36 x 78.2 x 77.5 x 102.10. George S. Wheeler to John B. Sheridan. 1,100

Throop av, w s, 80.9 n Lexington av, 19.3x90, h & l. John McDicken to Hattie L. wife of Anderson B. Kugler. Mort. \$3,000. 5,300

Throop av, e s, 75 s Floyd st, 25x100. Christina Waldenmayer to Franz Low and Margaretha his wife. 3,900

Tompkins av, w s, 80 s Putnam av, 20x95. Henry M. Tostevin and John R. Huff to William H. Colson and John Reiners. 2,000

Tompkins av, w s, 80.9 s Quincy st, 19.3x81, h & l. William H. Biersds to Nancy M. Huntley. Mort. \$6,500. 10,000

Vernon av, s w cor Franklin st, 200.9x300, Flatbush. Sheldon L. Williams to Milton R. Freshwaters. 1,500

Vernon av, n s, bet Bedford av and Clinton et, west 1/2 section 176 John A. Willink property. Flatbush. William Meagher to James Ryan. Mort. \$1,000. 1,300

Van Sinderen av, e s, 206.2 s Atlantic av, 100x100, East New York. Truman Nichols. New York, to Edwin H. Atkins. 1,800

Willoughby av, s s, 68 w Walworth st, 16x90. James M. Leavitt to Sophia C. Seinoth. 3,200

Wythe av, west cor Keap st, 18.6x64, h & l. Herman H. Hingslage, New York, to William G. and Annie M. Heinson. 5,300

3d av, s e cor Warren st, 80x100. J. Wesley Smith to Samuel Sanders, Rahway, N. J. Morts. \$6,000. 9,000

3d av, e s, 100.4 n 23d st, 20x100, h & l. David S. Arnold to Albert Krebs. 4,500

3d av, e s, 40.4 n 23d st, 20x100, h & l. David S. Arnold to Maurice F. Hickey and Patrick Heffernan. 4,000

4th av, n w s, 280 n e 1st st, runs northwest 111.10 x southwest 87 x northwest 52.2 x northeast 152 to Carroll st, x southeast 38.3 to ditch x south 60 x southeast 63.6 to av, x southwest 36.10. Albinia wife of Joseph C. Fish, Falmonth, Mass., and Harmonia Lewin, widow, to Alice K. Parsons. All liens, taxes, &c. 700

4th av, s w cor 6th st, runs west 535 x south 200 to 7th st, x east 375 x north 100 x east 160 to 4th av x north 100. Joseph M. Duclos, New Brunswick, N. J., to Frederic D. Kalley. Morts. \$12,000, taxes, &c. exch and 24,000

Same property. Frederic D. Kalley to Frances H. Duclos, New Brunswick, N. J. Morts. \$12,000, taxes, &c. exch and 24,000

4th av, n w cor 52d st, 25.2x100. Edward T. Hunt, exr. and trustee of Thos. Hunt, to James Mills and Margaret his wife. 1,200

5th av, n w cor Carroll st, 100x92. William H. Allee to John Assip and Daniel Buckley. 12,000

15th av, centre line, plot 14 map of Mary A. Young's property, New Utrecht, 100x237.6x100.3x244.4. Mary A. Work to Anna H. Krollpfeiffer. Mort. \$5,000. gift

Brooklyn & Jamaica Railroad, s s, 200 w Carl-



ton av. 25x141.2x30.10x139.1. William Bates to William M. Summers. Mort. \$1,000. 1,500  
 Same property. William M. Summers to Jane wife of William Bates. C. a. G. Mort. \$1,000. 1,500  
 Interior lot, 90 e Throop av and 100 s Putnam av, runs, north 80 x east 10 x south 71.9 x northeast to point 170 e Throop av, x south 15.4 x west 80. Henry C. M. Ingraham to The Board of Education. C. a. G. 940  
 Interior lot, begins about 6 feet east of 1st st, runs east abt 93.5 to centre line bet 1st and Guernsey st x south 25 x east abt 2.6 x south abt 25 to point 74.4 n of Van Cott av, x west along ditch abt 85 x northwest abt 75.8; also Guernsey st, w s, 51.5 s 4th st, runs west 73 x southeast 253 to Guernsey st, x north 195. Frances G. Fish, lunatic, by F. Fish, committee, to Joseph C. Davis. 3,000  
 Plot on bay at New Utrecht, adj late Cropsey and Cortelyou, 8 acres, 1 rood and 31 26-100 perches, beach and salt meadow. Frank, Charles and Owen McNally to Patrick McNaughton to Archibald Young and J. Lott Nostrand. 3,825  
 Certified copy of the last will and testament of Mary Dunham, dec'd.  
 Last will and testament of Theron Rykert, dec'd, with probate of same,  
 1/2 part of all property conveyed by party first part to Lydia S. Cutting, as extrx. and trustee; also 1/2 part of all the interest of said Francis B. Cutting or of his estate in real estate of which Gertrude Cutting died seized. William Cutting, extr. F. B. Cutting, to William Cutting, as devisee, &c. nom

WESTCHESTER COUNTY, N. Y.

JANUARY 28 TO FEBRUARY 3—INCLUSIVE.

EASTCHESTER.

White, Sarah and Hamilton, to Ernest J. and Mary Wathen, lot No. 117 on n s North st, Central Mt. Vernon, 50x100. \$500  
 Dungee, Henry A., to Harriet R. Rockwell, w s White Plains road, adj. J. M. Masterton, 58 acres. 9,000  
 Myerhoff, Margaret E., to Frederick Myerhoff, lot No. 696 on s e cor 3d st and 21st av at Wakefield, 100x100. 1,296  
 Rounds, Adaline A., to Charles H. Erwin, n 1/2 lot No. 461 on e s 6th av, Mt. Vernon, 50x105. 400

MAMARONECK.

Jensen, Thorwald, to John Leahy, lots Nos. 3 and 4 on n s Barry av. 250

NEW ROCHELLE.

New, John F., to Louis New, lot on e s Locust av, adj. lot No. 24. 1

Van Wart, William, to Frederick Lorenzen, lot on s s Huguenot st, adj lot formerly of one Underhill. 1

Underhill, Philip R., to Harriet F. Strong, 11 acres on s s New Haven R. R., adj Asa Guion. 1

Strong, Harriet F., to Elizabeth Berger, same property. 500

Smith, Watson M., et al., to Alexander B. Hudson, 57 acres fronting on Webster and Beachwood avs turnpike, Post road and New Haven boulevard. 20,000

Baber, William, to Amos Brown, lot No. 136 on n w s Elm st, adj Elizabeth Ohle. 700

PELHAM.

Reynolds, Abbey E. and George H., to Wm. W. Bissell, lot No. 177 on e s Esplanade. 3,125

Hunter, John, to Robert C. Black, s s Harlem & Portchester R. R., adj Elbert Roosevelt, 35 acres. 1

DeLancey, Elizabeth, to same, same property. 1

WHITE PLAINS.

Moore, George R., et al., exrs. of Richard Moore, to Monmouth G. Hart, lot s w cor Hamilton av and Broadway. 6,500

YONKERS.

Ritchie, Daniel, to Andrew McFall, part lots Nos. 19 and 20 on n e s Webster av, adj Charles Avery, 25x100. 600

Shethar, Samuel, to David Hawley, lot on s s Main st, adj St. John's Church. 25,000

Eickemeyer Hat Blocking Mfg. Co. to Samuel Shethar, same property. 25,000

Saunders, Alexander, et al., by Matt. H. Ellis, ref., to Leslie, Andrew and Ervin Saunders, 2 lots on e s New Haven R. R., 202 ft from n s Wells av. 7,625

Fuller, James M., et al., by Matt. H. Ellis, ref., to same, same property. 2,415

Lawrence, Andrew, Leslie and Ervin, to Wm. F. Lawrence, 2 lots on e s River st, adj grantee. 1,093

Smith, James B., to Wm. H. Ulrich, lot No. 58 n e cor North Broadway and Baldwin place. 1,000

Ulrich, Wm. H., to Susan Smith, same property. 1,000

Crane, H. C., exr. of Jane E. Crane, to Catharine W. Barker, lot on n s Glenwood av, 486 w North Broadway. 13,000

Copcutt, John, to John J. Devitt, lot on w s Warburton av, 49.7 s Main st. 9,500

Shonard, Sophia A., to John G. Beener, lot on e s Shonard terrace, adj Carrie A. Vilas. 6,000

Davidson, John S., et al., exrs. of John Davidson, to Freelope A. Embree, lot No. 19 on w s Linden st, 59 s Maple st. 1,000

Herriot, J. Grashow, to Patrick Carroll and ano., lot Mo. 95 on w s Jefferson st, 25 s Herriot st. 450

Hubbard, Murray, to Adolph Mager, lot No. 224 on s s Croton terrace, 25x100. 350

MORTGAGES.

NEW YORK CITY.

JANUARY 29, 30, FEBRUARY 1, 2, 3, 4.

Adams, Charlotte A., widow, Paterson, N. J., to George G. Kip. 81st st. P. M. Jan. 22, 3 years, 5%. \$13,000  
 Aitenhain, Egbert V., to John Abberley, Brooklyn. 17th st, n s, 400 w 7th av, 20x39.7x20x40. Jan. 29, 5 years, 5%. 5,500  
 Aspinwall, Lloyd, to Henry B. and E. S. Auchincloss, exrs. John Auchincloss. Broad st. No. 40, w s, 108.5 s Exchange pl, runs south 20.2 x west 90.2 x northwest 15.2 x north 18.3 x east 99.10 also triangular gore in interior of block between Broad, New and Beaver sts and Exchange pl at point 76.8 w Broad st and adj above property on south, runs west 13.6 x south 2.7 x east — to beginning. Jan. 29, due Feb. 1, 1887, 5%. 40,000  
 Adams, Samuel G. and Augustus R., New York, individ and as exrs. Leonora Adams and Emma Adams, St. Louis, Mo., to Percy D. Adams. 8th av. No. 221, w s, 28.3 n 21st st, 22.6x100. Jan. 25, 3 years. 2,000  
 Aery, George, to Frederick W. Von Stade. Henry st, s w cor Clinton st, 23.9x100. Jan. 29, 3 years. 10,000  
 Altschul, Fanny, widow, to Isaiah Lodge, No. 49 of the Independent Order of Bnai Berith. 57th st, n s, 290 e 3d av, 20x100.5. Feb. 1, 3 years, 4%. 4,000  
 Bachrach, Solomon, to Martin B. Ochs. Houston st. P. M. Feb. 1, 1 year, 5%. 3,000  
 Baker, John O., to Susannah Blamey. 139th 140th st. P. M. Feb. 1, due May 1, 1887, 12,000  
 Biele, Charles F., to William F. Rohrig. 49th st. See Conveys. Feb. 1, 3 years, or sooner. 4,500  
 Brown, John, Hoboken, N. J., to Ann wife of Robert Marshall. Manhattan av. P. M. Feb. 1, 1 year, 5%. 55,000  
 Burchell, John J., to Evan T. Hoopes. 9th av, 104th st. P. M. Feb. 1, 10 months. 11,500  
 Bachrach, Solomon, to Julius Ehrmann. Grand st, n w cor Suffolk st, 25x75. Dec. 3, 10 years, 4 1/2%. 22,500  
 Baier, Margaretha, to Charles J. Goeller. 14th st. P. M. Jan. 27, due Feb. 1, 1889, or installs, 5%. 4,000  
 Bannen, John, to Joseph H. Mahan. Lexington av, s w cor 120th st, 100.11x65. Jan. 25, demand. 5,000  
 Baruch, Wilhelmina, wife of Simon, to Kuni-gunda wife of Charles Kramer. 76th st. P. M. Jan. 30, 3 years, 5%. 5,600  
 Batchelor, Charles, to William B. and Ernest H. Crosby, survivors of Crosby & Hoffman. 126th st, s s, 130 e 7th av, 20x99.11; 124th st, s s, 225 w 7th av, 16.8x99.11. Jan. 28, demand. Collateral to a mort. for \$64,000. 15,000  
 Bliss, Fred. C., to Edward Jacobs. 72d st, s s, 85 e 1st av, 28x102.2. Sub to mort. \$19,700. 1,395  
 Brosemer, Mary, wife of and Edward, to Helenah Kouwenhoven, Long Island City. 71st st, n s, 338 e 1st av, 25x102.2. Jan. 30, 5 years, 5%. 11,000  
 Bliss, Fred. C., to James Kearney. Madison av, n e cor 112th st, 100.11x95. Sub. to mort. \$18,700. Feb. 1, due Mar. 7, 1886. 700  
 Benda, Josef, to Wacslaw Vanecek. Bristow st, w s, lots 12 and 13 block 420 Fox estate, 23d Ward, 50x59.3x50x56.11. Jan. 29, due Sept. 1, 1887. 300  
 Biow, Mariana, wife of Gabriel L., to David Lichtenstein. 2d av, w s, 82.2 n 78th st, 20x 83.8. Feb. 3, 1 year, 5%. 3,000  
 Bramson, Simon, West Hoboken, to William Morris. Broome st. P. M. Jan. 26, 2 years. 1,000  
 Brettell, Fredericka, wife of George, to Lavinia H. Montross. 120th st. P. M. Feb. 1, 3 years, 5%. 5,000  
 Bendheim, Henry M., to Daniel W. Seeman, Greenville, N. J. 93d st, n s, 375 e 3d av. P. M. Feb. 4, due Feb. 1, 1887. 2,000  
 Same to same. 93d st, n s, 400 e 3d av. P. M. Feb. 4, due Feb. 1, 1887. 2,000  
 Bennett, Peter H., to Patrick Ccx, Rochester. Washington av, s w cor 173d st, 50x105. Feb. 1, installs, 10 years, 5%. 8,600  
 Cannon, Mary E., wife of John E., to Edward P. Goulding, Worcester, Mass. Charles st, n s, 100.10 e 4th st, 16.8x95. Jan. 30, due in 1889. 3,000  
 Cohen, Max, to George Mangold and ano., exrs. H. Behlen. Chrystie st, 100 n Rivington st. P. M. Feb. 1, 5 years, 5%. 13,000  
 Same to Francis Keckeissen. Same property. P. M. Feb. 1, installs, 5 years. 6,000  
 Cohn, Therese, joint debtor with another, to Bertha Fletcher, South Orange, N. J. 58th st, n s, 90 w Lexington av, 17x100.5. Sub. to mort. \$13,000. Feb. 1, 2 years. 6,000  
 Connellan, Lucy, and Elizabeth A. O'Connell to THE METROPOLITAN SAVINGS BANK. 18th st, n s, 300 w 1st av, 20x92. Feb. 3, 1 year, 5%. 9,500  
 Conolly, Edward D., to Frederic J. Middlebrook, Brooklyn. East Broadway, n s, 85.1 e Pike st, 25.2x63.1x25.4x63.3. Feb. 1, 1 year, 5%. 14,000  
 Coons, Herman, to Daniel B. Alger, Bronxville, N. Y. 72d st. P. M. Feb. 1, 3 years or sooner, 5%. 43,000  
 Cary, Alanson, and Edward A. Moen to THE BANK FOR SAVINGS, City New York. 28th st, n s; 304 1/2 e 8th av, runs north 88.9 x east 74.7 x north 10 x east 49.9 x south 19.9 x east 24.10 x north 11.10 x east 26.9 x south 91.10 to 28th st, x west 175.11. Jan. 25, 3 yrs, 4 1/2%. 77,000  
 Chamberlain, George F., with August C. Has-

sey, both mortgagees. Agreement as to priority of mortgages made by Anthony A. Hughes. Jan. 29. nom  
 Christensen, Hilda, wife of Rasmus, to Elizabeth Shade. 2d av, e s, 25.3 s 59th st, 25x75. Jan. 1, 3 years, 5%. 2,500  
 Clausen, Charles C., to Julius Ehrmann. Av A, e s, extends from 71st to 72d st, 204.4x98. Jan. 29, 5 years, 5%. 100,000  
 Conlin, Matthew, and Mary his wife, to Andrew F., Francis and Mary E. Dykes. Hudson st, King st. P. M. Jan. 30, 3 years, or installs. 23,000  
 Corbit, Joseph, to Margaret Bassett. 25th st, s s, 300 e 9th av, 50x98.9. Jan. 30, due Feb. 1, 1891, 4 1/2%. 11,000  
 Cohn, Pauline, wife of Sigmund, to John Boyd and ano., exrs. R. Campbell. 116th st. P. M. Feb. 1, 3 years, 5%. 7,500  
 Congregation Beth Israel Bikur Cholim to Francis Lahey. Lexington av, 72d st. P. M. Jan. 23, due Jan. 25, 1887. 12,000  
 Cook, Henry C., to Annie R. wife of Charles F. Bauerdorf. 38th st. P. M. Jan. 30, due Jan. 1, 1889, 5%. 7,000  
 Danziger, Max, to THE WASHINGTON LIFE INS. CO., New York. 70th st, s s, 258 w 2d av, 28 x100.5. Jan. 30, due Dec. 1, 1886, 5%. 12,500  
 Diekmann, Charles, to George P. Andrae. Eldridge st. See Conveys. Feb. 1, 3 years. 3,200  
 Deegan, William, to Patrick Perry. 17th st. P. M. Feb. 1, 5 years, 5%. 8,000  
 Daly, Michael J., to James Higgins. 78th st, n s, 175 w 1st av, 25x100. Jan. 26, 1 year, 5%. 2,000  
 Degnan, Patrick, to John W. Somarindyck. 111th st. P. M. Jan. 30, 3 years, 5%. 2,500  
 Dippel, Bertha A. M., wife of Wilhelm L., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 52d st, s s, 280 e 3d av, 20x100.5. Jan. 30, 1 year. 5,000  
 Duffy, Patrick, to George Gayner. 3d av, late Fordham av, w s, part lot 14 map of Morisania, 25.6x178. Jan. 30, 4 years, 5%. 4,000  
 Dahlman, Isaac H., to Henry T. Dyckman, exr. W. D. Warren. 24th st. P. M. Jan. 26, due Jan. 1, 1891, 5%. 23,600  
 Daly, Edward, to Jessie Clark, Cornwall, N. Y. Lexington av, w s, extends from 101st st to 102d st, 201.10x100. Jan. 30, due Aug. 1, 1886. 27,000  
 Same to same. Same property. Jan. 30, due Aug. 1, 1886. 5,000  
 Same to Matthew Farris. Same property. Jan. 30, due Aug. 1, 1886. 12,000  
 Same to Hettie Badeau, Brooklyn. Same property. Jan. 30, due Aug. 1, 1886. 8,000  
 Same to John S. Schultze. Lexington av, s w cor 102d st, 183.10x75. Sub. to mort. \$52,000. Jan. 30, due Aug. 1, 1886, 5%. 28,000  
 Same to same. Lexington av, n w cor 101st st, 18x75. Jan. 30, due Aug. 1, 1886, 5%. 3,000  
 Defendorf, Wilson L., to Robert Murray. Lexington av, e s, 64.2 n 83d st, 15.6x62.3. P. M. Feb. 1, 5 years, 5%. 6,500  
 Demorest, Henry C., to John G. Porter. 14th st, n s, 42 e 5th av, 50x129. Lease. Collateral security for improvements being made by H. Clay Stephens, sub-lessee. Feb. 2, 5 years, 5%. 5,000  
 Erreger, George, to George Wurst. 70th st. P. M. Feb. 2, 2 years, 5%. 4,000  
 Edey, Albert R., to Jane M. Aspinwall and ano., exrs. J. L. Aspinwall. 123d st, No. 110, s s, 180 w 6th av, 20x100.11. Jan. 29, due Feb. 1, 1891, 5%. 15,500  
 Edey, Rosine, wife of and Albert R., to John H. Prall, Francis E. Webb and George Bird, of J. H. Prall & Co. Same property. Jan. 30, 1 year. 1,500  
 Eldredge, Joseph D., to THE WASHINGTON LIFE INS. CO. Washington st. P. M. Jan. 29, due Dec. 1, 1886, 5%. 16,000  
 Finck, Frederick, mortgagor, with Louisa Cambefort, Lyons, France. Extension of mort. July 30, 1885. nom  
 Fordham, William H., to William M. Prichard. 24th st, s s, 129 e 9th av, 21x55. Lease. Feb. 2, 3 years. gold, 1,400  
 Same to Levi S. Tenney. 24th st, s s, 100 e 9th av, 21x55. Feb. 2, 3 years. gold, 1,600  
 Friedman, Betti, to Hancke Hencken and Frederick Willenbrock. Madison st. P. M. Feb. 2, 1 year, 5%. 1,000  
 Fuller, Charles A., to Edward Youdale. 122d st, s s, 112.6 e 4th av, 27.6x100.11. Jan. 28, due Jan. 6, 1887. 1,000  
 Frame, John, and Robert J. McGirr to Rosetta Lee. 1st av. P. M. Feb. 1, 1 year. 9,000  
 Frankenheim, Max, to THE BANK CLERKS MUTUAL BENEFIT ASSOC. 2d av. P. M. Feb. 1, 5 years, 4 1/2%. 5,500  
 Falvey, Thomas, to William A. Hustace, Courtlandt av. P. M. Nov. 19, 2 years, 5%. 1,000  
 Fowler, John J. and Thomas P., to Gerard M. Edwards. 125th st. P. M. Feb. 1, 5 years, 5%. 20,000  
 Faile, George E., to Warren Foote, Brooklyn. Delmonico pl. P. M. Feb. 4, 5 years, 5%. 4,000  
 Fischer, Anna, mortgagor, with Babette Gottgetreu. Extension mortgage. Feb. 2. nom  
 Grasmuck, Frederick, to John F. Iden. 37th st, s s, 225 e 11th av, 25x98.9. Feb. 4, 3 years, 5%. 5,000  
 Grasmuck, Frederick, to Marie Oby. 37th st, s s, 250 e 11th av, 25x98.9. Feb. 1, 3 years, 5%. 6,000  
 Gross, Charles, Hoboken, N. J., to Henry Frey, exr. and trustee H. W. Sparnicht. Monroe st, s s, 75 w Jackson st, 25x87x25x89.10. Feb. 1, 5 years, 5%. 3,000  
 Gerding, Benjamin F., to Julia F. Chevers, Norfolk, Va. Samuel st, n e s, 75x133, lot 225 map East Tremont. Jan. 29, 1 year. 350  
 Goddard, Thomas P. I., et al., trustees J. C.



Brown, mortgagors, with Maurice Lowy. Extension mort. Jan. 14. nom  
 Graham, Robert M. C. to William Steinway, exr. A. Steinway. 52d st. P. M. Feb. 1, 2 years, 5%. 10,000  
 Giblin, Michael, to Morris Mayer and Jacob Loeb, of Montgomery, Pa. 3d av, 105th st. P. M. Dec. 7, due Jan. 7, 1887, or sooner, 5%. 30,000  
 Glaser, Joseph, to Jacob Paskusz. Spring st. P. M. Jan. 30, due Aug. 1, 1887, 5%. 7,500  
 Glihdn, Jerusha A., to The Five Points House of Industry, New York. 26th st, n s, 150 e 11th av, 25x98.9. Jan. 30, 3 years, 5%. gold, 5,500  
 Greenberger, David, to Alfred L. Simonson et al., exrs. and trustees S. Wood. Broadway. P. M. 4 morts., each \$20,000. Jan. 30, 10 yrs, 5%. 30,000  
 Gescheidt, Minnie D., to John Friedrich. 123d st, n s, 188.5 w Av A, 16.8x100.11. Feb. 1, 2 years, 5%. 3,000  
 Gibbons, Maria R., mortgagor, with George Huttling. Consents that a mortgage about to be made by Huttling in place of an existing mort. shall be a first lien. Feb. 3. 3,000  
 Goldstein, Harris E., to Isidore Abrahams. 4th av, 108th st. P. M. Jan. 30, due Feb. 1, 1887, installs, 5%. 1,800  
 Haeren, John W., to Henry Weil, Brooklyn. Lexington av, 115th st. P. M. Feb. 1, 9 months. 7,700  
 Hollister, Georgia T., wife of William, to Eliza L. Edgar. Av A, 91st st. P. M. Jan. 26, due Feb. 1, 1891, 5%. 9,000  
 Huttling, George, to Maria R. Gibbons. Bleecker st. See Conveys. Feb. 3, 1 yr. 1,250  
 Havenagh, Bernard, to THE MUTUAL LIFE INS. Co., New York. 9th av, 100th st. P. M. Jan. 18, due Jan. 29, 1887. 5,000  
 Hennessy, Nellie, wife of Arthur J., to William R. Rose. 102d st, n s, 280 e 3d av, 25x100.11. Jan. 29, 6 months. 1,000  
 Hudson, Anna E., wife of John H., to THE EMIGRANT INDUST. SAVINGS BANK, New York. West 10th st. P. M. Jan. 3, 1 year. 7,500  
 Same to Jane A. Ennis. Same property. Jan. 30, 1 year, 4 1/2%. 5,500  
 Hughes, Anthony A., to August C. Hassey. West 3d st, No. 118, s s, 25 w Macdougall st, 25 x100. Jan. 28, 1 month. 2,000  
 Hanley, John F., to Caleb D. Gildersleeve. 23d st. P. M. Feb. 1, 3 years. 6,000  
 Haviland, John H., to Frederick Brommer, guard. H. D. Bultmann, Brooklyn. 41st st, No. 462, s s, 82 e 10th av, 18x98.8. Feb. 1, 5 years, 5%. 2,000  
 Hoffman, Catherine, wife of and George to Maria L. Pringle. 104th st, s s, 75 e 2d av, 25.6x100.11. Dec. 30, 5 years, 5%. 9,000  
 Hupfel, John C. G., mortgagor, with Simon and Maurice M. Sternberger, trustees for M. Sternberger. Extension mort. Feb. 1. nom  
 Hagan, Thomas, to Mary H. Mahan, Elizabeth, N. J. 56th st, n s, 300 w 2d av, 25x100.5, Dec. 26, 1 year, 5%. 4,000  
 Same to Jane L. Swift, Elizabeth, N. J. 56th st, n s, 325 w 2d av, 25x100.5. Dec. 26, 1 year, 5%. 4,000  
 Hecker, George F., to Margaret wife of Robert A. Chesbrough. 63d st, n s, 312.4 w 3d av, 12.2x100.5. Jan. 30, 5 years, 5%. 7,000  
 Heidelberger, Bertha, to John P. Schweickert. West 10th st. P. M. Feb. 1, 2 years, 5%. 14,000  
 Higgins, Francis, to John Casey and James McDonnell. 57th st, Lexington av. P. M. Feb. 1, 3 years, 5%. 4,000  
 Hoeckele, Charles, to Caroline M. and Joseph Wilde, exrs. J. S. Wilde. 27th st, n s, 250 e 10th av, 25x98.9. Feb. 2, 5 years, 5%. 8,000  
 Same to Catharine M. Hewison. Same property. Feb. 2, 2 years, 5%. 960  
 Same to Jacob Altschul. Same property. Collateral to mort. of \$1,400. Feb. 2, due Jan. 1, 1891. 1,075  
 Hennessy, Daniel, to Henry Hyman. 4th av, 72d st. P. M. Feb. 4, due Dec. 1, 1886. 64,000  
 Hyman, Henry, to Charles L. Tiffany and Henry Sanger. 4th av, 72d st. See Cons. Feb. 3, due Feb. 4, 1887, 5%. 54,000  
 Jencks, Francis M., to THE EQUITABLE LIFE ASSURANCE SOC. U. S. 11th av, e s, 100 s 74th st, 50x100. Feb. 3, due Jan. 1, 1887. 8,500  
 Jencks, Francis M., to Henry C. Eno. 76th st. P. M. Feb. 1, 3 years, or sooner, 5%. 8,000  
 Same to Sarah M. Starr. 76th st, s s, 200 w 11th av, 50x102.2. P. M. Feb. 1, due June 20, 1888, or sooner, 5%. 9,500  
 Jennings, William N., to Henry E. Merriam et al., exrs. B. W. Merriam. 94th st P. M. Feb. 2, demand. 15,000  
 Johnson, Margaret A., wife of Joseph, to John Bell. Morris av, w s, 46.8 n 149th st, 53.4x 100. Jan. 28, notes. 400  
 Same to Caroline M. Hitchcock. Morris av, n w cor 149th st, runs west 200 x north 100 x east 100 x south 53.4 x east 100 to Morris av x south 46.8. Jan. 20, due Feb. 1, 1887. 1,000  
 Kaehler, Henry M., to Jessie Setzkorn. Eldridge st. P. M. Jan. 29, 1 year. 6,000  
 Keese, James, to John Keresev, Hoboken. 40th st. P. M. Jan. 23, 2 years or installs, 5%. 17,000  
 Kyle, James, Robert J. and John M., to Mary J. Stafford. 32d st, n s, 224.10 w 2d av, 16.10 x98.9. Jan. 27, due —, 5%. 2,500  
 Same to Elizabeth Callaway. 32d st. P. M. Jan. 28, due Dec. 1, 1887, 5%. 3,500  
 Kahrs, Jacob, to August Horrmann, Stapleton. S. I. Av A, n w cor 71st st, 29.4x75. Feb. 1, due Jan. 1, 1889, 5%. 20,000  
 Kemmer, William, to John Kemmer, Jr. 114th st, n s, 325 w 1st av, 25x100.11. Feb. 1, due Dec. 6, 1889. 1,000

Kick, George, to Edmond Connelly, Brooklyn. 63d st. P. M. Feb. 1, 1 year, 5%. 15,000  
 Knobloch, John, and Philippine Kertz to Magdalena Frees. 154th st, s s, 400 e Courtlandt av, 75x100. Oct. 15, 3 years. 950  
 Knowles, Esther, to Charles E. Appleby, Glen Cove, L. I. 34th st, n s, 97.6 e Lexington av, runs east 17.6 x north 100 x west 15 x south 15 x west 2.6 x south 85. Nov. 25, due Dec. 1, 1886. 1,000  
 Lutz, Joseph, to John E. Johnson. 134th st. P. M. Feb. 1, 3 years, 5%. 2,000  
 Lamb, Hugh, and Charles A. Rich, to Robert G. Hoyt. 10th av, 74th st. P. M. Jan. 28, due Oct. 22, 1886, installs. 17,500  
 Langer, Samuel, to Morris Landsberg. Rutgers pl, n w cor Clinton st, 26.6x131.10. Jan. 27, 2 years. 1,000  
 Lawler, Emily, wife of and James, to THE WEST SIDE SAVINGS BANK. 31st st, s s, 260 e 9th av, 20x98.9. Jan. 14, due May 1, 1888, 5%. 4,000  
 Linscott, John A., to Edward F. Jones, exr. Mary L. F. Jones. 108th st, s s, 303 e Lexington av, 17x100.11. February 3, 3 years, 5%. 8,500  
 Same to Ernest G. Stedman. Same property. Sub. to mort. \$8,500. Feb. 3, demand. 1,500  
 Loewenthal, Sophie, wife of and Charles, to Julia Hallgarten et al., trustees of A. Hallgarten, dec'd. 63d st, s s, 162 e Madison av, 20x100.5. Feb. 4, due Nov. 1, 1889, 4 1/2%. 25,000  
 Lutz, Elizabeth, widow, William Lutz and Bertha Gedele, heirs C. Lutz, to THE GERMAN SAVINGS BANK, New York. Division st, No. 139, s s, 43.6 w Canal st, 25x62.5x25.7x 62. Jan. 14, due Jan. 15, 1887. 10,000  
 Manning, William D., to Lisette Muller. 89th st. P. M. Jan. 25, due Feb. 1, 1888, 5%. 5,000  
 Macdonald, Jennie S., to William P. Searls, agent. 4th av, s w cor 118th st, 50.5x90; 118th st, s s, 90 w 4th av, 50x100.5. Jan. 25, notes. 1,000  
 McManus, Patrick and James F., to The Bradley & Currier Co. (Limited). 53th st, s w cor Av A, 40x100.5. Sub. to morts. \$40,000, and taxes, 1885. Jan. 29, 1 year, or as premises are sold. 10,000  
 Merritt, William J., to Edward R. and Henry E. Jones, of Jones & Kirtland. 95th st, s s, 134 e 10th av, 17x100.8. Sub. to mort. \$9,000. Jan. 21, 6 months. 3,000  
 Moore, Maurice, to Siegmund T. Meyer. 104th st, n s, 190 e New av, runs east 18.4 x north-east 196.1 to Glendening lane, and in a continuous line to 105th st, x west along 105th st 19 x south 200.10. Jan. 28, 1 year. 6,000  
 McGuire, Joseph, to Mary T. Forster. 150th st. P. M. July 14, 1885, due Jan. 1, 1889, 5%. 5,000  
 McLeod, David A., to George L. Kingsland et al., trustees for Augusta L. Jones. Ogden av, lot 77 map Highbridgeville, 100x200 to Summit av; also Ogden av, n s, 295 w Devoe st, 5x100. Dec. 31, due Dec. 30, 1888. 18,000  
 Meagher, James T., to Minna G. Loewenstein. 59th st, s s, 325 e 2d av, 25x100.5. Jan. 29, 3 years. gold, 18,000  
 Mentz, Lena, wife of and Joseph, to Charles Hendricks. 104th st. P. M. Feb. 1, 5 years, 5%. 7,000  
 Mentz, Lena, wife of Joseph, to Jonas Weil and Bernhard Mayer. Same property. P. M. Sub. to morts. \$7,500. Feb. 1, installs. 2,500  
 Same to Julius J. Lyons. Same property. P. M. Feb. 1, installs. 500  
 Michels, Frederick, to Julius Ehrmann. 26th st, s s, 393.9 w 6th av, 37.6x98.9. Jan. 30, due Feb. 1, 1891, 4 1/2%. 10,000  
 Millhauser, Betti, to James Carney. 3d av. P. M. Feb. 1, 3 years or sooner, 5%. 35,000  
 Millemann, John F. and David, to Edward M. Burghard. Greenwich st, n w cor Clarkson st. Lease. Feb. 1, 1 year. 3,500  
 Monell, Mary, to Solomon Jacobs. Eldridge st. P. M. Sub. to mort. \$9,000. Jan. 30, due May 1, 1890, 5%. 16,000  
 Merritt, William J., to William P. Austin. 95th st, s s, 236 e 10th av, 17x100.8. Jan. 8, 2,500  
 Meyer, Henry L., to THE MUTUAL LIFE INS. Co., New York. Broad st, n e cor South William st, 30.1x63.1x11.9x74.2, being No. 81 Broad st, and 34 and 36 South William st. Already mortgaged to party second part. Feb. 2, 1 year, 5%. 15,000  
 Mowbray, Anthony, to Jacob H. Schiff. 5th av. P. M. Jan. 27, 2 years. 59,000  
 Same to same. Same property. P. M. 2d mort. 35,000  
 Mulligan, Frank, and James C. Caldwell to Francis M. Jencks. 94th st, n s, 335 e 10th av, 17x100.8. Feb. 2, demand. 10,000  
 Same to same. 94th st, n s, 318 e 10th av, 17x 100.8. Feb. 2, demand. 10,000  
 Murphy, Kate, to Joseph O. Brown, exr. 124th st, s s, 243.9 e 6th av, 18.9x100.11. Jan. 23, due Jan. 31, 1888, or sooner, 5%. 12,000  
 Martin, Charles G. and William C., of Orange, N. J., to Julia W. Douglas, Middletown, Conn. 98th st, s s, 235 e 3d av, 50x100.9. Feb. 3, 1 year. 4,000  
 Meyer, Henry L., to Charles H. Andariese, Brooklyn. Pearl st. P. M. January 30, 2 years, 5%. 10,000  
 Mowbray, Anthony, to Harmon Hendricks. Secures debt of A. Mowbray and ano. 80th st, s s, 145 w Madison av, 25x102.2. Feb. 3, 6 months. 7,500  
 Miller, Daniel P., New Haven, Conn., to Caius V. Folin. Railroad av. P. M. Feb. 3, 3 years. 500  
 Mowbray, Anthony, to Rachel and Miriam Fisher. 70th st. P. M. Feb. 3, due Feb. 4, 1888, 5%. gold, 67,000

O'Connor, William, to Helen L. Anthon. Secures debt of W. O'Connor and Francis McEntee. 119th st, s s, 85 e 6th av, 18x100.11. Feb. 3, 5 years, 5%. 11,400  
 Same to same. 119th st, s s, 169 e 6th av, 16x 100.11. Feb. 3, 5 years, 5%. 10,000  
 Same to Caroline E. Lathrop. Secures debt as above. 119th st, s s, 103 e 6th av, 16x100.11. Feb. 3, 1 year, 5%. 500  
 Same to same. 119th st, s s, 119 e 6th av, 16x 100.11. Feb. 3, 1 year, 5%. 500  
 Same to same. 119th st, s s, 169 e 6th av, 16x 100.11. Feb. 3, 1 year, 5%. 500  
 Same to Samuel Powell, Jr., Philadelphia. Secures debt as above. 119th st, s s, 103 e 6th av, 16x100.11. Feb. 3, 5 years, 5%. 10,000  
 Same to same. 119th st, s s, 135 e 6th av, 17x 100.11. Feb. 3, 5 years, 5%. 10,800  
 Same to John H. Powell, Jr., and ano., exrs. and trustees S. Powell. Secures debt as above. 119th st, s s, 152 e 6th av, 17x100.11. In trust. Feb. 3, 5 years, 5%. 10,800  
 Same to same. 119th st, s s, 119 e 6th av, 16x 100.11. In trust. Feb. 3, 5 years, 5%. 10,000  
 O'Hare, Marie, to Randolph Guggenheimer and Salomon Marx. 3d av, 95th st. P. M. Feb. 1, 1 year. 24,500  
 Same to same. Same property. Building loan. Feb. 2, due Feb. 1, 1887. 90,000  
 O'Connor, Joseph, to Rose L. S. Payson. Mulberry st, No. 52, e s, 26.11x29x—x28x88.3; Madison av, s e cor 88th st, —x—x100.8x63. 1-12 part. Feb. 1, 3 years. gold, 2,500  
 O'Kelly, William J., to Salomon Marx. 90th st. P. M. Feb. 1, 1 year. 5,250  
 Oppenheimer, Edward, and Isaac Metzger to Peter Herche, Orange, N. J. 10th av, 63d st. P. M. Jan. 28, 1 year, 5%. 10,800  
 Powers, James G., and Robert A. and Allen B. Potter to Garret Du Bois and ano., exrs. J. B. Montross. 124th st, s s, 352.6 w 1st av, 18 x100.11. Jan. 30, due Jan. 1, 1891, 5%. 7,000  
 Packard, John G., to THE MUTUAL LIFE INS. Co. 8th av, 84th st and 83d st. P. M. Jan. 26, 3 years, 5%. 80,000  
 Pirsson, Edward H., to THE UNITED STATES TRUST CO., N. Y. 3d av, e s, 25.8 north 93d st, 3 lots. P. M. 3 morts., each \$14,000. Dec. 1, due Jan. 1, 1889, 4 1/2%. 42,000  
 Pierce, Samuel B., to Catherine Heron, Staten Island. Horatio st, No. 70. P. M. Jan. 29, 3 years. 5,000  
 Perrot, Eliza, to Elijah H. Purdy, William Phye and Robert Clenighen, of E. H. Purdy & Co. 29th st. P. M. Dec. 23, 6 months. 6,000  
 Phillips, Charles H., to Mary A. wife of Arnet Seaman. Charles st. P. M. Jan. 23, due May 1, 1888, 5%. 7,000  
 Phelan, Timothy J., heir P. Phelan, to Eliza Bennett, Jersey City. 119th st, n s, 390 e 4th av, runs north 100.11 x east 15 to Lexington av, x south 94.11 to old road, x southwest along old road to 119th st, x west 10.3. February 3. 500  
 Proffen, Charlotte, to Catharine M. Logan, Morristown, N. J. Noth 3d av, w s, 162.4 n Mott st, 36x93. Feb. 1, 3 years, 5%. 2,500  
 Potter, Harriet I., to Jane and Jos. J. Potter, exrs. J. Potter. 69th st, n s, 105 w 10th av, 40x100.5. Feb. 4, 3 months, 5%. 7,500  
 Potter, Harriet I., wife of and Samuel, to THE FRANKLIN SAVINGS BANK, City New York. 69th st, n s, 145 w 10th av, 40x100.5. Feb. 4, 1 year, 5%. 12,000  
 Rankin, William, to John H. H. Cushman et al., exrs. D. A. Cushman. 49th st, s s, 350 w 8th av, 4 plots, each 50x100.5. 4 morts., each \$18,000. Feb. 1, 1 1/2 years, 5%. 72,000  
 Same to same. 49th st, s s, 550 w 8th av, runs west 50 x south 100.5 x east 4 x south 100.5 to 48th st, x northeast 46.11 x southeast 41.8 x north 163.5. Feb. 1, 1 1/2 years, 5%. 23,500  
 Roach, Emeline, mortgagor, with THE CITIZENS' SAVINGS BANK. Certifies to validity of mortgage, lien, &c. nom  
 Rupprecht, Charles, Frederick and Jacob, to Julius Heiderman. 153d st, s s, west 1/2 of lot 447 map Melrose South, 25x100. Jan. 25, due Jan. 1, 1887. 100  
 Rivers, Sophia M., mortgagor, with August Freutel. Extension of mort. Feb. 1. nom  
 Rivers, Sophia M., to Henry Lerch. North 3d av. P. M. Feb. 1, 5 years. 3,000  
 Rust, Franz, to THE METROPOLITAN SAVINGS BANK. Rivington st. P. M. Feb. 1, 1 year, 5%. 15,000  
 Rankin, William, to Amos R. Eno. 9th av, 60th st. P. M. Jan. 26, due July 30, 1887, 3 1/2 to Jan. 30, 1887 and after that date 6%. 47,000  
 Same to Andrew Ewald. 9th av. P. M. Jan. 28, due Feb. 1, 1887, 5%. 12,500  
 Riehl, Henry, to Miles A. Stafford. 60th st, n s, 150 e 9th av, 25x100.5. Jan. 26, due Sept. 1, 1886. 1,460  
 Robinson, Franklin E., Brooklyn, to Henry P. O'Farrell. 97th st. P. M. Jan. 30, 1 year, 5%. 6,500  
 Russell, Lucius A., Jr., to John Ross. 62d st, s s, 400 e 11th av, 100x100.5. Jan. 27, 6 months or sooner. 11,000  
 Same to William R. Bell. 62d st, s s, 400 e 11th av, 50x100.5. Sub. to all morts. Jan. 27, 6 months or sooner. 2,727  
 Same to John B. Smith. 62d st, s s, 300 w 10th av, 100x100.5. Given in substitution of another mort. and sub. to morts. \$45,000. Jan. 27, 6 months. 18,000  
 Schweitzer, Samuel, to Jonas Weil and Bernhard Mayer. 50th st, 1st av. P. M. Jan. 22, 6 months. 15,000  
 Simpson, John B., Jr., to Phoebe H. wife of Augustus A. Levey. Southern Boulevard. P. M. Jan. 27, 5 years, 5%. 4,000  
 Sistare, Margaret G., to Nathan Necarsulmer.

75th st. P. M. Jan. 28, due Jan. 29, 1889, 5%. 13,000  
 Stewart, Alethia B., to Leonard W. Warner and ano., exrs. C. W. Keeler, Brooklyn. 42d st, No. 221, n s, 280 w 7th av, 20x100.4. Jan. 25, due Feb. 1, 1889, 4 1/2%. 11,500  
 Same to Frederic J. Middlebrook, Brooklyn. Same property. Jan. 25, due Dec. 31, 1888, or sooner. 1,000  
 Stuart, Mary, to Elizabeth Stuart, widow, as extrx. and trustee for Mary B. Hawks, under will of J. D. Bedford. 24th st, s s, 448 e 10th av. Leasehold. See Conveys. Dec. 21, 1 year, 5%. 1,000  
 Same to same, as extrx. and trustee for Henry S. Hawks, Jr., under will of Joseph D. Bedford. 24th st, No. 450, s s, 260 e 10th av. Leasehold. See Conveys. Dec. 21, 5 years, 5%. 2,000  
 Scheyer, Philip, to THE DRY DOCK SAVINGS INST. Av A, 59th st. P. M. Feb. 1, 1 year, 4 1/2%. 30,000  
 Schneider, Mathias H., to Mahlon Sands et al., exrs. A. B. Sands. 105th st, n s, 145 e Lexington av, 18.4x100.11. Feb. 1, 5 years, 5%. 9,000  
 Same to Robert B. Minturn and ano., trustees for Edith Sands. 105th st, n s, 163.4 e Lexington av, runs north 100.11 x east 18.1 x south 17 x east 0.2 x south 83.11 to 105th st, x west 18.4. Feb. 1, 5 years, 5%. 9,000  
 Same to same. 105th st, n s, 181.8 e Lexington av, 18.4x83.11. Feb. 1, 5 years, 5%. 3,000  
 Same to same. Same property. Feb. 1, 5 years, 5%. 6,000  
 Same to Frederic de P. Foster, trustee of Margaret Ten E. Smith. 105th st, n s, 200 w 3d av, runs north 100.11 x west 38.6 x south 17 x east 18.6 x south 83.11 to 105th st, x east 20. Feb. 1, 1 year. 6,500  
 Spaulding, James J., to William Tilden. 82d st. P. M. Feb. 1, due Aug. 2, 1886. 44,000  
 Steinmetz, Elizabeth, wife of John H., to Harvey Hoyt, Stamford, Conn. 71st st, n s, 415 e 11th av, 17x102.2. Sub. to mort. \$12,000. Jan. 30, installs. 2,100  
 Stern, Louis, to Louise Frank et al., exrs. L. S. Frank. 16th st, n s, 219 w Av A, 25x92. Feb. 1, 3 years, 5%. 8,000  
 Stevenson, Vernon K., to Charles E. Appleby. 59th st, n w cor Circle, runs west 34.3 x north 100.5 x east 41.6 to Boulevard, x southeast 22 to said Circle, x south to beginning. All title. July 31, 1885, 3 months, note. 2,000  
 Stoperan, Frederick, to Herman Heydt. St. Marks pl or 8th st. P. M. Feb. 1, installs, 5%. 12,500  
 Sterling, Edward C., to James Dunn. 72d st, s s, 413 e 1st av, 50x102.2. Jan. 30, due June 1, 1886. 1,500  
 Santoro, Michele, to Joseph Kahn. 104th st, s s, 225 e 2d av, 25x100.11. Jan. 23, due June 11, 1888. 700  
 Stead, Caroline C., wife of and Charles M., to Jonathan Odell. 54th st, No. 15 E. Subject to mort. \$2,200, also 13-36 of property in Providence, R. I. July 9. 10,000  
 Schacht, August, to John H. Ballantine et al., trustees of Peter Ballantine, dec'd. Water st. See Conveys. Feb. 3, 5 years, 5%. 18,000  
 Same to P. Ballantine & Sons, Newark, N. J. Same property. 2d mort. Feb. 3, 1 year, 5%. 4,000  
 Shipman, Mary A., wife of Anson G., to Enoch C. Bell. 120th st, n s, 140 e 4th av. P. M. Jan. 16, 3 months. 3,500  
 Same to same. Same property. Jan. 30, 3 months. 7,000  
 Schnier, John, to Laemmlein Buttenwieser. 110th st. P. M. Feb. 1, installs, 5 1/2%. 5,500  
 Schwarzler, Joseph, to Julius Lipman. Lexington av, n w cor 108th st, 100.11x100. Jan. 29, 4 months. 30,000  
 Steinberg, Meyer, to Abraham, Aaron, Esther, Caroline, and Henrietta Eichersheimer and Theresa Obermeier. 3d st. P. M. Feb. 3, due Feb. 4, 1891, 5%. 5,750  
 Steurer, Charles D., to Elizabeth L. Tienken. 148th st, n s, 175 e Courtland av, 25x106.6. Jan. 23, 2 years, 5%. 1,000  
 Stewart, Mary A., wife of and James H., and Margaret wife of James Devlin, to Ambrose Snow et al., trustees for John D. Young. 94th st, n s, 446 e 10th av. P. M. Feb. 2, demand. 7,200  
 Same to Francis M. Jencks. 94th st, n s, 412 e 10th av, 17x100.8. Sub. to mort. \$10,000. Feb. 2, demand. 5,000  
 Same to same. 94th st, n s, 446 e 10th av, 16x 100.8. Sub. to mort. \$7,200. Feb. 2, demand. 5,000  
 Same to same. 94th st, n s, 462 e 10th av, 16.6x 100.8. P. M. Feb. 2, demand. 10,000  
 Same to same. 94th st, n s, 429 e 10th av, 17x 100.8. Mort. \$10,000. Feb. 2, demand. 5,000  
 Stewart, Mary A., wife of and James H. Stewart, and Margaret wife of and James Devlin to Maria H. Crane. 94th st, n s, 412 e 10th av, 17x100.8. P. M. Feb. 2, demand. 10,000  
 Same to same. 94th st, n s, 429 e 10th av, 17x 100.8. P. M. Feb. 2, demand. 10,000  
 Toner, Rosanna, wife of Patrick, to Cyrille Carreau. 43d st, s s, 175 w 2d av, 80x100.5. Feb. 2, due May 1, 1886. 1,000  
 Teasdale, William, to Dennis Valentine. Marion av, w s, 452 n road from West Farms to Kingsbri dge road, 50x155.3x50x155.8. Feb. 4, 1 year. 500  
 Thompson, Beverhout, to Samuel T. Mather, trustee and exr. Geo. Mather. 43d st, n s, 152 w 6th av, 23x100.5. Sub. to mort. \$15,000. Jan. 30, due Feb. 1, 1889, 5%. 1,000  
 Twomey, Catharine C., to William A. Hustace. Courtlandt av. P. M. Nov. 19, 2 years, 5%. 1,000

The Aguan Navigation and Improvement Co., New York, to THE UNION TRUST CO., New York. All real estate, steamers, rights and franchises. Feb. 1, issues bonds. 150,000  
 Taylor, Josephine O'B., wife of John, to the Mount Sinai Hospital. 114th st, n s, 214 w 3d av, 26.6x100.10. Feb. 1, 5 years, 5%. 10,000  
 Tietjen, Christian F., Vonkers, to John R. Platt et al., exrs. S. R. Platt. Old Post road. All title, &c. P. M. Jan. 7, due March 1, 1891, 5%. 12,000  
 Treanor, Catherine and John, to Charles Heylman and David Sullivan. Madison av, n e cor 12th st, 100x120, 24th Ward. Dec. 29, 1 year. 5,000  
 Turk, Pinkus, to THE GREENWICH SAVINGS BANK. Lexington av, w s, 60.5 n 58th st, 20x 70. Feb. 1, 3 years, 4 1/2%. 6,000  
 The minister, elders and deacons of the Ref. Prot. Dutch Church in Thirty-fourth st to the minister, elders and deacons of the Ref. Prot. Dutch Church, New York city. 34th st, n s, 100 w 8th av, 75x98.9. Jan. 30. 3,000  
 Tilden, William, mortgagor, with Emily C. Smith, now Keddie, and Ada J. Smith. Agreement apportioning mortgage upon portions of property. Jan. 27. nom  
 The Church of the Holy Trinity in the City of New York to THE INST. FOR THE SAVINGS OF MERCHANTS' CLERKS. Madison av, n e cor 42d st, runs north 113.5 x east 100 x north 87.5 to 43d st, x east 40 x south 100.5 x east 24.7 x south 101.10 to 42d st, x west 147.3. Jan. 28, due Jan. 30, 1888, 4%. 105,000  
 Vosseler, Matthias, mortgagor, with The French Benevolent Soc., New York. Extension of mort. Jan. 15.  
 Vosburgh, Mary, wife of and Abram, to William H. Berrian. 141st st, s s, 125 w 10th av, 25x 99.11. Dec. 9, due Dec. 1, 1887, 5%. 542  
 Van Brunt, Ellen M., wife George B., to Chauncey S. Truax. 112th st, s s, 145 e 1st av, 30x100.10. Feb. 3, 3 months. 1,000  
 Wittner, Hulda, wife of and Joseph, to Samuel Knox, exr. Amos C. Stearns. 39th st. P. M. Jan. 23, due Dec. 1, 1889, 5%. 10,500  
 Wall, Isaac M., to THE MANHATTAN SAVINGS INST. Broad st, 24th Ward. P. M. Jan. 30, 1 year, 5%. 2,000  
 Wesemann, Conrad, and Adelheid his wife, to John Siemon. Delancey st. P. M. Jan. 30, installs, 5 years. 5,000  
 Wagner, Leonard, to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 81st st, No. 301 E. Lease, &c. Feb. 2, demand. 500  
 Welsh, Charles, to THE GREENWICH SAVINGS BANK. Harrison st, Staple st. P. M. Jan. 11, due Jan. 1, 1887, 4 1/2%. 7,500  
 White, John S., to Clarence Tucker, Islip, L. I., Charles A. Tucker, Brooklyn, and Arthur C. Tucker, Nyack, N. Y. 44th st, Nos. 6 and 8, s s, 150 e 5th av, 50x100.5. Feb. 1, 5 years, 4 1/2%. 90,000  
 Same to Edward A. Moen, trustee. Same property. 2d mort. Feb. 1, due Nov. 12, 1887. 22,500  
 Weinman, Oscar K., to Sylvanus T. Cannon. 10th av. P. M. Feb. 2, installs. 3,000  
 Same to same. 10th av. P. M. Feb. 2, installs, 3 years. 2,000  
 Wilson H., Josephine, wife of and Robert, and Daniel T. Atwood, trustee, to Andrew H. Sands. 123d st, s s, 33.4 e St. Nicholas av, 15.11 x50.11. Jan. 30. 1,270  
 Yarrington, George E., to John F. Meyer. Union av, s e cor Home st, 250x100-x-x-. Jan. 13, due April 4, 1886. 1,500  
 Receipt of payment on account of mortgage. Fannie McCormack to Alice Lane. Feb. 2. 575

KINGS COUNTY.

JANUARY 29, 30, FEBRUARY 1, 2, 3, 4.  
 Ainslie, James and Robert, to The Williamsburgh Savings Bank. Ross st, n s, 350 e Lee av, 20x100. Jan. 29, 1 year, 5%. \$3,500  
 Assip, John, and Daniel Buckley to William Post, committee of John Rogers. Carroll st, 5th av. P. M. Jan. 29, due Jan. 1, 1887, 15,000  
 Applegate, Phebe, and Garrett S. her husband to Richard L. Vankleek. Sheepshead Bay road, s e cor Av X, 51.6x108.7 to East 13th st, x50x121. Feb. 1, 1 year. 100  
 Allen, Thomas J., to Sarah H. Powell. Woodbine st. P. M. Jan. 30, due April 30, 1886. 11,000  
 Althous, Charles H. and Josephine his wife, to Helena Hemken. Reid av, n e cor Hancock st, 60x100. Jan. 20, 5%. 5,000  
 Baker, Elizabeth T., widow, to J. Gilbert Smith, Hempstead, L. I. Adelphi st, w s, 173.9 n Myrtle av, 25x100. Jan. 28, 1 yr. 500  
 Bryan, George J., to John Moller. Jefferson st. P. M. Jan. 30, 2 years, 5%. 1,200  
 Butler, William H., to The Brooklyn Trust Co. Willoughby av, s s, 185 w Tompkins av, 20x100. Feb. 2, 1 year, 5%. 3,000  
 Bacon, Mary C., to Margaret Fryer. Sands st, n e cor Jay st, 27x111, excepting therefrom premises Nos. 135 and 137 Jay st. Feb. 3, 5 years, 5%. 6,000  
 Bailey, Hattie M., wife of and Melvin J., to Jacob W. Lockwood. St. Johns pl, n s, 164.7 e 7th av, 20x100. Jan. 30, due Feb. 1, 1889, 4 1/2%. 5,000  
 Baker, Henry C., to Amelia A. Van Hoessen, as guardian. Jennie A., Minnie R. and Addie C. Van Hoessen. Hull st, s s, 85 w Stone av, 16.3x 100. Feb. 1, 3 years. 2,500  
 Same to George W. Brush. Hull st, s s, 117.6 w Stone av, 16.3x100. Feb. 1, 3 years. 2,500  
 Bath, Adelia, wife of James H., to John McKay. Schenck av. P. M. Feb. 2, installs. 1,100

Beattie, Lawrence, to Henry Meyer. Raymond st. P. M. Feb. 1, 5 years, 5%. 4,000  
 Betts, Charles A., to Cordelia E. wife of Henry L. Betts. Macon st. P. M. Jan. 29, 3 years, 5%. 1,350  
 Same to same. Macon st. P. M. Jan. 29, 3 years, 5%. 1,350  
 Bleckwehl, Erich A., to The East Brooklyn Co-operative Building Assoc. Kosciusko st. P. M. Feb. 1. 2,250  
 Bossert, Jacob, to The German Savings Bank, Brooklyn. Marcy av, westerly cor Middleton st, 25x80. Jan. 25, due June 1, 1887, 5%. 3,500  
 Same to same. Marcy av, s w s, 25 n w Middleton st, 3 lots, each 25x80. 3 morts., each \$3,000. Jan. 25, due June 1, 1887, 5%. 9,000  
 Branagan, William, to James McDonald. Henry av, e s, 100 s Atlantic av, 25x100. Jan. 29, due May 1, 1888. 500  
 Bauwart, Anna Maria, and Moritz her husband, to Agnes H. Davis. John st, w s, 100 n Liberty av, 25x100. Jan. 30, due Feb. 1, 1891. 700  
 Bloomfield, George, to Joseph Tilton. Frost st. P. M. Nov. 24, 1885, 5 years, 5%. 2,300  
 Breen, Patrick H., to The Williamsburgh Savings Bank. North 2d st, s s, 155 e 5th st, 25x 120. Jan. 29, 1 year, 5%. 6,500  
 Bennett, Andrew, to Harriet E. wife of Albert B. Hussey. Fulton st. P. M. Jan. 27, 3 years, 5%. 4,500  
 Same to Elizabeth W. Aldrich. Same property. P. M. Jan. 27, 1 year. 1,750  
 Blank, Peter, and Jacob Voelbel to Louis Zechiell. South 5th st. P. M. Jan. 28, due Feb. 1, 1889, 5%. 8,000  
 Bogenschutz, John, to The Kings Co. Savings Inst. Box st, n s, 125 w Manhattan av, 124 to Commercial st x141x60, gore. Jan. 30, 1 year, 5%. 7,000  
 Bowen, Margaret, wife of and William, to Emeline Seaman, extrx. E. B. Seaman. St. James pl, e s, 80 n Greene av, 20x100. Jan. 16, 3 years, 5%. 3,000  
 Brinckerhoff, John C., to The Williamsburgh Savings Bank. Willoughby av, s s, 20 w Ryerson st, 20x75. Jan. 28, 1 year, 5%. 3,000  
 Cantus, Justus, to The German Savings Bank, Brooklyn. Suydam st, s s, 219.11 e Myrtle av, 25x144.11x29x130.1. Jan. 25, due June 1, 1887, 5%. 4,000  
 Carmichael, Samuel, to Ellen L. Austin. Pulaski st. P. M. Jan. 28, 5 years, 5%. 500  
 Carter, George S., Tarrytown, N. Y., to Franklin A. Paddock and ano., exrs., &c., Sarah E. Carter. 9th st, n s, 314.6 w 3d av, 16.5x 100. Correction. Dec. 26, 3 years. 1,800  
 Creifelds, Peter, to Louis Bossert. Reid av. P. M. Jan. 11, 1 year, 5%. 2,000  
 Caldwell, Dimond M., to William Moir. Pacific st, n s, 289.2 w Albany av, 16.2x100. Jan. 30, installs, 5%. 6,000  
 Carpenter, Charles H., to Ann wife of Ira N. Stanley. Livingston st. P. M. Feb. 1, due April 1, 1891, 5%. 12,000  
 Colson, William H., and John Reiners to Henry M. Tostevin and John R. Huff. Tompkins av. P. M. Feb. 1, 1 year. 1,500  
 Cunningham, Catharine, to Anthony Barrett. All interest in real estate in city of Brooklyn, as heir of James Connolly, dec'd. Jan. 30, demand. 100  
 Cardwell, George C., to Otto Huber. Cooper st, westerly cor Evergreen av, 20x80. Feb. 1, 3 years. 2,500  
 Same to same. Cooper st, n w s, 20 s w Evergreen av, 6 lots, each 17.6x80. 6 morts., each \$1,800. Feb. 1, 3 years. 10,800  
 Carpenter, James O., to Edward R. Betts. Nostrand av, Herkimer st. P. M. Feb. 1, 3 years, 5%. 5,600  
 Carhart, Marian M., wife of and George W., to George G. Dutcher, as committee of Sarah J. Whitman. Cropsey av, s s, at intersection centre line of Waverly st, now closed, 124x- to New Utrecht Bay; Cropsey av, n s, at intersection centre line Waverly st, now closed, 123.6x350x125.3x300. Feb. 3, due Aug. 4, 1886. 1,500  
 Cook, Joanna B., wife of and William A., to Anna W. Walsh, Orange, N. J. Franklin av, e s, 93 s Gates av, runs east 74.10 x north 17 x west 53 x south 0.6 x east 21.10 to Franklin av, x south 16.6. Jan. 30, due Feb. 1, 1889, 1,200  
 Same to Mary C. Wood. Same property. Jan. 30, due Oct. 5, 1887. 1,000  
 Cook, John C., to Timothy G. Sellow. Van Buren st. P. M. Feb. 1, 3 years, 5%. 1,900  
 Corey, George W., to Alexander Buderus. Chauncey st. P. M. Feb. 2, due Feb. 1, 1888. 3,000  
 Cronin, John, to Johanna Lenahan. Dean st, n s, 50 e Boerum st, 25x42. Jan. 30, due Feb. 1, 1896, 4%. 600  
 Same to Andrew Whitlock, trustee of Isabella McDonald. Same property. Jan. 30, due Jan. 1, 1891, 3%. 646  
 Clooney, Lawrence J., to Heinrich Headesheimer and Karoline, his wife. Stone av, e s, 57.2 s Dean st, 25x100-x-87.9. Jan. 30, due Jan. 1, 1891, 5%. 1,500  
 Same to Frederick and Mary Hedgesheimer. Same property. Jan. 30, installs. 800  
 De Beixedon, Daniel K., to William M. Kingsland, Mt. Pleasant, N. Y. Atlantic av, n w cor Nostrand av, 25x99.1. Jan. 29, due Feb. 1, 1889, 5%. 12,000  
 Dolbey, Rebecca, to Anna R. Van Nostrand, Newtown, L. I. Lexington av, s s, 475 e Nostrand av, 25x100. Feb. 1, 5 years. 6,000  
 Demill, Jane E., wife of and R. Austin, and Emilie wife of and Frederick Stemmler, to Mary Jane Mott. Madison st, s s, 100 w Howard av, 16.8x100. Jan. 27, 3 years. 3,000  
 Donohue, Bridget, wife of Thomas, to Rufus

Ressequie. Herkimer st. P. M. Feb. 1, 6 months. 2,500  
 Durnion, Ellen, wife of and Owen, to Benjamin Parker. Nevins st, e s, 100 n Pacific st, 20x75. Jan. 21, 3 years, 5%. 4,000  
 Essig, Rosa, wife of and Gottlieb, to John W. Weber. Lee av, Hayward st. P. M. Feb. 1, 1 year, 5%. 8,000  
 Earl, John, to Edmund Titus et al., trustees L. Murray. Baltic st. P. M. Jan. 30, due Jan. 31, 1891, 5%. 3,500  
 Eichberg, Otto F., to Eliza Cozine, extr. G. R. Cozine. Miller av, w s, 100 n Baltic av, 25x100. Jan. 30, 3 years. 1,000  
 Engelhardt, Charles W., to Alfred Beinbauer. Smith av, w s, 150 n Bay av, 25x100. Feb. 1, 1 year. 650  
 Flynn, Michael L., to George W. Van Slyck. Columbia st, n w cor Congress st, 25x100. Feb. 3, 4 years. 3,000  
 Ferguson, Robert B., to Hannah Enston, Philadelphia, Pa. Wallabout st, n s, 140.7 w Nostrand or Lee av, original line, 125x73.2x125x66.5. Feb. 1, 3 years. 1,800  
 Frietsche, Gustav A., to Henry Vogel. Monroe st, s s, 500 w Franklin av, 25x100. Jan. 30, 3 years, 5%. 2,500  
 Finley, John, to Crowell Hadden, extr. Crowell Hadden. Luquer st, s s, 64.6 e Henry st, 40x80. Feb. 2, 5 years, 5%. 3,000  
 Frost, David T., Hillsborough, N. J., to Spencer C. Doty. 6th st. P. M. Jan. 27, due Feb. 1, 1888. 1,000  
 Galloway, Elizabeth F., wife of Peter, to Jaques Cortelyou. Sumner av. P. M. Jan. 25, installs. 2,750  
 Gill, Joseph B., to John J. Bowes. Lafayette av, n w cor Nostrand av, 20x80. Sub. to mort. \$4,500. Jan. 30, 3 months. 1,000  
 Same to same. Lafayette av, n s, 20 w Nostrand av, 20x80. Sub. to mort. \$4,000. Jan. 30, 3 months. 1,000  
 Grimmel, William H., to Michael O'Keefe and Martin E. Doyle. North 9th st. P. M. Jan. 30, due Feb. 1, 1889, 5%. 1,500  
 Gardner, John, to Margaretta M. wife Emmett W. Hyde. Fulton st. P. M. Jan. 19, installs. 1,300  
 Gilbert, Bedelia, widow, to Jaques Cortelyou, East Fishkill, N. Y. Park av, n s, 127.6 e Adelphi st, 19.4x90.7x19.8x85.11. Jan. 29, due May 1, 1886. 700  
 Gubitz, Julius, to Dorothea Rathmann, Bremen st, w s, 50 n Forrest st, 25x100. Jan. 26, due Jan. 1, 1890, 5%. 1,600  
 Gien, Michael, to Max Kirchheimer. Melrose st, s e s, 175 n e Knickerbocker av, 25x100. Jan. 23, 1 year. 300  
 Gill, Joseph Bennington, to Agnes H. Davis. Lafayette av, Nostrand av. P. M. Jan. 30, due Feb. 1, 1891, 5%. 4,500  
 Same to same. Lafayette av. P. M. Jan. 30, due Feb. 1, 1891, 5%. 4,000  
 Hamblin, Lewis D., to James Tyler and Sarah A. his wife. 18th st, s s, 150 w 6th av, 16.8x100. Feb. 1, 3 years. 500  
 Heinson, William G., to John Probst. Wythe av, s w cor Keap st, 18.6x64. Feb. 1, 3 years, 5%. 1,000  
 Herderich, Adam, to The Williamsburgh Savings Bank. McKibben st, n s, 100 e Graham av, 25x100. Jan. 29, 1 year, 5%. 2,500  
 Hibbets, Jessie E. and John O., her husband, to Phebe E. Sharp. Seigel av, w s, 150 n Ridgewood av, 50x102.7x50x107.8. Jan. 30, 3 years. 1,000  
 Hickey, Maurice F., and Patrick Hefferman to David S. Arnott. 3d av. P. M. Jan. 30, installs. 3,300  
 Hoffmann, Louis, to The South Brooklyn Savings Inst. Woodhull st, n s, 120 w Hicks st, 20x100. Feb. 1, 1 year, 5%. 4,000  
 Haas, John, to Leopold Michel and Henry Roth. Central av. P. M. Jan. 30, 3 years, 5%. 1,300  
 Haggerty, John F., to Francis L. Haggerty. Warren st, s s, 470 w Smith st, 20x100. Jan. 28, 5 years, 5%. 2,000  
 Haggerty, Joseph F., to Dennis C. Haggerty. Warren st, n s, 200.9 w Hicks st, 25x99.10. Jan. 28, 5 years, 5%. 2,000  
 Hogan, Thomas L., to David Elston. Fulton st, Schenectady av. P. M. Jan. 30, 2 yrs. 2,500  
 Hudson, William H., to Peter Wood. Lawrence av. P. M. Feb. 2, 2 years. 3,000  
 Henn, John J., to Ann E. Crouse. Myrtle st. P. M. Feb. 5, 3 years. 280  
 Ihne, Fredericka, wife of and Henry, to Jenny A. wife of James W. Gerard. Park pl, n s, 250 e Clason av, 90x131; Prospect pl, s s, 224.3 e Clason av, runs south 131 x east 29.2 x northeast 36.6 x north 116 to Prospect pl, x west 63. Feb. 3, 3 years. 8,000  
 Irish, Russell A., to Charles Cummings. Douglass st, n s, 91.2 e Court st, runs north 54.4 x east 4 x north 45.8 x east 12 x south 100 to Douglass st, x west 16. Jan. 30, 3 yrs, 5%. 3,000  
 Jones, Thomas H., to Morris Fosdick. Reid av, e s, 50 s Monroe st, 25x100. Feb. 3, 1 yr. 1,000  
 Johnson, Jacob K., to John C. Schenck et al., exrs. of Isaac C. Schenck. Grove st, n s, 100 e Cypress av, 41.8x120. Jan. 29, 3 years. 800  
 Johnson, J. Brooks, St. Louis, Mo., to William Flanagan. President st. P. M. Dec. 24, 1885, installs. 5%. 3,000  
 Johnston, William, to Caroline S. Fellowes. De Kalb av, Spencer st. P. M. Jan. 30, 1 year, 4%. 4,500  
 Kane, Ann B., individ. and as extr. and trustee B. Kane, to Thomas Hanlon. Columbia st, e s, 100 n Congress st, 37.6x90. Lease. Feb. 2, 5 years, 5%. 5,000  
 Kenny, Mary, to Charles A. Moran, as trustee Thomas Webb, dec'd. Hicks st, s e cor Luquer st, 25x100. Feb. 2, due Nov. 1, 1888. 400

Knoth, George, to Catharine M. Meserole. Manhattan av. P. M. Feb. 2, 3 years. 1,300  
 Kober, Leonhard, to Paul Koch. Myrtle st, n s, 150 e Evergreen av, 25x113.1x25.4x117.3. Jan. 21, due Jan. 2, 1889. 1,100  
 Krebs, Barbara, to Maria wife of Joseph Hopkins. Schaeffer st, e s, 91.8 n Bushwick av, 16.8x100. Sept. 25, installs. 281  
 King, William G. L., to Horatio G. Onderdonk. Lexington av. P. M. Jan. 30, due May 1, 1888. 5,700  
 Kennedy, Henrietta, wife of and Thomas, to Charles T. Jones. Dean st, Bond st. P. M. Feb. 1, due May 1, 1891. 5,000  
 Krebs, Albert, to David S. Arnott. 3d av. P. M. Jan. 30 due Feb. 1, 1890. 2,500  
 Kearns, Nicholas, to Mary J. Bell. Baltic st, n s, 200 w 3d av, 20x100. Feb. 3, 3 years. 500  
 Keller, Thomas, to Conrad Meyer. Huron st, n s, 100 e West st, 25x100. Jan. 1, 3 yrs. 4,000  
 Lawrence, Andrew W., Jr., to Samuel I. Hunt. North 10th st. P. M. Feb. 3, 5 years. 1,400  
 Low, Franz, to Christiana Waldenmar. Throop av. P. M. Feb. 3, due Mar. 1, 1891. 2,900  
 Lawrence, J. Frank, to Frederick H. Lawrence, extr. G. C. Tallman. Liberty av, Madison st. P. M. Dec. 30, 3 years. 500  
 Luther, James D., to Ida M. Lang. Magnolia st, n w s, 350 s w Central av, 20x100. Jan. 28, 3 years. 1,400  
 Same to Henry Hall. Magnolia st, n w s, 390 s w Central av, 20x100. Jan. 28, 3 years. 1,300  
 Lohr, Charles H., to George Covert. De Kalb av, Evergreen av. P. M. Feb. 1, due Jan. 1, 1888, 5%. 4,000  
 Lowe, George A., to Ralph G. Packard. Woodbine st, s e s, 225 s w Central av, 25x100. Jan. 27, 3 years. 1,300  
 McCann, Mary F., wife of Daniel J., to Edward H. McCann. Clason av, w s, 50 n Clifton pl, 25x100. Feb. 1, 3 years, 5%. 1,000  
 McGarry, Lula P., wife of John, to Stephen R. Post. Quincy st. P. M. Feb. 2, 1 year, 5%. 10,500  
 Menne, Henry, to The Williamsburgh Savings Bank. Gates av, n s, 225 e Reid av, 20.10x100. Feb. 2, 1 year, 5%. 6,500  
 Mills, James, to Edward T. Hunt, extr., &c., T. Hunt. 4th av, 52d st. P. M. Jan. 20, 5 years, 5%. 1,000  
 Moloney, Michael C., to Harmanus B. Hubbard, extr. Peter Wyckoff. Hamilton av. P. M. Feb. 1, 3 years, 5%. 550  
 Moore, James, to The Williamsburgh Savings Bank. De Kalb av, n w s, 324 n e Evergreen av, runs northeast 90.8 x east 26.1 x southeast 59.10 x south 26.11 to De Kalb av, x southwest 19.10. Feb. 3, 1 year, 5%. 1,500  
 McLaughlin, Ann, to Mary Ellen Hegarty. Warren st, n e s, 235.9 n w Hicks st, 25x99.10. Jan. 1, due July 1, 1886. 1,500  
 Mott, Frank S., to Mary Jane Mott. Cooper st, n w s, 260 n e Knickerbocker av, 104.8x—x117.8x230. July 14, 1885, 5 years. 1,000  
 MacDonald, James, to John Van Haringer. Dean st, n s, 375 e Albany av, 25x107.2. Feb. 1, 4 years. 500  
 McNeely, Neil, to Edward Kirk Greene and George Augustus Greene, Montreal, Canada. Clermont av. P. M. Jan. 30, due Feb. 1, 1891, 5%. 2,200  
 McMahon, Annie, wife of and Patrick H., to The South Brooklyn Savings Inst. Lincoln pl, s s, 200 w 6th av, 18.2x100. Feb. 3, 1 year, 5%. 3,500  
 Nelson, John F., to Jane Lambrecht, extr. J. Lambrecht. Henry st. P. M. Jan. 30, 1 year, 5%. 1,500  
 Newton, Catharine and Benjamin, her husband, to John Assip and Timothy J. Buckley. Vanderbilt av, w s, 205.5 n Park av, 22.3x100. Jan. 5, due Nov. 5, 1887, installs. 5%. 1,085  
 Nelson, Frederick W. H., to Harmanus B. Hubbard, extr. P. Wyckoff. Hamilton av. P. M. Feb. 1, 3 years, 5%. 4,200  
 Newing, Alida, wife of Archie, Newark, N. J., to Samuel D. Clark. India st, n s, 216.8 w Manhattan av, 16.8x62.4x16.10x64.9. Jan. 15, 1 year. 500  
 O'Brien, John, to Abby Maria Moon. South 9th st. P. M. Jan. 30, due Feb. 1, 1896, 5%. 1,500  
 O'Keefe, Daniel J., to Martin Alletzhausser. Jefferson st, s s, 150 w Saratoga av, runs east 87.5 x southeast 88.11 to Saratoga av, x south 37.2 x west 150 x north 100. Jan. 20, due Jan. 1, 1891. 2,100  
 Oliver, Charles C., to John E. Tousey. Monroe st. P. M. Feb. 1, 5 years, 5%. 4,300  
 O'Halloran, James, to The East New York Savings Bank. Williamson av, e s, 200 s Blake av, 50x100. Feb. 1, 1 year. 1,000  
 Peterson, Charles G., to Emily F. Currier and ano., trustees Samuel Woodward, dec'd. 7th av, w s, 80.4 s 10th st, runs west 77 x north 0.4 x west 18 x south 20 x east 95 to 7th av, x north 19.8. Jan. 20, 3 years, 5%. 5,000  
 Same to Phebe Stilwell and ano., extr., &c., J. P. Stilwell. 7th av, w s, 60.8 s 10th st, 19.8x77. Feb. 3, 3 years, 5%. 5,000  
 Pettitt, Augustus B., to Elizabeth Hutchinson et al., exrs. Samuel Hutchinson. Marion st, n s, 75 e Howard av, 43.9x100. Jan. 12, 1 year. 600  
 Peabody, Frederick W., to Cornelia Peabody et al., exrs. and trustees E. W. Peabody. Monroe st, w s, 200 s Clark st, 25x100. Jan. 30, 1 year. 1,089  
 Peckett, John M., to John S. McClure. 2d pl, s w cor Clinton pl, runs west 159.4 x south 133.5 x east 56.6 x north 20 x east 102.9 to Clinton pl, x north 113.5. Jan. 11, 1 year, 5%. 42,000

Petersen, Marie and Iver, her husband, Tompkinsville, S. I., to William and Marie Uitzon. Pacific st. P. M. Feb. 1, 3 years, 5%. 2,500  
 Pettit, Baldwin, to Samuel T. Valentine, guard. H. T. Valentine. McDougal st, n s, 99 w Hopkinson av, 17x100. Jan. 30, 3 years. 2,000  
 Petty, Elizabeth, to Benjamin Parker, Ridgefield, N. J. Macon st. P. M. Feb. 1, 5 years, 5%. 2,500  
 Regan, Alice, to Ruth A. O'Connor. Plot at New Utrecht, at high water mark, adj land C. Prince, contains 1 acre. Jan. 29, 5 years, 5%. 3,000  
 Robbins, William H. H., to Elizabeth W. Aldrich. Hull st, s s, 225 w Stone av, 75x100. Feb. 1, demand. 16,000  
 Rapp, John, to Alfred J. Pouch. Grove st, Ralph st. P. M. Feb. 1, 2 years, 5%. 4,000  
 Reichert, August, to Ziba H. Kitchen. Fountain av, e s, 175 s Myrtle st, 25x100. Feb. 3, 3 years. 1,000  
 Selchow, Elisha G., to Alfred J. Pouch. Hancock st. P. M. Feb. 2, 3 years, 5%. 5,000  
 Sheldon, Emma B., to William M. Seymour. 86th st, n s, 172.10 e 6th av, 37.6x100. 3d mortgage. Jan. 25, 1 year. 1,200  
 Smith, Mary, wife of Eliot J., to Charles M. Earle, as trustee of Mrs. Jane Winans. Rapelye st, e s, 1,125 n 4th st, 25x150. Jan. 30, additional security. 1,000  
 Same to Catherine Molloy. Locust av. P. M. Jan. 30, installs. 500  
 Smith, Mary, to Michael O'Keefe and Martin E. Doyle. North 12th st, n w cor Driggs st, 100x100. Jan. 28, 3 years. 2,000  
 Stephenson, Edwina L., wife John J., to George Wheeler. Fulton st, s s, 250 w Rochester av, 25x100. Feb. 2, 3 years, 5%. 2,500  
 Salter, James F., to Giddings H. Pinney. Berkeley pl. P. M. Jan. 27, due Jan. 31, 1891, 5%. 4,500  
 Same to Walter P. Kellogg. Berkeley pl. P. M. Jan. 27, due Jan. 31, 1888. 2,000  
 Seelbach, Carl, to The Germania Life Ins. Co., New York. 3d av, w s, 44.8 n 20th st, 22.5x70.1x18.11x70. Feb. 1, due May 30, 1887. 900  
 Seinoth, Sophia C., to James M. Leavitt. Wiloughby av. P. M. Feb. 1, 3 years, 5%. 2,000  
 Spigel, Bertha, wife of Moses, to Frederick Miller. Humboldt st. P. M. Jan. 2, due Jan. 1, 1896, 5%. 3,350  
 Sakker, John, to Theodore Kiendl and Frederick H. Hearn, Jr. Jefferson st. P. M. Jan. 29, demand. 873  
 Schaefer, Frederick, to The Williamsburgh Savings Bank. Melrose st, n w s, 225 n e Evergreen av, 50x100. Jan. 30, 1 year, 5%. 1,200  
 Shanahan, John, to Hannah Enston, Philadelphia, Pa. Bergen st, s s, 230.7 w Bond st, 19.5 x100. Jan. 30, due Feb. 1, 1889, 5%. 2,500  
 Slattery, Ann, to Laura T. Ames, Trenton, N. J. Magnolia st, n w s, 370 s w Central av, 20 x100. Jan. 28, 2 years. 1,000  
 Stock, Christian J., to George Suttringshausen. Ewen st, w s, 175 n Scholes st, 25x100. Jan. 20, due Jan. 1, 1891, 5%. 10,000  
 Sussman, Adolph, to Mary K. Brooks. Hull st. P. M. Jan. 29, due Feb. 1, 1887. 4,000  
 Same to same. Prescott pl. P. M. Jan. 29, due Feb. 1, 1887. 2,600  
 Self, Samuel, Smithville South, L. I., to John, John, Jr., William F. and Charles M. Englis. 4th st, s e s, 84.4 s w Lorimer st, 28.1x28.9x25x41.8. Feb. 3, 5 years. 2,000  
 Simonson, Stephen D., to John A. Simonson. Nichols av, n s, 300 w Union av, 100x200. New Lots. Jan. 26, 6 years, 5%. 500  
 Sussman, Adolph, to William Sullivan. Hamburg av, Moffatt st. P. M. Feb. 2, 5 years, 5%. 2,000  
 Same to Fannie Sussman. Same property. Feb. 2, due July 1, 1886. 1,000  
 The Prospect Park & Coney Island R. R. Co. to The Mercantile Trust Co., New York, as trustees. Railroad franchises, &c. Jan. 13, issues bonds. 500,000  
 Tenney, Vernon L., to Martin Joost. Bergen st. P. M. Jan. 30, due Feb. 1, 1888, 5%. 4,500  
 Taft, Gilbert, to The Williamsburgh Savings Bank. Grand st, s s, 118.9 w 2d st, 20x100. Feb. 1, 1 year, 5%. 3,000  
 Weed, Hamilton, to The Williamsburgh Savings Bank. Jefferson av, n e cor Marcy av, 90 x100. Feb. 3, 1 year, 5%. 4,800  
 Same to same. Hancock st, n s, 100 e Nostrand av, 80x100. Feb. 3, 1 year, 5%. 4,800  
 Same to same. Hancock st, n s, 380 e Nostrand av, 180x100. Feb. 3, 1 year, 5%. 10,800  
 Same to same. Hancock st, s w cor Nostrand av, 60x100; Nostrand av, w s, 100 s Hancock st, 60x100. Feb. 3, 1 year, 5%. 5,800  
 Same to same. Hancock st, s e cor Nostrand av, 100x100. Feb. 3, 1 year, 5%. 6,000  
 Same to same. Hancock st, s s, 100 e Nostrand av, 120x100. Feb. 3, 1 year, 5%. 7,200  
 Same to same. Hancock st, s s, 382 e Nostrand av, 98x100. Feb. 3, 1 year, 5%. 6,000  
 Same to same. Hancock st, s w cor Marcy av, 100x81x—x72. Feb. 3, 1 year, 5%. 5,000  
 Same to same. Jefferson av, s e cor Tompkins av, 153x100. Feb. 3, 1 year, 5%. 6,000  
 Same to same. Hancock st, n e cor Tompkins av, 95x100. Feb. 3, 1 year, 5%. 3,800  
 Wells, Henry E., to Daniel Dody. Jefferson av, n s, 200 e Bedford av, 16.8x100. Feb. 2, 1 year. 5,000  
 Same to Samuel Dean. Jefferson av, n s, 216.8 e Bedford av, 16.8x100. Jan. 12, 1 year. 6,300  
 Williams, Herman, to George Covert. Park av. P. M. Feb. 1, 6 years, 5%. 2,500  
 Williams, James H., to Charles S. Tanner. Henry st, No. 293, s e s, 124.2 n e State st, runs southeast 92.6 x southwest 21.7 x north-



west 40.6 x still northwest 52 to Henry st, x northeast 24.11. Feb. 2, 5 % 6,000  
 Williams, Catharine L., to Annie Maude Williams, Clermont av, e s, 370 s Greene av, 20x 100. Feb. 1, due Jan. 1, 1889. 3,061  
 Same to Kate Lovell Williams. Same property. Feb. 1, due Jan. 1, 1889. 3,061  
 Wilson, Elizabeth, wife of George W., to Elizabeth wife of George Wilson. Myrtle av. P. M. Feb. 1, 5 % 5,500  
 Wells, William H., to Alfred Roe, trustee, &c. Clason av, s e cor Bregen st, runs east 215.7 x south 149.3 x northwest 21.1 x west 107.4 x south 56 x west 100 to Clason av, x north 187. Jan. 28, due July 29, 1886. 2,500  
 Wells, William A., to Abram Cooke. Grand st, n s, 156.3 s e 10th st, 18.9x95; Hope st, s s, 200.7 e 10th st, 27.3x95. Jan. 30, 1 year. 2,000  
 Wright, John H., to Catharine E. Whitney. Quincy st, s s, 88 e Ralph av, 22x110. Feb. 4, due Jan. 1, 1889. 1,700  
 Yorston, Walter K., to Francis A. de Beer, Boston, Mass. Johnson pl, n w cor Union st, 150x100. Jan. 28, due Jan. 1, 1889. 1,200  
 Zimmer, Catharine, wife of and Louis, to Gustav A. Frietsche. Gates av, n s, 58.4 e Nstrand av, 16.8x100. Feb. 4, 2 years. 500

**MORTGAGES --- ASSIGNMENTS**

**NEW YORK CITY.**

JANUARY 29 TO FEBRUARY 4—INCLUSIVE.

Adams, Percy D., to Samuel G. Adams, trustee. \$2,000  
 Andrews, Walter S., to Henry de F. Weekes, trustee. 25,000  
 Brennan, Margaret, to Edward and Catharine Brenen. 3,000  
 Brewster, Amelia, wife James B., to James Purdon and Augustus Wiggan, of Purdon & Wiggan. 8,240  
 Brown, Abbey W., Yonkers, to Edward Polenske. nom  
 Beck, Fanning C. T., trustee F. C. Tucker, dec'd, for Anne S. Beck, to Frederic C. Middlebrook. 5,165  
 Coff, William A., to Andrew J. Coff. 4,000  
 Cooper, William B., exr. and trustee W. B. Cooper, to William L. Putnam, Portland, Me. 2,137  
 Cooper, William B., one of the exrs. and trustees of W. B. Cooper, to William L. Putnam, Portland, Me. Confirmatory assignment. 2,137  
 Cooper, Elizabeth L., to Andrew Stoeckel. 500  
 Everson, Duane S., to Mary F. Averill. 600  
 French, Hannah M., to Guy Culgin. 4,000  
 Grant, Richard S., trustee for Eliza A. Grant, to The Citizens' Savings Bank. 29,964  
 Harris, David, and ano., exrs. W. Wright, to Edward and Patrick Marrin. 5,500  
 Haaren, Claus, to Frederick Kuhuast. 4,048  
 Hill, Valentine, to Amelia Baum. 1,000  
 Hornstein, Henry, to Leopold Haas. 4,000  
 Hutchinson, Mary E., to Sue S. Oatman. 4,000  
 Ireland, Joseph N., and Avery T. Brown, trustees for Caroline I. Satchell, to Avery Brown and ano., exrs. of same. nom  
 Same to same. nom  
 Same to same. nom  
 Same to same, trustees for Sophia Ireland. nom  
 Same to Charles W. Cornell and ano., trustees for Caroline I. Satchell. nom  
 Jencks, Francis M., to Francis P. Furnald. nom  
 Johnson, Amelia, extrx. Sarah Johnson, to Amelia Johnson. nom  
 Jencks, Francis M., to Francis P. Furnald. nom  
 Kuttner, Morris, and Jacob Fibel to Mary A. Byrne. 2,500  
 Kerr, Amelia, and ano., exrs. Henry A. Kerr, to Amelia Kerr. Correction assignment. nom  
 Levy, Caroline, to Simon and M. N. Sternberger, trustees for Charles Sternberger. 5,061  
 Livingston, John, to Katharine C. Griswold. 7,136  
 Mackin, James, and ano., exrs. and trustees J. P. De Wint, dec'd, to Francis Howland. nom  
 Manhattan Savings Inst. to William R. Schell, exr. W. Schell. nom  
 Manning, William D., to Thomas R. A. and William H. Hall, of William Hall's Sons. nom  
 Same to same. nom  
 McCormack, Isabella, to Ida A. W. Siney, Brooklyn. 2,750  
 Mott, Samuel C., exr. J. English, to George B. English. nom  
 Murphy, Frederick W., to George L. Pease, trustee Aug. Brown. 5,000  
 Middlebrook, Frederic J., Brooklyn, to John A. Lewis et al., exrs. and trustees B. N. Sherman. 5,044  
 Peck, Hubbert, to John C. Winch. 250  
 Parfitt, Charles R., to James J. Phelan, trustee W. Stevenson. 5,000  
 Pike, Harry P., guard. of Emma Beurimo, to Isaac L. Isaacs. 3,000  
 Quackenbush, Charles E., to Frances L. Quackenbush. 503  
 Riehl, Henry, to Miles A. Stafford. 1,700  
 Ross, John, to John Stimmel. 1883. nom  
 Sands, Richard, committee of Margaret E. Sands, to John T. Willets, guard. of Phoebe P. Willis. 4,000  
 Smith, James R., to Mary A. Gwyer and ano., exrs. and trustees C. Gwyer. 13,000  
 Sperle, John, to Rosa W. wife of Arthur M. Lee. 2,734  
 Sturges, Sarah S. S., to Samuel Knox. 20,000

Stevens, Lucy B., guard. J. B. Stevens, to John B. Stevens. 3,500  
 Scott, Ann, widow, and Mary E. Stewart, heir of Thos. Scott, to Anna M. Harrison, extrx. and legatees Thos. Scott. nom  
 Seelve, L. Clark and Frank C. Moodey, as substituted trustees, trustees of L. Chapin, dec'd, to Hannah M. Moodey, Northampton, Mass. 8,000  
 Same to same. 8,000  
 Same to Henrietta C. Seelye, Northampton, Mass. 4,000  
 Same to same. 7,000  
 The Marine So., City New York, to August C. Hassey. 1,858  
 Thetford, George W., to Mary C. Morgan, Brooklyn. 4,050  
 Tiffany, Lyman, et al., trustees of Mary P. Tucker, to Charles B. Perry and ano., trustees, &c. Assigns 17 mortg. nom  
 Tilden, William, to Charles J. Havens. 44,000  
 Van Rensselaer, Ledyard, Burlington, N. J., to John H. Screven et al., trustees Cath. V. R. Turnbull. 4,000  
 Von Thaden, John H. and Mary, Brooklyn, to John Gates, Brooklyn. 2,500  
 Wahrenberger, Fanny, admrx. J. F. Wahrenberger, to Monroe Eckstein, guard. Emilie E. and W. Wahrenberger. 3,531  
 Watson, Agnes A., to John E. Lockwood. 2,557  
 Webb, John, to Adam Partridge. 806  
 Weekes, Henry de F., trustee, to Stephen Merribew and ano., trustees for Caroline M. Lockwood. 25,104  
 Wilmerding, Louis E., to William K. Thorn, Newport, R. I. 3,003  
 Zubrinsky, Abraham, to Jacob Rieser. 1,724

**KINGS COUNTY.**

JANUARY 29 TO FEBRUARY 4—INCLUSIVE.

Anderson, E. Ellery, and Frederick H. Man, to Charles E. Rogers. \$1,500  
 Andrews, Benjamin, to Charles A. Moran, trustee Thomas Webb. 2,543  
 Bache, Semon, to Charles Goddard. \$2,000  
 Brown, M. Louise, to Daniel Doody. 2,000  
 Brush, Thomas H., to Cornelius N. Hoagland. 2,500  
 Collins, Margaret G., to Julia Frost. 500  
 Darragh, William, to Florence Watson. 200  
 Davenport, Julius, to Barbara Robertson. 3,000  
 Same to Georgianna M. Sizer. 4,000  
 Dejonge, Louis, and ano., exrs. F. Wigand, to The Corporation of the Ministers, Church Wardens and Vestry of St. Andrews Church, Richmond, S. I. 15,000  
 Denton, James L., to Jaques Cortelyou. 965  
 Florence, Watson, to Pheba Willis. 200  
 French, Charles S., exr. A. Bibbins, to Charles A. Zoebisch. 1,000  
 Godfrey, William, to H. F. Burroughs & Co. 1,500  
 Same to same. 1,000  
 Grasman, Louisa, to Nathaniel H. Clement and Edward J. O'Flynn. 6,000  
 Grennan, Bernard, and Bridget A. and Mary E. wife of B. Mahoney to The Orphan Home. 700  
 Haesse, Frederick W., Jr., to Andreas Meth. 2,500  
 Henderson, Kate C., et al., exrs. Isaac Henderson, to Asa W. Parker. 3,000  
 Howe, Annie, to Rawson L. Wood. 1,500  
 Hook, Anne M., extrx. B. Hook, to Edward and James Whelan. 4,000  
 Ireland, Joseph, and ano., trustees Caroline I. Satchell, to Avery Brown and ano., trustees Caroline I. Satchell. nom  
 Jordan, Jennie A., to Frederick Killian. 2,500  
 Kidder, Stephen, to Edwin Cole. 3,200  
 Kirkman, Ralphina, to John Z. Lott. 600  
 Koch, Paul, to John P. Schafer. 1,100  
 Kruse, Louis A., to Antonio Christadore and Caroline M. his wife. 650  
 Lansing, Martines, and Martha his wife, to Abraham R. Van Nest. 3,608  
 Long Island Bank to John Blohm. 750  
 Lott, Aaron and ano., exrs. J. E. Lott, to Cynthia wife Aaron Lott. 4,500  
 Same to same. 575  
 Same to Aleitta Suydam. 2,600  
 Same to same. 2,500  
 Same to Margaret A., wife Richard J. Berry. 900  
 Same to same. 1,750  
 Same to same. 2,000  
 Matthewson, James, to John Ross. 2,166  
 McChesney, Sarah Maria, to William Bayard Cutting. 40,000  
 McLaughlin, John, as trustee George G. Elliott, to John McLoughlin. 500  
 Meeker, Samuel M., exr. A. C. Devoo, to the Brooklyn Eye and Ear Hospital. 4,000  
 Matheson, William J., to Juliana A. Tappan, Newburgh, N. Y. 2,796  
 Merriam, Hermine H., wife of James S., to James Littlejohn, exr., &c., Robert Mumby. 4,500  
 Molloy, Catherine, to Joseph La Fume. 450  
 Nostrand, John L., exr. T. Nostrand, to Peter Van Siclen. 3,000  
 O'Brien, John, to James J. Walsh. nom  
 O'Brien, Mary, to Margaret Feehery. 300  
 Polley, David and Grahams, to John F. Polley. nom  
 Parker, Sophie G., to Franklin C. Prindle. 1,100  
 Ross, John, to Peter M. Wilson. 2,350  
 Ryder, Anna G., admrx. Sarah M. Ryder, to Anna G. Ryder. 3,500  
 Same to same. 1,500  
 Ryder, Anna G., wife of Isaac, to Henry Hannah and ano., exrs. M. McGrath. 1,500

Schenck, Daniel R., and ano., exrs. D. Remsen, to Thomas H. Brush. nom  
 Same to same. nom  
 Studwell, Kate G., wife of E. L., to Brewster Kissam, as trustee for Clinton Kissam. 1,000  
 Seelye, L. Clark, and ano., trustees, to Hannah M. Moody. 1,000  
 Same to same. 7,000  
 Same to Henrietta C. Seelye. 8,000  
 The Brooklyn Savings Bank to Jonathan Ogden, exr., &c., Margaret H. Sandford. 7,500  
 The Broadway Railroad Co. to The Church Charity Foundation of Long Island. 12,000  
 The Mutual Life Ins. Co., New York, to William Bayard Cutting. 10,000  
 Underhill, Abraham, to Edward C. Underhill. 1,500  
 Udall, Marie A., to George W. Powers. 2,000  
 Wahrenbeyer, Fanny, admrx. Jacob F. Wahrenberger, to Benjamin Collins, as trustee. 1,616  
 Wahrenberger, Fanny, admrx. J. F. Wahrenberger, to Fanny Wahrenberger. 4,013  
 Wahrenberger, Fanny, to Fanny Wahrenberger, guard. 2,663  
 Walsh, James, to Mary O'Brien. nom  
 Weekes, Adaline, wife of Saml. M., to Louisa J. Hollis. 3,000  
 Wood, Abram M. and Moses E., to James W. McDermott. 400  
 White, Frederick F., to Oliver W. Brown. 500  
 Ziegler, William, to William E. Bidwell, trustees. 49,960

**CHATTELS.**

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.**

JANUARY 29 TO FEBRUARY 4—INCLUSIVE.

**SALOON FIXTURES.**

Arbagast, J. 336 W. 41st. J. Ahles. \$250  
 Bauer, C. 1077 North 3d av. J. Eichler. 700  
 Beber, F. 299 Elizabeth. D. Mayer. (R) 405  
 Bergin, D. 758 11th av. L. H. Roemer & Co. 3,000  
 Bode, F. 32 Clinton. P. Doelger. (R) 1,000  
 Brennan, J. 524 1st av. J. Kress Brewing Co. 150  
 Brennan, T. 18 6th av. T. C. Lyman & Co. 2,500  
 Brennen & Mullen. 739 7th av. M. Grohs Sons. 2,000  
 Breslin, P. 154 8th av. P. & W. Ebling. 200  
 Butkowski, J. 228 Stanton. B. Hartman. 150  
 Bertram, H. C. 2074 3d av. G. Ringler & Co. (R) 650  
 Brunhuber, C. O. 317 E. 115th. G. Ringler & Co. 144  
 Bonnett, E. 99 Thompson. W. Peter. Ice Box. 95  
 Same. same. 250  
 Brigande & Pelletre. 200 Elizabeth. Bernheimer & S. Pool Table. (June 20, 1884.) 150  
 Same. same. Ice House. (June 25, 1884.) 135  
 Chani & Bacci. 26 Mulberry. W. G. Abbott. 382  
 Cahill, J. J. 159 E. 110th. H. Zeltner. 232  
 Carr, T. 1239 2d av. H. & J. Blendemann. (R) 5,200  
 Collin, J. 63 Sheriff. M. Seitz. 500  
 Connors, J. J. 538 Hudson. T. C. Lyman & Co. 1,600  
 Costanzo & Co. 174 Worth. Bernheimer & Schmid. 300  
 Donovan, W. J. 271 10th av. T. C. Lyman & Co. 450  
 Dobenecker, Wilhelmina. 429 E. 5th. H. Zeltner. 100  
 Effler, A. 422 W. 37th. Bernheimer & S. 900  
 Ehlers, L. 45 W. 125th. P. & W. Ebling. 600  
 Engelke & Weybrecht. 81 Fulton. A. Thum (H. Elias Brewing Co. by assign.) (R) 200  
 Finncan, R. 1792 3d av. Hirsch & S. 115  
 Fischer, J. 1103 2d av. J. J. Condon. 800  
 Frankfurt, E. H. 3 W. 14th. H. Kohner. (Helen L. G. Stapler, by assign.) Restaurant Fixtures. (R) secures rent  
 Frey, H. 1569 3d av. G. Ringler & Co. (R) 500  
 Gallineck, F. 110 E. Broadway. J. J. Eichler. 600  
 Graf, A. 1646 3d av. G. Ehret. (R) 2,500  
 Gaffigan & Bro. T. 316 E. 32d. W. H. Griffith & Co. Pool Table. 160  
 Hofmann Bros. 754 6th av. F. & M. Schaefer Brewing Co. (R) 2,000  
 Hutchings, A. H. 340 Stanton. P. Buckel. 250  
 Hagerty, J. 61st st and 2d av and 71st st and 2d av. Albany Brewing Co. security  
 Hensel & Rehm. 127 Spring. Williamsburgh Brewing Co. (Dated Feb. 11, 1885.) 800  
 Johnson, S. B., or S. R. 2385 3d av. A. J. Steers. Restaurant Fixtures. 200  
 Kober, C. 415 10th av. W. Peter. 300  
 King, F. 110th st near 10th av. F. & M. Schaefer Brewing Co. 300  
 Klatthaar, J. H. 2420 2d av. H. Vogel. 400  
 Kleinsteuber, M. 99 E. 2d. Bernheimer & S. 350  
 Kloth, C. 299 Elizabeth. Hirsch & Schwarzkopf. 77  
 Krause, C. 419 E. 15th. Bernheimer & Schmid. 700  
 Kuester, G. A. 147 4th av. C. Loeschmann. 600  
 Kuhn, F. and J. 84 Eldridge. Danenberg & Coles. 700  
 Laskan, F. S. 10-82d av. J. Hoffmann. (R) 250  
 Lehing, L. 239 7th av. G. Ehret. (R) 600  
 Lynch, F. N. e cor 11th av and 37th st. D. G. Yuengling, Jr. (R) 580  
 Lynch, T. J. 306 W. 39th. R. H. W. Baker. 350  
 Looschen, T. 132 Greenwich. J. Looschen. 511  
 Lux, J. 276 E. 2d. Williamsburgh Brewing Co. 200  
 Matthiessen, P. 64 Wooster. G. Ringler & Co. (R) 1,200  
 McKever, J. T., & Co. 503 8th av. Brunswick Balke Col. Co. Billiard Table. (R) 22  
 Merz, C. 48 Sullivan. F. & M. Schaefer Brewing Co. 200  
 Merzweller, G. 226 E. 22d. G. Ringler & Co. (R) 700  
 Miller, X. 112 8th av. G. Ehret. (R) 250  
 Morrell, C. 3 and 5 W. 4th. J. Hoffmann. 1,200  
 Maneely, W. 455 W. 46th. J. Brown. 200  
 McCue & Goldie. 2285 3d av. A. G. Hupfel. 1,150  
 McNally, H. F. 859 1st av. H. H. Landwehr. 400  
 McSweeney, J. 622 3d av. Bernheimer & S. (R) 1,000  
 Meislohn, G. C. 60 Thomas. A. Hormann. (R) 400



BILLS OF SALE.

Bedell, A. G. Tremont, N. Y....Francis M. Bedell. Printing Fixtures. 1,000
Brotherton, G. C. Broadway and 29th st.... A. G. Gisey et al. Comedy Theatre, Fixtures, &c. 2,500
Buckley, A. A. 7 Frankfort....A. C. Buckley. Machinery. 2,000
Buschman, Louisa. 412 E. 86th....S. Parkierowitz. Candy and Cigar Fixtures. 225
Condon, J. J. 1103 2d av....J. Fischer. Saloon. Corbitt, Isabella....Henry A. Blake. Library, &c. secures debt of Richard Crowley
Crowley, Richard. Lockport, N. Y....Isabella Corbitt. Library, &c. 1
Dittley, J. 117 Roosevelt....Bridget Clinton. Saloon. 1,500
Gimor, W. T. Cor 135th st and Alexander av.... W. Reiman... Bakery Fixtures. 250
Gray, J. S. 172 6th av.... Mary I. Wood. Restaurant Fixtures. 1,000
Heinemann, A. 63 and 80 Nassau....A. Marx. Cigar Fixtures. 150
Inglis, W. 119 W. 25th....W. M. Inglis. Junk. Loffredo, V. 174 Bleecker....F. F. d'Aspermont. Saloon. 500
Maguire, J. 806 2d av....H. Maguire. Saloon. 150
Ryan, J. F. 147 Fulton....H. Kinney. Billiard Table. 75
Sieb, L. 118 E. 5th....F. Klippel. Bakery. 550
Wintermyer, B. 15 Bowery....G. Devermann. Saloon. 3,500

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Barry, J. E., to P. H. Barry. (M. Mulvibill, Nov. 17, 1885.) 800
Detz, J. F., to P. Buckel. (A. Wiecks, Sept. 14, 1883.) 500
Buckel, P., to J. Hoffmann. (A. Wiecks, Sept. 14, 1883.) 500
Donelan, M., to J. Loucheim. (J. E. Johnston, Jan. 21, 1886.) 700
Frankfurter, L., to Rachel Frankfurter. (C. Joly, Jan. 19, 1886.) 200
Hardy, J. A., to G. W. Stanley. (J. H. Bailey, July 3, 1885.) 3,000
Heinrich, F., to M. Goebel. (H. M. Oltrogge, Jan. 30, 1885.) 500
Webber, R., to W. A. Bedell. (G. C. & E. Bedell, Sept. 8, 1885.) 1,000

KINGS COUNTY.

SALOON FIXTURES.

Alt, Max. 183 Flushing av....Williamsburgh Brewing Co. \$300
Caumer, J. Cor Nelson and Court sts....Brunswick Balke Collender Co. Pool Table. 198
Feeney, C. Cor Park pl and Buffalo av....Wm. H. Griffith & Co. Pool Table. 209
Goodall, W. J. Broadway....Budweiser Brewing Co. 365
Held, Ann Maria. 26 Maujer st....W. Ulmer. Johnson, F. W. 9 Van Cott av....Cath. Lipsius. 1,500
Nortu, George. 127 Throop av....W. Ulmer. Schuck, Margaretha H. 194 and 196 Court st.... G. Bechtel. 800
Scanlon, B. 252 Hamilton av....W. A. Tyler. Schmitt, Ida. 1207 Myrtle av.... Budweiser Brewing Co. 600
Smith, P. C. 74 Greenpoint av....Williamsburgh Brewing Co. 250
Steffens, C. 927 Myrtle av....F. Munch. (R) 400
Unger, C. H. 26 Ten Eyck st....J. Fallert. 500

HOUSEHOLD FURNITURE.

Biggs, E. H. 194 North 5th st.... Arthur A. Michell. 60
Bryan, Hattie....B. M. Cowperthwait & Co. 130
Bellows, H. H. Cor Kent av and Wilson st.... Marvin Safe Co. Safe. 90
Boeckel, W. A. 366 Throop av....F. G. Smith. Piano. 269
Buell, A. J. 340 De Kalb av.... E. D. Phelps. Piano. 131
Baird, Julia. 67 Sands st....I. Mason. Cameron, T. 564 Graham av....F. G. Smith. Piano. 118
Carey, W. P. 601 Vanderbilt av....Marvin Safe Co. Safe. 80
Carey, Alice H. and Spencer C. 393 Bergen st....B. S. Clark. (R) 500
Clements, Mrs. Elizabeth....B. M. Cowperthwait & Co. 135
Dawson, H. 20 Grove st....F. G. Smith. Piano. 193
Doane, H. 314 Wyckoff st....I. E. Gates. Farman, Cath. 30 Woodhull st....F. G. Smith. Piano. 325
Field, Clesson. 598 Atlantic av....R. Mayer. Gill, W. A., and wife. 392 Marcy av....E. H. Morrey. 100
Hayes, Mrs. E. F. 743 Hancock st....F. Sauerbrunn. 145
Hoad, Catharine. 621 Monroe st....T. Callanan. Holloran, Mary E. 132 3d pl.... Anderson & Co. Piano. 285
Hackett, A. L. 338 Hart st....F. G. Smith. Piano. 275
Johnson, Helen M. 67 St. James pl....J. C. Collins. 196
Kellington, J. L. 182 South 3d st....A. Schulz. Klein, Elizabeth....B. M. Cowperthwait & Co. 400
Koepeke, G. F. 88 3d av....Harriet Burtis. (R) 90
Locke, W. M. 191 Bedford av....G. H. Douglass. Livingston, R. C. 183 Kosciusko st....E. D. Phelps. Piano. 325
Lloyd, T. 276 South 2d st....F. G. Smith. Piano. 325
Mars, J. E. 163 Hoyt st.... L. Kram. Mills, I. 884 De Kalb av....Steinway & Sons. Piano. 225
Miles, Emma L. 11 Suydam st....F. G. Smith. Piano. 225
Miner, Mary L. 52 Sidney pl....A. J. Steers. Myers, G. W. 74 1/2 Conselyea st....Martin & Bradley. 118
McCue, W. 270 S. 9th st....L. Z. Murray. McLain, J. S. 320 Tompkins av....Wm. Spence. (R) 90
Newson, Amos and Pauline. 41 Willow st....T. Morton. (R) 31
Nolen, M. J. 1739 Pacific st....A. A. Michell. Ostensen, Osten and Thuna. 371 South 5th st.... A. J. Steers. 280
O'Neil, Mary. 19 North Elliott pl....Anderson & Co. Piano. 65
Palmer, Sarah L. 197 McDonough st....A. J. Steers. 150
Pape, Mary....B. M. Cowperthwait & Co. Paterson, Helen....B. M. Cowperthwait & Co. Quick, William and Mary. 271 Van Brunt st.... A. J. Steers. 117
Smith, A. D. 730 Madison st....J. C. Collins. 41

Southard, W. S. 640 Bushwick av....Arthur A. Michell. 102
Skidmore, E. 231 Monroe st....F. G. Smith. Piano. 369
Sprague, A. M., and A. A. Langdon. 8 Willow st....H. A. Hauff. 1,200
Smith, Mary. 62 North Oxford st....F. G. Smith. Piano. 250
Taylor, W. R. 197 McDonough st....J. M. Taylor. 1,000
Valentine, W. E. 61 Wyckoff st....S. Ulman. 25
Wood, I. C. 505 Gates av....Wm. Berris' Sons. Carpets. 120
Wells, F. 331 Jay st....L. Kram. 385
Witte, Lizzie. 150 Madison st....F. G. Smith. Piano. 200
Wyckoff, P. B. 131 Berkeley pl....H. S. Wyckoff. 500

MISCELLANEOUS.

Alfry, Guiseppe. 48 Manhattan av....A. Schwab. Barber Chairs, &c. 145
Aiken, Jennie. 804 Broadway....B. J. Warner. Fixtures. security for rent
Albert, W. H. 651 Clason av....F. Taiber. Drug Store. 1,570
Block, Henry. 192 Washington st....A. Schierenebeck. Hotel. 5,000
Borstelmann, Charles. Cor Ralph av and Bergen st....F. Plauder. Horses, Wagon, &c. 150
Buckley, E. J. 519 5th av....Marvin Safe Co. Safe. (R) 15
Columbia Boat Club....J. Foster, Jr., trustee. Boat House, &c. 1,650
Dukehire, P. C., & Son. Foot 20th st....John A. Hart. Machinery. 1,400
Doscher & Co. 114-118 Raymond st....H. D. Doscher, Jr. Soap Factory. 10,000
Dreschner, I. Broadway....D. Sutton. Fixtures. 200
Egan Bros. 323 Court st....Marvin Safe Co. Safe. 55
Ellis, C. R. 182 Centre st, New York....J. S. Ellis. Machinery. 1,150
Esposito, Nicolo. 33 Hamilton av....A. Schwab. Pier Glass. 18
Estance, William L. 891 Gates av....Mosler, Bowen & Co. Safe. 89
Ferris, A. 26 Frankfort st, New York.... Walker & Bresnan. Press. (R) 38
Gildersleeve, E. J. 45 15th st....W. H. Winchester. Horse, Wagon, &c. 100
Gildersleeve, D. H. 45-51 Ross st....D. B. Halstead. Presses, &c. (R) 1,600
Guttenberg, T. 729 Fulton st....Hall's Safe & Lock Co. Safe. 80
Haff, D. S. Franklin st, cor Milton st....W. Haff. Horses and Trucks. 1,500
Jones, Sarah M. 68 Wallabout market....J. P. Short. Building, &c. 500
Jacobs, John, and D. Sencke. 144 Bushwick av....A. Fiken. Horse, Wagon, &c. 75
Kelsey, B. 36 Broad st, New York....J. & J. H. Hanan. Shoe Store. 2,000
Kucks, H. 824 De Kalb av....M. Jung. Engine. Lawson, T. Foot of 23d st....E. Terry. Bath. Lamberty, John. 82 2d st....O. Knapp. Machinery. 300
Lancaster, Joseph. 425 5th av....C. Schmidt. Meat Market. 225
Lynch, J. 504 Courtst....T. Jackson & Co. Fixtures. 48
Lewers, Mrs. A. E....H. P. Williams & Co. Bedding. 557
Miller, Emma. Manhattan av....G. W. Palmer. Lease and Buildings. 300
May, Henry. Cor 12th and South 3d st....G. Wittmann. Livery Stable, &c. 1,400
Mott, John. 20 Broadway....Bramhall, Deane & Co. Boiler, &c. 347
Marx & Wachschrager. 95 Gwinnett st....Bragan & Bates. Saw Bench, &c. 198
Morris, Charles. 257 and 259 Havemeyer st and 125 Hope st....C. Ferguson. Horses, Trucks. McElroy, J. C. 254 and 256 Lee av....P. H. McElroy. Machinery. 2,000
Middleditch, L. 26 Courtland st, N. Y....R. Hoe & Co. Presses. 1,400
Naus, G. H. 48 Pine st, N. Y....W. F. Ritsert. Barber Shop. 200
Pettit, Geo. J., & A. Bowers. 684 Flushing av....H. Patten, assignee. Lumber. 229
Palmer, S. H. 417 Hicks st....Ann Palmer. Drug Store. 800
Rahn, Gottfried. 226 Broadway....Marvin Safe Co. Safe. (R) 1,450
Raymond, Flora....James Baird. Horses, &c. Seely, Ebenezer. 13 and 15 North Oxford st.... Firm of John Matthews. Generator, &c. 900
Spencer, Alexander. 203 Montague st....Marvin Safe Co. Safe. 120
Strohm, C. F. 266 5th av....J. J. Kiernan. Cigar Store. 1,000
Stohl, Mrs. 95 Evergreen av....E. M. Williams. Sewing Machine. 60
Saphore, E. 551 Bedford av....G. S. Goldsmith. Bakery. 253
Schneider, L. H. 469 Broadway....J. A. Muller. Barber Shop. 900
Stanley & Rowden. 674 Fulton st....G. H. Toop. Shoe Factory. 800
Smith, A. J. 1611 Fulton st....J. P. Rathbun. Press. 85
Thompson & Burke. 86 Atlantic av....Mosler, Bowen & Co. Safe. 85
Walters, J. H. 26 Court st....Marvin Safe Co. Safe. 60
Williamsburgh Bottling Co. 54 Graham av.... Williamsburgh Brewing Co. Bottling Establishment. 1,000
Webster & Redhead. 1769 Fulton st....Mosler, Bowen & Co. Safe. 82
Weeks, G. H....Esther Weeks. Milk Route, &c. (R) 1,000
Zundt, G. V. 48 Smith st....Marvin Safe Co. Safe. (R) 15

BILLS OF SALE.

Harden, Patrick, to Thomas C. Hardin. Horses, Trucks, Harness, &c. 4,240
Hudaff, Charles, to Christopher Hudaff. Butcher Shop. 800
Langton, Dominick, to Monica M. Fullerton. Saloon, 1690 and 1692 Fulton st. nom
Maxwell, Robert E., to George H. Maxwell. Grocery Store, 766 Myrtle av. nom
Rathkamp, John H., to Henry F. Wehrmann. Produce Business, 47 West av, Wallabout Market. 100
Rippe, Henry, to John H. Wulpern. Saloon, 282 Tompkins av. 8,000
Smith & Shaw to Buchanan & Lyall. Machinery, 2d st, cor 3d av. 500
Walter, George and Charles, and Margaret Diet-

rich to Augusta Kriofsky. Saloon, 90 Fulton st. 1,200
Wolff, Robert R., to Joseph M. Bird. Store, 594 5th av. 175

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.

Jan. and Feb.
29 Archer, Frederic—Emma Marina... \$139 67
29 Archibald, G. A.—Frank Losee.... 454 92
30\* Alden, Henry P.—G. B. Colpas. .... 231 46
30 Archer, Charles S.—Jersey City Ins. Co. .... 1,647 10
30 Alford, Alonzo—Franklin Co. Nat. Bank. .... 395 74
30 the same—the same..... 11,512 74
30 the same—the same..... 6,960 66
30 the same—the same..... 8,592 52
30 the same—the same..... 5,774 48
1 Abrams, Moses L.—J. A. Warner... 149 33
1 Andrews, William D. } F. D. Wright
Andrews, George H. } .....costs 134 55
2 Armstrong, William A.—David Thomson..... 171 17
3 Alexander, Adaline—Brewers and Grocers Bank..... 204 05
3 Allen, William C.—John Griffiths... 505 42
4 Aechternacht, Henry A.—J. H. Riseley, as Sheriff.....costs 111 96
4 Abrahams, Morris—Marcus Markowitz.....costs 25 84
29 Baldwin, James R.—American Hosiery Co..... 488 00
29 Butler, Cyrus—D. J. Gilligan..... 507 28
29 the same—the same..... 263 37
30 Bornkamp, Charles } Albany Co.
Bornkamp, Henry } Bank..... 10,110 75
30 Breiff, Richard—James O'Brien, sheriff.....costs 161 07
30 Bram, George Adam—C. E. Traver. 111 74
30 Berkele, Henry—Franklin Co. Nat. Bank..... 11,512 74
30 the same—the same..... 6,960 66
30 Bartlett, Edward B.—J. H. Newell... 2,284 79
1 Brugeman, Arnold—Edward Prial... 72 54
1 Biersd, William H.—Semon Bache... 478 64
1 Bergen, Nicholas F.—J. H. Hubbel. 806 65
1 Barnes, John J.—J. F. Normoylo... 53 87
2 Barrett, Edward G.—Julius Cathin, Jr..... 1,614 00
2 the same—D. A. Lindsay.... 1,502 00
2 the same—Peter Donald..... 1,607 00
2 the same—Phillip Van Valkenburgh..... 243 00
2 Burg, Henrietta V.—Henry Graf.... 978 51
3 Ball, Michael—Joachim Maidhof.... 254 00
3 Buttrick, Flavel J.—R. L. Cole..... 322 63
3 Baer, Marcus—New Haven Clock Co. 79 77
3 Barrett, Edward G.—Henry Lewis... 1,104 44
3 Blume, Rosa Leha—Harris Kurjinsky..... 146 57
4 Benner, John—Frederick Giebel.... 170 47
4 Bolton, Theophilus J.—G. R. Christie 117 33
4 the same—J. H. Wellbrock.... 389 98
4 Burnstine, Bernard—Lena Cohen... 3,268 02
4 the same—Delea Burnstine.... 23,207 47
5 Bolton, Theodore J.—J. L. Hasbrouck..... 161 47
5 Beach, William W.—Orange Judd Co..... 21,186 41
5 Bate, John J.—W. C. Allen..... 566 04
30 Corwin, Seth M.—E. T. Tefft..... 2,294 29
30 Conway, John T.—William Downey 19 37
30 Cornwell, Charles M.—Henry Emmons..... 74 89
30 Clenighen, Robert—J. F. Carr..... 566 04
30 Clark, Allan J.—Robert Kell..... 357 07
1 Cane, Henry—E. M. Bronner,cests. 82 01
1 Cazin, John—Stillman Humphreys. 146 98
2 Clayburgh, Edward—Thomas Simpson..... 416 99
3\*Clark, Allan J.—Phillip Van Valkenburgh..... 748 00
3 Clings, Frank—John Briener..... 67 50
3 Carroll, Anson L.—Rufus Story.... 1,699 00
4 Chamberlin, Nehemiah Perry—Maria R. Chamberlin, admrx., &c. 356 75
4 Conlyn, James H.—Edward Kirms. 127 03
4 Collins, Joseph H.—Unexcelled Fireworks Co..... 5,970 61
4 Cordes, William—Charles Figge... 279 23
4 Carpenter, Clifton C.—W. A. Parsons..... 338 67
4 Clemens, Frank—G. H. Rodenburg 69 50
4 Codington, Henry A.—F. J. Cassidy 121 25
4 Cook, Charles W.—Irving National Bank, New York..... 1,760 91
5 Carroll, Patrick—Charles Rohe... 269 17
5 the same—T. J. Hinch..... 263 23
5 Cowpland, Charles C.—A. Johnson & Co..... 109 35
29 Delphin, Amanda—W. P. Allen.... 256 32
29 Dillon, Alice, an infant, by Patrick Dillon, ad litem—Peter Doelger.....costs 67 34
29 Donnell, Raymond L.—John Ruszits 295 17
29 Dyer, Joshua H.—Michael Byrne... 73 75
30†Doe, Mary, formerly known as Yeldo—R. H. Southgate, as assignee..... 437 72
30 Davenport, Jonathan G.—Franklin Co. Nat. Bank..... 11,512 74
30 the same—the same..... 6,960 66



Table with multiple columns listing names and associated numbers. Includes entries like 'Doll, Charles—Leonard Ellis', 'Kernochan, George E.—F. D. Winslow', 'McMahon, Denis', etc.

Table listing names and amounts for Kings County, including entries like 2 Starin, Wyndert - Thomas Kirkpatrick, 2 Stern, Tobias - William Tunstill, etc.

Table listing names and amounts for Kings County, including entries like 29 Albert, Joseph - T. Bill, 30 Allport, John G. - I. Weeks, etc.

Table listing names and amounts for New York, including entries like 29 Behringer, Ernest - C. Kavanagh, 30 Bergen, Nicholas F. - C. Broders, etc.

SATISFIED JUDGMENTS.

NEW YORK.

January 29 to February 5—inclusive.

Table listing names and amounts for Satisfied Judgments in New York, including entries like Appleby, Charles E. - Mayor & Co., New York, Abendroth, Wm. F. - Van Dolsen & Arnott, etc.

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

KINGS COUNTY.

January 30 to February 5—inclusive.

Table listing mechanics' liens in Kings County for the period January 30 to February 5, 1886. Includes names like Abrams, Betz, Bogenschutz, and amounts.

MECHANICS' LIENS.

The Mechanics' Lien Law, with full Marginal Notes and complete Index, has been published in pamphlet form by THE RECORD AND GUIDE.

NEW YORK CITY.

Table listing mechanics' liens in New York City for the period January 30 to February 5, 1886. Includes addresses and amounts.

KINGS COUNTY.

Table listing mechanics' liens in Kings County for the period January 30 to February 5, 1886. Includes addresses and amounts.

SATISFIED MECHANICS' LIENS. NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City for the period January 30 to February 5, 1886.

February

Table listing mechanics' liens in Kings County for the period February 6 to February 12, 1886. Includes addresses and amounts.

KINGS COUNTY.

January 30 to February 5—inclusive.

Table listing mechanics' liens in Kings County for the period January 30 to February 5, 1886. Includes addresses and amounts.

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 listing buildings projected in New York City south of 14th Street. Includes addresses and descriptions.

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

Table listing buildings projected in New York City between 59th and 125th streets, east of 5th Avenue.

Table listing buildings projected in Kings County. Includes addresses and descriptions.

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

Table listing buildings projected in Kings County between 59th and 125th streets, west of 8th Avenue.

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

Table listing buildings projected in Kings County between 110th and 125th streets, between 5th and 8th avenues.

NORTH OF 125TH STREET.

Table listing buildings projected in Kings County north of 125th Street.

23D AND 24TH WARDS.

Table listing buildings projected in Kings County in the 23rd and 24th wards.

KINGS COUNTY.

Table listing buildings projected in Kings County. Includes addresses and descriptions.



132—Kossuth pl, No. 3, n s, 125 e Broadway, one two-story frame stable, 30x35, and one story 92 deep, gravel roof; cost, \$1,600; George Chapman, 920 Broadway; ar't, E. Dennis; b'r, B. Dennis.

133—Sumpter st, n s, 125 e Patchen av, one two-story frame stable, 18x15, tin roof; cost, \$150; ow'r and b'r, Henry Schreiber, 49 Sumpter st.

134—Sumpter st, s s, 160 w Rockaway av, two two-story and basement frame (brick filled) dwellings, 20x50, tin roofs; cost, each, \$5,200; James Phillips, 304 Sumpter st; b'rs, Pirrung & Geib Co

135—Devoe st, No. 235, n s, 310 w Bushwick av, one two-story frame (brick filled) dwell'g, 25x25, tin roof; cost, \$1,400; Andrew Kimmick, on premises; ar't, E. Schrenpf; b'r, A. Amann.

136—Graham av, w s, 25 s Powers st, one four-story frame wagon shed, 35x48, tin roof; cost, \$1,500; I. S. Remsen, 283 Graham av; ar'ts, Platte & Acker.

137—Cedar st, s s, 200 e Evergreen av, one two-story frame stable, 30x21, gravel roof; cost, \$450; ow'r and m'n, S. V. Hyers, 70 Cedar st; ar't and cr, O. H. Doolittle.

138—Schenck st, e s, 150 s Flushing av, two three-story frame (brick filled) tenem'ts, 25x38.6, tin roofs; cost, each, \$2,800; George Frey, 230 West 31st st, New York; ar't, R. Von Lehn.

139—Palmetto st, n s, 150 e Knickerbocker av, one two-story frame (brick filled) dwell'g, 22x40, tin roof; cost, \$1,800; ow'r and ar't, A. H. or N. Zimmer, 59 Gwinnett st; m'n, E. Loerch; cr, J. Rueger.

140—Somers st, s s, 39.9 e Sackman st, two two-story frame dwell'gs, 20x45, tin roofs; cost, each, \$2,000; Mrs. Dora J. Fagan, Somers st; ar't, Th. Engelhardt; b'r, not selected.

141—Greene av, n s, 300 e Evergreen av, one two-story frame (brick filled) dwell'g, 20x50, tin roof; cost, \$3,500; ow'r and b'r, John Dellar, Greene av, cor Evergreen av; ar't, H. Vollweiler.

142—Howard av, w s, 100 s Herkimer st, one two-story frame (brick filled) dwell'g, 23x26, tin roof; cost, \$2,000; Wm. T. Taylor, on premises; ar't, H. Vollweiler; b'r, P. Knowles.

143—Stagg st, n s, 75 w Waterbury st, one three-story frame (brick filled) store and dwell'g, 25x55, tin roof; cost, \$4,000; John Bruen, 338 8th st, New York; ar't, H. Vollweiler; b'rs, Roeder & Craemer.

144—Broadway, s e cor Suydam st, one two-story brick stable, &c., 15.8x25, tin roof, brick cornice; cost, \$1,000; ow'r and b'r, Mr. Graf, on premises; ar't, H. Vollweiler.

145—Ten Eyck st, No. 211, n s, 175 w Bushwick av, one three-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$4,000; John Meyer, 179 Ten Eyck st; ar't, H. Schoeffler; b'rs, D. Loeser and L. Broensky.

146—Hopkins st, No. 91, near Tompkins av, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$4,000; Celestine Rothenberger, 150 East 59th st, New York; ar'ts, Berger & Baylies.

ALTERATIONS NEW YORK CITY.

Plan 122—2d av, No. 99, attic raised to full story and first story altered for store; cost, \$4,500; Franz Straub, 103 2d av; ar't, W. Graul.

123—Broome st, No. 417, one-story brick extension, 11x16, tin roof; cost, \$275; Rudolph Frommhold, on premises; b'r, H. Arlt.

124—Crosby st, No. 156, hoistway cut; cost, \$40; Jacob Rothschild, 31 West 57th st; b'r, W. Joralemon.

125—Grand st, No. 365, two-story brick extension, 16.8x35.4, tin roof; cost, \$2,000; lessee, Nelson Griffen, on premises; ar't, R. S. Shapter; b'rs, P. Tostevin's Sons and G. Culin.

126—1st av, n w cor 27th st, raised one-story walls partly taken down and rebuilt; cost, \$10,000; Manhattan Brass Co., 27th st and 1st av; ar'ts, Schwarzmann & Buchman.

127—145th st, n s, 205 w Brook av, two frame buildings moved from Nos. 618 and 620 East 140th st; cost, \$2,000; ow'r and b'r, E. Gustaveson, 547 East 142d st.

128—Duane st, No. 24, and No. 9 Chambers st, two-story brick extension, 25x11, iron and glass roof, also internal and front alterations; cost, \$5,000; G. W. Bruce, 39 East 23d st; ar't, J. B. Snook; b'r, J. Demarest.

129—1st av, Nos. 1066-1074, new show windows; cost, \$1,800; Nicholas Betjeman, 1066 1st av; b'rs, M. Schmeckenbecher's Sons.

130—North 3d av, No. 1129, new show window; cost, \$75; C. A. Bishopberger, on premises; ar't, L. Falk.

131—3d av, No. 999, two-story brick extension, 15x32.2; cost, \$5,000; Philip Gomprecht, 133 East 62d st; ar't, R. Berger.

132—William st, No. 227, front alteration; cost, \$500; at't'y for ow'r, A. H. Wagner, 432 Lewis av, Brooklyn.

133—Lewis st, No. 63, hole cut in wall; cost, \$5; L. Geissmann, 209 Av B.

134—106th st, No. 319 E., front of basement altered for store, iron beams and columns furnished; cost, \$700; Paul Gantert, 215 East 36th st; ar't, J. B. Franklin.

135—14th st, Nos. 141 and 147 E., fire-proof stairs; cost, \$750; lessee, Edward Ferrero, 242 East 13th st; ar't, T. R. Jackson.

136—Maccodgall st, No. 137, attic raised to full story; cost, \$1,000; Gustave Helmstetter, 505 Broome st; b'r, not selected.

137—St. Marks pl, No. 93, two-story brick extension, 15.8x17.6, tin roof, cost, \$1,000; Leopold Adler, on premises; ar'ts, Berger & Baylies.

138—Av C, No. 60, one-story brick extension, 20.6x16.3, tin roof, new entrance and hall in present alleyway; cost, \$2,000; Jacob Jacob, 628 5th st; ar't, F. Stanley.

139—Tinton av, w s, 200 n Westchester av, two-story frame extension, 8.6x28; cost, \$375; Christoph Sonneborn, 775 Tinton av; ar't, A. Pfeiffer.

140—Hudson st, bet Christopher and Barrow sts, St. Lukes Church, repair damage by fire; cost, abt \$6,000; warden, Francis Pott, 59 West 17th st; b'rs, M. Reid and Steele & Costigan.

141—75th st, No. 53 E., flues repaired; cost, \$100; T. H. Hall, on premises; b'rs, F. Muldoon and J. Morrow.

142—10th st, No. 303 E., rear building raised one story, rear wall of front house rebuilt; cost, \$2,500; W. H. Lunny, 353 East 10th st; ar't, M. C. Merritt.

143—2d st, No. 150, part of front taken down and rebuilt, iron cornice, also rear and internal alterations; cost, abt \$1,200; Jacob Henklein, 347 6th st; ar't and b'r, F. Lang.

144—Bowery, No. 257, new store front, iron beams furnished; cost, \$900; Mary E. Stickney, Stamford, Conn.; b'rs, M. Dugan and Wunnenberg & Johnston.

145—16th st, No. 437 W., repair damage by fire; cost, \$200; ow'r and b'r, William Barden, 233 West 16th st.

146—6th av, n w cor 15th st, internal alteration, iron columns and beams in first and second stories; cost, \$4,500; lessee, M. C. Boynton, on premises; ar't, F. Ebeling; b'r, R. Macbeth.

147—Charlton st, No. 7, attic raised to full story; cost, \$1,100; Frederick Orth, 9 Charlton st; b'rs, L. J. Fuller and J. Leslie.

148—146th st, ss, 80 e 3d av, attic raised to full story and one-story brick extension, 22x25, tin roof; cost, \$15,000; Caspar Starke, on premises; ar't, H. Siller; b'r, E. Gustaveson.

149—8th av, No. 370, new show windows; cost, \$250; Mrs. M. A. Baker; ar'ts and b'rs, Terrell & Vroom.

150—9th av, No. 741, front repaired; cost, \$200; Simon Wolf, on premises; b'r, J. T. Moore.

151—Howard st, No. 13, repair damage by fire; cost, \$375; Loring P. Hawes, 207 Centre st; b'r, W. Joralemon.

KINGS COUNTY.

Plan 51—Myrtle av, s w cor Nostrand av, one-story brick extension, 20x37.6, tin roof and front altered; cost, \$650; L. Oeffermann, on premises; ar't, A. Herbert; b'r, not selected.

52—South 8th st, n e cor 4th st, iron girders under rear and one side wall; cost, \$1,500; Edward Smith, Broadway and Bedford av; ar't, W. H. Gaylor.

53—Sedgwick av, Nos. 85 and 87, insert tank; cost, \$100; Kelsey estate; b'r, H. Miller.

54—Herkimer st, Nos. 903 and 905, add one story; cost, \$160; W. L. Green, 905 Herkimer st; b'r, H. J. Smith.

55—De Kalb av, Nos. 1063 to 1072 1/2, repair damage by fire; cost, \$450; exr, J. R. Willis, 39 East 29th st, New York; b'r, J. E. Rodger.

56—Myrtle av, No. 1243, add one story to extension; cost, \$200; John Mueller, 50 East 87th st, New York; ar't and b'r, T. D. Eadie.

57—Ewen st, No. 361, two-story frame extension, 23x13, shingle roof; cost, \$315; Mrs Alfred Terry; b'r, J. Brennan.

58—Fulton st, n s, 25 w Bridge st, new front walls; cost, \$2,000; A. J. Robbins, 6th av and Park pl; ar't, J. Platte; b'rs, J. Demott & Sons.

59—3d av, e s, 60 n 25th st, take down one story and add two, repair damage by fire; cost, \$1,375; Donnigan & Nielson, 743 3d av; b'r, J. H. O'Rourke.

60—3d av, No. 654, new store front; cost, \$200; Wm. Holfeldt, 654 3d av; b'r, J. Stabler.

61—Grand st, n e cor 6th st, new plate glass front; cost, \$250; Mr. McKirson, 95 South 9th st; b'r, H. Adams.

62—Cook st, No. 105, two-story frame extension, 12x25, tin roof; cost, \$150; Pfeiffenberg & Son, on premises; ar't, Th. Engelhardt; b'r, C. Kraus.

63—Atlantic av, No. 1795, two-story and basement frame extension, 12x16, tin roof; cost, \$300; ow'r and ar't, Thomas Tierney; b'r, C. Baur.

64—18th st, No. 265, flat tin roof, &c.; cost, \$150; Wm. Rose, 635 5th av; b'r, J. Stabler.

65—Bancroft pl, No. 9, add one story; cost, \$300; Andrew Burk, on premises; ar't, H. Vollweiler; b'r, P. Knowles.

66—Grand st, No. 305, one-story brick extension, 22x85, tin roof; cost, \$3,000; Benjamin Potter, 281 South 2d st; ar't, I. D. Reynolds; b'rs, M. Gibbons and S. Hough.

67—North Oxford st, Nos. 17 and 19, two-story brick extension, 25 and 20x60, gravel roof; cost, \$5,000; Perhaps & Dahn, on premises; ar't, R. B. Eastman; b'rs, W. Schapper & Son.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assets and liabilities filed for the week ending February 5:

	Liabilities.	Nominal Assets.	Real Assets.
Brown & Bell	\$10,870	\$10,510	\$5,318
Benedict, Russell W.	40,643	200	200
Flynn, James S.	4,310	9,448	unknown
Leporin, Fred	2,477	2,059	1,930
Purdy, E. H., & Co.	59,384	173,311	57,397
Siebert, Fred	8,114	8,158	6,169
Weekes & Melville	33,647	32,181	13,540
Williams, Chester L.	3,721	2,762	1,526

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Jan. and Feb.  
4 Ellis, Charles R. (heating apparatus, 182 Centre st), to John E. Jacobs; preference, \$1,130.  
1 Gebhard, Adolf and Abraham Wechsler (firm of Gebhard & Wechsler, wines, 5 Cedar st), to Mayer Neuberger; preferences, \$1,855.

3 Gierke, Herman (builder, 537 E. 11th st), to Norman D. Sampson; preferences, \$1,750.  
3 Granbery, David W., and Bolton Hall (firm of D. W. Granbery & Co., fancy goods and jewelry, 20 John st), to J. Lawrence MacKeever.  
30 Leporin, Frederick, to Conrad Weiler; preferences, \$1,800.  
30 Mathias, Pauline, wife of Max (dry-goods, 21 Av B and 88 Pitt st), to M. Kerstein.  
5 Surbrug, John W., to Jacob Stahl; preference, \$8,734.  
3 Yarrington, George E. (Temple court), to Norman D. Sampson; preferences, \$2,773.

KINGS COUNTY.

Jan. and Feb. GENERAL ASSIGNMENTS.  
2 Goldsmith, Benj. J., to William P. Pickett.  
1 Martin, Henry, to James Sweet.  
30 Sawkins, Oscar O., to Mirabeau L. Towns.  
1 Willets, Leander L., to Amos Willets.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for week ending January 30, 1886. \*Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

11th av and Boulevard, bet 138th and 173d sts; water.

IMPORTANT TO PROPERTY-HOLDERS.

BOARD OF ASSESSORS.

No. 11 1/2 CITY HALL, }  
NEW YORK, January 30, 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.  
List No. 2154—New av (bet 8th and 9th avs), bet 100th and 104th sts.  
2158—West End av (formerly 11th av) bet 65th and 66th sts.  
65th st, bet West End and 10th avs.  
2159—89th st, bet 8th and 9th avs.  
2275—4th av, e s, bet 5th and 58th sts.  
2299—104th st, bet 10th av and Boulevard.

[The limits embraced in said assessments includes all the several houses and lots of ground situated as above described in Lists 2158 and 2159; others as follows:

List 2154—New av, bet 100th and 104th sts.  
100th and 104th sts, New and 9th avs—blocks bounded by.  
2299—104th st, both sides, bet Boulevard and 10th av.  
10th av, w s, from 104th to 105th st.  
105th st, s s, extending 175 westerly from 10th av.

The above described list will be transmitted as provided by law to the Board of Revision and Correction of Assessments for confirmation on the 2d day of March, 1886.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

\* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, February 2, 1886.  
REGULATING, GRADING, & C.  
101st st, from 8th to Manhattan av. †  
PAVING.  
64th st, from 1st to 2d av; Belgian.\*  
67th st, from 2d to 3d av; Belgian.\*  
REPAVING.  
Peck slip, from Pearl to South st. †  
MAINS.  
Arcularius pl, from Mott to Central av; water.\*  
Arcularius pl, from Mott to Central av; gas.\*  
Southern Boulevard, from Hull to Jerome av; water.\*  
Kingsbridge road, from Kingsbridge to the iron foundry of I. G. Johnson & Co.; water.\*  
9th av, bet 77th and 81st sts; water. †  
10th av, from 94th to 95th st; water.\*

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Feb. 1, 1886.  
GRADING, PAVING, ETC.  
Dean st, from Schnecktady to Utica av. †  
GRANITE BLOCK PAVEMENT.  
Main st, from Plymouth to Prospect st.\*  
CULVERTS.  
Humboldt st, s e cor Debevoise st. †  
Morrell st, n e cor Debevoise st. †  
STREET OPENING.  
Howard av, from Halsey st to city line. †

ADVISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 TO 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED.  
February  
25th st, No. 204, s s, 78.3 w 7th av, 15.6x98.9, four-story brick dwell'g, by J. T. Boyd. (Amt due \$2,786) ..... 8  
132d st, s s, 700 w Boulevard, runs west 88.10 to Hudson R. R. Co's land, x southeast 208.3 to 151st st x east 30.3 x north 199.10 to beginning, with 1/2 of streets lying in front of above, three-story frame dwell'g and two-story frame stable on rear, by D. M. Sesman. (Amt due \$10,737) ..... 9  
7th st, No. 203, n s, 273.3 w Av D, 24.9x97.6, three-story brick dwell'g, by J. A. Levy. (Amt due \$1,788) ..... 9  
Bond st, Nos. 40-44, n s, 216.9 w Bowery, 77.10x100.3, three four-story brick buildings .....  
Great Jones st, No. 47, s s, 216.9 w Bowery, 27x100, two-story brick building .....  
Great Jones st, No. 43, s s, 270.9 w Bowery, 27x100, two-story brick building .....  
by E. H. Ludlow & Co. (1/2 part.) (Amt due \$15,574) .....  
10th av, No. 1230, e s, 158 n 73d st, 30x100, four-story



Table listing names and addresses such as Willcox, F C—P Dickinson, Peshine av, w s, 33x 100, Wilde, E S—W T Taliarferro, Ridgewood av, Bloomfield, 1,575.

MORTGAGES.

Table listing mortgage details including names like Atwater, Saml, et al—E M Avery, Academy st., 5,000, and various other properties and amounts.

CHATTEL MORTGAGES.

Table listing chattel mortgages such as Burkhard, Joseph, 111 Broome—L Schulkaus, horse, wagon, &c, 150.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Aeschliman, Emily—R Foster, Hoboken, 7,500.

Table listing names and addresses such as Foster, Matthew—Elizabeth A Lowe, J City, 850, Fiacre, J N—J Herbert, J City, nom.

MORTGAGES.

Table listing mortgage details including Appleby, J C—C E Appleby, Hoboken, 3 years, 10,000.

CHATTEL MORTGAGES.

Table listing chattel mortgages such as Allers, Henry M D, Harrison—P Hutel, guard, drug store, 500.

BILL OF SALE.

Table listing bills of sale including Ahrend, August—Lena Ahrend, horse, wagon, grocery store, 500.

MISCELLANEOUS.



WILSON'S Rolling Venetian Blind, Rolls from above or below as easily as an ordinary shade...

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,

Manufacturers of

Atlantic Pure White Lead.



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

Whiteness, Fineness and Body.

RED LEAD AND LITHARGE PURE LINSEED OIL, Raw, Refined and Billed.

ROBERT COLGATE & CO., 287 PEARL STREET, NEW YORK.

A. KLABER,

Steam Marble Works,

256, 258 & 260 E. 57th Street,

At 2d Ave. Elevated R. R. Station. NEW YORK



JAMES McLAUGHLIN.

SAND.

Contracts and Estimates Furnished. All Kinds of Freighting. 604 West 48th Street, N. Y.

J. W. GATHARD,

PLAIN AND DECORATIVE PAINTING,

Paper Hanging and Hardwood Polishing,

111 West 36th Street & 691 6th Avenue New York.

D. BLACK,

STAIR BUILDER

151 & 153 East 128th St.

EDELMEYER & MORGAN,

HOD ELEVATOR CO.,

347 West 49th Street, New York.

Endless Ladders and Steam Hod Elevators to Let, and Hoisting Engines for all purposes.

Sole proprietors of patent right for Endless Chain Ladder Hod Elevator. Branch, 468 CLEMONT Av., Brooklyn. Wm. C. Morgan, Pres. Jno. H. Edelmeyer, Sec. & Treas



**BUILDING MATERIAL PRICES.**

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

BRICK.		Cargo afloat	
Pale.....	3/4 M. \$4 00	@	—
Jerseys.....	—	@	—
Up Rivers.....	—	@	—
Up Rivers, choice.....	—	@	—
Haverstraw.....	8 00	@	8 25
Choice cargoes.....	—	@	—

FRONTS.			
Croton and Croton P'ts—Brown 3/4 M.	\$10 00	@	13 00
Croton do do—Dark.....	11 00	@	14 00
Croton do do—Red.....	11 00	@	14 00
Wilmington.....	22 00	@	—
Philadelphia, alongside pier.....	24 00	@	25 00
Trenton, do.....	24 00	@	25 00
Baltimore, on pier.....	37 00	@	41 00
Baltimore, moulded.....	50 00	@	50 00

Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton, and \$5 on Baltimore.

FIRE BRICK.			
Welsh.....	\$24 50	@	30 00
English.....	23 00	@	30 00
English, choice brands.....	30 00	@	37 00
Scotch.....	27 50	@	35 00
Silica, Lee-Moor.....	30 00	@	35 00
Silica, Dinas.....	45 00	@	55 00
White, Enamelled, English size, 3/4 M.	30 00	@	35 00
do do domestic size.....	30 00	@	35 00
American, No. 1.....	30 00	@	35 00
American No. 2.....	25 00	@	30 00

CEMENT.			
Rosendale.....	3/4 bbl \$1 10	@	1 25
Portland, English, general run.....	2 30	@	2 60
Portland, German, general run.....	2 30	@	2 60
Roman.....	2 75	@	3 25
Keene's coarse.....	4 50	@	6 00
Keene's fine.....	9 00	@	10 00

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

Portland Burham.....	2 40	@	2 50
Portland, K., B. & S.....	2 50	@	2 65
Lafarge.....	2 90	@	3 25
Stettin (German) Portland.....	2 40	@	2 75
Portland, J. B. White & Bro.....	2 45	@	2 85
Portland, Saylor's American.....	3 15	@	3 45
Portland, Dyckerhoff.....	2 75	@	3 00
Portland, Gibbs & Co.....	2 60	@	2 85
Portland, Lagerdorfer.....	2 45	@	2 65
Rosendale, Snuders, Bridge brand.....	1 00	@	1 10
Windsor Hydraulic.....	1 00	@	1 10
Standard Hydraulic.....	1 25	@	1 50
Cable Portland.....	3 15	@	3 40

**DOORS, WINDOWS AND BLINDS.**

DOORS, RAISED PANELS, TWO SIDES.			
2.0x6.0.....	1 1/4 in.	\$	91
2.6x6.8.....	1 1/4		1 30
2.6x6.8.....	1 1/4		1 24
2.6x6.8.....	1 1/4		1 32

DOORS, MOULDED.			
Size.....	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.....	\$1 58		
2.0x6.8.....	1 67	2 09	
2.6x6.8.....	1 90	2 41	
2.6x6.10.....	1 94	2 46	
2.6x7.0.....	2 08	2 89	
2.8x6.8.....	1 19	2 54	3 71
2.8x7.0.....	2 16	2 60	3 86
2.10x6.10.....	2 09	2 68	3 96
3.0x7.0.....	2 34	2 84	4 22
Hot Bed Sash Glazed, 3.0x6.0.....			\$2 15
Hot Bed Sash Unglazed, 3.0x6.0.....			85

(Continued on page 31)

**MISCELLANEOUS.**

**Twenty-Sixth Annual Statement**

—OF THE—

**WASHINGTON LIFE INSURANCE COMPANY,**

Corner Cortlandt and Church Streets, New York.

**W. A. Brewer, Jr., President.**

Net Assets, December 31, 1884.....	\$6,883,847 80
Receipts During the Year 1885:	
For Premiums.....	\$1,392,483 18
For Interest, Rents, &c.....	453,974 98
	\$1,846,457 56
	\$8,730,305 36

ASSETS.	
U. S. and N. Y. City Stocks.....	\$659,703 42
Bonds and Mortgages (being first liens on Real Estate).....	5,063,508 67
Real Estate.....	571,621 13
Cash on hand and in Banks and Trust Company.....	932,404 79
Loans on Collaterals.....	134,674 94
Agents' Balances.....	32,632 69
	\$7,394,545 64

DISBURSEMENTS.	
Claims by Death.....	\$431,268 98
Matured and Discounted Endowments.....	151,768 80
Cash Dividends, Return Premiums and Surrendered Policies.....	406,176 62
Annuities.....	4,088 03
	\$993,441 93

Add excess of market value of Stocks over cost.....	152,046 58
Interest accrued.....	51,754 88
Interest due and unpaid.....	5,091 40
Deferred and Unpaid Prem's less 20 per cent.....	200,969 05
	\$7,804,407 55

Taxes.....	\$14,731 89
Committed Commissions.....	48,138 25
Profit and Loss.....	25,000 00
Dividends to Stockholders.....	8,695 75
Expenses: Rent, Commissions, Salaries, Postage, Advertising, Medical Examinations, &c.....	245,751 90
	\$1,325,759 72

LIABILITIES.	
Reserve by N. Y. Departments, valuation.....	\$6,762,846 00
Claims in course of Adjustment.....	55,670 99
Matured Endowments not yet called for.....	215 54
Premiums paid in advance.....	3,409 12
Unpaid dividends to Stockholders.....	369 25
Salaries, Rent, &c.....	2,041 63
Surplus as regards policyholders.....	979,854 97
	\$7,804,407 55

Net Assets, December 31, 1885.....	\$7,394,545 64
Policies issued in 1885.....	2,408
Amount of Insurance in 1885.....	\$5,045,608

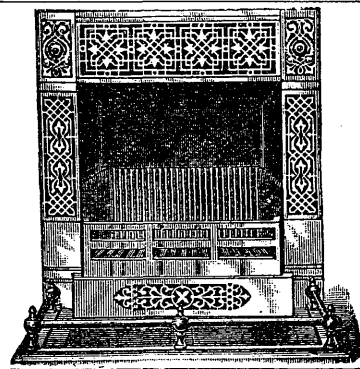
Total number of policies in force.....	15,385
Total amount insured.....	\$39,956,324

W. HAXTUN, Vice-President and Secretary.

E. S. FRENCH, Sup't of Agencies. I. C. PIERSON, Actuary.  
B. W. McCREADY, M. D., Medical Examiner. FOSTER & THOMSON, Attorneys.

**BOARD OF DIRECTORS:**

W. A. Brewer, Jr., Gustav Schwab, Wilson G. Hunt, George Newbold,  
Wm. Haxtun, Merritt Trimble, Chas. H. Ludington, Benjamin Haxtun,  
Roland G. Mitchell, George A. Robbins, Robert Bowne, J. P. Giraud Foster,  
George N. Lawrence, James B. Johnston, Payne Pettebone, Edwin H. Mead,  
Levi P. Morton, Thomas Hope, Francis Speir, Henry F. Hitch,  
Etingham Townsend, John H. Sherwood, Frederic R. Coudert, Charles P. Britton,  
Abiel A. Low, James Thomson, Nath'l L. McCready, Francis G. Adams,  
Benjamin W. McCready, M. D.



**EDWIN A. JACKSON & BRO.,**

77 BEEKMAN STREET, NEW YORK.

**Heat-Saving and Ventilating**

**GRATE.**

The grate thoroughly warms and ventilates my study, 18x28 feet.

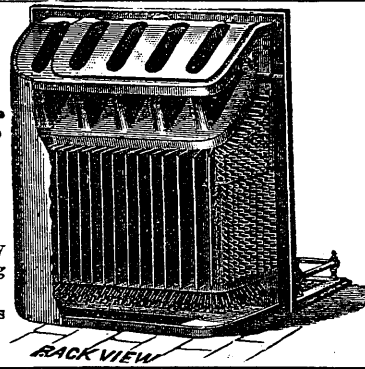
STANLEY MATTHEWS (U. S. Supreme Court).

I thoroughly heat at all times my dining-room, 20 feet square, and generally a nursery above of same size in my house on Lenox Hill, with one ventilating grate.

EVERETT P. WHEELER.

I think they will keep the house as warm as any furnace would, unless possibly in the very coldest weather.

HARVEY EDW'D FISK, No. 2017 5th Avenue, New York City.



**Pulleys, Shafting, Hangers,**

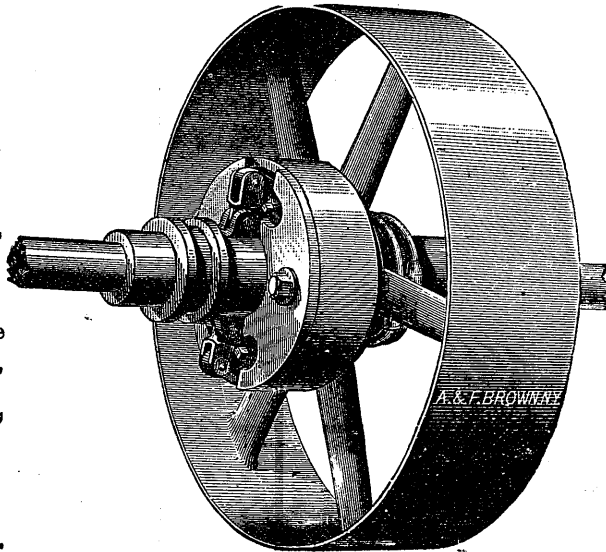
**Etc., Etc.,  
A SPECIALTY.  
PROGRESS  
MACHINE WORKS.**

ESTABLISHED 1854.

Send for Illustrated Price List to the Manufacturers,  
**A. & F. BROWN,**  
43 Park Place, New York.

**WORKS:**

57, 59 and 61 Lewis St;  
60, 62, 64 and 66 Cannon St.



**BROWN'S PATENT FRICTION-CLUTCH-PULLEY.**

PARTNERSHIPS.

WALKINSHAW & VOIGT, LIMITED Partnership.—The subscribers have continued the limited partnership heretofore formed, pursuant to Title I. of Chapter IV., Part II., of the Revised Statutes of the State of New York, and the acts amendatory thereof, or in addition thereto, such continuance to commence on the first day of January, 1886, and to terminate on the thirty-first day of December, 1888, for the purpose of transacting the general business of importing and selling foreign and domestic dry-goods, and selling goods on commission, under the name or firm of WALKINSHAW & VOIGT. The principal place of business is in the City of New York. The names of all the general and special partners interested in said partnership are as follows: The subscriber, Carl Voigt, who resides in the City of New York, is the general partner, and Henry Pastor, who resides at Aix-la-Chapelle, Germany, and Hermann Adolph Lackemann, who resides at Bremen, Germany, are the special partners, and the said Henry Pastor has contributed of capital the sum of sixty-two thousand five hundred dollars to the common stock in cash, and the said Hermann Adolph Lackemann the sum of sixty-two thousand five hundred dollars to the common stock in cash.

Dated, New York, December 21st, 1885. CARL VOIGT, HENRY PASTOR, H. A. LACKEMANN. City and County of New York, s s: On this twenty-first day of December, 1885, personally came before me the above named Carl Voigt, Henry Pastor and Hermann Adolph Lackemann, to me known to be the persons described in and who executed the above certificate, and severally acknowledged to me that they respectively signed, executed and acknowledged said certificate.

FRANK G. HAUGHWOUT, Notary Public N. Y. Co. City and County of New York, s s: Carl Voigt, being duly sworn according to law, deposes and says: That he is the general partner named in the above certificate, and that the several sums specified in said certificate to have been contributed by the special partners, respectively, in said certificate named to the common stock of said partnership, have been actually and in good faith paid in cash.

Sworn to before me this 21st day of December, 1885. FRANK G. HAUGHWOUT, Notary Public N. Y. Co.

ZURICALDAY & ARGUIMBAU.—THE undersigned, desirous of forming a limited partnership under the laws of the State of New York, hereby certify:

I. That the name or firm under which such partnership is to be conducted is "ZURICALDAY & ARGUIMBAU." II. That the general nature of the business intended to be transacted by such partnership is the importing and exporting of green and dried fruits, and jobbing, buying, selling and bartering in all sorts of goods, wares and merchandise to the said business belonging, and dealing in general merchandise, and in trading with foreign ports.

III. That the names of the general and special partners interested in such partnership are as follows: Joseph L. Arguimbau, who resides in the City of Brooklyn, Kings County, State of New York, and Louis C. Ramee, who resides in the City of Brooklyn, Kings County and State of New York, are the general partners; and Aquilino Zuricalday, who resides in the City, County and State of New York, is the special partner.

IV. That the amount of capital which the said special partner, Aquilino Zuricalday, has contributed to the common stock of said partnership is forty thousand dollars (\$40,000).

That the said partnership is to commence on the first day of January, A. D. 1886, and to terminate on the 31st day of December, A. D. 1888.

JOSEPH L. ARGUIMBAU, LOUIS C. RAMEE, AQUILINO ZURICALDAY. Witness, H. B. KINGHORN. State of New York, City and County of New York, s s: On this 29th day of December, A. D. 1885, before me personally appeared Joseph L. Arguimbau and Louis C. Ramee and Aquilino Zuricalday to me known and known to me to be the persons described in and who executed the foregoing instrument, and they severally acknowledged to me that they signed and executed the same.

J. LYNCH PENDERGAST, Notary Public Kings County, certificate filed in New York County. State of New York, City and County of New York, s s: Joseph L. Arguimbau and Louis C. Ramee, being severally duly sworn, doth depose and say that they are the general partners named in the annexed certificate of limited partnership of the firm of Zuricalday & Arguimbau, and that the sum of forty thousand dollars (\$40,000) specified in said certificate have been contributed by the special partner therein mentioned to the common stock has been actually and in good faith paid in, in cash.

JOSEPH L. ARGUIMBAU, LOUIS C. RAMEE. Subscribed and sworn to before me this 29th day of December, A. D., 1885. J. LYNCH PENDERGAST, Notary Public Kings County, certificate filed in New York County.

SEWER GAS DESTROYED!!

All poisonous and disease-breeding gases, germs of fevers in residences and buildings of all description thoroughly destroyed. Perfect ventilation of sewer, drain, soil and closet pipes guaranteed.

Endorsed by the Board of Health Physicians and Scientists of New York, Philadelphia and Boston. United States Sewer Gas Cremator Co., (Kemble Building) 15 to 25 Whitehall St.

STONE DEALERS.

HENRY NEUS, 404 East 114th St., N. Y. Artificial Stone Works Sidewalks & Garden Walks Brewery & Stable Floors. Cellars Made Water Tight. All kinds of Cement Work

JOHN H. STURK, ARTIFICIAL STONE WORKS (JOHN J. SCHILLINGER'S PATENT.) Cellars made Water-Tight for Breweries. Mill and Ice Houses and Stable Floors. 154 East 66th Street, N. Y.

MALONE BLUE STONE QUARRIES. EUCLID STONE, BLOCK STONE. MALONE & CO., P. B. PARKER, Cleveland, O. Sole Agent for Eastern States. Office, 64 Broadway, Room 56, N. Y.

CAROLINA RED SAND STONE. Fine Grain, Beautiful Color, Durable. Edward R. Brevoort Sole Agent, 19 Park Place and 1251 Broadway.

THE HALLOWELL GRANITE CO. Monuments, Tombs, and Building Work of all Kinds in Granite, Marble and Bedford Limestone. 18 Broadway, N. Y., Rooms 926 and 927.

M. BRENNAN, Steam Stone Works, 57TH STREET AND NORTH RIVER, NEW YORK. Brown, Dorchester and Ohio Free Stone. JOHN W. MORAN, (Successor to J. W. & H. C. MORAN.)

BLUE STONE DEALER, Hamilton av. Cor. Hicks St., Brooklyn. BRANDER, BOYD & HUTCHERON, BROWN STONE CUTTERS, 650 West 51st Street, New York. All orders promptly executed.

Charles Giblin, Successor to Kidney & Giblin. GRANITE WORKS, 426 to 432 East 64th St., near Av. A, New York. G. B. GILLIE, Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone. 95th and 96th Streets and 1st Avenue.

CHAS. HUBER & SON, STEAM STONE WORKS. Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone. Foot of East 79th Street.

A. MILLS, STEAM STONE WORKS, 57TH STREET, WEST OF 11TH AVENUE.

EDWARD RYAN, STEAM STONE WORKS. Brown, Wyoming, Dorchester, Ohio and all kinds of Free Stone. 94th Street and 1st Avenue.

BUILDING MATERIAL PRICES.

Table listing prices for various building materials including Outside Blinds, Inside Blinds, Foreign Woods, and Glass. Columns include material type, size, and price per unit.

Table for Window Glass prices, listing sizes (6x8 to 36x60) and prices for single glass per box of 50 feet. Columns include size, price per box, and price per square foot.

PARTNERSHIPS.

LIMITED PARTNERSHIP.—WHEREAS the limited partnership heretofore entered into under and pursuant to the provisions of the Revised Statutes of the State of New York, entitled of "Limited Partnerships," and of the acts amendatory and supplemental thereto between the undersigned expires by its own limitation on December thirty-first, eighteen hundred and eighty-five, and it has been agreed to renew and continue the same and carry on the business thereof in the City of New York.

Now this certifies: First. That the name or firm under which the business of the said renewed and continued limited partnership is to be conducted is COLEMAN BENEDICT & CO.

Second. That the general nature of the business intended to be transacted is the dealing as brokers and on commission in stocks, bonds and other securities.

Third. That the name of the general partner is James McGovern, Junior, who resides in the City of Brooklyn, County of Kings, State of New York.

Fourth. That the name of the special partner is Coleman Benedict, who resides in the City of Brooklyn, Kings County, State of New York.

Fifth. That the amount of capital which the said Coleman Benedict has contributed as special capital to the said limited partnership is the sum of twenty-five thousand dollars.

Sixth. That the period at which the said limited partnership is to commence is the thirty-first day of December, eighteen hundred and eighty-five, and the date at which the same will terminate is the thirty-first day of December, which will be in the year eighteen hundred and eighty-seven.

It witness whereof, we have hereunto subscribed our names at the City of New York on the thirty-first day of December, in the year eighteen hundred and eighty-five.

JAS. MCGOVERN, JR., COLEMAN BENEDICT.

State of New York, City and County of New York, s s: On this thirty-first day of December, eighteen hundred and eighty-five, before me personally appeared James McGovern, Junior, and Coleman Benedict, to me known and known to me to be the individuals described in and who executed the foregoing instrument, and severally acknowledged to me that they executed the same.

CHAS. L. THATCHER, Notary Public (101) New York County.

State of New York, City and County of New York, s s: James McGovern, Junior, being duly sworn, deposes and says: That he resides in Brooklyn, County of Kings, in the State of New York, that he is the general partner in the foregoing certificate of limited partnership mentioned, that the sum of twenty-five thousand dollars mentioned in the foregoing certificate, as the amount of special capital to be contributed by Coleman Benedict, the special partner, to the common stock of the said co-partnership has been actually and in good faith paid in by him in cash.

Sworn to before me this 31st day of December, 1885. CHAS. L. THATCHER, Notary Public (101) New York County.

THIS IS TO CERTIFY THAT THE undersigned have, pursuant to the provisions of the Revised Statutes of the State of New York, formed a limited partnership; that the general nature of the business to be transacted is importing and jobbing of clothers trimmings, under the name or firm of JOSEPHTHAL BROS.; that the principal place of business of the partnership is in New York City. That Louis Josephthal, who resides at Inwood, in the City of New York, is the general partner, and that Moriz Josephthal, who resides at 128 East 72d Street, in the City of New York, is the special partner; and that the said Moriz Josephthal hath contributed the sum of five thousand dollars as capital towards the common stock; and that the said partnership is to commence on the first day of January, 1886, and is to terminate on the 31st day of December, 1886.

Dated this thirty-first day of December, one thousand eight hundred and eighty-five.

LOUIS JOSEPHTHAL, MORIZ JOSEPHTHAL.

City and County of New York, s s: On the thirty-first day of December, one thousand eight hundred and eighty-five, before me came Louis Josephthal and Moriz Josephthal, to me known and known to me to be the individuals described in and who executed the above certificate, and they severally acknowledged that they executed the same.

WM. J. AMEND, Commissioner of Deeds City and County of New York.

NEW YORK, 31st DECEMBER, 1885.—The co-partnership heretofore existing under the firm name of "SHAEN & CHRISTIE," is this day dissolved by mutual consent. Mr. H. B. Shaen, alone, signs in liquidation.

H. B. SHAEN, ALEX. CHRISTIE, F. B. STEWART.

The undersigned, desirous of forming a limited partnership, under the statutes of the State of New York, hereby certify as follows:

I. The name of the firm under which such partnership is to be conducted, is "H. B. SHAEN & CO."

II. The general nature of the business intended to be transacted by such partnership, is the business of Importing and Commission Dry Goods.

III. The names of all the general and special partners interested in said co-partnership are as follows: Harry B. Shaen, Frederic B. Stewart and Frederic M. McWilliams, all of whom reside in the City of Brooklyn, in the State of New York, are the general partners, and Margaret R. Thompson, who resides in the City, County and State of New York, is the special partner.

IV. The amount of capital which said Margaret R. Thompson has contributed to the common stock, is \$25,000.

V. The period at which the said partnership is to commence is January 1st, 1886, and the period at which the said partnership will terminate is December 31st, 1888.

Dated the thirty-first day of October, 1885. HARRY B. SHAEN, FREDERICK B. STEWART, FREDERICK M. McWILLIAMS.

In presence of Fredrick C. Dexter, } MARGARET R. THOMPSON.





PARTNERSHIPS.

WE, THE UNDERSIGNED, DO HEREBY certify and give notice that the limited partnership heretofore formed and existing between us, in conformity to the provisions of the Revised Statutes of the State of New York, and the acts amendatory thereof and supplementary thereto, under the firm name of LADENBURG, THALMANN & CO., which, by its terms, would expire December 31st, 1885, has been continued and renewed as follows:

First. That the name or firm under which such renewed partnership is to continue is LADENBURG, THALMANN & CO.

Second. That the general nature of the business intended to be transacted by such renewed and continued partnership is that of banking commission business—such as making and drawing, endorsing and accepting, buying, selling and discounting promissory notes, drafts and bills of exchange; buying and selling stocks, bonds, gold, silver and merchandise, and such other articles as are usually dealt in by commission merchants.

Third. That the names of all the general and the special partners interested in such renewed and continued partnership are as follows: Adolf Ladenburg, general partner, who resides in the City of New York, State of New York; Ernst Thalmann, general partner, who resides in the City of New York, State of New York; Abraham Limburger, general partner, who resides in the City, County and State of New York; Gerson von Bleichroeder, special partner, who resides at Berlin, Germany.

Fourth. The amount of capital that the said special partner, Gerson von Bleichroeder, heretofore contributed to the common stock of the limited partnership, and which has been actually and in good faith paid in cash, is the sum of four hundred thousand dollars. Such contribution and payment was made at the commencement of the limited partnership by said special partner, and no part of said sum has been withdrawn, but the whole amount thereof remains invested in said limited partnership wholly unimpaired; and that the whole amount of the four hundred thousand dollars is contributed by such special partner as capital to the common stock of such renewed and continued partnership.

Fifth. That the period when said renewed and continued partnership is to commence is the 31st day of December, 1885, and the period at which the same shall terminate is the 31st day of December, 1890, and the place where the said business is to be transacted is the City of New York, in the State of New York.

Dated December 30th, 1885.

ADOLF LADENBURG, ERNST THALMANN, ABRAHAM LIMBURGER, GERSON VON BLEICHROEDER, By ADOLF LADENBURG, Att'y.

City and County of New York, ss:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, Ernst Thalmann and Abraham Limburger, to me known, and known to me to be the individuals described in and who executed the foregoing certificate, and who severally acknowledged to me that they executed the same.

GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, ss:

On this thirtieth day of December, one thousand eight hundred and eighty-five, before me personally appeared Adolf Ladenburg, to me known, and known to me to be the attorney of Gerson von Bleichroeder, and known to me to be the individual described in and who, as such attorney, executed the above instrument, and acknowledged to me that he executed the same as the act and deed of said Gerson von Bleichroeder therein described, and for the purposes therein mentioned, by virtue of a power of attorney dated the 8th day of August, 1885.

GEORGE W. VULTEE, Notary Public (31) City and County of New York.

City and County of New York, ss:

Adolf Ladenburg being duly sworn, says he is one of the general partners named in the foregoing certificate; and that the sum of four hundred thousand dollars, specified in said certificate to have been contributed to the common stock of said partnership by the special partner, Gerson von Bleichroeder, has been actually and in good faith paid in cash.

ADOLF LADENBURG, Sworn to before me this 30th day of December, 1885. GEORGE W. VULTEE, Notary Public (31) City and County of New York.

C. L. RATHBORNE AND COMPANY. Limited Partnership.—The undersigned being desirous of forming a limited partnership under the Statutes of the State of New York, do hereby certify as follows:

1. That the name of the firm under which said partnership is to be conducted is C. L. RATHBORNE AND COMPANY.

2. That the general nature of the business to be transacted by said partnership is to be the purchase and sale on commission of stocks, bonds and other securities, and whatever properly appertains thereto, in the city of New York.

3. That the names of all the general and special partners interested in such partnership are as follows: Charles L. Rathborne, who resides in the City, County and State of New York; and Robert William Rathborne, who resides in said City, County and State of New York, are the general partners; and Christopher C. Baldwin, who resides in said City, County and State of New York, is the special partner.

4. That the said Christopher C. Baldwin has contributed the sum of fifty thousand dollars in cash, as capital to the common stock and in addition to the contribution of capital made by the general partners.

5. That the period at which the said partnership is to commence is on the twenty-first day of December, in the year one thousand eight hundred and eighty-five; and the period at which the said partnership shall be terminated is the twenty-first day of December, in the year one thousand eight hundred and eighty-eight.

Dated at New York, this fifteenth day of December, 1885.

CHARLES L. RATHBORNE, R. WM. RATHBORNE, C. C. BALDWIN.

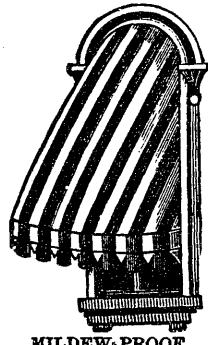
G. W. RADER & CO., MANUFACTURERS OF SALT-GLAZED SEWER PIPE Office, 411 West 11th St., New York City.

BUILDING MATERIAL PRICES.

Table listing various building materials such as LUMBER, PLASTER PARIS, PAINTS AND OILS, and SLATE with their respective prices per unit.

BUILDERS' SUPPLIES.

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

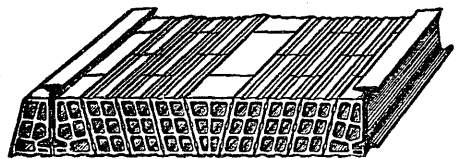


F. SKELTON, 1325 Broadway, N. Y. Bet. 34th and 35th Streets, West Side.

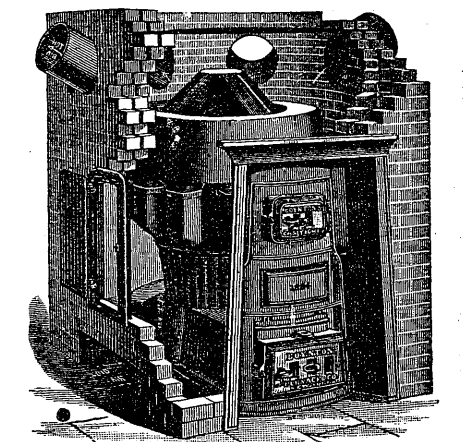
MANUFACTURER OF AWNINGS, TENTS & FLAGS.

A New Style of Ventilating Awning.

Canopies, Dancing Crash, Camp Chairs, Dining Chairs, Round Tables and Extension Tables to Let. Invitations delivered—Men to call carries. Imported and Domestic Canvas and Bunting for Sale.



Iron Beam Protection. Patented June 3, 1884. HENRY MAURER, Manufacturer of FIRE-PROOF MATERIAL. Of every description. Hollow Brick made of Clay for Flat Arches, Partitions, Furring, etc. Porous Terra Cotta, Fire Bricks, etc., etc. Office and Depot, 420 E. 23d St., New York. WORKS, PERTH AMBOY, N. J.



(Boynton's New Gas-Tight Furnace.)

BOYNTON FURNACE CO., 94 Beekman St., N. Y. Sole Owners and Manufacturers of BOYNTON'S CELEBRATED FURNACES. Ranges, Baltimore Heaters, etc. With 1883-4-5 Improvements. N. A. BOYNTON, President. C. B. BOYNTON, Sec. & Treas. Inventors of all "Boynton" Furnaces, which have been on the market for over 53 years. 40 Years in this line of Business. Over 50,000 "Boynton" Furnaces now in use. JOHN DEWHURST, PLAIN & ORNAMENTAL PLASTERER. Jobbing attended to. 100 W. 49th St., near B'way.