

# THE RECORD AND GUIDE,

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Our Telephone Call is . . . . . JOHN 370.

## TERMS:

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**C. W. SWEET, 191 Broadway.**

J. T. LINDSEY, Business Manager.

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The business situation is unchanged. We have entered into a period of prosperity, which looks as if it might last for the rest of this crop year. The only difficulty with the railroads is their inability to secure cars with which to convey all the freights offered them. There has been an active demand for all manufactured goods. The building trades continue to flourish, but there are signs that there may be trouble with the work people. The stonecutters are making excessive demands. This, with the plumbers' strike, is creating uneasiness among builders of houses, and is checking, the filing of new plans; but notwithstanding, the fall business in real estate, not only is quite large, but promises to be very active up to the opening of winter.

A correspondent seems to think the time has come for the organization of a party representing the laboring classes, and he gives an inkling of what he thinks the programme of the new political organization should be. We hope he is mistaken, for we never wish to see any one class of the community organized to control all the other classes. The Republic of our fathers will end on the day the working classes are organized into one body to make their interests supreme in the councils of the nation. We have protested against the monopoly of political power which the lawyers have held in this country for the last hundred years, simply because we believe that it is not wise to hand over the interests of all classes to the control of any one profession. The slaveholders were dominant in the councils of the nation at one period, and their influence was an evil one and had a disastrous ending. The manufacturers are now very influential in both the great parties, a fact which has not been an advantage to the general interests of the country. Were the wage-receiving class to act as one body in politics it would be even more harmful to the public weal.

Luckily it is almost impossible to organize new national parties. Practically there has never been but two political organizations since the beginning of our government. They have been known by many different names and have often changed their political platforms, but brand new parties do not come into existence as did Minerva, who, according to the classic myth, sprang full-grown and full-armed from the brain of Zeus. What the laboring people may do is to influence existing party organizations to accept portions of their programmes, and hence the student of the politics of the period will try and study the drift of opinion among the wage-receiving class, for unquestionably the labor organizations, particularly the Knights of Labor, will induce the politicians to accept such of their ideas as would be likely to attract votes if put into convention platforms. Party organizations are a growth—they cannot be created *de novo*.

It is barely possible that Henry George may receive a very large vote for Mayor. The working people are well organized. The canvass will, of course, be in the hands of the trades unionists and the Knights of Labor, and the officers of the various organizations will have the control of the machinery. These are not all noisy "blatherskites," as is popularly supposed, but are the best organizers and coolest heads in the various trade organizations. The difficulty that taxpayers and rich reformers have in creating political machines is that they have to depend upon purchasable "heelers" to attend the polls, peddle out tickets, and watch the counting of the votes. But the workingmen have a far better class upon whom they can depend to do this kind of essential work; hence we expect to see Henry George receive quite a large vote—one, too, which will be honestly counted, for the politicians would not dare to cheat them, as the laboring men will keep tally-lists accounting for those who actually deposited their ballots. George, not being a workingman himself, will excite no jealousy, for workingmen will not vote for people of their own class. In all free countries they prefer lawyers, saloon-keepers and literary men, to which last class the labor candidate for Mayor belongs.

Even should Henry George be elected Mayor, which does not seem humanly possible, it will not have much immediate signifi-

cance. A local vote for an exceptional candidate is generally meaningless. A party with life in it must have a national organization. The laboring people have not got this, nor are they likely to for many years to come. Henry George's radical views on the land question will be regarded as chimerical and revolutionary by the whole farming community; indeed by everyone who has a stake in the soil of the country. There is no reason to be apprehensive of any vote that may be polled for a labor candidate in New York city at a time when the regular party organizations are disorganized and all at sea.

The venerable Edward Hincken, of Boyd & Hincken, whose firm was the last of the agents of the old packet lines, casually remarked to a reporter: "Those who put any more money in sailing vessels will be likely to receive as much substantial return on their investment as they would if they invested it in a snowball. There is no money in them now. There never will be again. We have only one sailer left now, and she is just about to start from Havre. She carries oil, and that is about all we can expect of her."—*Commercial Bulletin*.

Does not this fact justify all that has been said in these columns, as to the non-utility of the contests between American and British yachts. The only justification for horse racing is the improvement in the breed of the animal, but what value is there in finding the best models for sailing vessels, which now have only an historical and not a business interest. It would be far more to the purpose if our idle rich men were they to put their time and money into experimenting with electric launches or in testing the new motors, of which we hear so much from the other side of the water. The propulsion of the Volta, between Dover and Calais, is a fact of more interest than a million such victories as that of the Mayflower over the Galatea.

## Not Quite the Terminal Company Needed.

New York may very properly be called the truck terminal city. If you go to Chicago, Boston, Baltimore, Buffalo, or any other city of commercial pretensions, you find the railways, the warehouses, and the waterways so closely related that merchandise can be handled by elevators and other machinery without noise or confusion, and with the utmost dispatch. Even in Brooklyn, where, as it is known, an immense shipping business, often as the expense of New York, is now being done, a perpetual Sunday seems to reign along the water front; and were it not for the trucks that cross the East River from New York warehouses, the pavements along Furman street, and other streets in the vicinity of the Atlantic and Erie basins, would rarely need repairs. But in lower New York we seem to be rapidly approaching a condition of perpetual blockade. The oaths of truck drivers, mingling with the crash of interlocking vehicles, is a sound too familiar even to attract attention, and the spectacle of scampering throngs, knee deep in mud and filth in rainy weather, trying desperately to dodge under uplifted wagon tongues and to keep from beneath the feet of horses that weigh a ton, is a comedy in which every citizen is frequently obliged to play a chief role.

We think this hubbub all due to the immense amount of business transacted. But we never made a greater mistake. Between Canal street and the Battery there is room for four times the present volume of commercial traffic, and it could all be done quietly, without tumult or confusion. Our troubles spring, first, from want of proper arrangement in locating warehouses, and, second, from lack of engineering skill and constructive enterprise. There are miles of buildings on West and South streets where the site of each building should represent a small fortune, yet where the entire property is barely worth the cost of keeping the walls upright. This, of course, results from the neglect of the water front as the proper place for the location of warehouses. But this is not the only cause for our disabilities. No steps have been taken to reach the warehouses that have been improperly located on interior and cross-town streets at a distance from the rivers except by the primitive agency of trucks. In these circumstances and not in the excess of traffic will be found the explanation of the blockades that occur in the lower part of the city.

THE RECORD AND GUIDE has given a good deal of attention to this subject, and waited patiently for a practical response from capitalists more sensible than those who invested \$50,000,000 in the West Shore Railway. It is coming at last, but in a very curious and incomplete form. The truckmen are discovering that it will be impossible to perform their labor much longer on their present lines, and they are agitating for the formation of a truck company. It costs 25 per cent. more now to handle merchandise by the truck system than it cost eight years ago; and by the natural law of increase the addition in cost during the next eight years will be much more than 25 per cent. But they hope to stop the increase by forming a company and placing the traffic under better regulation. If working under a general direction they believe that they can prevent some of the long waits that now cost the owners of double trucks \$2.50 an hour.

It is to be feared that these truckmen have before them the task

which Hamlet recommended for his players. Before they can show much improvement for their truck service they must reform it out of existence. A truckman is no proper adjunct for a wholesale merchant. But the formation of a company may be made a step in the right direction. Its managers will soon find that it is their system which is wrong; that the public thoroughfares are no proper places for either pyramids of boxes and bales, or for their antiquated vehicles. This much discovered, the next step in the way of improvement would not be difficult. The value of the trucks and supernumerary horses used in the wholesale traffic would be sufficient to build substructure tramways reaching to all the wholesale warehouses below Canal street. If you do not believe it examine a good set of insurance maps to find what obstructions will be met, make your own estimates on 10,000 trucks, licensed and unlicensed, and see. The needed water front tramway on West and South streets, with a franchise for hauling freight, is already in operation, and it can be utilized. All that will be needed will be a little enterprise of a quality somewhat superior to the enterprise demanded for handling a truck, and the work can be undertaken. For the inducement of profit it may be stated that the wholesale merchants of New York are paying more annually for their truck service than the total gross receipts of all the street railways, elevated and surface, combined. The house of H. B. Claffin & Co. alone pays for its truck service the interest on a much larger sum than it would take to build a substructure tramway under the centre of the row of blocks on which the building stands from river to river, and the tramway could transport their merchandise for less than half the current cost. This statement is made after careful investigation.

But, whatever may be done by individuals and companies for improving the terminal arrangements of New York, the Dock Department can never escape its share of responsibility. The Commissioners point with pride to the so-called street along the North River, 250 feet wide, above Canal street. It represents the greatest blunder made since some idiot among our ancestors conceived the idea of surrounding the entire city along the water front with streets, thereby detaching the piers from their needed warehouse connections. The first duty of the Dock Department is to reconsider its plans, abandon all its fanciful conceptions, and get the warehouses as nearly flush with the bulkhead as the bowsprits of big ships will permit. Those streets should be spanned by warehouses on piers; for New York will never realize half its commercial advantages while they remain open. Owners of property on West and South streets display too much apathy on this subject. Their property would be increased in value perhaps \$100,000,000, in the total, were the obstruction of those streets removed.

**The Royal Commission on the Precious Metal Controversy.**

The foreign mails bring a full account of the organization of the Royal Commission to report upon the vexed questions connected with the disarrangement of the business of the world, due to the substitution by the commercial nations of the single gold unit of value, in place of the double standard—gold and silver—which had worked so well, and which had been in existence for nearly a century, but was finally set aside by the joint action of Germany and the United States in 1873. This act, it will be remembered, was followed by the panic in the fall of 1873, which involved the whole commercial world. Prices since then have been steadily falling, and the only nation which has recovered its business activity and prosperity is the United States, which partially remonetized silver in 1878. The distress in Great Britain has been very acute, while India, for obvious reasons, has suffered poignantly. This has forced the Tory government to appoint the following currency commission:

- |  |   |
|--|---|
| The Right Hon. A. J. Balfour, M. P. (chairman).      | Mr. D. M. Barbour (Secretary to the Government of India, Department of Finance and Commerce). |
| The Right Hon. Joseph Chamberlain, M. P.             | Sir Thomas H. Farrer.   |
| Mr. Leonard Courtney, M. P.                          | The Hon. W. Fremantle, C. B. (Deputy Master of the Mint).                                     |
| Mr. Lionel Cohen, M. P.                              | Mr. J. R. Bullen Smith, C. S. I. (Member of the Council of India).                            |
| Mr. W. H. Houldsworth, M. P.                         |   |
| Sir John Lubbock, M. P.                              |   |
| Mr. John W. Birch (Director of the Bank of England). |   |

Not a word was telegraphed to the American press of this most important financial event since the demonetization of silver. How important will be seen from the following minute of the Salisbury government organizing the commission:

The First Lord and the Chancellor of the Exchequer call the attention of the Board to the third report of the Royal Commission upon the Depression of Trade, recommending that a special inquiry into the group of questions which relate to the currency should be set on foot and conducted under an order of reference carefully prepared, so as to include all branches of the subject. The necessity for such an inquiry as the Commission suggest is confirmed by the evidence of anxiety widely felt both here and in India; and the First Lord and the Chancellor of the Exchequer, considering that the advice of the distinguished men who constituted the Commission is entitled to the utmost consideration, propose to advise Her Majesty to issue a Royal Commission of inquiry into the recent changes in the relative

values of the precious metals, shown by the decrease in the gold price of silver. It would be the duty of the Commission to investigate the causes of these changes:

And especially to inquire whether they are due—

1. To the depreciation of silver; or
2. To the appreciation of gold; or
3. To both causes.

If they should find the changes to be due to the depreciation of silver they would then inquire whether such depreciation arises from increase of supply or diminution of demand, or from both; and they would endeavor to ascertain the proportions in which these different causes have operated. If they should find the changes to be due to the appreciation of gold, they would inquire whether the appreciation arises from the diminution of supply, or from increased demand, or from both; and they would endeavor to ascertain the proportions in which these different causes have operated. Having regard to these different causes and their respective effects, they would next inquire what has been the bearing of the changes in the value of the precious metals on the following matters of practical business:

I. India.

- (a) Upon the remittances of the government of India.
  1. For payments on old or fixed contracts.
  2. For payments on new or current contracts.
- (b) Upon the persons in India who have to make remittances home in gold.
- (c) Upon the producers, merchants and taxpayers of India.
- (d) Upon merchants and manufacturers at home who trade with India.

II. The United Kingdom.

- (a) Upon the trade of the United Kingdom with other silver using countries.
- (b) Upon the foreign trade of the United Kingdom generally.
- (c) Upon the internal trade and industry of the United Kingdom.

If the commission should come to the conclusion that the aforesaid changes in the values of the precious metals are causing permanent or important evils or inconveniences to any of the interests above referred to, it would be their duty then to inquire whether it is possible to suggest any remedies within the power of the legislature or the government, by itself or in concert with other powers, which would be effectual in removing or palliating the evils or inconveniences thus caused without injustice to other interests, and without causing other evils or inconveniences equally great. Lastly, if the commission are of opinion that this is possible, they would state the precise form which such remedies should take and the manner in which they should be applied. My lords concur, and on learning that it is Her Majesty's pleasure to issue the commission, they will give directions for the preparation of the necessary documents.

The inquiry will cover the whole ground, and cannot fail to lead to important consequences. The price of silver bars had been quoted as low as 42½d. per ounce, but when the British government's action was known, there was a sharp advance to 45d., and there was reports of transactions at higher rates, though, since then there has been a slight reaction. The present inquiry may not result in the re-establishment of silver as a measurer of values equal to gold, but it will unquestionably lead to the larger employment of silver for currency purposes. The London *Economist* which has always advocated gold monometallism; in this like the New York press representing the lending and banking interests, admits that something must be done for silver, and proposes that certificates be issued representing silver to replace the 10-shilling gold pieces which have been so popular in the past, that the bullion value of the coins have been reduced 4 or 5 per cent. so incessantly have they been transferred from hand to hand. The silver to be issued at the ratio of 15½ to 1 of gold, which would make the new English ten-shilling piece represent less intrinsic gold value than does the American silver dollar.

While this commission is in session there will continue to be an improvement in the silver market which will benefit the trade of the whole world, for a check will have been given to the shrinkage of prices, due to the steadily enhancing purchasing power of gold.

**Real Estate for September.**

We give herewith the official list of conveyances, as well as an analysis of the plans filed at the Building Department. These figures show that there is a heavy building, as well as a large buying, movement under way. We have not space this week for extended comments, but the tables we give tell their own story of the remarkable increase in the business of real estate, comparing the present with the past three years:

CONVEYANCES.							
1886.	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.	
Jan.-Aug., inc.	9,495	\$173,737,330	1,64	1,251	\$4,878,547	198	
September.....	804	12,307,540	169	144	558,051	27	
Total.....	10,299	\$186,044,870	1,773	1,425	\$5,436,598	225	
1885.							
Jan.-Aug., inc.	7,645	\$125,840,007	1,697	982	\$2,840,266	288	
September.....	592	7,950,282	133	122	211,814	26	
Total.....	8,237	\$133,690,289	1,830	1,104	\$3,052,080	314	
1884.							
Jan.-Aug., inc.	8,814	\$136,979,835	2,086	1,195	\$2,543,501	274	
September.....	675	7,762,048	190	151	384,649	27	
Total.....	9,489	\$144,741,878	2,276	1,349	\$2,927,650	301	

MORTGAGES.								
1886.	No. Mortgs.	Amount.	No. at 5 p. c.	Amount.	No. at less than 5 p. c.	Amount.	Banks, T. & I. Cos.	Amount.
Jan.-Aug., inc	8,473	\$95,911,716	4,277	\$45,832,831	768	\$14,469,767	1,296	\$23,476,599
September..	317	8,398,683	377	3,652,860	71	1,726,847	155	3,181,075
Total.....	9,290	\$104,310,399	4,654	\$49,485,691	839	\$16,196,614	1,451	\$26,657,674
1885.								
Jan.-Aug., inc	6,758	\$69,662,378	3,171	\$32,350,091	217	\$4,993,959	959	17,641,000
September...	693	6,915,131	316	3,033,440	29	558,550	79	1,645,300
Total.....	7,451	\$76,577,509	3,487	\$35,383,531	246	\$5,552,509	1,038	\$19,286,300
1884.								
Jan.-Aug., inc	7,351	\$84,312,811	2,963	\$83,664,578	....	....	1,290	\$27,902,835
September....	600	6,781,684	273	2,614,444	....	....	106	2,280,500
Total.....	7,951	\$91,094,495	3,236	\$86,279,022	....	....	1,396	\$30,183,335

BUILDINGS PROJECTED.

	1884.	1885.	1886.
	September.	September.	September.
Total No. of buildings projected.....	144	299	322
Estimated cost.....	\$1,633,695	\$3,436,780	\$3,924,365
No. south of 14th st.....	9	28	25
Cost.....	\$103,000	\$511,300	\$450,600
No. bet 14th and 59th sts.....	22	24	34
Cost.....	\$341,125	\$375,000	\$620,950
No. bet 59th and 125th sts, east of 5th av.....	42	35	41
Cost.....	\$574,200	\$434,859	\$581,700
No. bet 59th and 125th sts, west of 8th av.....	15	107	77
Cost.....	\$338,040	\$1,444,600	\$1,082,000
No. bet 110th and 125th sts, 5th and 8th avs.....	4	3	25
Cost.....	\$37,000	\$24,000	\$427,000
No. north of 125th st.....	6	41	34
Cost.....	\$103,300	\$393,945	\$481,025
No. 23d and 24th Wards.....	46	61	96
Cost.....	\$137,355	\$253,085	\$281,090

	1884.		1885.		1886.	
	No.	Cost.	No.	Cost.	No.	Cost.
Jan to Aug. incl.	2,130	\$33,989,703	2,276	\$33,086,781	3,097	\$45,557,133
September.....	144	1,633,695	299	3,436,780	322	3,924,365
Total.....	2,274	\$35,623,398	2,575	\$36,523,561	3,419	\$49,481,558

	1884.		1885.		1886.	
	No.	Cost.	No.	Cost.	No.	Cost.
Total No. of plans filed.....	1,346		1,429		1,512	
Total No. of buildings projected.....	2,274		2,575		3,419	
Estimated cost.....	\$35,623,398		\$36,523,561		\$49,481,558	
No. south of 14th st.....	268		269		358	
Cost.....	\$6,591,365		\$6,378,275		\$8,197,880	
No. bet 14th and 59th sts.....	413		410		408	
Cost.....	\$9,537,297		\$7,222,360		\$8,764,625	
No. bet 59th and 125th sts, east of 5th av.....	608		524		709	
Cost.....	\$10,562,320		\$8,838,275		\$10,311,760	
No. bet 59th and 125th sts, west of 8th av.....	236		495		897	
Cost.....	\$4,830,290		\$8,075,730		\$12,977,000	
No. bet 110th and 125th sts, 5th and 8th avs.....	45		86		188	
Cost.....	\$548,500		\$1,534,000		\$2,645,250	
No. north of 125th st.....	230		347		403	
Cost.....	\$2,357,225		\$3,251,403		\$4,697,130	
No. 23d and 24th Wards.....	474		445		532	
Cost.....	\$1,208,728		\$1,523,491		\$1,868,066	

KINGS COUNTY CONVEYANCES.

	Number.	Amt involved.	No. nom
1886.			
May.....	1,241	\$1,895,732	219
June.....	893	3,872,174	176
July.....	1,115	5,140,507	192
August.....	722	2,741,906	110
September.....	879	3,072,815	163
Total.....	4,850	\$20,723,134	860

	Number.	Amt involved.	No. nom
1885.			
May.....	1,179	\$4,742,748	268
June.....	922	3,402,261	208
July.....	1,027	4,035,505	177
August.....	627	2,750,491	146
September.....	887	3,804,142	187
Total.....	4,642	\$18,735,147	1,006

MORTGAGES.

	Number.	Amount involved.	Number at 5 per cent. or less.	Amount involved.
1886.				
May.....	1,003	\$4,374,189	516	\$2,638,585
June.....	797	3,200,869	390	1,866,093
July.....	938	3,004,962	541	1,899,630
August.....	627	2,743,314	326	1,421,825
September.....	724	2,639,875	373	1,748,083
Total.....	4,089	\$16,023,209	2,136	\$9,573,416

	Number.	Amount involved.	Number at 5 per cent. or less.	Amount involved.
1885.				
May.....	894	\$3,419,508	356	\$1,445,102
June.....	712	3,198,861	302	1,824,998
July.....	879	3,225,898	424	1,706,741
August.....	491	2,186,037	204	942,300
September.....	676	2,184,771	283	1,273,565
Total.....	3,652	\$14,215,075	1,569	\$7,192,706

KINGS COUNTY PROJECTED BUILDINGS.

	1885			1886			1885.	1886.
	Total No.	No. of brick b'gs.	No. of frame b'gs.	Total No.	No. of brick b'gs.	No. of frame b'gs.		
Jan.	183	90	93	266	106	160	\$784,710	\$1,105,310
Feb.	206	78	128	228	118	115	998,968	844,685
Mar.	374	280	144	424	278	146	1,966,962	2,274,480
Apr.	470	304	166	411	289	122	2,547,846	2,395,216
May	429	215	214	250	142	107	2,213,043	1,312,196
June	368	187	181	299	160	139	2,055,493	1,395,530
July	274	149	125	288	194	94	1,633,288	1,666,647
Aug.	376	203	168	415	193	222	1,745,420	1,953,575
Sept.	319	170	149	401	149	252	1,509,540	2,173,983
Total	2,999	1,631	1,368	2,982	1,624	1,357	\$15,455,270	\$15,121,622

Elsewhere will be found a very complete summary of the Prussian law, relating to the registration and transfer of real estate. The writer of the article, is a German lawyer of this city, who thoroughly understands the subject, but but who has not mastered all the niceties of the English language. We publish the matter as sent us, for, notwithstanding the German idioms, there is no mistake as to its meaning. Lawyers, especially those who are interested in real estate as well as owners of realty would do well to study this contribution, as it throws a world of light upon a reformed system of land transfer in actual operation in one of the oldest kingdoms in Europe. Lawyers in this country almost universally hold that it would be impossible to inaugurate anything analogous to the Torrens laws in force in the Pacific Ocean colonies of Great Britain. Our lawyers have held that government guarantee of title is out of the question in a country as old as ours, while practicable in a new country like New South Wales and New Zealand. But here we find in an old kingdom like Prussia that thorough reform in the land laws, which makes title secure, and secures their cheap and easy transfer. It is conceded that our laws are simply a disgrace to our civilization, and yet because of the monopoly of all official positions by lawyers in this country, there is no doubt that even England will lead the United States in putting its land title and transfer laws upon a sensible basis.

It is to be hoped that the Real Estate Exchange will take

measures to have this matter again presented to the State Legislature. It should decide what is needed, and then call upon the real estate interest of the whole State to bring a pressure to bear upon the legislators for a thorough reform in our land laws. The press will help in the matter if properly appealed to. The only impediment in the way is the lawyer caste which profits by these abuses. There is no reason in the fitness of things why a house and lot, costing \$20,000, should not be transferred as surely, cheaply and expeditiously as stocks and bonds worth say \$1,000,000. The latter can change ownership in a few hours at a trifling expense, while a month is required to complete the sale of real property, and then the cost is excessive and the title never quite certain. There is no reason for this being so, except the artificial impediments thrown in the way of transfer by the absurd legal requirements now in force. Realty is transferred in New Zealand, New South Wales, Prussia, Hesse Darmstadt, and in one of the cantons of Switzerland with as much safety and expedition as bonds and stocks are in New York. Real estate owners and dealers must make up their minds to have the best and not the worst land transfer system in the world.

Our Prophetic Department.

BANKER—If I understand you there is a prospect of good times ahead, not only for the United States, but for the whole commercial world.

SIR ORACLE—Such is my belief. I think the era of depression has come to a close, and that business, domestic and foreign, will improve in all the countries of the world.

BANKER—Yet up to a brief period you have looked gloomily on the situation, due to the increasing purchasing power of gold, consequent upon the overthrow of bimetalism.

SIR O.—Yes, I was a consistent bear from 1882 to 1885; I advised all who conversed with me to increase their bank accounts; in other words, to sell their securities and invest in money. I argued that the only thing that was certain to appreciate in value was gold, and I was right. When in Europe, in the summer of 1885, I changed my views, at least so far as American securities were concerned. Our country is growing with marvelous rapidity. It contains 12,000,000 more people than it did in 1880, when the census was taken. As the dividends were payable in gold, I argued that whatever might happen to cotton, grain, or other commodities, railroad investments would prove profitable. Still I confess in the summer of 1885, I did not foresee the revival of general business which has since taken place in this country; nor did I anticipate any chance for a better state of affairs in Europe. I supposed Great Britain was so committed to the gold unit there was no hope of the rehabilitation of silver from that quarter; and then when in Germany, I saw reasons for believing that that nation would adhere to the gold standard.

BANKER—Do I understand you then as believing good or bad times depends almost exclusively upon the sum total of the precious metals in actual circulation?

SIR O.—I assert that history gives but one verdict on that subject. Mankind was never so physically prosperous as under the Roman Emperors, when, it is estimated, there was in circulation of fully \$100 per capita of gold and silver. Gold and silver mining was discouraged under the early Roman Catholic regime, and in the dark ages, so-called, the average per capita had fallen to something over \$11 per capita. The acute misery of those times can be accounted for by the distress due to the insufficient supply of the precious metal currency. Relief came with the discovery of America when the mines of Mexico, Central and South America yielded some \$600,000,000 of silver, that gave us the prosperous Elizabethian era. The good and bad times subsequent to that period can be traced directly to the relative abundance or deficiency of the precious metals. We all recall the fact that when gold was discovered in California and Australia in 1849, that there followed a period of remarkable business prosperity. The production of gold alone, you remember, increased from thirty million to one hundred and sixty million per annum. Then when silver was demonetized in 1873 by the United States and Germany, a panic immediately followed, and there was no revival of business in this country, until silver was partially remonetized in 1878.

BANKER—Then you must believe that the other nations are about to remonetize silver? Do you think that business is to revive permanently in Europe?

SIR O.—The signs of the times indicate that there will be a remonetization of silver, and that England will take the initiative, although that has been a gold monometallic nation since 1816.

BANKER—There is no doubt at all as to a partial revival of business in England. It commenced in the woolen trade, and if you look in the *Commercial Bulletin* of last Wednesday you will find advices from all the manufacturing districts showing a more buoyant feeling in trade circles. Prices were everywhere advancing, and hope in the future of trade reviving.

SIR O.—The trading world is quick to read the significance of favorable signs. Silver had run down from 61d. per ounce to

42½d. Then came the appointment of the Royal Commission, to consider and report upon the question of bimetalism. Silver thereupon advanced in value from 42½d. to 45d., and, behold, a magic change in the aspect of business affairs makes its appearance, the same as occurred in this country when the beneficent Coinage act was passed over President Hayes' veto.

BANKER—You think, then, the bull movement in Wall street was warranted from the outlook?

SIR O.—I expect to see the average prices of stocks much higher; nor will there be any serious setback before the close of the year, always excepting unexpected disasters.

BANKER—But is it stocks alone which will be affected favorably by the change in the situation?

SIR O.—Naturally, the improved outlook first shows itself in the stock market, but I think there is money to be made in purchasing grain, cotton, and all the low-priced articles which enter into the commerce of the world. An improvement in the manufacturing industries and a better feeling in trade will soon manifest itself in the price of raw material for food and clothing. Put me down as a bull in the price of everything necessary to the sustenance and comfort of the human race.

BANKER.—But will there be no offsets to the general prosperity you anticipate?

SIR O.—Yes, we shall have more trouble with the working people. They will demand better pay and shorter hours of labor not only in this country but abroad. There may be collisions and panicky apprehension, due to the aggressive attitude of the workers. Yet, if the standard of wages could be generally raised, and the working people were better fed, clothed and housed, I think we would not hear so much about Socialism and Anarchism. When times are getting better the laboring classes may cause some disturbance in demanding better treatment; but there is no danger to society, until the time comes when prices are going down, and the toiling millions are in a state of keen physical distress.

A correspondent thinks we ought to say a good word for the Committee of One Hundred. Undoubtedly the great majority of these gentlemen mean well, but there are several names among the hundred which have no business in any reform organization, for they are politicians of a very contemptible type. Still, we will wait to see what the committee will finally do. It looks as though the cards were being stocked to bring out Mayor Grace as the united Democratic and Reform candidate to succeed himself. Such a combination would elect him, which would be a step to making him Governor of the State at some future election. It would be in Mr. Grace's favor that he reformed our system of street-cleaning, and that he put the Department of Public Works in honest hands. It now looks as if there will be three Mayoralty candidates, viz: William R. Grace, County, Tammany and Reform; Henry George, labor; and a respectable dummy as a Republican candidate, whose votes will be traded off to elect Assemblymen favorable to the election of Warner Miller for United States Senator.

### Concerning Men and Things.

The theatres promise to have a good season. Miss Genevieve Ward, after a successful tour around the world, reappeared last Monday in her native city in a play of remarkable literary excellence, in which she personates the Duchess of Marlborough, the famous termagent who once ruled England through the influence she acquired over Queen Anne. Miss Ward recalls Ristori, whose pupil she was. She has not her equal on the English speaking stage in a certain range of characters—such as the one she is now playing. It is a rare treat to spend an evening witnessing so admirable a play as the "Queen's Favorite." Mr. Vernon Lee, as Bolingbroke, made a deservedly favorable impression. Miss Ward, it will be remembered, is a granddaughter of Gideon Lee, the leather merchant who was once Mayor of New York.

In view of the newspaper reports as to Violet Cameron, her husband and Lord Lonsdale, it does not seem possible that any self-respecting lady or gentleman will patronize the performance of the English Burlesque Company at the Casino next week. There is something peculiarly revolting in the whole matter. The impression given in the newspaper reports, is that the husband in the case is one of those wretches whose aim in life is to live upon the earnings of some woman, no matter in what way she gets the money. It is the newspapers which are primarily to blame, for giving the details of this nasty business. Indeed, the actress in the case, who may eventually be the chief sufferer, may be more sinned against than sinning. That a second-class burlesque actress should eagerly avail herself of the notoriety of having a live Lord for a manager is quite understandable, and not necessarily reprehensible. Then, to have a disreputable husband is a woman's misfortune rather than a fault. The persons who cut the worst figure in this wretched business are the newspapers which have dwelt upon this scandal, as if it was a matter of prime public importance.

Doctor Aveling and Herr Liebnacht were practically turned out of the Manhattan Club Wednesday evening last, to which place they had been invited by Mr. Brown, one of its members. The governor of this Democratic club put this insult upon the visitors on the ground that they were Socialists and Communists. But does it follow that because a man holds

eccentric views as to the proper organization of society that he is, therefore, necessarily a bad man. Every human being who has a theory of life, conduct or government, thinks the adoption of the views he holds would benefit mankind. Even an Anarchist is only a Jeffersonian Democrat run mad, for he believes all government is tyranny, and that was Jefferson's theory. The leaders of the various schools of socialism have all been noted for their benevolent impulses, however mistaken they were in their views. Herr Liebnacht is a member of the German Reichstag, and is a man of exceptional ability. Aveling is a journalist, connected with several reputable English papers, and is also a professor in the London University. It is not wise nor sensible to assume that men are morally objectionable because they hold views which differ from our own. Perhaps the Manhattan Club gentlemen were just a little precipitate and inconsiderate in this matter.

A short time since our daily newspapers kept up a show of courtesy to each other. "Our esteemed contemporary" was the phrase generally used when one journal alluded to another; but a change has occurred. They now nearly all abuse each other. The *World* pitches into the editor of the *Star*. The *Star* replies in kind. The *Mail and Express* speaks contemptuously of the *Evening Post*, and the *Post* replies by calling its evening rival *Cyrus W. Field*. But the *Times* is the best abused paper of the lot. The *Tribune* calls its editor "Fagin" Jones. When a river in Alaska was named after the editor of the *Times* it provoked the shrillest shrieks of wrath from the *Sun*, *Tribune*, *Mail and Express* and the *World*. The *Herald* keeps its temper better than any of its rivals, though the *World* is not much of a sinner in this respect. On the whole, our New York newspapers are in a bad way; editorially they are weak, and are no longer forces in the politics of the country. The *Tribune* in this respect is somewhat better than the rest. New York, to-day, is without one strong, wise and influential journal.

"Eli Perkins" has been discharged from the service of the *Chicago Inter-Ocean*, because he sent that paper an interview with Judge Hilton which never took place. But it is a common complaint that more than one New York journal has deliberately concocted interviews which had no basis outside the reporter's imagination. The *World*, it is alleged, makes no scruples in putting words in peoples mouths which they have never uttered. There can be no reasonable objection to a fair recital of what noted men or women may say on topics which interest the public, but the distorting and inventing of interviews should discredit the paper which indulges in that practice. The journals of New York are as we have said in a very bad way.

There is no denying the fact that betting on the turf is a demoralizing business and ought in some way be checked by law, but it is not fair that the existing statutes on the subject should be administered in a partial manner. There is no pretense of enforcing the law at the county fairs throughout the State. At Saratoga the local authorities wink at pool-selling and book-making. In the racing season just closed there was no real interruption to betting at Sheephead Bay, Prospect Park or Brighton Beach until near the close, but the law has been rigidly enforced by our New York police at Fordham, and the season of racing will be shortened on that account. It is notorious that the lobby at Albany has stood ready for three years past to repeal the law forbidding betting, if the various rich jockey clubs would come down handsomely. But Mr. August Belmont and the other gentlemen interested in the more important clubs steadily refused to submit to the blackmail. To help the lobby a partial attempt has been made to enforce the law in Kings County while the police of New York have been used to harrass the Fordham club in every possible way. The law against betting should be made practicable and then be enforced rigidly and equally in every part of the State.

It is very doubtful if the boy-conductors on the new Fifth avenue stages will be able to enforce the rule against carrying more than the compliment of passengers that can be comfortably seated. They may be aided a little by the public sentiment that would not like to see them lose their situations through inability to carry out the rule, but late hours, stormy days and crowds coming out of places of amusement, to say nothing of causes that are operating at all times, will make their task an extremely hard one. Even in the Paris omnibus, which is not the kind of vehicle in which there is always supposed to be room for one more, the fiery decision of the well-knit little conductor is often called into play to keep out a would-be passenger, when the sign *complet* shows that all the seats are occupied.

The top seats of the new stages are a pleasant feature, and it is a wonder that they are not more used in all our cities, especially in New York, where the means of transit are insufficient. Americans seem to appreciate them only in pleasure resorts, such as the White Mountains, where the tops of the stages are generally secured in advance for ladies. There is absolutely no better way to view a foreign city than by taking a top seat on an omnibus, and no better way of getting really acquainted with its people than by talking with your fellow-passengers.

If earthquakes should become common on the Atlantic coast, the construction of buildings would doubtless be improved in consequence. The character of the building in San Francisco has been in a great degree determined by such a cause. Brick and stone buildings are more massively constructed, iron tie-rods and chains built into the walls are more used, and the fire-limits are more restricted than they would be, and the city is built to a greater extent of wood. The immense Palace Hotel makes a constant boast of being "earthquake proof"—a claim which is ridiculed by some old residents who have seen the effects of great earthquakes in Central America, and even in California, where, in Inyo County, traces are yet to be seen of an opening in the earth extending many miles, which closed leaving fences, trees and buildings displaced to an extent of several feet.

In providing against earthquakes, the city has perhaps incurred a still more serious risk of a great fire. Many frame buildings are carried to a height of five or six stories, and bay windows and heavy cornices abound everywhere to such an extent that the city looks almost as if especially designed for a bonfire. Besides this, it is built on hills, and is subject to high winds daily through the greater part of the year. It is to be hoped that good luck and an excellent fire department will save it from destruction, but the risk is serious.

### Home Decorative Notes.

—A woman of individuality and refinement always impresses her surroundings with a stamp as characteristic as that which she imparts, often unconsciously, to her dress.

—Dishes in dark blue and red Japanese ware, and in shape of a huge fish, are used for serving fish of any kind, and one may be tempted to partake of the plebeian fish-ball when presented on one of these platters.

—"Dreams of the forest" is an appropriate motto for a pine needle pillow.

—Lounge pillows are oblong in shape and filled with eider down; the covering is of fine satteen.

—Panels of doors may be covered with a design in hammered copper and the style of the room much changed and improved thereby.

—Madras muslin outlined with gold or silver thread makes charming sofa or chair backs.

—Spindle work flutings and branching feet characterize many of the mahogany screen frames.

—Silver tea sets are of antique pattern and low forms.

—Ningpo-pointed fans gilded and painted with groups of flowers and drawn together in the centre with bows and loops of ribbon, are very odd and attractive work baskets.

—Concerning geraniums, where plenty of winter flowers are desired, the plants should be grown in pots during the summer; all flower buds should be nipped off as they appear.

—Tiny bamboo baskets holding a small glass are useful for burnt matches. The basket may be trimmed with loops of ribbon and various-shaped sequins, caught here and there, then suspended from the gas burner by a loop of ribbon.

—The newest corn napkin is of mome cloth, and cut at each corner so as to fit over the corn as it lays upon the plate. The pieces that fold over upon the outside show ears of corn worked up with yellow floss.

—Little dishes for fish sauce are made in shape of a plump fish. One side is hollowed out as a receptacle for the sauce, and the tail turned upward and slightly curved serves as a handle.

—Bulgarian embroidery is very fashionable for doilies, sideboard scarfs table mats, etc.

—Japanese fire screens have a centre of brass netting showing the customary monstrous celestial dragon spitting flame.

—An unsightly door may be greatly improved by hanging upon it a panel of black satin, embroidered with a design of the scarlet trumpet-flower falling in a mass with its dark foliage and brilliant flowers.

—A novel card-receiver shows a life-like representation of a Neapolitan fisherman dragging a gilded net.

—Hand-painted designs on panels of furniture, such as are emblematic of their use are being introduced.

—Art stores supply beautiful designs in metal and pottery, but very beautiful scrap baskets may be made at home with only a trifling outlay of money, a very pretty style is a delicate sort of wicker in shape of a three-legged stand and basket tray, adorned profusely with ribbons and brass ornaments; wide brimmed hats of straw are attached to rush easels with large bows of ribbon, straw shells and cornucopias are also attached to easels with the inevitable bow of ribbon and may be filled with choice blossoms or used for scraps. It is quite superfluous probably to advise a visit to the establishment of Altman & Co., of Nineteenth street and Sixth avenue, as it is a forgone conclusion that everybody has been again and again before this time, still, at the present time, one will be amply repaid as very many elegant novelties are offered.

### Financial Points.

It was suspected that Jay Gould has purchased the Mackay-Bennett cable. This would account for the change of attitude in the *Herald* towards Jay Gould, and its calling the new cable the Commercial instead of the Mackay-Bennett. But the latest information is that Mackay still controls though Bennett may have sold.

Jay Gould has probably been buying Western Union from 61 up. There seems to be a big deal on foot, in which not only telegraph stock but its securities will participate. American cable has already gone up from 65 to 74. There is no present likelihood, however, that the B. & O. telegraph will be purchased by W. U.

The B. & Ohio Railway Company is said to have lost control of the Ohio & Mississippi Company, which cuts it off at Cincinnati. President King, of the Erie, was formerly manager of the O. & M., and the next boom in Erie will probably be the announcement that it has been extended to St. Louis by a lease of the O. & M. road.

The market has had a setback, due to war rumors in Europe and local news of a bearish tendency. But the bulls believe in higher figures and expect that the average of price will rule higher as weeks roll by.

Notwithstanding the great advance in New York and New England it

is expected to go higher. What the exact deal is very few know. It cannot be the consolidation of several New England roads for that is forbidden by the laws of Massachusetts. Notwithstanding the disappointment of the street at the result of the meeting the directors of the various Vanderbilt roads there is authority for saying that Lake Shore and Michigan Central properties are in as good shape relatively as the New York Central. Commencing with next year these three properties will probably pay dividends of 5 per cent. each, which makes them worth more than they are selling for.

Well-informed dealers are buying Union Pacific about 60, expecting it to reach 70 on the next upward trip.

There are several combinations of railway companies that are to be announced which will help the market. It is wise to buy in all decided reactions.

### Copying Old English Models.

A company is being formed in this city, to be called "The Old London Street Company," who have leased a plot of ground 94x175, on the site of Harrigan & Hart's former theatre, Nos. 728 and 730 Broadway, east side. The property belongs to the Stewart estate. The object of the proposed company is to build a copy of Bishop's Gate, London, erected several centuries since. This will front Broadway. The interior is to be laid off in two streets—reproductions of old London shops. There will be at least forty such houses, each street being 20 feet wide and 150 feet long. They will be rented for various purposes, and, when completed, will be publicly exhibited. Plans for these structures have been filed this week in the Building Department. Clarence W. Smith is the architect in charge.

### Recording, Transferring and Mortgaging Real Estate in Prussia.

1. THE REGISTER OFFICE.—The Prussian system of recording real estate is based upon a very exact survey of the land. In each court-district a special court, "*Grundbuchamt*" (Groundbook office, Register office), presided over by a single judge, "*Grundbuecher richter*" (Register), is entrusted with keeping the "*Grundbuecher*" (Groundbooks).\*

Each political commonalty within this district—town, village, or manor has a special *Grundbuech*, and each parcel of land, situated in such a commonalty, a special folio, "*Grundbuchblatt*," which in fact is a book itself.†

The (book) folio is divided into a title page and three parts or rubra. The title page contains a sufficient description of the premises, precisely in accordance with that in the schedules of the surveyor, and the rate of the ground and building tax.

Rubrum 1 contains the name of the proprietor, the *modus acquirendi*, title—*e. g.*, purchase, inheritance, adjudication, etc.—the time when it was acquired; eventually the purchase price, if any, or else the value. Rubrum 2 contains the lasting encumbrances, the "*servitutes*" of the Roman law, and the "*Reallasten*" of the German law ("*easements*," "*incorporeal hereditaments*"). Rubrum 3 the mortgages.

It is only the title page and rubrum 1 and 3—*viz.*, how property of land can be conveyed and how it can become indebted, resp., how the interests both of the owner-debtor and of the creditor are protected—only these questions which are to be discussed hereafter.

2. THE PRINCIPLES REGARDING THE TRANSFER OF LAND.—The Legislature of May 5, 1873, entirely breaking with the principles of the old German law, recognizes no other way of conveying property of land, but by means of entry into the *grundbuch* in consequence of the foregoing solemnly declared consent of the hitherto registered owner.

*The property goes over in and by the recording.*

All foregoing contracts, simple or under seal, or recorded before a notary or the court itself, even the natural delivery of possession in addition, create no stronger right than an obligation to convey the property in the only way above mentioned.

The parties may appear before the groundbook-judge either in person or by duly nominated agents.

The judge examines the identity, competency, capacity of the parties, the legality of the contract, as to form and contents, the power of the agent, and, all exigencies of the law being satisfied, makes the entry accordingly.

It is to be understood, however, that the above rule applies only in the case of a *voluntary* alienation.

For in case of an inheritance the heir becomes proprietor as soon as he accepts the same (expressly or impliedly); in case of a judicial sale "*sub hasta*" (auction sale) for unpaid mortgages the purchaser becomes proprietor as soon as the adjudicating judgment grows valid, *i. e.* unappealable; and the same may be said of the effect of a decree aiming at expropriation for a public purpose.

But so strong is the rule and so strict its application, that in all cases, even in the last mentioned, no one but the *recorded* owner is allowed to dispose of the land.

Thus the heir may actually take possession of the estate and keep it, but as soon as he wants to make any legal disposition thereof, he is bound to cause his title to be recorded; *e. g.* if he wants to pledge the premise for a personal debt, or to sell it, or to grant an easement and the like.

And, on the other hand, if he does not cause his being recorded spontaneously, he may be compelled to suffer the entry, by the interested party in a law-suit, and the judgment supersedes his motion.

\* In the country and smaller towns by the general judge, "*Amtsrichter*," himself.

† We speak here only of those so-called "*real-folios*," these being the rule, though also "*personal-folios*," containing all the several premises which are owned by the same person, are admitted (especially in the mining districts).

And further: as (none but) the recorded owner is entitled to dispose of property, notice of restraints upon his property which flow from any source unconnected with the groundbook, must at once be given to the groundbook-judge who registers the restriction, so that no fraudulent alienation or other disposition can happen.

Thus, if the owner goes into bankruptcy, or proceedings to distress the property for debts are instituted, the court before whom these proceedings are commenced is held to inform the groundbook-judge of its opening directly. In any case where another person than the recorded owner claims the property or wants to prevent the latter from obnoxiously interfering with the litigated land, *pendente lite*, the court where his action is commenced, on motion of the party, may request the Register to enter a "Vormerkung" (prenotice) which restrains the right of the owner in fact, perfectly, until the law-suit is finished (f. below sub. 4).

If a certain lot shall be divided and a part of it sold, the same formalities prevail. The part which is to be separated from the remainder is "written off" on the folio of the trunk-premise and either "written to" on the folio of that other premise with which it shall be joint in future, or receives a new folio for itself in case it is intended to make it a new single premise.\*

3. PRINCIPLES OF MORTGAGING.—There are two kinds of mortgages in Prussian law, the one called "*Hypothek*," the other "*Grundschild*" (ground-debt).

*Both rights originate in the respective entry in the groundbook, and cease to be with their being extinguished there.*

The entry cannot be made but in consequence of the express consent of the mortgagor or of a judgment superseding his unlawfully withheld consent, and the extinction cannot be done but by the consent of the mortgagee, resp., a judgment likewise replacing the latter. The entry must be made out for the name of a certain creditor and for a certain amount, and must contain the rate of interest, the term from which the interest runs, and the conditions of repayment. A special column is reserved for noticing part-repayments and assignments.

The property is liable to the principal, the recorded interest, and all costs arising from the registration, notice, action and execution; and it is liable in that extent and with all those appurtenances, which it had at the time of the recording of the debt, with all the buildings erected then or later by the owner, all the fruits growing or separated, the rents and the insurance sum.

If a parcel of the lot is "written off" it is still liable to the whole above-described debt, unless the creditor discharges the same, or the competent magistrate ("*Auseinandersetzung's Behörde*") certifies that its value is so small in proportion to the remainder that the separation does not impeach the security of the debts. In these two cases the separated parcel is dismissed from the liability; otherwise the latter follows the separated parcel, no matter whether it is "written to" to another folio or receives a new one.

On the other hand, if a parcel is added to a certain premise it undergoes all the liabilities which rest on the latter, and at the same time is still liable to the debts of the premise where it comes from—with a preference of these debts—unless it has been dismissed in the way above mentioned.

The property is liable to the mortgages according to the order of their registry. If f. i. a certain premise is mortgaged on the first of January to A for \$10,000, on the first of February to B for \$5,000, and on the first of March to C for \$2,000, but the proceeds of the judicial sale amount only to \$12,000, creditor A would be paid in full, B would receive only \$2,000, and C would get nothing.†

The purchaser (*nota bene*: in such a judicial auction sale) acquires the premise free from debts, the unpaid being abated and extinguished in the "Grundbuch" on request of the competent court ("*Subhastations richter*"), viz., unless the purchaser take any debts on himself as part of the purchase price, for these debts remain, of course, existing.

There is an essential difference between "*Hypotheken*" and "*Grundschilden*," and for the better understanding it is necessary to set it forth: A "*Hypothek*" is an accessory security for a personal debt, and the creditor has both an action in personam and an action in rem. If in consequence of an alienation of the encumbered premise the new owner takes upon himself the "*Hypothek*" (as part payment of the purchase price), he is yet only liable to an action in rem and, eventually, for not more than the realized value of the premise can cover, while the personal debt of the original debtor still exists and the latter is liable to an action in personam. In such a case where this partial substitution of the purchaser, instead of the owner-contractor, takes place, without any interference of the creditor, the Register is bound to give notice of the conveyance to the creditor *ex officio*. (As a matter of course we hardly need say that the original debtor may be discharged by the mortgagee and the purchaser enter into the contract by a kind of novation.)

The "*Grundschild*," however, is an obligation without any personal character and involves merely an action in rem to which every succeeding owner is liable. Hence the different features in each of the two kinds of mortgages.

The entry of a "*Hypothek*" must be made with the express declaration of the *causa debendi*, setting forth the nature of the personal obligation; and it cannot be made out for the owner himself as mortgagee, for the debtor cannot be his own creditor, though the "*Hypothek*" may after-

wards be assigned to the owner, without being extinguished by merger, and retain its place and rank as against the other entries.

But the "*Grundschild*" can be stipulated for the owner himself, and no *causa debendi* is declared, because in reality there is none other but the will of the consenting owner who moves that the entry be made accordingly. Its nature is as strictly formal as that of a bill or note, the consideration being implied by law.

Documents purporting that a certain entry into the Grundbuch, Rubrum 3, of a certain premise, on a certain day, has been made and containing all the relevant dates about that premise, especially in Rubrum 3, *foregoing* items, can be issued (on motion, by the Register) in the case of a *Hypothek* and must be issued in the case of a *Grundschild*.

They are called "*Hypothekenbrief*" and "*Grundschildbrief*" respectively. These papers are negotiable. But while the *Hypothek* as a mere accessory security to another, principal right cannot be transferred without the latter (for which reason to the mentioned certificate the indenture or deed, occasioning the entry and being evidence for the existence of that principal personal obligation, is always annexed) the "*Grundschildbrief*" is transferred alone and for itself. While a *Hypothekenbrief* can be assigned only to a certain named party the *Grundschildbrief* may be indorsed in blanco and is, indeed, a veritable "lettre au porteur." The assignment needs no recording in the Grundbuch, in order not to hinder the easy mercantile movement of the paper, and if an assignee should prefer his name to be recorded, yet the mesne-indorsers may be omitted.

The issue of a *Grundschildbrief* is essential for this kind of debt, for the *Grundschildbrief* represents partly or wholly (according to its amount) the mobilized value of the premise. In the very moment somebody becomes the recorded owner of a premise, for the price of e. g., \$10,000, he may ask from the Register ten *Grundschildbriefe*, à \$1,000, or five à \$2,000, or twenty à \$500, or à points as he like, and carry with him the whole value of his lot in his pocket and, availing himself of the chances of the stock market, may sell the papers, whenever he deems proper and to such an amount as he needs.

And in order to render the negotiability of this paper quite complete, *Coupons* ("*Zins quittungsscheine*") are issued together with the *Grundschildbrief*, which are replaced by new ones, on application, when the term for which they run has passed. That is what they call the "*mobilization of the immobile estate*."

4. GENERAL REMARKS.—The three great principles which rule the Grundbuch system in Prussia and which are set forth above, are those of *Publicity*, *Legality* and *Speciality*. The groundbook is kept by a public authority and is open to everyone who shows a *prima facie* interest to look at it. Its contents enjoy public credit and furnish conclusive evidence. The authority examines the legality of the contracts, on the ground of which the entries are to be made, and inquires into the legitimacy of the party who wants to dispose of the property by the intended entry in any way. Lastly, only a certain premise to a certain extent is liable to certain recorded mortgages of a certain amount.

That is a clear perspicuous system wherein no uncertainty whatever can prevail.

The buyer needs no long searches for the title; one glance over the groundbook teaches him who is the owner entitled to confer the property. The mortgagee or he who shall lend money on a premise is enabled to calculate exactly for which sum it may still be a good security. The groundbook tells him the whole history of the premise, the several prices paid, whenever it was sold, its whole extent, and the precise amount of the mortgages and encumbrances imposed on it. This is a good *preventive* protection of the creditor; and the actual later protection consists in a quick, judicial auction sale of the mortgaged land.

The mortgagee has no other right, no property in the land, but he enjoys a sufficient protection by the information *before*, and the quick management of justice *after* the transaction from which his claim arises and *especially by the certainty and exclusiveness of his right*.

*For there is no such a thing as a judgment which operates by itself as a lien. In fact, there are no liens at all (except for taxes).* Every institution like this must necessarily fail to reach its aim from its own vagueness and want of certainty, and instead of augmenting the security of one creditor it diminishes the security of them all. It is left to every simple (oppos. mortgage) creditor himself to care for his surety and to procure himself the advantage of a mortgagee, by means of a previous entry made on the request and through the interposition of the court before whom his action is pending. Such a previous entry called "*Vormerkung*," secures to the creditor, if he becomes a judgment creditor and his claim, in the way of execution, is entered as a mortgage into the groundbuch, the rank and right of a mortgagee at the time of the previous entry made.

People in Prussia have found out that the credit of the owner-debtors is best protected by a strong protection of the creditors and that the existing system inures likewise to the benefit of the landed and of the stock interest.

If it is a fact, that our institutions concerning real estate demand improvement, and if, on the other hand, it is a fact, that comparison is a good way of recognizing the causes of defects and finding remedies for them, the foregoing sketch bears its justification in itself. I did not at all mean to exhaust the subject-matter; I only chalked out the outlines, and I purposely forbore to suggest what I would like to change in our system.

What I want is to give an incentive, and those who take an interest in the matter and are not afraid of (to use Mark Twain's words) the "awful German language," I beg to refer to the "Grundbuch-Ordnung" of May 5, 1872, the "Gesetz ueber den Eigenthumserwerb und die dingliche Belastung von Grundstuecken" of the same date, and the "Subhastations-Ordnung" of March 15, 1869, as the main source of the subject in question.

\* \* \*

The foregoing sketch was not prepared for immediate practical purposes. Though I did not think it proper to change anything thereof after it had once received the shape which it has, I may be permitted to add some remarks as to the appearance of that Prussian system in practice.

\* As to farm-premises, out of towns, there were formerly certain provisions regarding their division, aiming at the prevention of a dismemberment, which were to be fulfilled before the transfer of the parcel was allowed. The point of view in these provisions is, that too small parcels of land are unfit for agriculture and their possessors might happen to grow cumbersome as paupers. They have been reduced in later times to some police-restraints regarding the erection of buildings on such parcels and measures as to the distribution of encumbrances of a public nature (Gesetz) of August 25, 1876). These things, however, do not fall within the scope of our task.

† Interests and costs are disregarded in this instance for the sake of clearness

The entries on the title page and in part first of the groundbook (which represent the conveyance of title), as well as those in part third (which represent the encumbrance with mortgages) are not made in that most venerable but somewhat circumstantial language which adorns our deeds and indentures. A style like "the said part of the first part does hereby grant and release unto the said party of the second part, his heirs and assigns forever" is not used, but these so important acts of conveying and mortgaging property are expressed in the possibly shortest and most precise manner. The following tables show the arrangement of the groundbook and the way of recording.

The books are kept in duplo; one set for the daily use of officers and public, the other solely for the entries of the judge and occasionally to be resorted to in cases of differences or obscurities as final and decisive remedy. They are quoted by "Volumes" and "Folios"—every commonalty (or ward) a volume, and every lot a folio—numerated, of course, and safely preserved in shelves in a conspicuous order. The instruments, protocols, powers, etc., are annexed to each (folio) book of the daily set as vouchers. The needful number of indices shrinks to one, seldom used on account of the said order.

If I was to state some of the most essential consequences of the above system with a view to an adaption of the same to our State, it would be the following:

1. The entire abolition of liens (except for taxes and assessments) on real estate would, in all events, be a blessing.
2. The judgment creditor should be allowed to seek his satisfaction at once against the real property of the debtor, without trying before to have execution against the personal property, if he pleases so.
3. Provisions should be made to enable the judgment creditor to become a mortgagee.
4. The measures ad 1-3 would afford relevant improvement to the present deplorable state of things without involving a revolution of the whole system.
5. It might not be advisable to build up an institution like that of the "Grundschuldbriefe" otherwise than upon a firm and safe system, as that of Prussia. The effect of an untimely "mobilization of the immobile credit" might be very dangerous.
6. A system in the nature of the Prussian requires a foregoing exact and official survey.
7. The question whether lot or block registration would be settled; none but lot registration would do.
8. A guarantee of title by the State would not be involved, the State being responsible for negligence or mistakes of its officers only in accordance to general principles.
9. The doctrine of "constructive notice" would cease to be.
10. The abolishment of the right of dower would be a desirable expedient in the land transfer reform.
11. Establishing a system similar to that of Prussia demands a considerable increase of costs and officers, but if poverty-stricken Prussia could afford to have such an undeniably excellent system, I suppose wealthy New York will manage to overcome this obstacle.

New York.

M. FAST.

TITLE PAGE.

Ground book of Watertown, County of Bergen, volume I, folio I, Magister street, Nos. 9 and 10.

DESCRIPTION OF THE PROPERTY.				TRANSFER OF PARCELS.				
No.	Constituent parts.	Ground tax list No.	Measures. H., Ar. [ ] m.	Net Profit, Estimate of usufruct, cts. \$	Description of parcel.	Ground tax list No.	Measures. H., Ar. [ ] m.	Net Profit, Estimate of usufruct, cts. \$
1	Dwelling house.	*	*		Rear house and part of yard transferred for 2, vol. 1, of the ground book of Watertown.	*	*	
2	Yard.	*	*			*	*	
3	Rear house.	*	*			*	*	
4	Stable and warehouse.	*	*			*	*	

\* These columns are kept in accordance with the lists of the surveyor.  
 † Basis for the ground tax.  
 ‡ Basis for the building tax.

PART I.

No.	Owner.	Time and Ground of Acquisition.	Value.
*1	William Brown....	On the ground of the attestation of the Surrogate of April 3, 1890—Registered on May 5, 1890. (Sign Reg.)	Estimate of October 3, 1886..... \$20,000
†2	Charles Smith....	Conveyed and registered on the 1st day of July, 1896. (Sign Reg.)  The stable and warehouse (No. 4, of title page), are transferred from fol. 9, vol. 1, of the Groundbook of Watertown, on the 1st of February, 1897. (Sign Reg.)	Price of July 1, 1896 25,000  Dwelling house and stable are insured against loss by fire on January 15, 1897, for.. 40,000

\* Case of descent.  
 † Case of purchase.

PART III.

1.		2.		3.					
		ALTERATIONS.		CANCELLATIONS.					
AMT.	Mortgages and Ground Debts.	AMT.	Entry.	AMT.	Cancelled on July 2, '97. (Sign Reg.)				
1	\$7,000	\$7,000	loan and interest at the rate of 4½% annually, from July 1, 1896, due on January 1 and July 1; payable after 6 months' notice on July 1 or January 1; registered for Adam Miller on the ground of the indenture of June 28, 1896, on the 1st day July, 1896. (Sign Reg.)	1	\$5,000	Of the opposite registered \$7,000, with the interest from Jan. 1, 1897, ceded to Michael Egan in New York; registered on October 13, 1896. (Sign Reg.)	1	\$2,000	Cancelled on July 2, '97. (Sign Reg.)
2	8,000	8,000	Prerogative to conserve the rank of a mortgage amounting to \$8,000 for Friedrich Schultze on February 15, 1897. (Sign Reg.)  \$8,000, rest purchase money, turned into a mortgage, and interest at 5% from February 1, 1897, payable after 6 months' notice, for Friedrich Schultze in New York, registered by virtue of the valid order of the Supreme Court of January 23, 1898, on January 23, 1898. (Sign Reg.)						
3	5,000	5,000	ground debt and interest at 5½% from July 1, 1897, due semi-annually, payable after 6 months' notice, not allowed before July 1, 1900; registered for Charles Smith, the owner, on July 2, '97. (Sign Reg.)	3	3,000	Of the opposite registered \$5,000 with the rank before the remaining \$2,000 and with interest from July 1, 1897, ceded to Moritz Fulpenthal; registered on July 20, 1897. (Sign Reg.)			

The Opening Up of the Annexed District.

Owners of property in the Annexed District are naturally anxious to see the many improvements needed there carried forward with the greatest possible energy. The convenience and health of the residents, and the material interests of the property-owners, are dependent on the activity of the departments whose duty it is to look after the opening and grading of streets, the laying of sewers, water and gas mains and pavements, the establishment of wharves on the river front where they are required, and the general work of opening up a large district for residence. As some interested parties think that the work might go forward at a faster rate than it has, THE RECORD AND GUIDE has taken the pains to obtain an expression on the subject from representative men in the departments having charge of the matter. The Board of Street Openings and Improvements is made up of the Mayor, the Comptroller, the President of the Board of Aldermen, the Commissioner of Public Works and the President of the Department of Public Parks. Mr. Beekman, the President of the Park Department, says that since he came into office a year ago, the matter of the opening up of the region above the Harlem River has been very often brought up and discussed on his motion, and about fifty streets and avenues have been ordered to be opened. He fully realizes the necessity for the greatest possible activity in carrying on the work, and says that the Department is untiring in its efforts to press it forward. Its engineers and surveyors are constantly at work and all its resources are taxed to the utmost. No improvements can be made till the streets are opened. When a street is ordered to be opened by the Board it must still await the appointment of Commissioners of Estimate and Assessment by the Supreme Court, and there are still further legal delays that are unavoidable. In order to insure satisfactory results and guard against future expense the topographical surveys, with reference to grading, laying of water and sewer pipes and other street improvements must be made with care and take some time. With reference to the health of the district, which is constantly imperiled by pools of water and sewage matter, special attention is given to the constructions of drains and sewers, and the engineer has been busily employed in preparing plans of sewage which will be carried out at the earliest possible day. Those who think the department is not doing its best, with full appreciation of the needs of the district and desire to supply them, think so only because they do not consider the greatness of the work.

Col. Greene, of the Department of Docks, presented exactly the same view

as that given by Mr. Beekman. He said that his department had in preparation a general plan for wharves needed on the river front of the Annexed District, which it might take a year or two to perfect and carry out, but should any private parties apply for permits to construct docks at points where there interest required them the matter would be considered and acted on very promptly.

### Around the Real Estate Exchange.

A meeting of the shareholders of the Real Estate Exchange and Auction Room (Limited) will be held on Tuesday, October 12th inst., next, for the purpose of hearing a report as to the doings and financial interests and prospects of the exchange. The conference will be held in the salesroom after the regular business of the day is over. It is to be hoped there will be a full attendance of all the shareholders and that the directors will be questioned closely as to the workings of the exchange. One of the objects of the meeting will be to consider the amendments to the charter of the exchange, which failed to get through the legislature at its last session, though it passed one of the two houses.

The information bureau of the exchange is now doing a very large business, and one day there was one hundred and twenty applications for information respecting the names of tax owners, taxes and assessments overdue, or which were levied, the action of the Board of Aldermen and the Department of Public Works affecting real estate, etc., which information can now be obtained by applying to Mr. Hugh F. Dolan, chief of the bureau. So far only active brokers and property owners belonging to the exchange have profited by this information. It is suggested that a small fee might be charged for each item which would aggregate quite a respectable sum at the close of the year.

At a special meeting of the Board of Directors of the exchange held last Wednesday a committee was appointed to report how much of a dividend the exchange could declare this fall. The basement of the exchange has just been rented for about \$1,500 per annum. There are no unrented offices in the building, and the aggregate rent is about \$29,000 per annum.

The substitution of a steam supply from the Steam Heating Company for their own steam machinery is effecting quite a saving to the exchange, as engineers are no longer needed.

### The Committee of One Hundred.

NEW YORK, Sept. 27, 1886.

Editor RECORD AND GUIDE:

Permit me to correct a few erroneous impressions conveyed by your correspondent, "Citizen," in his letter in the last issue of your valuable paper.

He ventures the opinion that "there is no hope of any good coming out of the Committee of One Hundred," that it will "probably be used, as all the reformed organizations have been used in the past, to advance the end of some trickster who will represent the tax eaters." He also kindly informs us that "ex-State Senator Gerard has resigned from the committee."

At the date of "Citizen's" letter this latter statement had no foundation in fact. On the 24th inst. Mr. Gerard aided the executive committee by his counsel, which we may presume he would not have done had he either resigned or held the views attributed to him by your correspondent.

Now it appears to me it is high time that those who write for the public should have a little conscience as to what they say. This method of wholesale calumny by which a body of earnest, disinterested and patriotic gentlemen are to be discredited *in advance*, is hardly worthy of practice even in these days of peculiar things. Let me say emphatically that the thinking portion of this community are looking with a great deal of hope and confidence towards that committee, and they are not likely to be influenced greatly by the sneers of anyone who is so hasty of spirit that he cannot avoid rushing into print without the slightest provocation. Whatever the Committee of One Hundred may or may not do it has certainly not yet earned the hostility of anyone.

FAIRPLAY.

### The Proposed Labor Party.

Editor RECORD AND GUIDE:

SIR—It seems there is to be a new political party launched by organized labor. It will start under more promising auspices than the last one, which collapsed about ten years ago. The latter grew out of the "greenback" agitation and the efforts of a few active trades unions to buoy up wages in increasing dull times in which the wage question was an individual matter to get work if possible at any living wages; the same conditions made greenbackism a non-political speculation with men to whom the question of how to get a little money of any form was more important than what was or should be its form.

The political force of this movement was insignificant, but the interchange of views on public affairs it facilitated among those interested has indelibly impressed on trade and labor circles that general industrial disturbances and spasms of business paralysis—causing a large labor surplus—were abnormal and avoidable in this country, and that such results were due mainly to the conservatism—in part selfish, in part ignorant—dominating national and local power, and that the only remedy was a reverse influence working to keep industrial expansion apace with a rapid increase in the labor supply and labor-saving inventions; in fact, that political power should be administered on a radical government policy fostering and initiative rather than passively protective, and thereby and therefore nationalizing the country and centering popular interests and feelings with the government.

Liberality in public expenditure was urged for measures insuring direct expansion of American industry, especially by the expedition of internal improvements, facilitating intercommunication and increasing business and the revival of an American marine by liberal subsidies and preferences and an Isthmian-American canal. This policy would demand a large outlay, but it was proposed that the needed funds should largely come, as a

loan, from the people benefited by a governmental currency, chiefly non-interest bearing legal tender notes (greenbacks), with necessary gold and silver, and a postal savings bank system would bring the surplus savings of the industrial classes as a loan at low interest to the government. Increased business would increase the non-interest bearing debt needed in circulation; it would also increase public income, which latter could be much enhanced by proposed economic reform and changes as to official routine and service, diplomatic revision, departmental improvements, Indian denationalization, etc. Some propositions involved constitutional changes, and some even thought it time for a new national constitutional convention; but a number of these minor popular suggestions might have been usefully applied; and "resumption" and the trade dollar has shown that the legal tender fiat of the government was what gave unvacillating value to its money tokens, which greenbackers and labor reformers were sneered at for claiming, by those who subsequently effected it.

When this former labor movement disappeared the Knights of Labor were emerging into organized shape to gather in those whose labor organizations the "hard times" had dispersed or demoralized; it presented a system and a platform acceptable to all who believed in radical liberal government action, no matter how they differed on details, and that the order has not been idle in these intervening years the recent manifestation of its scope and strength was a revelation to social wiseacres and to local statesmen.

This exposition of the present power of organized labor, till then scarcely apprehended by the mass of the affiliated, has induced these to demand to be led at once to the political field, and believe that besides their own votes most of those of the great unorganized working classes will be with them in any general struggle.

As this demand for political party action has to be yielded to more or less, speculation will start, not as to its right or utility but as to its opportuneness, and if opportune to what extent, for what and in what way shall it first advance. Is such separate party action to be mainly for local aims and narrowly applied at that, or shall it at once aspire to national effect; and, in either case, shall its benefits be mainly for the affiliated?

Narrow action and policy will give the ready opponents of a serious third party sharp polemic weapons against it which will strongly impress the large unorganized industrial elements, and the charge will be pressed that labor's minority—its organized aristocracy—is operating against employed capital merely, and not against the aristocracy of wealth and its do-nothingness. On merely trades union lines a political party can have no national importance.

A strong, broad spirited third party is a political need, whether it reaches national power or not. It will open a path to much latent public ability among the class who have little to do with politics and yet are of the people, and it will arouse other parties from their lethargy and compel them to advance their young, talented, fresh blood, and retire out of sight as much as possible their professional politicians; it would thus make national politics animated and less personal and ranged on vital and patriotic issues.

The Republican party so quickly attained power from a feeble third party mainly by the aid of its radical industrial views, and its seeming alertness for American industry preserved it in power until official arrogance and perversion to conservatism weakened it in popular esteem, especially among the working classes.

W. J. N.

### Our Judges.

Editor RECORD AND GUIDE:

While our judges should be elected, not appointed, and thus accountable to the people, one of the drawbacks of this method is that a really excellent judge, one in whose fairness and impartiality suitors of all parties confide, will not seek or work for a renomination. In such a case all good citizens, irrespective of party, should unite in insisting on the renomination. These remarks apply with special force this year to Judge Hooper C. Van Vorst, of the New York Superior Court, who is a man above reproach; all confide in him. He has frequently been assigned to hold special term of the Supreme Court, and has earned the reputation of one of the best equity judges New York City has ever had. He it was who ordered the cancellation of the East River ferry leases made for one dollar in the Tweed times, and who decided that where a whole family die by one accident (as by shipwreck), the civil law rule does not govern in this country, but that there is no presumption that the youngest and strongest survived the longest, and that there must be proof or common law to show who lived the longest, and who was thus the last heir or owner of the property. Judge Van Vorst is a trustee of Union College, a man of the utmost purity of character and possessing eminently the judicial quality, and ought to be renominated unanimously by all political parties. Each party has nominated a good man for the position of Judge of the Court of Appeals, but the advantage seems to rest with Judge Charles R. Daniels, who has already served many years as a Judge of the Supreme Court, and who is, beyond question, one of the ablest and purest men who ever sat on that bench. He is well known and thoroughly liked in New York City, where he has often sat at General Terms.

V.

### The Charleston Relief Fund.

At a meeting of the Charleston Relief Fund, of the Real Estate Exchange on September 29th, the following preamble and resolution was passed:

Whereas, this committee learns through the press and private correspondence that the immediate demand for food by the sufferers at Charleston is promptly answered by funds already contributed, and that there are many cases of peculiar suffering among women and small property-owners, who had all their earnings invested in their now-shattered houses and workshops. Many of these while rendered penniless by the calamity which befell the city have never belonged to the dependent class; have never accepted alms or charity, and are not to be reached through these agencies for which application is made for relief, this committee believe that it would be rightly interpreting the charitable sympathies of those who have so generally subscribed to the Relief Fund of immediate shops are taken to reach this class.

That the treasurer be requested to notify the Mayor of Charleston to draw on sight for the balance now in his hands, with the recommendation that it be used as stated in the preamble, if in the judgment of his committee the same be deemed wise.

It was arranged that the fund be kept open until October 15th, when the treasurer and secretary will report to the president of the Exchange, and recommend that the committee be discharged.

There is a proposition to establish a steamship line between New Orleans and Rio Janeiro. Three steamers would give a monthly service, and they would cost about \$300,000. The Brazilian government promises a hand-me



subsidy; but the projects will probably fail, because of the hostile attitude of the United States to every commercial enterprise. We encourage nothing but manufactures.

## The World of Business.

### Credits in Mexico.

One of the impediments to the growth of American trade in Mexico, Central and South America has been the extraordinary long credits demanded by the Latin-American buyers. One year's time was as much taken for granted in buying in those countries as is thirty days in the United States. While the English manufacturer was ever ready to sell on these long credits, the American manufacturers plainly showed their dislike, and many of them positively refused. Now a general movement has been inaugurated, so far as Mexico is concerned, by the wholesale druggists, which it is intimated will be followed by jobbers in other lines and by manufacturers, to shorten the terms of credit. From this time on, until January 1st, the wholesale druggists will give but six months' credit; from January 1st to May 1st, five months, and after May 1st, four months. This seems to be a sufficient credit, and the change is to be made in such a manner as to enable the Mexican merchants to accommodate themselves to it, while the opportunity is found in the mutations of trade wrought by the advent of railroads and other rapid methods of communication. Whatever changes take place, it may be well to remember that the Mexican who was allowed eight months or a year's time on his purchases was certain to pay on the day the debt became due. Many of the stories told by warehousemen in that country of Mexican merchants who made long journeys, regardless of the weather or the condition of the roads, in order to keep their financial engagements, have been remarkable. It may be hoped their character in this respect will not suffer from contact with newer commercial relations.—*Rochester Herald.*

### Better Paving Wanted.

The best pavement in Philadelphia is the asphaltum pavement around the City Hall. It was laid in September, 1884, cost no more than Belgian blocks and is as perfect as when put down. It is as noiseless as a macadamized road, smoother than the smoothest floor, and affords an excellent surface for horses' feet. It is easy to clean, handsome, impenetrable to water, and resists the torrid sun of August and the lowest winter temperature perfectly. It requires hardly any repairs and does away with the necessity for "crossing stones," as it is, itself, equal to any sidewalk. It is vastly better than a cobble-stone pavement, which allows mud to ooze up with every rain, grass to grow in all the crevices, and requires constant repairs on account of settling. It surpasses Belgian blocks, for they are noisy, hard upon vehicles and horses in winter and summer, and are not easy for foot travel. None of the other alleged improved pavements, like the wooden pavements of Chicago, the hard fire-brick pavements of Steubenville, or the "composition" pavements in vogue in some of the smaller New England cities, possess the excellent properties of this asphaltum pavement about the City Hall, and it was not laid under the most favorable conditions. As it has answered so well where it is it should be tried on other streets. Let it be further tested at points of heavy travel in the business portions of the city. While it would not be advisable to take the results up to this time, satisfactory as they are, as conclusive, they certainly warrant the expenditure of money in thoroughly determining upon the value of a street pavement that seems the best now in use in Philadelphia.—*Philadelphia Daily News.*

### The Industrial South.

It may be taken as a further indication that the South is working up industriously and commercially when it is announced that a contract has been let for the erection of a Bessemer steel plant with a capacity of 200 tons of steel a day at Richmond. This, of course, is only a straw, but it is a wisp that indicates clearly the course of the wind. The South has many and varied advantages which have been allowed to lie dormant for years, but which are now being sought out and turned to account. Since the tide has set that way, it is not hard to foresee the coming importance of that section in commercial and industrial affairs. Neither is it hard to believe that the South will soon be in full competition with the North in those branches of trade heretofore monopolized by the latter. And this conclusion more than ever forces the problem of obtaining a market for our products. The New South, united with the North, ought to be able to force the gates of the world open with their unlimited resources, and with proper provisions will. Blind policies will not do. Governing forces must become fully alive to the necessities of the case, and hair-splitting partisanship must be left out of the calculation. This latter would seem to be easier in view of the new welding of North and South over a chasm that was deep enough to bury all the political bickerings of the country in.—*Pittsburg Dispatch.*

### Proposed for Membership.

John A. Logan, Jr., a son of General Logan, who is an estate and loan broker in Washington, D. C., has been proposed by Ferdinand Fish as an annual member of the Real Estate Exchange and Auction Room (Limited), seconded by L. J. Carpenter.

## Real Estate Department.

There is a general opinion that business will steadily improve from this time forth up to the last of November. Auction sales have not been particularly brisk, but private sales are very heavy, and the official list of conveyances show an increased number of transactions as compared with last year. Anybody who travels west or north of the Park must be struck with the extraordinary number of new houses under process of construction. The bulk of these new structures are apartment or improved tenements, and will accommodate a far larger number of families than an equal number of the older buildings in the lower part of the city; yet, intelligent real estate dealers and agents think there will be a demand for all the new buildings west and north of the Park. They say the population of the city is increasing with great rapidity, and that all but a few of the houses will rent readily. There is a good deal of purchasing of these new buildings, and prices are very fair. It really looks as if there was beginning to be a speculative demand for vacant property. It was noticed that the recent Brooklyn sales showed a keen desire on the part of thrifty people to purchase lots for investment. Twenty-sixth Ward vacant Brooklyn property was bid off like "hot cakes." The sale of the Parkway property leading to Coney Island was quite a success.

In another column will be found advertisements of numerous sales of vacant lots situated north of the Harlem. It really looks as if this might be the beginning of a boom in vacant property. Lots on this island are in such demand and are so high that there is not much speculation in them, but when the buying fever sets in it will manifest itself in the annexed

district. The difficulty in that region is the inertness of the Park Commissioners, who will not get out maps, marking the streets and establishing the grades, so that the necessary improvements can be made by owners or would-be buyers. If we are rightly informed, the Astor estate has been trying in vain to get the Dock Commissioners and Park Commissioners to make us the necessary maps, so that the large amount of real estate held by the Astors, north of the Harlem, could be put in a state of preparation for building.

All the indications point to a very active market in real estate, while there is a possibility that the annexed district and the outskirts of Brooklyn may give evidence of something very much like a boom in vacant lots.

The week's business at the Real Estate Exchange, although not specially large in its financial results, has been characterized by greater activity than has been shown at any previous sales this season.

On Monday the following sale of the three-story stone-front dwelling 20x100.5, No. 253 East Fifty-third street, upon which there was due \$5,085, realized \$12,000. It was bought by the plaintiff. The three-story brick dwelling No. 238 Hancock street, Brooklyn, 60 feet east of Marcy avenue, 20x53, was withdrawn on a bid of \$15,700.

On Tuesday the following property in the Twenty-third Ward realized the specified figures: A vacant lot, 25x100, northwest corner of Courtlandt avenue and East One Hundred and Forty-ninth street, \$4,600; the three-story frame store and dwelling, 25x38.5x100, west side of Courtlandt avenue, 100 feet north of One Hundred and Forty-ninth street, \$6,200; the four-story brick store and tenement with lot 29x100, No. 578 Courtlandt avenue, northeast corner One Hundred and Fiftieth street, brought \$7,250; and the two-story frame store and lot adjoining, 20.5x100, \$2,800. A vacant lot 23x100, on each side of Courtlandt avenue, 95.5 feet north of One Hundred and Fiftieth street, was sold for \$2,700. The sale realized a total of \$23,550.

There were several sales on Wednesday, the largest being a factory property, Nos. 311 to 315 Kent avenue, and Nos. 17 to 27 South Third street Brooklyn, containing a five-story brick factory on the avenue, and a two-story and cellar brick building on the street. The property rents for \$4,800 and was sold to Max Brill for \$19,800. The five-story brick double tenement, 25.3x65x100, No. 534 West Forty-fifth street, south side, between Tenth and Eleventh avenues, sold for \$15,400 to D. Orrell. Eight lots on Inwood avenue, running through to Cromwell's Creek in the Twenty-third Ward, sold for \$3,000. The three-story frame and brick dwelling, 19.8x50, No. 208 Waverly Place, brought \$5,900. The three-story high stoop dwelling, 16x42, lot 100.11, No. 52 East One Hundred and Twelfth street, between Madison and Fourth avenues, was withdrawn. The highest bid was \$7,400. The leasehold property, No. 304 West Fifty-fifth street, was also withdrawn, no bids being offered.

On Thursday about four and a half city lots of about 25x100 each, situated on the northeast corner of Riverside avenue and Eighty-first street, were sold under foreclosure, the amount due on the mortgage being about \$45,800. The figure realized \$45,000, at which sum Harvey Kennedy, the broker, of 68 Broadway, became the purchaser. This was considered a fair price. In August last four lots, 112.3x80.3x102.2x126.9, on the southeast corner of Riverside avenue and Eighty-fourth street were sold by P. Callaghan to T. J. Duffy for \$34,000. The five-story stone-front flat, 20.10x100.5, No. 129 West Fifty-sixth street was also sold under foreclosure, the amount due being \$20,085; George H. Purser became the purchaser at \$23,250. The four-story brown-stone dwelling, 19x55x80, No. 776 Madison avenue, west side, between Sixty-sixth and Sixty-seventh streets, was bid in by C. W. Romeyn at \$37,250. The three-story and basement brown-stone dwelling No. 107 West Forty-fifth street, between Sixth and Seventh avenues, was also bid in at \$16,300 by Park Benjamin.

Yesterday the foreclosure sale of the four-story brick tenement, 18.9x100.11, No. 121 One Hundred and Ninth street, north side, 192.6 east of Fourth avenue, and upon which \$9,265 was due, was sold to plaintiff for \$3,700.

Peter F. Meyer will sell, in partition, by order of the Supreme Court, on Tuesday, October 5th, the three three-story, basement and attic brick houses, Nos. 40, 42 and 44 Bond street, and the two buildings two-story and one-story adjoining them in the rear, Nos. 43 and 47 Great Jones street, all with extra-sized lots. THE RECORD AND GUIDE of July 31, said, in referring to the above property: "This neighborhood is undergoing a rapid transformation, and has business possibilities in the future which make it very tempting to the far-seeing investor. The Astor Library and some first-class business establishments connected with publishing, printing and stationery, have given to the neighborhood a character which it will maintain and improve upon in the future."

On Tuesday, October 5th, Smyth & Ryan will sell at auction a very desirable lot on the west side of Park avenue, between Seventy-ninth and Eightieth streets, 30x100. This lot is surrounded by handsome new private dwellings. The purchaser will have the privilege of buying an adjoining lot, 21x100, at the same rate per foot front.

Richard V. Harnett will sell on Tuesday, October 5th, a plot at Long Branch, on Ocean and Chelsea avenues, suitable for hotel or business purposes, the three-story cottage known as the Rosedale, furnished; the Victoria and Sunbeam three-story cottages, and the West End two-story and basement cottage, on Cottage Place.

The sale by Jere. Johnson, on Tuesday, of the Ocean Parkway lots was a great success. Out of the 581 lots offered 568 were sold, realizing a total of \$88,362, or about \$150 a lot. The principal buyers were Wm. B. Nichols, W. N. Peak, D. Galer and H. B. Scharman.

Richard V. Harnett will sell on Wednesday, October 6th, the four-story brown stone dwelling, No. 64 West Forty-eighth street, with Columbia College leasehold and privilege of three renewals for twenty-one years each; the four-story double brick tenements, Nos. 71 James street and 34 Oak street; the four-story brick building, No. 173 Cherry st; the two-story brick tenement, No. 185 Cherry street; the four-story brown stone house, No. 310 Second avenue; the five-story brick tenement and stores, Nos. 100 and 102 Fulton street, Brooklyn, and the four frame dwellings, Nos. 832 to 838 Madison street, Brooklyn.

James L. Wells will sell on Thursday, the 7th inst., by order of the Supreme Court, sixty-two lots on and near the Mott Haven Canal, Colledge, Rider, and Railroad avenues, One Hundred and Forty-fourth and One Hundred and Forty-sixth streets and Spencer place, in the Twenty-third Ward. The title will be guaranteed to every buyer. The importance of the Mott Haven Canal renders the lots in this locality of increasing value, on account of the Harlem River improvement near by.

Richard V. Harnett will sell on Thursday, October 7th, the three-story brick dwelling, No. 309 West Nineteenth street, leasehold with three renewals of twenty-one years each.

Richard V. Harnett will sell on Wednesday, October 13th, the three five-story brown stone apartment houses, Nos. 150, 152 and 154 East Fiftieth street, known as the "Iroquois."

CONVEYANCES.			
	1884.	1885.	1886.
	Sept. 26 to Oct. 2, inclus.	Sept. 25 to Oct. 1, inclus.	Sept. 24 to 30, inclus.
Number.....	224	206	219
Amount involved.....	\$3,138,330	\$2,669,892	\$3,513,617
Number nominal.....	55	89	46
Number 23d and 24th Wards..	34	39	28
Amount involved.....	\$124,384	\$82,017	\$156,848
Number nominal.....	6	4	8
MORTGAGES.			
	195	221	202
Number.....	\$2,055,871	\$1,706,385	\$2,342,411
Amount involved.....	84	105	105
Number at 5 per cent.....	\$793,752	\$968,459	\$1,132,275
Amount involved.....	1	11	15
Number at less than 5 per cent.	\$65,000	\$178,800	\$495,300
Amount involved.....	22	37	42
Number to Banks, Trust and Ins. Cos.....	\$564,500	\$369,500	\$815,625
Amount involved.....			
PROJECTED BUILDINGS.			
	1884.	1885.	1886.
	Sept. 27 to Oct. 3.	Sept. 26 to Oct. 2.	Sept. 25 to Oct. 1.
Number of buildings.....	21	65	62
Estimated cost.....	\$134,425	\$705,440	\$748,600

Gossip of the Week.

Bliss & Colclough have sold for Jacob D. Butler six four-story brick and stone dwellings on the south side of One Hundred and Sixteenth street, west of Sixth avenue, each 20x55, with extensions, lots 100.11, for \$180,000, to Nathan Wise and J. G. Miller. The same brokers have sold No. 323 Pearl st, running through to No. 80 Cliff street, for \$100,000, to J. D. Butler.

Schuyler & Giles have sold for Wm. Noble the four-story brown stone dwelling, 20x57, lot 100, No. 23 West Seventy-second street, for \$55,000, to Mrs. A. P. Hammond. This is the third house sold of the row of five erected by Mr. Noble.

Daniel Birdsall & Co. have sold the five-story stone front store No. 62 Reade street, 25.8x61.4, for \$63,006.

Ottinger Brothers have sold one lot on the east side of Fifth avenue, 50.5 feet south of Fifty-ninth street, for \$55,000. Brokers, J. J. and I. Phillips. This lot was purchased at the auction sale of the Stevenson estate in February last for \$46,000. A few years before \$70,000 was refused for the lot adjoining. The Dusenbury estate has sold Nos. 314 and 316 Delancey street for \$17,000.

Martin & Brother have leased the corner store and basement in the building on the northwest corner of Fifth avenue and Twenty-sixth street, size 23x23, for five years at \$10,000 per annum, to T. J. Blakeslee, of Boston.

J. Rutus Smith has, it is reported, sold the block front on the west side of Seventh avenue, between One Hundred and Forty-sixth and One Hundred and Forty-seventh streets, for improvement.

Charles K. Bill has sold for W. E. D. Stokes the two remaining three-story Queen Anne dwellings on West End avenue, between Seventy-fourth and Seventy-fifth streets, 20x55x70, for \$23,000 each; and for Mrs. C. Johnson the four-story frame dwelling on the corner of Glenwood and Springdale avenues, East Orange, with plot 135x550, for \$16,000.

L. Froehlich has sold for A. J. Robinson a plot, 139x100, on the north side of One Hundred and Twentieth street, 162 feet east of Fifth avenue, to William Cohen on private terms, and for S. Marx the three-story brown stone residence No. 172 East Sixty-fourth street, for \$22,500, to C. Palm.

George B. Christman is just about finishing four five-story brick double tenements at Nos. 166 to 174 Ludlow street, 25x75x90 each, which are all ready for sale.

Mrs. A. P. Hammond has sold through Schuyler & Giles the five-story brick tenement, No. 411 West Twenty-sixth street, 20x50, lot 98.9, for \$21,000.

The four brown stone double flats Nos. 232 to 238 Sixth street, sold for William I. Preston by Jacob Bissinger, brought \$160,000, instead of \$135,000 as erroneously reported by Mr. Bissinger last week.

Walter W. Montague has sold for Jacob Cohen the four-story brick house No. 802 Ninth avenue, 24.4x55x75, for \$16,000, to F. H. Kastens.

S. M. Blakely has sold for Marshall D. Hall the four-story brown stone house No. 146 West Fifty-eighth street, 19x65x100.5, with dining-room and butler's extension, for \$40,000, to T. M. Stewart.

P. S. Treacy has sold for Fred'k K. Correll four lots on the north side of One Hundred and Forty-third street, 375 feet west of the Boulevard.

Picken & Lilly have sold for Louis Wirth one of the two five-story brick and stone flats, nearly completed, on the north side of Eightieth street, near Avenue A, to Charles Mason for \$18,350.

Geo. W. McCormick has sold for Mary McCormick the four-story double tenement and stores No. 1676 First avenue, 25x60x100, to William Buehl, for about \$20,000.

Mr. Parsloe, of Heath & Parsloe, has bought from Mr. Carr the five-story brown stone double tenement, of 25 feet front, No. 131 West Forty-ninth street, for \$26,000.

Joseph Mayer, it is reported, has purchased through F. S. Reton four lots on the north side of One Hundred and Thirty-first street, 175 feet west of Tenth avenue, for improvement.

Mangam & Co. have sold for Mr. Frederick, as executor, the northwest corner of Second avenue and One Hundred and Nineteenth street; also a

ot on the street to Myer Hellman, for \$20,000; also for Mrs. Dr. Ranney the two four-story single flats, Nos. 533 and 535 East One Hundred and Eighteenth street, to Frank Gass for \$22,000; also the two-story and basement frame dwelling, 25x45x100, No. 326 East One Hundred and Seventeenth street, for Frank Forschneck, to Frank Gass for \$5,500.

Julius Lipman and Wm. Cohen have sold five lots on the southeast corner of Seventh avenue and One Hundred and Twentieth street, 100.11x125, to Oppenheimer & Metzger. The latter have resold the same to Dore Lyon for \$45,000.

The J. M. Horton Ice Cream Co. have sold the five-story brick factory, Nos. 340 and 342 East Twenty-third street, 50x98.9, for \$45,000, to Bache McE. Whitlock. Brokers, Folsom Brothers.

Jacob Bookman has sold the plot on the northeast corner of Madison avenue and One Hundred and Tenth street, 100x120, for \$45,000 to Hugh Brady and John Hickey, for immediate improvement.

G. C. Scofield has sold for Wm. Noble the four-story stone front dwelling No. 34 West Eighty-third street to Frank R. Houghton for \$31,000. This is the second house of the row sold.

A. C. Lamson has sold for Charles N. Taintor the four-story brown stone dwelling No. 121 East Thirty-ninth street, 20x93.9, for \$33,000 to Oswald I. Martin, of Philadelphia.

T. Farley's Sons have sold the four-story stone front dwelling No. 404 West Seventy-first street, 18x56x100.5, for \$33,000 to Mrs. E. A. Radway.

W. F. McEntee has sold three three-story brown stone dwellings on One Hundred and Nineteenth street, between Fifth and Sixth avenues, for \$14,000 each. One to Ex-Sheriff Peter Bowe and two to a Mr. Spellman.

Andrew Powell has made the following sales: For John Carlin, two lots on Seventy-ninth street, near Riverside avenue, for \$13,500; for W. E. D. Stokes, two three-story Queen Anne dwellings, on the north side of Seventy-fourth street, between West End avenue and Boulevard, for \$22,500 each; and for Stewart & Devlin, a three-story stone front dwelling on the north side of Ninety-fourth street, between Ninth and Tenth avenues, for about \$17,000.

James L. Wells has sold for Peter Kirchoff the plot on the northeast corner of Third and Westchester avenues, 146x200x32, for \$48,000.

C. E. Heberd has plans for two three-story and cellar frame tenements, one 15x50, the other 25x50, to be erected on the north side of Dean street, 400 feet east of Albany avenue. They will cost \$8,000. J. Kemp, owner.

Montrose W. Morris is preparing plans for two additional three-story and basement brick and stone private residences, each 20x53, to be built adjoining those already reported in this column on Hancock street, east of Marcy avenue, at a cost of \$16,000 each including ground, thus completing the block of five houses.

Brooklyn.

W. F. Corwith has sold for Margaret Small the one-story frame dwelling with lot, 16.8x75, No. 368 Ewen street, to Charles J. Franks, for \$800.

Taylor & Fox have sold the three-story brick dwelling No. 92 South Fourth street, 23x100, to Morris Isaacs, for \$6,000; a three-story brick dwelling No. 211 Division avenue, 25x100, to George and Charles Knaus, for \$6,250, and the three-story brick store and dwelling on the northwest corner of Broadway and Ninth street, 25x100, to William Jurgens, for \$18,500.

Ridden & Thomas have sold for Herman Hartjen the three-story stone front store and flat, 20x50x80, No. 159 Lee avenue, to Walter M. Brown, for \$14,900.

Chas. Loffler has sold for Andrew B. Miller the two-story frame dwelling with lot, 50x100, No. 84 Starr street, to Catharine Keller, for \$2,000.

CONVEYANCES.			
	1884.	1885.	1886.
	Sept 26 to Oct. 3, inclusive.	Sept 25 to Oct. 1, inclusive.	Sept. 24 to 30, inclusive.
Number.....	255	276	210
Amount involved.....	\$940,390	\$1,338,504	\$892,864
Number nominal.....	46	59	35
MORTGAGES.			
	177	221	171
Number.....	*\$1,458,356	\$812,113	\$627,535
Amount involved.....	73	105	96
Number at 5 per cent. or less.	\$815,867	\$475,115	\$440,338
Amount involved.....			
PROJECTED BUILDINGS.			
	1884.	1885.	1886.
	Sept. 27 to Oct. 3.	Sept. 26 to Oct. 2.	Sept. 25 to Oct. 1.
Number of buildings.....	54	75	86
Estimated cost.....	\$325,350	\$399,075	\$793,490

\* One mortgage for \$900,000 on property of the Atlantic Avenue R. R. Co.

Out Among the Builders.

Charles P. H. Gilbert has plans under way for three four-story brick, stone and terra cotta private residences, with mansard roofs, to be erected on the south side of Seventy-second street, west of the Boulevard. One will be 21x57, another 20x57, and a third 19x57. They will contain all the modern improvements, including three-story bay windows, and will be finished in hard woods. Each house will be treated differently, and special features will be made of the halls, stairways and first-floor arrangements. They will be in the Romanesque, Norman, and Renaissance order of architecture. The cost is not yet determined. William H. McCormack is the owner.

Charles Baxter is the architect for six three-story and basement brick and stone and terra-cotta dwellings, four of which are 17x50 and two 16x50, on the north side of Ninety-fifth street, 150 feet west of Ninth avenue, for W. S. Jennings. The first and second stories will be cabinet finished. The cost will be \$57,000.

Berg & Clark are making preliminary sketches for five three and four-story and basement brick and stone private residences, each 20x45, to be built for private owners on the south side of Seventy-second street, near West End avenue. The houses will cost about \$25,000.

W. Milne Grinnell is making sketches for two semi-detached two-story English villas, 17x60 and 25x60, to be built at Audubon Park, at a cost of

\$10,000 each. The first story will be of brick and the second of shingle. The owners are W. D. Page and Newell Martin.

Anthony Pfund has plans for an alteration to the brewery of A. Finck & Son on West Thirty-ninth street, between Eighth and Ninth avenues, which will consist of new floors and iron beams. The cost will be about \$7,000.

Charles Rentz has plans for a two-story brick extension, 16.6x25.6, to the rear of No. 309 Sixth street, north side, to cost about \$3,000. Mrs. Port, owner.

George Matthias & Co. are preparing plans for two five-story brick and stone double tenements, each 25x83, to be built on the south side of Eighty-ninth street, between Second and Third avenues, to cost \$22,000 each. William A. Juch, owner.

A. B. Ogden & Son have drawn the plans for a two-story brick private stable, 25x25, at No. 60 East One Hundred and Twenty-eighth street, for Wm. Lee Vernet.

George A. Schellenger is making sketches for three five-story and one six-story apartment houses, of brick, with stone trimmings, to be built on the northwest corner of First avenue and Forty-third streets. One will be 25x70, and four 25x61. The total cost will be \$75,000. E. Marscheider, owner.

Charles T. Mott has plans on the boards for three three-story and basement brick and brown stone private dwellings, each 17x52, to be erected for a private owner on the south side of Seventy-fifth street, between Eleventh avenue and the Boulevard, to cost \$30,000 in all.

Hugh Brady and John Hickey have commenced work preparatory to the erection of six five-story stores and flats on the northeast corner of Madison avenue and One Hundred and Tenth street. Four will face on the avenue and two on the street.

Harding & Dinkelberg are making designs for interior decorations for Baldwin's store on Broadway, southeast corner of Twenty-sixth street, cost not yet estimated; also designs for a box front stoop of brown stone, for Frank Work's residence on the north side of East Twenty-sixth street, near Fifth avenue; also designs for a similar stoop for Mr. Darling's residence adjoining.

Wm. Hall & Sons, it is said, are excavating on the east side of Ninth avenue, between Ninety-ninth and One Hundredth streets, preparatory to building stores and flats.

### Brooklyn.

William Danmar, of New York, has plans on the boards for two two-story and basement frame Queen Anne cottages, each 20x40, to be built on Division street, East New York, for C. Molloy; they will cost \$4,000 each. Also for a two-and-a-half-story frame cottage, 22x35, to cost \$2,500, for Whitlock & Hill, owners.

Milton A. Hyatt is drawing plans for a four-story improved double frame tenement, 28x65, to be built on the southeast corner of Ralph and Atlantic avenues, to cost \$3,000. Caroline E. Hyatt, owner.

Th. Englehardt is preparing plans for a four-story double brick store and flat, 25x65, to be built on the east side of Reid avenue, 25 feet south of Lafayette avenue, for Henry Fuller, to cost \$7,500; two four-story brick stores and flats, 25x65 each, on the east side of Reid avenue adjoining, for C. F. Bussing, of New York, to cost \$15,000; and two similar buildings adjoining for Frederick Holsten, of New York, to cost \$15,000; two three-story frame flats, 20x48 each, corner store, on the southeast corner of Somers and Sackman streets, for Dora J. Fagen, to cost \$3,500 each; and a four-story frame double tenement, 25x56, on the south side of Montrose avenue, 75 feet east of Lorimer street, for Elizabeth Orloff, to cost \$7,000.

W. M. Coots is the architect for five two-story and basement brick dwellings, 16x40 each, to be erected on the north side of President street, 392 west of Fifth avenue, for M. D. Lyons, to cost \$18,000.

Amzi Hill has plans for a four-story brick apartment house, 25x55, to be erected at No. 193 Skillman street, for Joseph F. Ellery, to cost \$6,000.

H. Vollweiler has the plans for three three-story frame double tenements, 25x84 each, to be erected on the west side of Clason avenue, 125 feet south of Park avenue, to cost \$21,000; a two-story frame dwelling, 25x45, on the west side of Wyckoff avenue, 25 feet north of Himrod street, for Emma Weitzel, to cost \$3,000; and a two-story frame store and dwelling, 25x50, on the southwest corner of Wyckoff avenue and Himrod street, for Frederick Mingram, to cost \$3,500.

### Out of Town.

**Bloomfield, N. J.**—A. Mr. Collins will build a one-story brick iron foundry, 50x100, with extension about 30x55, the cost of which is not yet estimated. Harding & Dinkelberg, of New York, architects.

**Camden, N. J.**—J. O'Rourke has plans on the boards for a two-story and cellar rectory, 36x38, with extension 18x22, to be built of Trenton stone, in the rear of the new Church of the Sacred Heart, of which Rev. William H. Lynch is the pastor. The cost will be about \$5,500.

**Elizabeth, N. J.**—C. A. Gifford is the architect for a two-story and attic frame Colonial dwelling, 42x30, on Westminster avenue for W. T. Day, which will cost about \$5,500.

**Forest Lake, Pike County, Pa.**—A. B. Ogden & Son are building a one-story and attic cottage, 30x36, on one of the lots of the Forest Grove Association. The materials are blue stone slabs and terra cotta, with joints in red mortar. The cottage has a fire-proof roof of iron shingles.

**Glen Ridge, N. J.**—L. J. Belloni, Jr., is about to build a three-story frame cottage, to cost about \$5,500. Wilbur S. Knowles, of New York, architect.

**Larchmont, N. Y.**—Byron Ford will build a two-and-a-half-story frame cottage residence, 35x42, to cost \$8,000. William Murray will also erect a similar building, 30x43, to cost \$3,000. Henry F. Kilburn, of New York, is the architect in each instance.

**Long Island.**—Bradford L. Gilbert, of New York, is preparing plans for a club-house, to be erected at Oakdale, for the South Side Sportman's

Club. It will be a three-story frame building, 22x68, and will contain the usual accessories to a well-appointed club-house. It will cost \$10,000.

**Newark, N. J.**—Though architects are generally hopeful of good business for the coming season, it is remarked that there is not so much work now projected as at this season last year, and some capitalists who have been considering building plans and estimates have decided not to take any action upon them at present. This is not mainly on account of any uncertainties in the labor situation, but they have concluded that prices of land, materials and labor are, perhaps, already too high, in view of the large number of new buildings already produced, to afford any great inducements to builders and investors. At the same time, the prevailing expectation is that the coming season will be at least one of fair activity, and the disposition shown by people of moderate means to build homes for themselves continues to be a healthful feature in the situation.

Carl F. Rehmann has the plans for a two-and-a-half-story frame dwelling, 44x22, with one-story stable in rear, on Broome street near Clinton avenue, for B. Kaiser, to cost about \$5,000.

J. O'Rourke is the architect for a three-story frame tenement and store, 25x36, with two-story extension, 18x22, on the corner of Ferry and Jackson streets, for Mrs. M. Foley, to cost \$4,000, and five two-story frame stores and dwellings, 18.6x48, on the corner of High street and Fifth avenue, for Wm. A. Righter, to cost \$10,000.

H. C. Klemm is drawing plans for a two-story frame dwelling, 27x30, on Sixteenth avenue and Camden street, for Adam Brandon, to cost \$2,300.

A. Connelly has the plans for a two-and-a-half-story brick dwelling, 22x30, with frame extension, 14x14, at No. 112 Wilsey street, for M. W. Hogan, to cost \$1,000; and a one-and-a-half-story frame coach-house, 22x30, on Clinton avenue, near Belmont avenue, for Peter Hassinger.

The following plans have recently been filed in the Building Department: A 3-sty tenement, 22x41, at 371 Bergen street, for George Schryer; a 2-sty dwg, 20x28, at 162 Boyd st, for Margaret Nisch; a 2-sty extension, 19.6x24, to dwg, 1027 Broad st, for Franklin Murphy; a 2-sty dwg, 23x38, at 11 Barbara st, for Louis Then; four 3-sty dwgs, 21x42, at 344 to 350 Camden st, for William Hill; a 2-sty japanned leather factory, 100x33, at the corner of Oliver and McWhorter sts, for McCormick & Connelly; a 2-sty dwg, 21x29, at 247 South Eighth st, for James Hilton; a 2-sty store-house, 30x40, at 48 Morris av, for Patrick Foley; a 2-sty store-house, 15x30, on the corner of Elm and Monroe sts, for R. Taylor; four 3-sty bk stores and dwgs, 38x99, on Central ave and Norfolk st, for John Noll; a 2-sty dwg, 21x32, on Sylvan ave, near Summer ave, for Ellen A. Clark; two 2-sty tenements, 16x30, at 700 and 702 Market st, for Anton Steines; a 3-sty dwg, 25x50, at 176 Belmont av, for Geo. Keller; a 2-sty dwg, 36x24, at 225 South 11th st, for John Degethroff; a 3-sty store and tenem't, 25x72, on the southeast corner of Bank and Howard sts, for Johanna Berringer; a 2-sty brick factory, 25x17, at 59 Beacon st, for Geo. Schmidt; a 1-sty stable, 28x100, on the corner of Springfield av and South 10th st, for the Irvington & Newark Horse Railroad Company; a 3-sty dwg, 24x55, on the southeast corner of Camden st and 16th av, for August Kastner; a 2-sty brk dwg, 25x100, at 235 Ogden st, for P. Vanderhof & Son; a 2-sty dwg, 20x26, on the corner of Verona st and Lake st, for A. Raach; a 2-sty store and dwg, 30x32, at 617 Springfield av, for Natalie Rutter; a 2-sty dwg, 18x44, at 204 New st, for William C. Wallace; a 2-sty brk dwg, 28x35, at 275 North 7th st, for John Hart; a 3-sty brk store-house, 37x55, at 17 Lewis st, for Franz J. Kastner; a 2½ dwg, 22x40, at 9 Monmouth st, for Mrs. Kathrina Wohlfarth; a 1-sty brk boiler-house, 18x56, at 27 Lewis st, for Franz J. Kastner; a 2-sty stable, 25x18, at 270 Camden st, for J. Engler; a 2-sty dwg, 20x28, on Sylvan av, 170 feet east of Summer av, for E. W. McBurney; a 3-sty dwg, 22x60, at 12 Nelson pl, for Fred Reynold, Jr.; a 2-sty brewery, 32x21, on the corner of Bowery and Providence st; a 2-sty dwg, 36x18, on Sumner av near Montclair av, for F. Dennis; a 3-sty tenem't, 22x42, on the corner of 15th av and South 10th st, for Mrs. Bohshneider; a 2-sty tenem't at 297 South Sixth st, for Adam Keller.

The architect for the two-and-a-half-story frame dwelling of Frank M. Scott, on Roseville avenue, between Fifth and Sixth avenues, is R. H. Rowden, and not another architect, to whom it has been erroneously credited in an architectural paper. It will be in Queen Anne style, handsomely finished throughout, and will cost about \$9,000.

**Nyack, N. Y.**—J. A. Bennett will build a two-story and attic residence, 40x50, and a two-story frame stable, 28x40, at a total cost of \$7,700. Horace G. Knapp & Co., architects.

**Mount Vernon, N. Y.**—Mr. Gardner is about to erect a three-story brick and stone office building, with stores, 25x90, to cost \$7,500. Frank F. Ward, of New York, architect.

**Orange, N. J.**—John Burk intends building a two-story frame stable, 25x40, the cost of which is not yet estimated. J. W. Waller, of New York, architect.

**Palisades, N. J.**—William J. Opdyke will erect a two-story frame English villa, 30x40. Cost not yet determined. Horace G. Knapp & Co., of New York, architects.

**Pottsville, Pa.**—D. G. Yuengling & Son will build a four-story brewery of brick and iron, 43x50, to cost \$12,000. Anthony Pfund, of New York, architect.

**Roselle, N. J.**—A Mr. Vaughn will build a two-story and attic frame residence, 30x30, with extension 17x17, to cost \$4,000. Clarence W. Smith, of New York, architect.

**Seville, Florida.**—The Seville, Florida, Company will erect a two-story typical southern frame residence, 30x40, with ten-foot piazza, to cost \$5,000. Clarence W. Smith, architect.

**Saratoga, N. Y.**—R. Risgo, of New York, will build a three-story and basement frame building, 48x125, to be intended for an hotel, which will include fifty rooms and a dining-room 50x75. The cost will be about \$12,000. Alonzo E. Hudson, of New York, architect.

**Short Hills, N. J.**—R. H. Rowden is making sketches for a two-and-a-

half-story brick dwelling, 32x30, for Stewart Hartshorn, to cost about \$5,000.

**Tarrytown Heights, N.J.Y.**—Mr. Humphreys intends building a three-story frame hotel, 60x100, with extension, at a cost of \$15,000. C. Abbott French & Co., of New York, architects.

**Contractors' Notes.**

Sealed proposals will be received by the school trustees of the Ninth Ward, at the hall of the Board of Education, No. 145 Grand street, until Monday, October 4th, 1886, at 4 o'clock P. M., for a new steam boiler, repairs, etc., to heating apparatus for Grammar School Building No. 3, corner of Hudson and Grove streets.

Bids for paints, oils and lumber will be received by the Commissioners of Public Charities and Correction, at No. 65 3d avenue, until Friday, October 5th, at 9.30 o'clock.

Sealed proposals from masons, carpenters, plumbers, tin roofers, iron and slate stair builders, etc., for work and materials for a public school building on Starr street, near Central avenue, Brooklyn, and for iron fence railing, curbing, etc., for the Central Grammar School, will be received by the Board of Education up to four P. M. on Tuesday, October 5th, at the office of the Superintendent of Buildings of the Board, No. 15 Red Hook Lane, Brooklyn.

**Special Notices.**

Louis M. Picot has opened an office for a general real estate and insurance business, and the negotiation of loans, in the Real Estate Exchange building, No. 59 Liberty street. Mr. Picot will also take entire charge of property.

Clarence Gordon has for sale timber, coal, iron, manufacturing and farm investments, principally in the South. Several of exceptional promise have been examined and reported on, practically and impartially, by experts connected with his office, which is at 59 Liberty street.

The MacKnight Flintic Stone Company has, within the past month, made an improvement of very great importance in the finish of the stone, having patented a roller which gives it an exact finish like fine axed stone. The first sample has been laid in front of Everett's building, on the north-west corner of Ann and Nassau streets, and the work is remarkably substantial as well as handsome. The office of the company is at No. 150 Broadway, and the works, at Nos. 515 to 519 West Fifty-fifth street.

The advent of steel steamships on the lakes directs attention to the rapid and astonishing increase of the use of steel in the arts and manufactures in this country within a few years. The chief demand for iron and steel has come from the railroads, which have used one-half of the entire American product of both metals since 1865. The production of iron rails, which amounted to 362,292 net tons in 1865 and rose to 905,930 in 1872, declined to 14,815 tons in 1885. This falling off has been due entirely to the substitution of steel rails, which from a production of 2,550 tons in 1867 increased to 1,460,920 tons in 1882, and 1,079,400 tons in 1885. From 1865 to 1882, the production of steel of all kinds, principally Bessemer steel, increased from 15,262 tons to 1,945,095 tons, and the production for 1885 is reported at 1,917,330 tons. Within two or three years the growth of the steel making industry has been greatly stimulated by the ease and small cost with which, under the Bessemer and Clapp-Griffith's process—ore can be converted into steel. Plates, sheets, bolts, and even nails are now made of steel and are nearly as cheap as iron. During the present year twelve new steel works have been opened; and there are now in full operation twenty-eight Bessemer steel works in this country. When the unfinished works are completed, the annual capacity of the combined works will be 4,000,000 net tons, as compared with a capacity two years ago of nearly 2,500,000 tons. The United States consumes one-fourth of the world's production of steel and ought to produce nearly all it uses. In the production of iron it is second only to England. The present strong demand for iron ore and the improving condition of the iron and steel industries are most encouraging factors in the business outlook for the autumn and following year; because the improvement is sure to continue, owing to the great amount of railroad track laying that is to be done during the remainder of the year.—*Buffalo Commercial.*

**BUILDING MATERIAL MARKET.**

Considerable talk has been dished up in the daily press about laborers' strikes in connection with the building trade, and forecasting general and serious trouble. The plumbers and stone rubbers, however, seem to be the only ones taking an open stand, the latter principally against certain jobs, and there has been no stoppage of work sufficient to reflect an influence upon the market for material. Indeed, the sale of all standard descriptions this week, such as brick, cement, lath, lime, lumber, etc., has, if anything, shown an increase this week, and while dealers admit a little nervousness over what may come they feel no loss of trade as yet.

**BRICKS.**—The market for Common Hards continues barren, of sharp or unusual features, and we find among both buyers and sellers a disposition to condense their reports into the stereotyped and monotonous "nothing new." To any one possessed of a knowledge of the immediate past, however, that really means a good healthy condition of trade prevailing, with affairs promising and all hands well satisfied. The supply this week has been ample, probably not quite so liberal as at same period during the early portion of last month, but still enough to satisfy the general run of trade without putting buyers to any serious delay or inconvenience. In the matter of quality, however, the case is a little different, the comparatively small proportion of high grade stock, referred to in our last, standing out with somewhat greater prominence, and customers who would not be satisfied unless they had the best, found it necessary to increase their bids somewhat. Thus while \$7.00 per M may still be considered the average top a really choice article can rarely be found below \$7.12½, and we learn of enough actual business doing at \$7.25 per M to warrant the latter as a quotation. On the other extreme \$6.00 is, as a rule, quoted inside, but some of the Jersey makes occasionally change hands a fraction lower. About all the stock now handled may be considered as going direct toward consumption, dealers rarely making any accumulation except of a temporary character. The production is full and said to be urged with greater vigor if anything, as manufacturers can now commence to see the end of the season and are willing to make all the stock possible before compelled to shut down. Pales remain steady, and the demand is holding its own sufficiently well to exhaust everything available and show an outlet for still greater quantity. Fronts also in demand, and manufacturers of the best North River stock are again sold ahead, a situation that will apply also to the fancy grades.

**LATH.**—The conditions of the market have remained favorable for the selling interest, and the market shows a further gain. In the first place, supplies were small, a considerable portion of the arrival having been previously engaged, and that feature, in conjunction with a really better demand, has led to fuller and higher bidding, with the gain apparently well sustained at the close. It looks doubtful about any stock now coming within reach for less than \$2.30 per M, and we have reports of several sales at \$2.35 per M, a portion of the latter to arrive.

**LIME.**—Arrivals of Rockland have not been very liberal, and such stock as came to hand appeared to find the usual inquiry, receivers reporting no accumulation of stock and prices ruling about steady. The St. John lime, too, is meeting with excellent favor, and it is claimed the only difficulty is in not getting enough of it. The price has strengthened and sales are now reported at 90@95c. per bbl.

**LUMBER.**—Reports from most quarters continue in promising form, and when exceptions to the rule are found they are clearly traceable to some immediate local cause. We do not wish to convey the impression that our market is booming and making a large steady gain from week to week, for such is not the case; on the contrary, the aggregate business is probably less than at this time last year; but there has been a noticeable increase in the movement since the commencement of the month in the matter of small orders, and most of the Trade gets a share. Leading dealers, and for that matter all dealers who have a

good assortment to work with, report that customers are making a general selection as to variety, but still buying very closely on quantity and quite decidedly refusing to invest beyond the limits of wants carefully calculated before entering the market. On values, figures are running much the same as for some time, though the tendency is to harden, if anything; that is, if regular customers wish to duplicate orders, etc., they can do so at about former cost, but sellers feel confident enough to ask a little advance even on some standard goods where new orders came in, either from their own or outside trade. Offerings from first hands in the meanwhile are meeting with fair enough attention to keep advantage principally on the side of selling interest, though following up and acting upon an experience with their own customers dealers make a very close bargain for all they handle.

Eastern Spruce has a pretty, sure market, and evidently a very good backing on values, as about everything of ordinarily useful quality or better is steadily absorbed, and most receivers report former rates promptly bid. Manufacturers are also generally busy enough to feel more or less independence about opening further negotiations, as the increase in the number of specials at the close of last and the opening of this month together with the cutting of randoms keeps all the saws busy. Receivers have a reasonably full field upon which to solicit business, as in addition to pretty full wants in this city and its immediate surroundings, out-of-town customers may be depended upon to take considerable stock, and pay a good rate for it too. We quote at \$14.00@16.00 for random, 16.00@17.00 for general run of specials, and \$18.00 for extra difficult.

Northern Spruce secures an increased demand if anything, and occasionally it is found difficult to serve the outlet rapidly enough, with prices very naturally well sustained all around. We quote at 16½c. for 1x9, 20½c. for 1x12 and 32c. for 2x9. Northern Hemlock firm on value and meeting with good average trade demand. We quote joist 2¼x4 inch, 9, 10, 12, and 13, feet, \$11.50@12.00 per M; boards 1x10 inch 13 feet, 13c. each, and culls 8c. each.

White Pine retains just enough uncertainty to induce occasional contradictions in reports upon the condition of the market, but covering a wide view of the situation it would probably be as well to consider matters as pretty steady for all really first-class goods. The home trade has suffered on building operations, but for all other purposes the consumption is good, and holders are still hopeful that export trade will revive sufficiently to take off some very good sized invoices, recent advices tending to suggest such a theory. For the latter outlet, however, there is a pretty good supply offering of both old and new stock. We quote \$15.00@17.00 for West Indies shipping boards; \$26.00@29.00 for South American do., \$12.50@14.00 for box boards and \$15.00@17.00 for extra do.

Yellow Pine has sold to some extent in the way of flooring, from stock on hand, and the "railway people" are also looking around in a manner to create a favorable impression, which, in conjunction with continued calls for specials, makes a very good showing. The market, however, does not afford wide margins, owing to the old competitive spirit, and, as yet, buyers find little actual addition to cost. Arrivals have been a trifle fuller this month, but to a considerable extent on contract. We quote as follows: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$20@22; Dry do. do., \$23@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods without much if any change. In a few cases the indications for an export call were thought to be more promising, but nothing of an extensive character, while on home outlets the movement embraces about the former general assortment and shows a pretty good volume, some increase if anything. Supplies are coming in with apparent freedom, but do not greatly increase the available stock, as numerous invoices go direct into the accumulation of consumers, at purchases made at interior points, and others cover a special selection to be laid away by dealers against winter requirements. Walnut and cherry sell about as well as usual, and there is a good demand for poplar; the latter finding friends on general home consumptive account as well as an occasional call for export. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$35@40; do. oak, \$30@40; quarter sawed clear, \$50@60; maple, \$20@32 do. do.; do. chestnut, \$28@32 do.; cherry, \$72@90 do.; white wood, \$28@35 do.; elm, \$20@22 do.; hickory, \$42@55 do.

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

	Feet.
To West Indies .....	1,198,000
To South America .....	2,349,000
To East Indies .....	488,000
To Europe .....	78,000
Total feet .....	4,113,000
Previously reported this year .....	37,894,000
Total since Jan. 1, 1886 .....	42,007,000
Total, same time, 1885 .....	53,803,000

**GENERAL LUMBER NOTES.**

**THE STATE.**

The Albany market is reported by the *Argus* as follows:

The lumber district has not shown quite the activity during the last week that was evident at the time of our last report, although the trade has been very fair. No one anticipates a boom in the trade, but it is apparent that a very healthy improvement is taking place, and buyers show but little reluctance in purchasing at the figures caused by the recent advance. The local labor troubles are having a perceptible effect among the smaller dealers, and they are anxious for a settlement of the difficulties. Shingles and hard woods are showing the least movement of any stocks in the market. Dealers are having some difficulty, too, in getting boats for shipments, as every one that can possibly do it is taking advantage of the movement in grain. Prices generally are unchanged and firm.

**THE WEST.**

The Chicago *Timberman* continues to grow apace, not in size alone, but in quality and usefulness, carefully preserving the high standard with which it started, and showing conclusively that the lumber trade of the West appreciates and will support clean first-class journalism. In reviewing the situation the *Timberman* says:

In spite of the continued improvement of the business in lumber which has been reported for some weeks past, it does not now rise above a moderate average in volume. It seems to the case that farmers have not yet begun to buy freely. The retail yards that are taking stock are for the most part those which rely chiefly upon the town trade; the country demand, pure and simple, is something whose effect on the movement of lumber from distributing points is yet to be felt. It will come, no doubt, and soon, but what its extent will be is one of the problems of the future.

**CHICAGO.**

**THE CARGO MARKET.**—The cargo market has not been active on the surface, though a good deal of stuff has been sold altogether. The brokers say they are selling to some extent on tallies, in advance of arrival, and report that there is a rather good demand for nearly everything they get. They are able, in some instances, to work in at the straight price stock which they are ordinarily compelled to make a special figure on. A cargo sold, of about 200,000 feet, had 12,000 culls, which the buyer allowed to be measured with the rest in consideration of getting the load at the same price he had been paying. On the other hand, it is currently reported that a shilling concession was made early in the week on a hold of piece stuff in order to sell the deck load of shingles to the same party. He took the latter at \$1.80, and the dimension at \$9.87½. The going rate on the piece stuff, however, is still \$10 this one sale, made under peculiar conditions, not really affecting the market. The demand holds up for dimension to the extent of the rather limited offerings, and would probably take more if it were sent here.

inch lumber moves rather sluggishly, under very light receipts at the market. Good stock is somewhat of a drug. A cargo of choice boards and strips brought \$30, but the seller doubted his ability to place another at that rate if he had it. Medium and No. 2 inch cargoes have been in moderate supply, and have sold on the basis of former prices. There is scarcely any strictly No. 2 lumber offered, as the No. 2 logs are used for other purposes. The current prices making it more desirable to cut them into piece stuff. At the



Table listing various lots and properties with associated values and names. Includes entries like 'Five lots, W. J. Seymore', 'Two lots, Ann Kelly', etc.

Same property. William H. Childs to William M. V. Hoffman. Mort. \$22,000. Sept. 29. nom Division st, No. 46, east cor Chrystie st, 34.1x58 x3x67.6, four-story brick store and tenem't.

Sheriff st, Nos. 63 and 65, w s, 100 s Rivington st, 50x100, two five-story brick stores and tenem'ts. Anna wife of George Lehmann to Max Herskowitz. Mort. \$30,000. Aug. 31, 1886.

CONVEYANCES.

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

NEW YORK CITY.

SEPTEMBER 24, 25, 27, 28, 29, 30.

Attorney st, No. 154, e s, 125 n Stanton st, 25x100.5, five-story brick store and tenem't. Martin Goerl to Benjamin Gross, Newark, N. J. Mort. \$10,000. Sept. 28.

Greenwich st, No. 183, e s, 25.11x53.3x25x61.6. Release dower. Jane Healy, widow, to Augustine Healy. Sept. 25. nom

25th st, No. 208, s s, 109.3 w 7th av, 15.6x98.9,









Troutman st late Madison st, s e s, 100 s w Hamburg st late Johnson av, 25x100. Anna M. Roller, widow, to Henry Wolbeck. Mort. \$700. other consid. and 900 Union st, s s, 92 w 5th av, 100x190 to President st. 300  
 5th av, n w s, 74.6 s w Union st, 20.6x92. Elizabeth J. wife of William H. Friday, Sarah I. Jones and Charles H. Strohm to The Fifth Avenue Casino Co. Limited. 42,000  
 Union st, n s, 296.8 e Hoyt st, 16.8x75. James E., Mary and John Hammill, Newark, N. J., to Mary wife of Bernard McKeever, New York. B. & S. 3-20 part. 300  
 Union st, n s, 304.6 w 5th av, 12.6x95. Alanson W. Adams to Mary Still. Mort. \$2,250. 3,803  
 Union st, s s, 500.6 w 5th av, 16.6x95, h & l. John Adamson to William H. Bierds. Mort. \$3,000. 5,000  
 Van Buren st, n s, 205 w Sumner av, 20x100, h & l. Elizabeth M. wife of William P. Kookogoy to Luther E. Preston. Mort. \$4,800. 6,700  
 Vigelius st, s e s, — n e of Bushwick av, 75x100. Adolphus Gload to Frank Hyde. 1/2 part. 317  
 Willow st, n s, 325 w Cypress av, 54.5x100. William Morrell to James F. Kleenan. Mort. \$1,500. 2,200  
 South 3d st, n s, 75 e 7th st, 50x100. James Fiora, Manchester, Eng., to James H. Renshaw. B. & S. June 26. nom  
 Same property. James H. Renshaw to Edward F. Renshaw. B. & S. nom  
 Same property. Edward F. Renshaw to Susan E. Renshaw. B. & S. nom  
 Same property. Sheriff's certificate of sale. Lewis R. Stegman, late Sheriff, to James H. Renshaw. 5,015  
 Same property. Assign. of certificate of sale. James H. Renshaw to Edward F. Renshaw. nom  
 Same property. Assign. of certificate of sale. Edward F. Renshaw to Susan E. Renshaw. nom  
 Same property. Sheriff's deed on execution. Lewis R. Stegman to same. 5,015  
 3d pl, s s, original line, 150 e Court st, 20x133.5, h & l. Sarah A. Laird, New York, to Catherine Walsh. Mort. \$2,900. 5,500  
 East 3d st, w s, 275 s Av H. 50x100, New Utrecht. Nicholas Donahue to Matthew Ryan. Mort. \$150. 500  
 4th pl, s s, 20 w Smith st, 20x113.5. Marvin R. Robbins to Mary Leyden. 4,650  
 7th st, No. 402, s w s, 75.1 s e 6th av, 22.9x82x20 x32x2.9x50. James H. Watson and James H. Pittinger to Elias H. Bartley. Mort. \$2,500. 4,000  
 9th st, s s, 92 e 7th av, 17.6x82.6, h & l. William D. Currier to John A. Schilling. Mort. \$6,500. 9,500  
 9th st, s s, 67.6 w 8th av, 16x72.6, h & l. Jennie wife of William J. Barry to James A. Carrouger. Mort. \$4,500. val. consid  
 9th st, s w s, 250 s e 5th av, 8x100, includes court yard. Henry M. Bishop to Mary E. Sherman. 500  
 10th st, s s, 114 w 7th av, 18.6x100, h & l. John Kolle to Delia A. Jerome, New York. Mort. \$4,000. 6,500  
 10th st, s s, 411.8 e 6th av, 16.8x100, h & l. Joseph Sheffield to Lionel E. Brown. Mort. \$4,500. 6,000  
 11th st, s w s, 77.3 n w 6th av, 15x100, h & l. Edwin C. Squance to Thomas Wilson. Q. C. nom  
 Same property. Thomas Wilson to John T. Main. 3,000  
 12th st, s s, 74 e 3d av, 26x75. Contract. Conrad Dietrick to Heyman C. Machowitz. 4,000  
 15th st, plot 67 map D. D. Stillwell property, Gravesend, 50x100, and two-story and basement house. Ellen wife of Maurice Haley to Henry Compton. 1,100  
 16th st, s s, 163.4 e 6th av, 16.8x80, h & l. Charles B. Dolga to Anna wife of John Purcell. 2,000  
 18th st, s w s, 275.5 s e 7th av, runs southwest 50 x northwest 0.5 southwest 50 x southeast 25 x northeast 100 to 18th st, x southwest 14.7, h & l. Carl Dieckmann and Jennie L. wife of Gustaf V. Wallberg, formerly Myers, to William Ryan and Mary his wife. 6,500  
 22d st, s s, 175 w 7th av, 25x100. Sophia Iversen to Nels P. Jepsen. nom  
 27th st, n s, 225 w 5th av, 30x100. Release mort. James Weir, Jr., to Matilda wife of John P. M. Goodwin. 675  
 5th st, s w s, 240 s e 3d av, 20x100.2. Thomas J. France to Timothy and Mary Sullivan. C. A. G. 300  
 38th st, s s, 160 w 8th av, 20x47x20x46.1, h & l. Anna M. Schaum to Caroline wife of Herman Kirstein. B. & S. nom  
 55th st, s w s, 400 n w 3d av, 25x100. Rachael wife of George Colby to Sarah F. wife of and Augustus G. French, tenants in common. 1,700  
 56th st, s w s, 320 n w 3d av, 20x100.2. John Williamson, New York, to Robert Withcofsky. 1/2 part. 525  
 Same property. J. Williamson and Sarah A. his wife to Hannah Withcofsky. 525  
 Albany av, w s, 109.1 n Atlantic av, 20x100, h & l. Mary A. wife of John H. Seed to Owen Morgan. Mort. \$2,000. 3,450  
 Atlantic av, n e s, 125 n w Hamilton av, 50x125, Fort Hamilton. George S. Gelston to Clara S. wife of Frederick Mang. 450  
 Atlantic av, s e cor Fountain av, 111.1 x about 104x109x85. Phillippina Wortman wife of Isaac to The City of Brooklyn. C. A. G. 1,800  
 Bath av, n w cor 17th av, 108.4x125, hs & ls, Bath Beach. James Tynan to Mary J. Moughney, New York. 5,500  
 Bushwick av, n e s, 25 s e Vigelius st, runs southeast 75 x northeast 200 x northwest 100 to Vigelius st, x southwest 100 x southeast 25

x southwest 100. Edmund McLoughlin to Patrick Concannon. See Lafayette av. 9,500  
 Bushwick av, north cor Magnolia st, 100x100, h & ls. William H. C. Leverich to Phebe E. Leverich. Mort. \$10,000. 25,000  
 Clermont av, No. 130, w s, 151.7 n Myrtle av, 21.7 x 77.10 x 21.3 x 77.8. Catharine Evans, widow, New York, to Joseph Langan. 3,200  
 Cypress av, w s, 50 n Grove st, 50x100. Charles Corey to Ann wife of Patrick Divine. 550  
 De Kalb av, n e cor Schenck st, 39.8x50x39.2x 80. Foreclos. Gerard M. Stevens to Frederick B. Taylor. 8,525  
 De Kalb av, n w cor Schenck st, 100x63. Foreclos. Gerard M. Stevens to Frederick B. Taylor, New York. 22,950  
 Flushing av, n s, 194.4 w. Marcy av, 100x100. Release mort. Thomas J. Moore to Jacob Bossert. 2,500  
 Flushing av, s s, 25.4 w Schenck st, 21.10x83.8x 22.11x85, h & l. Samuel Parnson to Silas B. Condit. 2,000  
 Same property. Silas B. Condit to Ann Keegan. 2,000  
 Franklin av, e s, 46 s Willoughby av, 22x100. Sarah F. wife of Timothy Mulford, Kansas City, to George W. Powell. 4,300  
 Gates av, s s, 185 w Marcy av, 40x100, hs & ls. Hannah C. wife of and Daniel M. Somers to Jarah J. Rickerson. Mort. \$15,000. exch  
 Gates av, s s, 200 e Reid av, 90x100, three hs. & ls. Daniel Lauer to Samuel H. Cornell. Mort. \$24,000. See Palmetto st. val. consid. and 6,000  
 Gates av, s s, 100 e Ralph av, 10x200 to Monroe st. Release mort. Eliza Nichols, extrx. of James Nichols, to William H. Murtha. nom  
 Gates av, s s, 190 e Ralph av, 10x200 to Monroe st. William H. Murtha to George W., Adelaide M. and C. Corine Rice and Cecelia A. Dougherty. 1,800  
 Greene av, s s, 483.4 e Bedford av, 16.8x100, h & l. Thomas H. Brush to Kate E. wife of Frederick Jacobson. Mort. \$5,500. 9,500  
 Greene av, s s, 433.4 e Bedford av, 16.8x100, h & l. Thomas H. Brush to William W. Whittier. Mort. \$5,500. 9,500  
 Graham av, e s, 40 n Jackson st, 20x50. John Sturke to Wilson M. Powell, New York. 5,000  
 Same property. Wilson M. Powell to Mina wife of John Sturke. B. & S. 5,000  
 Grand av, s e cor Greene av, 50x100, hs & ls. Foreclos. Samuel W. Grierson to Frederick B. Taylor. 5,684  
 Gravesend av, e s, adj J. McGettrick, indef. plot, Gravesend. Fannie M. wife of James Latham, New York, to Theodore B. Moore. 1-6 part. 853  
 Same property. Andrew T. Stryker to same. 1-6 part. 853  
 Same property. Sarah A. wife of Harman V. Storm to same. 1-12 part. 427  
 Hale av, w s, abt 13 s force tubes, runs north 12 to force tubes, x northwest 172 x south 34.4 x southeast 145.7x15.4. Godfrey Rossberg to The City of Brooklyn. 1,200  
 Same property. Release mort. Edward H. Van Ingen to Godfrey Rossberg. nom  
 Hamilton av, e s, 36.9 n 3d av, 40x31.4x2.8x40x 40.7. Lemma Magaw, widow, to Ernst Schartan. 1,500  
 Howard av, w s, 85.1 n St. Marks av, 32.2x100x 32.2x—. Henry L. Betts to Clarence Dickerson. B. C. 260  
 Jefferson av, n s, 166.8 e Bedford av, 66.8x100, hs & ls. Henry E. Wells to Alonzo E. De Baum. Mort. \$24,800. See Sumner av. nom  
 Kingston av, e s, 214 s Herkimer st, runs east 142 x south 1.6 x southwest to Kingston av, x north 50. Clarence Dickerson to James and Frederick J. Ashfield. 2,000  
 Lafayette av, n s, 40 w Franklin av, 20x76, h & l. Gardner S. Chapin, extr. of Asa H. Wheeler, to Florida D. Townsend. 5,000  
 Lafayette av, s s, 235 e Sumner av, 20x100, h & l. Ida F. wife of Louis S. Waring to Arthur T. Bliss. Mort. \$3,500. nom  
 Same property. Arthur T. Bliss to Louis S. Waring. Mort. \$3,500. nom  
 Lafayette av, s w cor Sumner av, 25x100, h & l. Patrick Concannon to Edmund McLoughlin. Mort. \$12,000. See Bushwick av. 21,500  
 Lafayette av, n s, 60.7 w Raymond st, 20x94.4x 20x93.6, h & l. Lottie F. wife of Theodore Newman to Mary Malcolm et al., extrx. of Thomas Malcolm. 11,000  
 Lexington av, n s, 252 w Reid av, 123x100. Asa W. Parker to Thomas Ellison. 5,100  
 Lexington av, n s, 275 e Marcy av, 25x100, h & l. Wilhelmina D. and Gustav Zimmermann to John Buttner and Mary his wife. Mort. \$1,900. 2,900  
 Lexington av, s s, 194 w Nostrand av, 16x100, h & l. John Broad to Laur M. De Bebeian. Mort. \$3,000. 6,000  
 Narrows av, e s, at centre 78th st, runs north 48 x east to 78th st, x west to beginning. Adolphus Bennett to William K. Bennett. B. & S. nom  
 Park av, s s, 300 w Tompkins av, 20x100, h & l. George F. Bleil, New York, to Isaac Simon and Hanna his wife. 2,800  
 Ralph av, w s, 167 s Herkimer st, —x105.  
 Ralph av, w s, 98.7 n Atlantic av, —x105.  
 Ralph av, e s, 167 s Herkimer st, — to Brooklyn & Jamaica R. R., x — to Prescott pl.  
 Prescott pl, e s, 167 s Herkimer st, — to said R. R., x the block to Bancroft pl.  
 Howard av, e s, 167 s Herkimer st, — to said R. R., x 98.  
 Howard av, e s, 58.5 n Atlantic av, 11.6x—x 50.11.  
 Cooper pl, w s, 190 s Herkimer st, runs west

to Brooklyn & Jamaica R. R., x southeast to Cooper pl, x north x — to beginning.  
 Cooper pl, e s, 190 s Herkimer st, runs east to Louis pl, x south to Brooklyn & Jamaica pike, x west to Cooper pl, x north to beginning.  
 Saratoga av, w s, 213 s Herkimer st, runs west to said R. R., x southeast to av, x north.  
 Atlantic av, n e cor Louis pl, runs east to Saratoga av, x north to Brooklyn & Jamaica R. R., x northwest to Louis pl, x south to beginning.  
 Russell pl, w s, 236 s Herkimer st, runs west to said R. R., x southeast to Russell pl, x north to beginning.  
 Atlantic av, n w cor Russell pl, 97x—x—; also, Russell pl, e s, 236 s Herkimer st, — to said R. R., x — to Radde pl.  
 Atlantic av, n e cor Russell pl, — to Radde pl, x —.  
 Ocean pl, e s, 236 s Herkimer st, runs to said R. R., x — to Gunther pl.  
 Louis E. G. and Fanny Radde, New York, to Elijah H. Austin. 1/2 part. 3,335  
 Rockaway av, e s, 100 n Hull st, 55.2x76.3x42.5 75. Elizabeth W. Aldrich, New York, to Richard D. Robbins. 1,800  
 Reid av, e s, 25 s Lafayette av, 125x100. Elizabeth E. wife of Waldo Hutchins to William McChesney. 10,400  
 Rochester av, w s, 76.1 n Atlantic av, 18.6x80, h & l. John Fraser to William Hastie and Isabella his wife, joint tenants. Mort. \$1,800. 3,900  
 Same property. Release mort. Cordelia E. Macpherson, extrx. G. G. Yvelin, to John Fraser. 200  
 Rochester av, w s, 20.7 n Atlantic av, 18.6x80. Release mort. Cordelia E. Macpherson, extrx. G. G. Yvelin, to John Fraser. 100  
 Saratoga av, s e cor Bergen st, 13.6x—x77.5. Henry L. Betts to Clarence Dickerson. Q. C. 200  
 St. Marks av, s s, 219.11 w Ralph av, runs southwest 380.5 x south 31.2 x northeast 538.11 to St. Marks av, x west 161. Henry L. Betts to Clarence Dickerson. Q. C. 505  
 St. Marks av, n s, 60 w Nostrand av, 20x95. Ruth B. Hutchinson, widow, extrx. J. B. Hutchinson, to Gertrude A. wife of John W. Hutchinson. 7,500  
 Stone av, n w cor Somers st, 80x95. Sub. to mort. \$15,500. Henry C. Baker to Phillip Roth. Contract to exchange for Squire Hammonds property Huntington, L. I., forty acres with buildings and furniture; also established milk route mortgaged for \$2,500.  
 Shepard av, e s, 150 s Bay av, 50x100. Francis Cepirio, New York, to Mary J. Edgett. 450  
 Skillman av, s s, 100 e Graham av, 25x100. Maria O. Simms, widow, to Henry C. Saffen. 1,100  
 Same property. Release mort., &c. Andrew J. Onderdonk et al. to same. nom  
 Sumner av, s e cor Hancock st, 100x125. Alonzo E. De Baun to Henry E. Wells. Mort. \$6,000. See Jefferson av.  
 Sumner av, s e cor Hancock st, 100x125. Henry E. Wells to Enoch H. Wells. Mort. \$6,000. val. consid  
 Surf av, n w cor Brighton Beach Elevated Railway, 150x225, h & l, Coney Island. Frank Yokel to Paul Bauer. nom  
 Sunnyside av, n s, 50 e Miller av, 50x250 to Highland boulevard. Mortimer C. Earl to Eliza M. Allaben. nom  
 Same property. Eliza M. Allaben to Clarissa C. Earl. C. A. G. Mort. \$5,500. nom  
 Vernon av, s s, 100 e Prospect st, 11.7x200x17.5 x200.  
 Vernon av, s s, 200 e Prospect st, runs south 200 x west 2.6 to e s Rogers av, x north 200 to Vernon av, x east 8.4, Flatbush.  
 Marcia A. wife of John Tierney, to Henry C. H. Bornkamp. 2,700  
 Vanderbilt av, e s, 25 s Pacific st, 24.4x70. Mary D. wife of Claus Meyer to Mary wife of Nils Pearson. 1,500  
 Vermont av, e s, 150 s Fulton av, 50x106. Recor. &c., Trinity Church, East New York, to Clara E. Cobb. 1,360  
 Washington av, w s, 192.11 s Myrtle av, 16.1x 100. Julia A. wife of Thomas P. Cummings to Josephine D. wife of William A. Thorn, Jr. 8,500  
 Wyckoff av, e s, 125.2 n Linden st, 25x105.10x 25x104.3. John Zimmerman to Samuel O'Connor. 465  
 Wyckoff s w s, 160 n w Troutman st, 21x108.3 x33x106.1.  
 Troutman st, n w s, 302.8 s w Wyckoff av, 25 x100.  
 Carrie E. S. Field, Babylon, L. I., to Ira P. Taylor. other consid. and 75  
 Wyckoff av, e s, 225 n Baltic av, 25x100. Edwin Beers to James McGuiggan. Mort. \$300. 750  
 Same property. Release dower. Margaret Zimmer to Edwin Beers. 50  
 Williamson av, w s, 174 s Union av, 25x100. Catharine L. Babcock to Bartholomew Bapmann. 250  
 Willoughby av, n s, 117.7 e Kent av, 17.6x100x 17.5x100, h & l. George Browley to Sarah M. Lynn, New York. Mort. \$3,000. 6,100  
 2d av, w s, at centre 78th st, runs south 45.7 x west to centre 78th st, x east to beginning. New Utrecht. William R. Bennett to Adolphus Bennett. B. & S. nom  
 Same property. Long Island Ins. Co. to Wm. R. Bennett. Release mort. nom  
 Same property. Johnathan Ogden, extr. and trustee Margt. H. Sanford to William R. Bennett. Release mort. nom

3d av, n e cor Dean st, 25x100. Mary Muldoon, Wickatuck, N. J., to John Hoppe. Mort. \$2,700. 9,720
3d av, e s, 46.11 s 7th st. 21.11x95.9. Catharine A. Robson to Epenetus Titus, Mineola. Mort. \$500. nom
3d av, No. 36, w s, 80 s State st, 20x75, h & l. John J. Clark to Annie wife of George Dun-

WESTCHESTER COUNTY, N. Y.

SEPTEMBER 16 to 29—INCLUSIVE. EASTCHESTER.

Lengfield, Henrietta and Louis, to Mary Hartman, lot No. 365 on s w s Mt. Vernon av, West Mt. Vernon. \$125
Hynes, Hugh, to Anastasia H. Wixon, lot No. 416 on e s 5th av, Central Mt. Vernon, 50x100. 650
Fee, Wm. J., to Erlance Anderberg, part lot No. 253 on n w s Greenwich st, West Mt. Vernon, 60x125. 450

Ham, Ellen J., to Helen Dalrymple, lot No. 990 on n s 12th av, 11,400 sq. ft. 100
Purdy, Samuel M., to Wm. J. Fee, lot No. 253 on n w s Greenwich st, 80x125. 600
Cromwell, David, admr. of Joseph Quinion, to Stephen F. Higgins, south 1/2 of north 1/2 lot No. 272 on e s 4th av, 25x105. 1,625

NEW ROCHELLE.

Bell, Samuel P., to Sarah Molloy, lots Nos. 26 and 36 on Post road, n w cor Harrison st, 3,000
Howe, W. H. Ireland, to M. J. Rooney, lot No. 23 on s s Burling lane. 846
Pine, Peter, et al., by Derwin R. Sheil, ref., to Peter Pine, lot on turnpike road, adj Chas. Feeks. 7,500

PELHAM.

Black, Mary G. W. and Robert C., to James M. Townsend, lot No. 162 on the Esplanade, 274 city lots. 548
RYE.
Todd, John, to Wm. A. Husted, lot on s s Mortimer st, adj. J. Parker, Port Chester. 157

WESTCHESTER.

Hughes, Miles, to Longrin Fries, lot No. 251 on map of Adee Estate. 1,450
Briggs, Sarah A., to Michael Campion, lot No. 865 on n s 7th av, 100x114. 500
Rogers, Caroline, to Anna S. Van Everson, east 1/2 lot No. 936 on s 17th av, 50x114. 85

WHITE PLAINS.

Hosher, Wm. S., to Timothy Kieley, lots No. 57 and 58 on s s Clinton av. 500
Ferris, James M., to Luke M. Hanley, lot on w s Madison av, adj Thomas Ferris, 50 feet front. 100

YONKERS.

Heckert, Laura A., to Charles L. Williams, lot No. 80 on w s Ravine av, 200 s Gold st. 2,000
McLoughlin, Catharine and James, to Christina Schulz, lot No. 33 on s s Irving pl, 394 e Warburton av. exch and 2,500
Waring, Chas. E., to Leonard J. Henry, lot No. 142 on s s Lake av, adj Theological Seminary. 350

YONKERS.

Stilwell, Benjamin W., to John Lennon, part lot No. 71 on e s Orchard st, 25x100. 465
Brown, John, to Michael Coogan, lot on s w cor Lamertine av and Woodworth av. 3,750

Ritter, Lewis, to Benjamin Ritter, lot No. 9 on n s Vineyard av, 25x100. 600
Curtis, Abijah, to Francis Klittner, lot on n s Fairview st, 100 w Ridge av. 2,000
Wescott, James H., to Elizabeth Ann Miller, part lot No. 61, at Glen Park, on w s Bronx River, adj Wm. Hyatt, 65 acres. 900

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

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

NEW YORK CITY.

SEPTEMBER 24, 25, 27, 28, 29, 30.

Alexander, Frederick, to Emma L. M. Seaman and George B. Rhoads, trustees for Jameson C. Seaman. 71st st, n s, 173 w Av B, 75x102.2. Sept. 21, due Oct. 1, 1889. \$2,000
Antony, Carl, and George S. Runk, of Anthony & Runk, to Bernhard Beinecke. 5th av, n e cor 9th st, 100.8x153.4; 91st st, s s, 127.9 e 5th av, 76.8x100.8. Lease, Sept. 27, demand. 8,000
Bamberger, Fannie E., wife of and Abram E., to Therese Mack, Somerville, N. J. 55th st, n s, 173 e Madison av, 16.6x100.5. Sept. 27, 5 years or sooner, 4 1/2 %. 23,000







Table listing names and amounts for Lockwood, John E., Lyuch, Thomas, McCann, Patrick, Miller, William D., Macfarlane, Wm. S., McNeill, Sarah E., Meyer, Siegmund, Miller, B. Frank, Newland, David J., Pennell, Anna B., Prime, Edward D. G., Richard, Charles G., Reinbert, Michael, Sahler, Susie M., Stone, William, Schneidit, Maria, Sherwood, Henry, Smith, Phoebe, Sire, Benjamin, Weeks, Samuel, Winslow, Edward, Young, John W., Asa W. Young, Sr.

KINGS COUNTY.

SEPTEMBER 24 to 30—INCLUSIVE.

Table listing names and amounts for Baldwin, John, Same to John Baldwin, Same to Frederick H. Baldwin, Same to Frederick H. Baldwin, Bennett, Joseph M., Beers, Edwin, Bergen, James C., Byrne, John B., Clyne, Mary T., Cornell, Peter T., Covert, George, Doughty, Benjamin W., Day, John A., Driscoll, Helen K., Dunigan, Mary A., Eastman, George W., Hufnagel, Philip, Hunter, Helen M., Hegeman, Gitty Ann, Henry, Will J., Leavitt, Eliza M., Linton, Edward F., Mallon, Thomas H., Markey, Francis, Martense, Adrian V., Molloy, Catharine, Murphy, Thomas, Powell, Sarah H., Rutherford, Thomas, Ridgway, Mary J. A., Ritch, Thomas G., Ruppert, Jacob, Saxton, Daniel Y., Smith, Mary W., Schnitzer, Esther, Strong, Charles R., The Montauk Fire Ins. Co., The Brooklyn Mill and Lumber Co., Uhrbanska, Barbara, Vandewater, Samuel H., Williamson, William, Williamson, John S., Russell.

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.

SEPTEMBER 24 to 30—INCLUSIVE.

SALOON FIXTURES.

Table listing names and amounts for Bailey, J. B., & Co.

Table listing names and amounts for Bein & Bro., Boltz, M., Brady, J., Borelli, V., Egan, M. A., Behrens, H., Behringer, F., Boese, C., Corbett, M. J., Canino, A., Connors, H., Same, Same, Doll, L., Dursk, F., Eisenhauer, A., Ellemounge, J., Fisher, J. A., Fitter, F., Flynn, P. H., Franchini, G., Faas, G., Fisher & Zuber, Fries, H., Griffin, M., Gaupp, H. V., Grampp, E. M., Hillman, H., Hoffmann, W., Hofmann, R. A., Hurd, J. G., Hanley, J., Harneit, J. H., Hackett, J. H., Hrfmann, J. P., Ihle, Catharine, Junker, J., Johansen, F., Kepes, J., Kunold, C., Kormann, H. F., Khuen, F., Koenig, J., Kuesel, H. N., Knack, F., Ahles, admr., Agreement as to sale of beer, Langness, Rosa, Lansing & Robinson, Lenz, A., Levy & Reichenberg, Loew, S., Loughran, P., Malcolmson, J., Messerschmidt, A., Morrison, F. C., Murphy, J. F., Mallon, J., Nenna, J., Nicolai, L., Nowak, A., O'Connell, M., Patterson, D., Pocklop, W., Pyle, A., Prime, F. C., Quigg, M., Quinlan & Sullivan, Richard, E. A., Ritchie, J., Rock, J., Rooney, D., Schultze, M., Scheul, H., Sheehan, P., Siemers, H., Soehel, E., Sundermeier, J., Swallow, G. S., Schneider, F., Schillinger, A., Schneider, P., Thoma Bros., Taylor, R. H., Uhlendorff, L., Walter, A., Walter, W. G., Yuengling, Jr., Wischhusen, J., Wiebke, Anna, Witherington, J.

HOUSEHOLD FURNITURE.

Table listing names and amounts for Andrews, Carrie, Adolf, H., Aldrich, I. R., Barber, W. C., Barton, J., Bass, M., Beetha, H., Jr., Bennett, Lottie, Berckmann, E. C., Boucher, A., Brady, J.

Table listing names and amounts for Bridges, H. C., Bour, Lizette, Brennan, Mary, Bruce, Anna E., Bacharach, M., Barnett, R. G. I., Benjamin, J. R., Blanc, E., Blanc, E., Blank, A., Breene, G. W., Brennan, C. M., Carney, H. A., Cartwright, Flora, Cook, C. A., Coslow, Elizabeth, Collins, E. D., Campbell, Annie, Canton, Susan, Cauffman, M., Clum, A. L., Day, A. L., Diggs, T. J., Donohue, Ann E., Duncan, H. E., Deering, Jane, Delavan, D. E., Devoe, W. T., Dieckman, H. R., Dobzinski, D., Dyce, Venia, Ethier, C., Epetropwes, P. G., Franklin, Jennie E., Fenn, E. P., Fogal, J. P., Freund, Florence, Friedmau, J. E., Fuller, C. A., Glogan, J. L., Gordon, H. A., Grimshaw, S., Gallegher, J. P., Guerrero, S., Henriques, A., Higgins, J., Hagan, Cornelia V., Hancock, Margaret, Hauseman, Johannah, Halley, R. and Hannah, Heywood, Carrie, Hughes, T. B., Jacobs, P. C., Jennys, W. H., Jackson, J. L., Kavanaugh, J., Knight, A., B. and Antionette, Koechert, Emily, Laeger, Emma, Levy, Amanda, Lewis, M., Lindsey, B. A., Levick, J. M., Lynn, C., Lask, Rose, Lynch, Annie, Maxwell, J., McDermott, Mrs, McKinney, C., Mannberger, L., Marks, Charlotte, Mathais, W. A., May, Ida M., McGovern, G., McKenna, P. J., Miller, E. J., Moody, Elizabeth, Moore, Emma, Mowitz, J., Murray, Kate J., Mangam, W. P., Matthews, T., McBride, H., McClenahan, F. T., Moriarty, M. F., Murtha, Annie, Neuberger, V., Nall, F., Norton, F., Owen, J. U., Ovol, H., Palfrey, L., Porter, A. D., Prati, R., Prince, Eva, Pearson, Nellie, Richmond, A. S., Rose, Marion, Riker, Annie, Spencer, E. L., Schrieber, Flora.





Miniter, N. H. 271 Clinton st....Delia Miniter. 400
Morton, Celia. 551 Macon st....I. Mason. 112
O'Connor, Mary A. 926 Pacific st....F. G. Smith. 400
Perez, J. B. 566 1/2 Kosciusko st....F. G. Smith. 170
Pierce, A. 706 President st....Jordan & Moriarty. 307
Price, Fanny. 57 Skillman st....I. Mason. 110
Raphael, Anna. 263 South 4th st....F. Brechtel. 205
Simonson, H. J. 403 Waverly av....F. G. Smith. 325
Sheehan, D. 18 College pl....Jordan & Moriarty. 157
Simon, H. A. T. 910 Madison av....P. Duff. 317
Schoolken, Katie. 288 Schermerhorn st....H. S. Eisler. 174
Shook, H. H. 84 Margaretta st....S. Carson. 180
Smith, Henry. 87 Hull st....A. Sussman. 100
Tyler, C. M. 173 23d st....E. D. Phelps. Piano. 190
Thompson, Mrs. M. 141 20th st....I. Mason. 239
Tahl, Max. 837 Herkimer st....John Beumann. 300
Toombs, S. S. 18 Cumberland st....I. Mason. 121
Wells, J. H. 49 Harman st....F. G. Smith. Piano. 55
Williams, G. W. 302 State st....E. T. Williams. 175
Wyatte, W. J. 335 Myrtle av....F. G. Smith. Piano. 300
Welsh, Morris. 838 Lafayette av....J. F. Manges. 172
Williams, J. W. 98 Marion st....J. Rubenstein. 148

MISCELLANEOUS.

Bradfish, L. 227 Fulton st....H. Oberschermer. Photographic Gallery. (R)
Bass, Mary H....John J. Eagan. Barge J. W. Barron.
Balzer, Louis. 69 Scholes st....John Ruck. Bakery.
Baker, L. 159 30th st....J. F. Werner. Horse, Wagon, &c.
Bennett, J. H. 105 Concord st....Marvin Safe Co. Safe.
Bentley, W. H. 25 Love lane....Mosler, Bowen & Co. Safe.
Cregan, W. J. Washington av....Marvin Safe Co. Safe.
Correll, J. 13 Flatbush av....Archer Mfg. Co. Barber Chairs.
Dettweller, Mary A. 607 Myrtle av....John Donohoe-r. Machinery. (R)
Dowling, Mrs. 10 Washington av....Marvin Safe Co. Safe.
Eaton, G. S. 14 Dunham pl....John D. Eaton. Machinery.
Earle, Thomas. 445 Fulton st....Mosler, Bowen & Co. Safe.
Flandran, A. S. 16 Dunham pl....J. Hollands. Machine.
Feist, E. F. 168 Harrison av....Weeks & Parks. Bakery.
Garity, John....Michael Hueston. Marble, &c.
Goertzchain, George. 415 Broadway....William Graf. Butcher Shop.
Glinan, J. 152 Elizabeth st, New York....G. Dessecker. Coach.
Gurte, G. 570 Carrol st....Archer Mfg. Co. Barber Chairs.
Genova, G. 113 Union av....John Max. Barber Shop.
Harris, N. A. 231 Nostrand av....J. A. Disney. Lease.
Henschen, E. W. 1029 Myrtle av....J. M. Richards. Drug Store.
Hoyt, F. L....Peter Barrett. Wagon.
Hasbrouck, Robt. 201 and 203 Raymond st....M. C. Hasbrouck. Horses, Coaches, &c.
Jones Printing Co. 47 Broad st, New York....Campbell Printing Press & Mfg. Co. Presses, &c.
Johnson, J. H. 112 Fulton st....Mosler, Bowen & Co. Safe.
Keppell, C. 61 Morrell st....Marvin Safe Co. Safe.
Kroehler, J. 54 Bergen st....Marvin Safe Co. Safe.
Lucas, Aug. 1090 Bedford av....Archer Mfg. Co. Barber Shop.
Luger, J. 135 or 639 Wythe av....Archer Mfg. Co. Barber Shop.
Levie, A. M. 114 Frankfort st....W. E. Figner. Drug Store.
Longmore, James. 14 Bridge Road....Annie Spear. Machine.
Lyons, S. E. 210 Waverly av....Chas. F. Squires. Horses, Carriages, &c.
Meyer, John. 323 Myrtle av....John Blohme. Confectionery.
Murdock, Florence M. and Elvino....David Prince. Building, &c.
Morse, C. O. 931 Broadway....Mosler, Bowen & Co. Safe.
Mullen, R. 139 Gold st....J. McCarty. Horse, Wagon, &c.
Markham, F. J. 241 Smith st....Marvin Safe Co. Safe.
Mitchell & Co. 45 E. 12th st, New York....Mosler, Bowen & Co. Safe.
Myers, T. E. 9th av, cor 20th st....John Klein. Engine, &c.
Nelson, J. F....Peter Barrett. Wagon. (R)
Northridge, G. W. 415 Gates av....Mosler, Bowen & Co. Safe.
Pearce, W. 618 Fulton st....Mosler, Bowen & Co. Safe.
Plaut, H. L., & Bros. 93 York st....John Matthews. Generator.
Phillips, Aaron W. 628 Fulton st....John W. Phillips. Grocery.
Reich, C. C....Mosler, Bowen & Co. Safe.
Rimpo, Chas. 222 5th av....Mosler, Bowen & Co. Safe.
Robbins, F. 812 Fulton st....D. Rayor. Fish Market, &c.
Rossi, M. 207 Bedford av....Archer Mfg. Co. Barber Shop.
Rhodes, T....P. Barrett. Truck.
Rippe, H. F. 9 Nassau st....Mosler, Bowen & Co. Safe.
Simonson, H. J. Cor De Kalb and Waverly avs....D. B. Dunham. Buggy.
Stelljes, H. 104-110 Maujer st....P. Seyfert. Horse, Wagon, &c.
Schlitz, J. 58 and 60 Moore st....C. C. Hurst. Coaches.
Semar, P. 11 Olive st....J. Semar. Horses, Wagons, &c.
Sheffield Bros. Kent av and De Kalb av....C. M. Sheffield. Horses, Wagons, &c.
Stapleton, Anna F. 501 Fulton st....Sullivan. Draw & Co. Store Fixtures.
Schoenleber, J. and C. 171 5th av....Fred. Reun. Butcher Shop.

Tonge, Herbert C. 17 Platt st, New York....Charlotte F. Sheville. Press, &c. 125
Tegge & Everding. 405 and 407 Flushing av....Guy C. Hotchkiss, Field & Co. Wagons, &c. (R) 52
Tozer & Co. 315 North 2d st....P. G. Tozer. Machinery, &c. 2,000
Unzinger, G. L. 446 12th st....G. Bunzarz. Cart. 25
Weill, Louis. 212 York st....Patrick Carney. Horse, Wagon, &c. 400
Wendt, Wm. 38-44 Rodney st....Millward & Co. Machinery. 3,000
Wertheimer, Pauline and Henry. Johnson av....N. and M. May. Horses, Wagons, &c. 200
White, J. 223 Johnson st....L. Confusore. Barber Shop. 70
Willen, Jurgen. 740 Marcy av....George Schneider. Horse, Truck, &c. 100
Wehnke, E. 124 Walworth st....H. Doscher. Horse, Wagon, &c. 235
Wetter, X. 126 Fulton st....Marvin Safe Co. Safe. 75
Whipple, F. E. 284 Court st....F. Webster. Bowling Alley. (R) 2,000

BILLS OF SALE.

Bucher, Alfred-Babette Heuser. Fixtures, 48 Johnson av. nom
Ely, Theodore R. and Amanda, to Sarah Hizer. Furniture, 38 6th st. 15
Forbes, Alexander, to Maggie Irvine. Tea Store, 451 Manhattan av. 900
Heuser, Jacob. Alfred Bucher. Fixtures, 48 Johnson av. nom
Hart, Henry W., to Wischmann & Bohn. Grocery, Brooklyn av, cor Herkimer st. 800
Irvine, Robert C., to Alexander Forbes. Tea Store, 451 Manhattan av. 900
Martin, Rebecca, to Casper Suter. Restaurant, 685 Broadway. 100
Reeck, John....Lorenz Batzer. Bakery, 69 Scholes st. 400
Seyfert, Peter, to Henry Stelljes. Horse, Wagon, &c., 104-110 Maujer st. 190
Turbit, John....Thomas Howe. Milk Business. 250
Walker, Jno. E. John M. Egbert. Furniture, 130 Kosciusko st. 100

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.

Sept. and Oct.
25 Abrams, Charles W.—Port Jefferson Milling Co. \$197 20
27 Amman, Frank—Moise Geissmann. 267 50
27\* Ahlstrom, Carl F.—Campbell Printing Press and Mfg. Co. 123 06
27 Albert, George—Moses Strauss. 2,021 59
28 the same—Samuel Charig. 625 32
28 Abbey, Westminster } M. F. Powers 1,715 43
28 S, Jr. }
28 Abbey, Jonathan C. }
28 the same—W. P. Roome. 1,311 81
29 Auerbach, Simon } Robert Shaw
Auerbach, Mayer } .....costs 895 87
30 Allen, George W.—C. C. Woolworth 458 81
30 the same—W. H. Harris 620 22
24 Blatt, Louis—Conrad Stein. 369 32
24 Barlow, Nicholas L., as surviving partner of R. N. Barlow & Co.—Charlotte White. 74 24
24 Brevoort, Edward R.—D. J. Dean. 688 37
24 the same—Mount Morris Bank 780 41
25 Brehmer, Eliza Jane—Charles Horn .....costs 74 09
25 Brady, James—Sheridan Shook. 177 42
25 Brady, Laurence—H. Clausen Brewing Co. 752 63
27 Bornholz, August—Carl Schroeder. 73 43
27\* Boller, Alexander—Richard Geisse. 310 02
27 Bliven, A. Perry—Brewster Maverick. 159 89
28 Blake, Christopher—Thomas Fitzgerald. 132 00
28 Brown, William E., Jr.—J. H. Folk. 330 75
28 Bainbridge, Absalom R.—J. C. C. Fletcher. 101 17
Blackwell, Josiah Low } C. W.
28 Blackwell, Robert W. } Dickel. 312 91
Blackwell, George I. }
28 Baumgarten, August—American Baptist Home Mission Society. (D) 2,660 02
28 the same—the same. 200 44
28 Burdge, Henry C.—Elizabeth F. Hammill. 91 57
28 Bondy, Bernard—D. M. Koehler. 221 54
28 Boos, George W.—Dale Tile Mfg. Co. (Limited). 110 08
28 Butler, Albert H.—Clara A. Helm. 520 50
29\* Barak, D.—H. B. Young. 112 34
29 Barker, William H.—Thomas Gill. 353 46
30 Boysen, Henry B.—S. M. Roosevelt. 155 05
30 Baum, Isaac A.—C. P. Ridenour, as assignee. 1,135 97
30 Bromley, William H.—J. J. Hennessy. 117 73
30 Bornskamp, Charles—George Steele. 180 39
30\* Becker, Carl J. } William Walbundler, John Carl } lace as extr. 250 09
1 Barlach, Dederick—F. E. Thurber. 190 18
1 Bough, John—Delia Duffy. 90 37
1 Baldwin, Andrew J.—Nat. Eagle Bank. 72 08
25 Connors, Michael—Alexander Christie, as extr. 83 76
27 Cooke, Catherine W.—W. A. Osborn. 492 82
28 Crow, Patrick—Louis Sier. 231 50
28 Christy, William—J. J. Coogan. 50 60

29 Cohn, Benjamin F.—Robert Shaw .....costs 895 87
29 Cushman, Wilbur E.—F. W. Pitcher 261 69
1 Covert, Jerome—W. H. Hastings. 71 27
1 Cawley, James—J. H. Hentz. 271 60
1 Coffee, Edward—W. P. Douglas. 248 87
1 Crane, Edward—A. J. Leland. 328 05
1 Carson, William H.—Simon Rawitser. 1,511 08
25 Doran, Alice—Charles Benewitz. 152 39
25 Dreyer, John, Jr.—C. E. Gatter. 113 00
25 De Kay, Sidney—Herman Jonas. 531 49
27 Day, Harriet—Julius Catlin, Jr. ....costs 73 69
27 de Rivera, Henry C.—Bank of America. 336 82
27 Dailey, John (Vermont Marble Works. 228 79
27 Dittberner, Charles, Jr.—Stephen Rogers. 282 36
27 De Kraft, William R.—J. E. Gloggenner. 1,864 33
28 de Rivera, Henry C.—Bank of America. 460 70
28 DeLachasselle, Max—Marie Klebisch. 29 27
29 de Rivera, Henry C.—Bank of New York, Nat. Banking Assoc. 23,153 41
30 Dreyfuss, Abe—Leon Blum. 2,436 74
30 Dedell, Robert E.—Patrick McKeon. 75 35
1 Daub, Josephine—Theodore Kruger. 393 79
1 de Rivera, Henry C.—Bank of America. 319 63
30 Easton, Newton C.—D. E. Becker. 180 18
24 Freeman, Max—J. B. Saalmann. 138 79
27 Freeman, Oakley—Campbell Printing Press and Mfg. Co. 123 06
27 Fetteutch, Catherine—Emily R. Caldwell, as extr. 239 59
27 Farrell, Julia—Patrick Donohue. 303 17
27 Fetteutch, William A.—Richard Geisse. 310 02
28 Flanders, Horace N.—People of State New York. 500 00
30 Frank, Marcus A.—C. P. Ridenour, as assignee. 1,135 97
30 Flinn, Joseph—Albert Hainmacher. 120 06
1 Fuller, H. Emery—James Chambers 262 44
1 Fogarty, Richard—D. G. Yuengling, Jr. 161 50
25 Goldberger, Ida—Jacob Horowitz. 73 50
27 Gillies, Wright—G. W. McLean, as receiver. 159 64
28 Gantert, Louis F.—Henry Apman. 79 53
28 Gould, Frederick H.—Truman Parsons. 113 48
28 Going, Sarah H.—T. B. Cooper. 129 50
28 Gibson, George W.—R. H. Wolff .....damages 06
29 Graham, Robert—R. W. Thompson. 516 53
29 Goble, Charles N.—Alice M. Morris. 351 63
29 Gottschalk, Herman—Paul Webendorfer. 1,275 56
30 Golz, John—George Schwab. 163 27
1 Gilboa, Eli—Simon Rawitser. 1,511 08
24 Harrison, John—Mary A. Harrison. 2,204 43
25 Heinrich, Philip—Jacob Spettel. 217 09
25 Herman, Herman—Augustus Goodmann. ....costs 22 44
25 Helm, Jennie—C. T. Barney. 648 40
25 Hummell, James H.—Cortland Wagon Co. 203 88
27 Herman, Morris—Hannah Herman. 517 09
27 the same—P. M. Goodhart. 517 09
27 Hay, Jacob, Jr.—E. P. Hampson. 237 27
27 Hovey, Albert H., as trustee Sarah L. Hovey—G. W. McLean, as recvr. 159 64
27 Hermann, Isidor—L. G. Quinlin. 2,219 63
28 Hogan, Charles J.—Thomas Fitzgerald. 132 00
28 Hughes, Henry—John Hoffmeister. 1,016 12
28 Halnan, John—People of State N. Y. 100 00
29 Hall, Hugh—James Llado. 123 41
29 Hazard, Rowland N.—J. A. Thompson. 7,145 42
29 the same—the same. 4,885 29
30 Hayward, David S.—John Von Blarcom. 324 97
\*Hopkins, Elisha } J. F. Hanley. 426 08
1 Hopkins, George }
24 Joyce, William J.—D. J. Dean. 688 37
24 the same—Mount Morris Bank 780 41
27 Johnston, Joseph—J. F. Wyckoff. 1,111 96
28 Jacobs, Julius—Harry Geigerman, Jr. 51 10
29 Jaherhuber, Max—W. V. Christie. 108 69
30 Jacobs, Delia—Thomas Kerr. 592 23
30 Johnson, August—Meyer Bernstein. 1,113 93
25 Klunder, Charles F.—George Silver 424 63
27 Katz, Isaac—Moritz Kollender. 231 96
27 Kaplan, David M.—L. A. Gent, as admr. 54 28
28 Kapp, Louis G.—August Germain. 146 22
28 Kernan, Bernard P.—Henrietta S. Carson. 31 50
28 Kehoe, James, Jr.—Heath Dep't City N. Y. 59 50
29 Kummer, Richard—Carl Graefe. 274 40
29 Kelley, Patrick J.—David Lieber. 1,129 61
29 the same—J. H. Heutz. 1,194 14
29 Kunzemann, Michael } Adelaide Spitzer, as Kunzemann, Joseph } extr. 123 00
30 Kerin, Jeremiah—Harriet A. Brady, as extr. 217 19
1 Kraemer, George—W. H. Dannat. 85 11
1 Kelly, Annie E.—J. A. Candee. 919 30
28 Liebert, Edward—Louis Rosenbaum 164 02
28 Levy, Benjamin N.—E. L. Anrich. 143 84
28 Lussig, Sam—People of State N. Y. 100 00
29 Liesner, Jacob L.—J. W. Butler. 98 88
1 Eisner, George—Thorp Mfg. Co. 154 80

Table listing names and amounts for Hudson River, Lynch, Maley, Mortimer, Maginn, Montegriffo, Maack, Moriarty, Mowbray, Mudgett, Miller, Mendelsohn, Mowbray, McNeill, McIntire, McGoldrick, McMahon, McComb, McCormack, McCarty, McCue, Nichols, Nagle, Oakes, Pindar, Parker, Post, Philp, Pilkington, Petchaft, Pffuger, Parcbert, Post, Pecare, Preston, Rosenwasser, Roberts, Rees, Ros Salvador, Rohrs, Ros, Ravenhall, Ryan, Reilly, Ros, Redmond, Roberge, Rodgers, Roeder, Ranger, Ros, Scripner, Scheubert, Stewart, Sahlein, Soule, Spencer, Simonson, Schwarz, Sutphen, Sharpe, Sullivan, Steinhardt, Sanford, Saniter, Scheyer, Schroeder, Sloat, Sloeff, Strauss, Smith, Toole, Thau, Trimble, Thomas, Taylor, Taussig, Taser, The Knights of Columbia, The Mayor, The Isle of Wight Co., The Chester Highland Iron Mining Co., Independent Club Fourth Assembly District, The Mayor, Nolan.

Table listing names and amounts for the same, Richmond & Alleghany R.R. Co., Gas Reform Assoc., Fursell Co., Poultney Slate Works, The Hektograph Mfg. Co., Leve & Alden Printing Co., Vanzandt, Van Aken, Gregory, Van Horn, Poultney Slate Works, The American Museum and Amusement Co., Poultney Slate Works, The Banner Slate Workman Co., Underhill, Vermilyea, Von Gonzenbach, Von Kuehnan, Van Aken, Wennberg, Wassermann, Woram, Welsh, Wilzinski, Whitty, White, Whelan, Wood, Wiggins, Yarrington.

Table listing names and amounts for Phillips, Beckel, Phillips, Palschen, Price, Cunningham, Reydel, Ravenhall, Schoenhut, Selmer, Scanton, The Brooklyn Electric Construction Co., Tweddle, The admr. of Jacob Hertlin, The Brooklyn Electric Construction Co., Toole, The Committee of N. C. Bell, The Hektograph Mfg. Co., Woran, Walsh, Wheeler, Wild, Winters, Whitty.

SATISFIED JUDGMENTS.

NEW YORK.

September 25 to Oct. 1—Inclusive.

Table listing names and amounts for Antony, Berger, Bernheimer, Beisheim, Brown, Barnes, Briggs, Bellefeuille, Brooklyn Mill and Lumber Co., Conant, Cohen, Cromwell, Elliott, Fisher, Gunther, Horgan, Hortmann, Link, Leimbach, Lennon, McCabe, Mayor Alderman, Provident Savings Bank, Raymond, Ross, Rathbone, Samuels, Sindle, Second av R. R. Co., Smith, Taylor, Taylor, White, Warnke, Wolf.

KINGS COUNTY.

Table listing names and amounts for September, Abbott, Abrams, Bush, Bauer, Bulger, Brooklyn Electric Construction Co., Bell, Brown, Barker, Bernstein, Burroughs, Baker, Connor, Davidge, Dailey, Engelhard, Eisberg, Fettrich, Flinn, Ferguson, Farr, Gotz, Gentleman, Hipp, Hoffes, Hall, Heyser, Hertlin, Kalbfleisch, Kohler, Lung, Leischner, Moore, Miller, Madden, Mahoney, Munster, Morton, Morse, Martenhoff, McMahon, Nordhoff, Nolan.

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

KINGS COUNTY.

September 25 to Oct. 1—inclusive.

Table listing mechanics' liens in Kings County, including names like Barney, John—Union Blue Stone Co. and amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including addresses like One Hundred and Twelfth st. and amounts.

1 Seventy-sixth st. n. s. abt 125 e 4th av. abt 100x100. Stephen R. Frazier agt Henry J. McGuckin, owner, and Frederick Kirchner, debtor. 1,112 78

KINGS COUNTY.

Sept.

Table listing mechanics' liens in Kings County, including addresses like Vanderbilt av. w. s. 90 s Pacific st. and amounts.

SATISFIED MECHANICS' LIENS.

Sept.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including addresses like Third av. n. e. cor 95th st. and amounts.

\*Discharged by depositing amount of lien and interest with County Clerk. †Cancelled by order of court.

KINGS COUNTY.

September 25 to October 1—inclusive.

Table listing mechanics' liens in Kings County, including addresses like Tenth st. s. s. 145 e 6th av. 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.

A handsome volume, just issued, contains information of great value to all who are interested in building. It contains a new edition of the Law Relating to Buildings, with the Law Limiting the Height of Dwelling Houses, and the Mechanic's Lien law, has valuable notes, a full index, and colored engravings illustrating the subject, and is edited by W. J. Fryer, Jr. It also has a full directory of the architects in New York, Brooklyn, Jersey City, Newark and Yonkers. It is for sale at the office of THE RECORD AND GUIDE, at the low price of seventy-five cents, by mail eighty-five cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Rutgers slip, s. e. cor Cherry st, six-story brick tenement with stores, 60x61.6, tin roof; cost, \$40,000; Wm. F. Lett, 59 2d pl, Brooklyn; ar't and b'r, J. J. Kierst, Plan 1688.

BETWEEN 14TH AND 59TH STS.

Broadway, Nos. 728 and 730, one-story brick (blue stone front) exhibition building, 94.4x125, rear 84.4, tin roof; cost, \$25,000; lessee, John R. Anderson, Upper Montclair, N. J., representative of "The Old London Street Co.," ar't, Clarence W. Smith; b'r, Charles H. Bunn. Plan 1685.

36th st, Nos. 339 and 341 W., two five-story brick tenements, 14 and 25x83.5; tin roofs; cost, \$15,000 and \$20,000; Wm. Rankin, 253 West 51st st; ar't, George Keister; built by day's work. Plan 1689.

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

1st av, e. s. 75 s 71st, five-story brick flat with stores, 25x93.9, tin roof; cost, \$30,000; Thomas Fitzgerald, 1028 Av A; ar'ts, A. B. Ogden & Son. Plan 1663.

4th av, s w cor 119th st, four five-story brick tenements with stores in two houses fronting on av, corner 25.5x85, with one-story extension 25.5x25, others 25x65, tin roofs, cost, total, \$50,000; ow'r and b'r, John M. Hyde, 205 East 123d st; ar't, Andrew Spence. Plan 1657.

61st st, s. s. 78 w 1st av, one-story brick store, 22x25, tin roof; cost, \$1,800; Joseph H. Buttenwieser, 305 East 57th st; ar't, G. W. Spitzer. Plan 1682.

75th st, n. s. 75 e 3d av, one-story brick stores, 30x27.2, tin roof; cost, \$3,500; Alicia Anglim, admrx., 152 East 74th st; ar't, J. M. Dunn. Plan 1692.

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

70th st, s. s. 100 w 11th av, six four-story brick dwell'gs, 16.8x45, tin roofs; cost, each, \$7,000; Hannah E. Ponner, 502 West 20th st; ar't, E. L. Angell. Plan 1661.

106th st, s. s. 184.4 w 8th av, three-story brick laundry, 27.8x58.8, rear 36.4, with one-story extension for boiler house, 28.8x45, slated peak roof on laundry and flat roof of iron beams and asphalt on boiler house; cost, \$30,000; New York Cancer Hospital, John E. Parsons, President, 111 Broadway; ar't, C. C. Haight; b'rs, Isaac A. Hopper and W. H. Kirk & Co. Plan 1681.

9th av, n. e. cor 98th st, four five-story brick tenements with stores, corner 25.11x70, others 25x60, tin roofs; cost, corner \$17,000, others \$14,000 each; Sophia Westermayer, 416 East 114th; ar't, E. E. W. Schneider. Plan 1665.

98th st, n. s. 74 e 9th av, five-story brick flat, 26 x68 tin roof; cost, \$16,000; ow'r and ar't, same as last. Plan 1666.

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

117th st, s. s. 75 e 8th av, three five-story brick flats, 25x65, tin roofs; cost, each, \$15,000; John B. Cannon, 156 East 109th st; ar't, E. E. W. Schneider. Plan 1667.

124th st, No. 250 W., four-story brick (stone front) flat, 25x62, with extension 17.6x22, tin roof; cost, \$16,000; Paul Hoffmann, Delancey st, s. e. cor Attorney st; ar't, Wm. Graul. Plan 1683.

NORTH OF 125TH STREET.

11th av, e. s. abt 40 s 178th st, brick water closets, 9x38, felt and gravel roofing; cost, \$800; New York Juvenile Asylum, E. M. Carpenter, superintendent, 61 West 31st st; ar't, S. D. Hatch; b'r, not selected. Plan 1659.

5th av, s w cor 123th st, five four-story brick dwell'gs, corner 23.5 front, the three adjoining, 19, and the most southerly house 19.6x50 or 55; also 128th st, s. s. 75 w 5th av, two four-story brick dwell'gs, 17.6x50 or 58, tin roofs; average cost, \$15,000 each; ow'r and b'r, E. D. Garnsey, 238 East 12th st; ar'ts, Brazier & Hoar. Plan 1680.

8th av, n w cor 127th st, and 8th av, s w cor 128th st, two (one on each corner) five-story brick flats with stores, 25x30, tin roofs; cost, each, \$24,000; John W. Haaren, 338 Greenwich st; ar't, J. C. Burne; built by day's work. Plan 1668.

8th av, w. s. 25 n 127th st, 75 n 127th st, and 125 n 127th st; three five-story brick flats with stores, 25x66, tin roofs; cost, each, \$21,000; ow'r and ar't, same as last. Plan 1669.

8th av, w. s. 50 n 127th st, 150 n 127th st, two five-story brick flats with store, 25x66, tin roof; cost, each, \$21,000; ow'r and ar't, same as last. Plan 1670.

8th av, w. s. 100 n 127th st, five-story brick flat with store, 25x66, tin roof; cost, \$24,000; ow'r and ar't, same as last. Plan 1671.

127th st, n. s. 84 w 8th av, five-story brick flat, 26x69, tin roof; cost, \$22,500; ow'r and ar't, same as last. Plan 1672.

128th st, s. s. 84 w 8th av, five-story brick flat, 26x60, tin roof; cost, \$21,000; ow'r and ar't, same as last. Plan 1673.

23D AND 24TH WARDS.

166th st, s. s. abt 400 w Washington av, one-story frame workshop, 12x20, tin roof; cost, \$300; Lorenz Grunelhoefer, 1087 Washington av; b'r, Charles Klotz. Plan 1660.

Brook av, w. s. abt 35 n 169th st, one-story frame blacksmith's shop, 25x18, tin roof; cost, \$100; Andrew Schmidt, Railroad av, bet 169th and 170th sts; ar't, E. R. Will; b'r, Otto Schmidt. Plan 1658.

Courtlandt av, e. s. 50 n 159th st, two four-story brick tenements with stores, 25x66, tin roofs; cost, each, \$10,000; Carl Kurz, Courtlandt av, near 158th st; ar't, Adolph Pfeiffer; b'rs, not selected. Plan 1656.

Morris av, w. s. 350 s High Bridge road, two-and-a-half-story frame dwell'g, 22x35, shingle roof; cost, \$3,000; Emily Richtenstein, Fordham; b'r, C. B. Schuyler. Plan 1662.

St. Ann's av, w. s. 50 n 146th st, four-story brick tenement, 25.6x64, tin roof; cost, \$11,000; William Beaman, 147th st and St. Ann's av; ar't, H. S. Baker. Plan 1664.

Church st, w. s. 1,000 n Webers lane, two-story frame dwell'g, 20x33, tin roof; cost, \$1,300; Henry Bolte, 6 West 110th st; b'rs, C. M. and W. H. Fiper. Plan 1677.





Table listing property sales in Essex County, including details like address, owner, and price. Examples include 50th st, No. 68 W. Henry W. Putnam to Alfred Heyn, 3 years, from Oct. 1, 1886, for \$2,000.

Table listing property sales in Essex County, continuing from the previous table. Examples include Same—P McEvoy, South 8th st. for \$1,800 and Same—C Yule, e s Eagle st, 344 n James st, 59x41, for \$2,900.

Table listing property sales in Essex County, continuing from the previous tables. Examples include Johnson, J F—W F Johnson, J City, nom and Kammerer, G F, et al, by sheriff—T Butts, Hoboken, for \$150.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagee; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing property sales in Essex County, including details like address, owner, and price. Examples include Allen, W L—G M Roe, Prince st, for \$1 and Ayres, H F—S McKinnon, Van Buren st, for \$95.

MORTGAGES.

Table listing mortgages in Essex County, including details like address, lender, and amount. Examples include Austin, Edward—The Mut Life Ins Co, Orange, for \$2,025 and Bailey, Catharine—D P Foster, Bloomfield, for \$1,000.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Essex County, including details like address, lender, and amount. Examples include Bush, R E, Montclair—W Miller, horse, carriage, &c, for \$125 and Chandler, T C, 206 Washington st—J G Vermilyea, furniture, for \$75.

HUDSON COUNTY.

CONVEYANCES.

Table listing property sales in Hudson County, including details like address, owner, and price. Examples include Ahles, William—W A Isley, J City, nom and Borrmann, Henry—G B Queirolo, Hoboken, for \$1,250.

MORTGAGES.

Table listing mortgages in Hudson County, including details like address, lender, and amount. Examples include Appold, Katharine—Margaretha Scharfenberger, Union, 6 years, for \$1,000 and Becker, R W—J H Sayre, Bayonne, 5 years, for \$3,000.

CHATTEL MORTGAGES.

Table listing chattel mortgages in Hudson County, including details like address, lender, and amount. Examples include Arnheim, Annie—H Reaney, furniture, for \$500 and Brackner, G J—James Cunningham, Son & Co, undertaker's wagon, for \$387.

BILLS OF SALE.

Table listing bills of sale in Hudson County, including details like address, seller, and amount. Examples include Sullivan, B M—G Roege, frame building, for \$10 and Tilburn, E O—F F Heath, ponies, tents, rifles, dogs, &c, for \$4,520.

JUDGMENTS.

Table listing judgments in Hudson County, including details like name and amount. Example: Baye, Arthur—C Baye, for \$1,068.