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A volume which should be in the hands of every builder, contractor, architect, and owner and dealer in real estate, is now ready and can be procured at the office of THE RECORD AND GUIDE. It is a new edition of the law relating to buildings in the City of New York, with added matter, marginal notes and colored engravings to illustrate the subject. It contains the law limiting the height of dwelling-houses, also the existing Mechanics' Lien Law. This work is edited by William J. Fryer, Jr., whose original and well-thought-out comments give it a special value. The volume will also contain a complete directory of architects in New York, Brooklyn, Jersey City, Newark and Yonkers. The book is handsomely bound in cloth, and is sold at the low price of seventy-five cents, by mail eighty-five cents.

There seems to be a halt in the speculative markets such as all sound business men have expected towards the close of the year. There has been a break in petroleum and stocks are depressed. Speculation may pause for a few weeks, but it will break out afresh in all probability early in the coming year. The silver inflation is yet to be heard from. The new ones, twos, fives and tens of the silver certificates are yet to make their appearance in all the channels of trade. When they do it will stimulate transactions in every possible way and will give a "fillip" to prices of all kinds. We are on the eve of a gigantic speculation in everything, and the sitting Congress will add fuel to the flames by large appropriations and fiscal legislation in the interest of those who wish to profit by higher prices.

The national banks see very clearly that neither Congress nor the country is willing that they should have a monopoly of the paper money of the country. None of the plans so far offered furnishing a new basis for national bank issues will be indorsed by Congress. But there is, we understand, a scheme on foot which is in the nature of a compromise between the national banks and the silver men. Certain representatives of the former in this city have a bill prepared pledging the banks to recognize the silver currency, admitting it to the Clearing House and issuing their own obligations on the deposit of silver in their vaults. There is a hint of this plan in Secretary Manning's report, in which he says very truly that no more perfect currency can be conceived than a paper note or certificate representing a full gold or silver dollar. It is hardly likely, however, that the silver representatives in Congress will make any alliance with the national banks which does not recognize the full legal tender quality of silver as of gold. As the *Financial Chronicle* of this city well puts it:

Any reasonable person looking at this new frenzy in the London bullion market cannot fail to accept it as simply another very forcible illustration of what a mere football silver has become. It has no real value and can have none until the commercial nations of the world reinstate it as currency. They have arbitrarily taken away its uses, and there is no more reason why it should stand at 47d. than at 37d., except in prospect of some restorative action on the part of the Royal Commission so recently appointed in Great Britain. If that source of relief fails, silver has no future other than for manufacturing purposes. It is said that the late rise in the quotation and the signs of recovery in business in Europe have lessened the chance of a favorable issue of the Commission's work, having encouraged the feeling that drifting may be the best policy after all.

Hence any scheme to make more use of silver will not do; the white metal must be joined with gold in measuring values.

THE RECORD AND GUIDE, while earnestly in favor of international bimetalism, is utterly opposed to the policy of substituting paper for the precious metals in the retail trade of the country. We believe the policy of the government should have been to gradually withdraw the ones, twos, fives and tens of all paper issues, replacing them by gold and silver coins, of which there is an abundance in the country. This would place us on a par with Great Britain, France, Germany and all the first-class nations of the world, in all of which paper notes of low denominations are discountenanced. The United States is the great gold and silver pro-

ducing nation of the world, and it ought to encourage its own productions by using them. Storing up our gold and silver in treasury and bank vaults is an extremely foolish proceeding, and the issuing of paper in their place is provocative of the wild speculation which in all probability will soon be upon us. Let us stick to gold and silver; we cannot have too much of the precious metals. But an exclusive paper currency means *flat* money eventually, and that involves, finally, a terrible collapse in our finances and a long and tedious recovery therefrom.

"Why not pay the greenback debt?" asks Secretary Manning. It amounts to \$346,000,000 and is a floating obligation of the government contracted in war times twenty-five years ago. Whatever way you look at it, it is an anomalous obligation. No other country on earth has anything like it. It would have been disposed of long since were it not that it involved a contraction which would have been ruinous to the trade of the nation. The banks and the Eastern newspapers have made a violent outcry against silver as currency because its intrinsic value was not equal to gold. But during all these years nothing was said against the greenback as currency, although it was absolutely without any intrinsic value. Secretary Manning's plan is to use the surplus and to give a gold or silver dollar for the greenbacks as they are redeemed. This, he declares, would not be contraction, and we could probably get rid of this illegitimate obligation in five or six years. But Congress, of course, will not act upon this suggestion, yet certainly the greenback is a questionable kind of currency and ought in some way to be retired. The only constitutional currency is gold and silver and paper money representing and convertible into the precious metals.

Some of the auctioneers in the Real Estate Exchange are said to be opposed to any very stringent rules interfering with the devices of property owners which are intended to mislead *bona fide* bidders; yet it is very clear that the auction business could be easily doubled if the purchasing public could have the same faith in all sales as they do in those ordered by a court or by executors. There is no need of any tricks of the trade to inspire bidders when property is ordered to be sold by a court. There is then always a large attendance, and the best figures are secured when the purchasers are certain that the property is to be knocked down to the party offering the most money for it. Legal sales—that is, where property is sold under a foreclosure—are too often managed in the interest of the money lenders. Ambiguous statements are made by receivers and lawyers, and everything is done to scare away those who are willing to pay a fair price. This whole matter should be rectified, and the Real Estate Exchange should have its lawyers draw a bill putting the legal sales on a more satisfactory basis. Of course the auctioneers are not at all to blame for these abuses. They have come down to us from the past, and were in existence before the present race of auctioneers entered business. Undoubtedly they would all heartily sanction any measure or measures which would make every sale as attractive to purchasers as are those ordered by the court or by executors.

The Real Estate Exchange owes its existence as much to THE RECORD AND GUIDE as to any other one agency. Every department of the Liberty street institution was first suggested in these columns, and we have done our best to add to the efficiency and usefulness of the Exchange. No one did more than we to help the brokers' meetings. Our back files show that we published article after article favoring them, giving diagrams showing the various parts of the floor that should be assigned to real estate trading. The Information Bureau was first suggested by us, and the head of that department, Mr. Hugh F. Dolan, was for a long time connected with THE RECORD AND GUIDE. The Legislative Committee which has done such a good work was also first suggested in these columns.

But the new year must see a development of the Exchange in other directions. There ought to be a call in the auction room of miscellaneous securities, such as fire insurance and gas stocks, the shares of apartment houses; indeed, some railroad bonds might be included, as they represent real estate. Horse-car and cable stock might also be quoted and traded in. Then has not the time come when the price of knockdowns should be revised. Under the system which has obtained the purchaser of a \$100 lot pays the same price as the one who buys a \$200,000 house. The selling of lots should be encouraged by lower rates, and the people who buy \$100,000 houses would not object to a \$30 fee for a knockdown. The revenues of the Exchange might be largely increased from this source, while trading would be encouraged.

In our "Business World" will be found an article from the *Evening Post*, describing the new "progressive" or "graduated" tax now being enforced in Switzerland. A great deal has been said by the journals representing the working classes as to the desirability

of taxation of a kind that would discourage the accumulation of large fortunes, as well as impose heavier fiscal burdens on the rich than on the poor. The enormous accumulation of wealth in a few hands is exciting apprehension, not only upon the mass of the community but even in government circles. Prince Bismarck, bitterly as he hates socialism, favors graduated taxation. Mr. Pierre Lorillard, in a recent number of the *North American Review*, wishes the State to prevent the accumulation of great fortunes in a few families by heavy legacy or succession taxation; that is to say, when a rich man dies the State would take a portion of the estate. Mr. Lorillard, however, objects to an income tax, yet it seems very evident that this is the only way in which the very rich can be forced to bear their share of the public burdens. Real estate now has to support all local government. The possessors of vast personal estates are practically untaxed. As we have repeatedly said, these privileged classes ought themselves to move in the matter of a readjustment of the tax burdens, so that they could pay their just share. There is an ugly feeling abroad, and if the untaxed rich are not willing to move themselves they must be prepared for some such law as that which now obtains in Switzerland and is described in the article we copy.

Beyond the Harlem.

Comparatively few persons living in New York have any just estimate of that portion of the city which is included in the Twenty-third and Twenty-fourth Wards. There is a general conception of the fact that it covers a great deal of territory; that its growth, since it was added to the city, has been considerable, and that it has a future of great possibilities; but that it has already reached any very high degree of material development is not so generally understood. This want of information on a subject of so much concern to the city ought not to be a cause for surprise. In the first place the vast resources of the metropolitan area, containing a population of nearly if not now quite three millions within twenty miles of the City Hall, obscures all localities either within or without the city of New York that are not central for some peculiar reason of their own. Added to this the fact that facilities for transit and communication through the new wards have heretofore been imperfect, limited indeed to the lines of railway, a point of observation from which improvement is always seen at its greatest disadvantage, and we have two very good reasons for the ignorance which prevails in reference to this section of the metropolis.

As a matter of fact, those two wards already contain the population of a large city. They are not so far behind either Newark or Jersey City as to justify the claims to greatness which those two rival sections of the metropolitan district would put forward in their own behalf. According to the indications of the recent election, the population of North New York, including both wards in this designation, is now upwards of 70,000. This number of people in a city located somewhere near the longitude of Chicago, would lead its inhabitants to predict that it would become the metropolis of the continent at an early day. Then, again, considering their disadvantages heretofore, the new wards are growing with almost phenomenal rapidity. During the year 1885 there were 532 new buildings constructed within their boundaries, and during the first six months of 1886, 291, a ratio which will give nearly 600 for the year. This is a rather surprising exhibit when we consider that in Newark, a city where building enterprise has been stimulated by Building and Loan Associations, the limit of about 800 new buildings in one year has not yet been passed. North New York has already reached a degree of unrecognized greatness which is quite surprising. There are only twelve counties in the State which have a higher property valuation than those two wards, and it is doubtful if there is any county in which the relative growth is so rapid. Their character, too, is changing. They are no longer a merely suburban or outlying district of New York, but are becoming largely self-contained, a community with its own local interests large enough to keep the people at home and furnish them with employment.

But to say that North New York is only in the infancy of its growth would be to utter a truism. Notwithstanding the rapidity of its advance, its progress might have been greater. It has been delayed by two causes. It has long possessed the advantage of frequent and rapid communication with the lower part of the city; but the means of local communication have been imperfect, and its greatest advantage—its water front—has been neglected. It occupies a really focal point for commerce, communicating, when the Harlem River is improved, about as readily with the North River as with Long Island Sound, and it possesses a perfectly land-locked, deep and capacious harbor, suitable for the largest craft. It possesses, also, what the lower and middle sections of the city do not possess, space for factories and factory homes. But until recently there have been few ready means of communication over lines vertical with the Harlem Railroad, and the water front has lain almost entirely at waste.

A visitor to North New York at this time will soon see that the people in that section are awakening from the apathy with which they have long regarded the subject of intercommunication; and that they have also an intelligent comprehension of the advantages to be derived from the improvement of the Harlem River. New lines of street railway are either being opened or projected in all directions, and the people living in the section heretofore known as Tremont, but which will be better located in the conception of town-town residents when it is called the neighborhood of One Hundred and Seventy-fifth street, are projecting a local improvement which will one day be found of great utility. It is proposed to pierce the ridge which separates the low ground at this point from the Harlem River, and by means of a depressed street and tunnel to reach the water front at a point not far above the Morris Dock station on the Northern Railway. Fortunately, nature has kindly furnished the preliminaries for this project. The ridge at this point is half bisected by the low land extending into the bluff on each side until only a few hundred feet remain. A tunnel will be inexpensive. This improvement will give to this section of the new wards, which now seem to be very much inland, the advantages of a water front position, a very important consideration for the development of either manufacturing or commercial interests. A thoroughfare through the bluff at this point will be worth many millions to property-holders in the neighborhood.

A great impulse is being given to the real estate and building movement by the construction of the Suburban Railroad. Within itself, probably, this road, over the ground where it parallels the Harlem road, may not prove in the beginning so great a convenience as many men expect. It can never send passengers to the Battery from Williamsbridge, or any intermediate station, by means of its direct connection with the Manhattan Company, in nearly so short a time as they can go by the Harlem road, making their own connections at Forty-second street. But its branches, when constructed, will be of great service to sections lying at a distance from the Harlem road, and it will help to reduce fares, now held at much too high figures for urban transit. It is said already that the Harlem road proposes to reduce fares to ten cents. It is thought by many that it should reduce to five cents, and that it would not lose in the long run by this unwonted liberality. This is a subject, however, more likely to be studied in the interest of the railroad than of the upper wards. It is only a step from the most northern station in the city on the Harlem road to the Forty-second street depot, and so long as this advantage is maintained the managers may not think it worth while to adopt competitive rates for securing passengers. On account of the long distance without stations in the tunnel the Harlem trains must long remain the fast, through express trains. But while for facilitating traffic the suburban road may not immediately prove of incalculable benefit to the upper wards, its more frequent trains will yet prove of great advantage, and its ability to handle directly the traffic of the elevated roads reaching to the Harlem River will aid in securing a large part of the traffic. The construction of the road is being pushed forward with vigor. Huge blocks of granite for the foundations line Third avenue from One Hundred and Forty-fifth street to above One Hundred and Sixty-fifth street, and this section is to be completed in the spring or early in the summer. One fact, however, is to be noted here and commented upon with asperity. Third avenue, at about One Hundred and Sixtieth street, contains a loop, a sort of eccentric flourish from a straight line, say of 100 or 150 feet, made as if to pass around some imaginary obstacle. As a matter of fact no obstacle exists, not even the old brook which once contained water and is thought to account for the curious deflection. The street could be straightened at an inconsiderable cost. Yet all the improvements are being made around this triangulated semicircle; and now it is to be observed that the granite blocks of the Suburban road have been distributed as though it was the intention to follow wherever the eccentricity leads. If any one in the Park Department, or elsewhere, will rise to explain this anomalous piece of engineering he can have the floor. There is hardly a building in the way that could not be lifted bodily from its foundations and set down where it would do the most good in correcting the alignment.

One evidence of the growing importance of the new wards is found in the discussion of the question of depressed tracks for the Harlem Railroad. Fortunately, this question is likely to be forced to an early settlement by two causes; first, the necessity for the removal of the railroad bridge across the Harlem River, and, second, the equally urgent necessity, if the railway managers are wise, for constructing their tunnel before the deepening of the channel compels a more difficult grade. There is a slight difference in the plans that have been proposed. The Park Department, it is said, wants the work done at a cost of about \$3,000,000; while the railway company thinks \$3,000,000 will be a sufficient expenditure.

For a beginning it is to be presumed that the railway company is right.

Secretary Manning on Silver.

The report of the Secretary of the Treasury is taken up mainly with a discussion of the bimetallic problem. It is interesting to those who are familiar with currency discussions, but, we judge, it will prove confusing to the average citizen who is unacquainted with the subject. Secretary Manning makes a powerful plea for international free coinage of both silver and gold at a fixed ratio. This part of his report discredits the attitude taken by the officers of the national banks towards silver, and shows the curious want of intelligence in the currency discussions of our Eastern financial writers.

But the Secretary is not so happy in the last portion of his remarks on the silver question. His previous outgivings when he took mistaken positions handicapped him. Both he and President Cleveland had predicted disasters, which never occurred, if the compulsory coinage of the silver dollar went on. They said it would drive gold out of the country as well as depress trade, and injure the best interest of the nation. But, taking into account the gold we mine as well as that which comes from abroad, we are steadily adding to our stock of the yellow metal. When the silver coinage act was passed in 1878 we had less than \$300,000,000 gold in the country. To-day, according to the mint authorities, we have not less than \$650,000,000 of gold, and it still continues to come from abroad, while we retain all we mine—between thirty and forty million per annum.

On one point Secretary Manning is curiously at fault. He seems to think that the silver law is piling up excessive quantities of the white metal in this country. He makes this erroneous statement over and over. Yet, had he consulted the available statistics on the subject, prepared by the government officers, he would have found that while we have added largely to our stores of gold we have exported a considerable portion of the silver we have mined. There is a steady stream of silver from our shores. We have given the facts in these columns time and again, but it is very strange that Secretary Manning should have laid so much stress on a supposed fact which was the very opposite from the truth. But then both he and the President were put in a false position by the failure of their prophecies as to the damage done the country or likely to occur because of silver coinage, and some new arguments had to be presented to induce Congress to repeal the silver coinage law.

But the representatives of the people will do nothing of the kind. The only prosperous country on earth to day is the United States. Secretary Manning makes a vivid statement as to the world-wide distress caused by the demonetization of silver by Germany. The action of that great empire was followed by other great European nations. France was forced to suspend the free coinage of silver, and thus the commercial world practically became gold monometallic. This taking away half the precious metal basis led to the shrinkage in prices which has been going on since 1871. We suffered with the rest of the world until 1878, at which time we partially remonetized silver, with the happiest results. It led to an immediate revival of industry, which lasted till the death of President Garfield and the failure of the corn crop in 1881. Then we paid a penalty for overdoing business, and there was a natural depression until 1885; since when there has been a revival of business. But trade abroad has continued depressed, though it has been somewhat better lately, due to a belief that the Tory administration of Great Britain would rehabilitate silver as a money metal. The American people will never consent to stop the limited coinage of silver until an international agreement is reached, permitting unlimited coinage of silver as well as gold by all the nations. We are not willing to check the revival of business now in progress on the recommendation of an administration which has been so mistaken on this subject in the past.

The Federal government pays over \$80,000 a year rent in this city to private persons, and the House Committee on public buildings reports that it would be economy to erect a fine edifice to accommodate the public offices which are now scattered throughout the lower part of New York island. Seven-tenths of the entire customs revenue is collected here in New York, and our Federal buildings should give some indication of the great importance of this port. We have always favored the erection of the best class of public edifices wherever needed, for the country is growing, and we have plenty of unused money to do this work. Unfortunately our city press has shown a very churlish temper when appropriations have been asked for improving other localities, and New York has had to suffer from this provincial temper on part of the representatives of the metropolis.

The opening of an 80-foot wide avenue, from the Brooklyn Bridge up Elm street, Lafayette place to Fourth avenue, has become a vital necessity to the foot and vehicular trade of the metropolis. Of course the selfish Broadway property interests will oppose this needed improvement, and it will also be fought by the

Manhattan Company unless it can secure a right to build an elevated road on this proposed new thoroughfare. Clearly some means of steam communication should be authorized to connect the Brooklyn Bridge with the Forty-second street depot. But the Manhattan Company has all it can attend to, and the new steam railroad company should be allowed to form business relations with the New York Central and New Haven corporations. The franchise should be thrown open to public competition. Not only should a money consideration be paid, but a portion of the gross revenues should be yearly contributed to the city treasury. Indeed, hereafter, all our steam, horse-car, cable and ferry companies should pay over a portion of their gross receipts to the city and thus relieve real estate from some of its present burdens.

Our Prophetic Department.

KNICKERBOCKER—Well, it seems the Manhattan Company is about to further develop its intermural traffic. Mr. Galloway says it is desirous of immediately building lines on the exterior front of the East and North rivers. On the former it will erect tracks from the Battery to Market street, so as to take in the principal downtown Brooklyn ferries, while on the North River side it would open a line from the Battery to Christopher street, and then connect with the Ninth and Sixth avenues elevated roads. This proposed improvement opens up the whole question of the future transportation facilities of New York city. In your capacity as a fore-shadower of future occurrences, suppose you outline what may be expected by us New Yorkers within the next twenty years.

SIR ORACLE—It would take more than one issue of THE RECORD AND GUIDE to give an idea of the improvements which would naturally come about in the way of transporting passengers, not only upon this island, but within all the region round about New York; for our railway facilities will extend north, east and west across the rivers, if not under the bay towards the south.

KNICKERBOCKER—Let us confine ourselves to this island at first. What improvements do you expect in our elevated roads and our horse-car systems?

SIR O.—There may be some trouble with the Cable Company, which has a charter for some of the improvements which the Manhattan Company now wishes to make. In a general way I would say that before seven years are over all the principal ferries will be reached by some sort of an elevated road. Passengers will pass directly to the cars from double-decked ferry boats, so as to avoid crossing the crowded surfaces of West and South streets. Then I look for what may be called through lines on the elevated roads, consisting of another story above the present elevated tracks, and which will be reached by an elevator from the street. Passengers on this higher structure would not stop at all the present stations, but only at some four or five on the whole length of the island. It would then be possible to go from one end of the city to the other in twenty minutes.

KNICKERBOCKER—It would certainly be a great convenience if there were some quick means of communication between both ends of this island. The elevated road cars are now so crowded and the stations are so near together that the facilities they afford can hardly be called rapid transit. But why should not the Broadway Underground road meet this want much better than an additional story to the present elevated system?

SIR O.—I have always wished well to the Broadway Arcade scheme. We might have had a second Broadway, eighteen feet below the present surface, were it not for the amazing short-sightedness of the Broadway property holders, who successfully fought against their own interests and have defeated the construction of an improvement which would have tripled the value of their property. The elevated roads have been constructed since the year when Governor Hoffman vetoed the Arcade bill at the command of the Tweed ring and with the approval of the purblind owners of realty on Broadway. The existing elevated system has proved so popular and is so cheaply built that I begin to doubt if we'll ever have an Arcade road.

KNICKERBOCKER—I see that the work on the Hudson River tunnel is soon to be resumed, and I notice in THE RECORD AND GUIDE that a number of other tunnels have been projected; several under the East River and one or more under the Harlem River: a tunnel under New York Bay to Staten Island has also been talked of.

SIR O.—And yet, if you notice, man's mightiest transportation works are in the air and not under the earth. There are a thousand bridges to where there is one tunnel. The latter are never constructed except under the spur of the most extreme necessity. We are forced to bore through mountains—there is no help for it; but when we come to a river we go over, not under it. We talk about tunnels, but we construct bridges. I see another bridge over the East River is in contemplation.

KNICKERBOCKER—Yes; but look at this Hudson River tunnel. Surely it would not be possible to construct a bridge from Jersey City to New York?

SIR O.—No; hence I judge the projected tunnel will be com-

pleted some time or other, but I doubt if it will ever be used for passengers. This is evidently the judgment of the Pennsylvania Railroad Company, which proposes to spend \$900,000 in constructing an elevated road in Jersey City to carry its cars over the heads of the people in the streets. The 50,000 daily passengers which reach our water front from the opposite shore of Jersey will be carried direct from the elevated cars on the Jersey side in double-decked ferryboats, which will convey them to the elevated cars on the New York side.

KNICKERBOCKER—You do not believe, then, in a bridge from Jersey to the New York shore?

SIR O.—Yes I do! Some of the readers of these conversations will yet see a mighty suspension bridge from Fort Lee to Washington Heights. The not distant future will witness the construction of the long deferred Harlem ship canal. The north shore of this island will then see an enormous commerce transacted between the Sound and the Hudson River. The bridge over the Hudson, at Fort Lee, will bring in most of the trains from the West. But there will be only one tunnel under the Hudson River.

KNICKERBOCKER—Why should the Pennsylvania road spend so much money to construct an elevated road over Jersey City when it has the unquestioned right to use the streets?

SIR O.—To save the present waste of human life. Had this contemplated elevated road been in existence in 1877, 450 lives would have been saved. During the present year fully sixty persons have been slaughtered; hence the elevated entrance of the great railroads in Philadelphia, London, Berlin and other large cities. Chicago is behind the age in this respect. It is indispensable that railroad trains should reach the business centres of populous cities. But it is downright murder to run steam-cars through crowded streets.

KNICKERBOCKER—Why not a tunnel?

SIR O.—Because the air interposes less resistance than the earth. It is much easier to fly like the bird than burrow like the worm. The time is coming when Chicago will witness the construction of vast viaducts or causeways for the use of railroad trains from all quarters. St. Louis is ahead of Chicago in this respect.

KNICKERBOCKER—But, "to return to our muttons," what other improvements will the next few years show in New York city besides the connection of the elevated roads with the ferries and the construction of another story for through trains.

SIR O.—I venture to predict that in ten years time the cable will replace horse-car power in New York city and Brooklyn. It will be a great saving of expense and a convenience to the public, as communication by cable will be much faster than by horse power. The means of inter-communication between all parts of New York and Brooklyn will be greatly facilitated and much more rapid than now. Of course every improvement will be opposed by the local press, for somebody will make money by them and the newspapers will declaim against jobs. The New York of twenty-five years hence will be a city of "magnificent distances," but the conveyance from one to another part of it will be cheap and rapid, hence it will be a very desirable city to live in.

KNICKERBOCKER—What general effects will result from these increased facilities for intermural travel?

SIR O.—The two obvious consequences will be the concentration of business within certain definite quarters, and the greater variety of choice open to those in search of residences. Once on the cars, buyers will naturally seek those places where there is the greatest choice of goods and the largest and cheapest stocks. But then people in the business centres will not be forced to live near their offices or stores. They can have their houses twenty-five miles distant in any direction. Hence the real metropolis will extend to the Orange Mountains and Rockland Lake in Jersey, up to Putnam County in New York, as far as the Connecticut line, and will take in all of Queens as well as Kings County, Long Island. What a wonderful city New York will be a half a century from now.

The working people are being credited with having many and diverse aims in entering the field of politics. Land Reformers, Currency Cranks, Socialists, Communists, Co-operationists and Anarchists are all trying to get the indorsement of a vast body of the working people of the country. The *World* and certain other newspapers seem to think they would be satisfied if the rich could be made to pay personal taxes. But after a careful study of the manifestations and resolutions put forth by real workingmen, it is very clear that all they are after can be comprised under three heads, viz.: Better pay, shorter hours of labor, and steady employment. They believe, rightly or wrongly, that the universal adoption of eight hours as a day's labor would give them not only steady employment but better pay. They argue that they ought to get some advantage from the improved machinery and labor-saving industrial processes, the effect of which in the last analysis has been to reduce the demand for labor. The real workingmen's platform is a very simple one, and is easily comprehended. There are a number of side issues, but if the labor party holds together

and makes its influence felt upon legislative bodies it will be found that its great aim will be to reduce the hours of labor by law.

Concerning Men and Things.

The election for directors of the Real Estate Exchange and Auction Room (Limited) will take place on Monday the 13th inst. A full ticket has been put in the field by a committee appointed at a shareholders' meeting. A great deal of care was exercised and the thirteen names presented represent every interest connected with the Exchange. Of course the active interests, such as the brokers and auctioneers, are the most largely represented. A majority of the old board are candidates for re-election on this ticket. Although there is no opposition in the field it is understood that outside names have been canvassed and proxies enough secured to insure the return of one or more members not on the general ticket. This is rendered possible by the cumulative vote which is provided for in the law under which the Exchange is organized. The annual meeting on Monday next will be an interesting one, and the subject of most interest to be acted upon will be the proposed amendments to the constitution which were submitted to the Legislature last year, but which failed to pass, due, as the annual report states, to the shortness of the session after they were introduced. All the members have received the annual report of the Exchange, which contains the treasurer's statement of the receipts and how they were disbursed. Next year, whoever is in power, the income of the Exchange will be augmented, and a much larger dividend declared than this year—that is, if the majority of the members do not decide to first pay the small debt which still forms a part of the mortgage obligations of the property in Liberty street.

One of the problems which clubs have to meet is how to keep a restaurant and bar without being swindled. The difficulty of running a hotel has passed into a proverb, and such institutions rarely succeed except under individual management, and that of the very best. Corporations rarely or never make money in hotel management. There is too much detail, too many leaks, and then there are so many ways in which money may be saved that it requires "eternal vigilance" and the greatest intelligence not to lose a "pot of money." Now the management of a club restaurant and bar involves the same kind of difficulties as the running of a hotel, and club-house committees have neither the time nor the talent to attend to all the necessary details; hence the experience of clubs which have attempted to make a profit out of their restaurants is that they have incurred losses instead, and this because of waste or downright speculation. The Manhattan Club had a very bitter experience some years since, when a trusted servant purchased vast and unnecessary quantities of supplies upon which he put fictitious prices and pocketed the difference.

And now, it is said, the Union Club finds that it has been made a victim of a "combine" of its servants, who have charged a bonus for years past on all the supplies provided, the tradespeople making out fraudulent bills in the interest of the servants who give them the business. There ought to be some way of punishing retail dealers guilty of such practices. It is no wonder that jurors, who are drawn so largely from this class, can see no particular harm in Aldermen who accept "boodle" for their votes. There is an impression that politics is a very corrupt business, but there are certain branches of retail trade which are vastly worse. Some of the clubs, to escape speculation and waste, hire a caterer, who takes the responsibility of the restaurant and bar so far as receipts and disbursements go—subject, of course, to the general rules of the club. If the caterer cannot furnish a good article for a fair price he loses his place. But house committee management is generally unfortunate.

The bequests of rich men are not always a benefit to the societies they are given to. The late William H. Vanderbilt left a sum of money to a certain religious benevolent association, and those engaged in its good work naturally expected to be better rewarded for their hard and often thankless toil. But the usual patrons, in view of the apparent magnitude of the bequest, refused to contribute as liberally as in former years, thus actually cutting down the revenue heretofore received, for it was only the interest of Mr. Vanderbilt's gift which was available, and this does not begin to be as large as the voluntary contributions formerly subscribed. It is not necessary to mention any names, but those who have been in the habit of giving to a worthy object should not in these prosperous times cease their benefactions because Mr. Vanderbilt or any other rich man had tried to help in the good work.

An attempt has been made in certain quarters to excite jealousy between the auctioneers and general dealers in real estate. This is preposterous; nearly all the auctioneers are traders as well, and what helps one department of trade helps all the others. THE RECORD AND GUIDE now, as always, represents all real estate interests; those outside as well as inside the Exchange. True, there are only a few auctioneers compared with the great mass of brokers, but we give them due attention just the same. The meetings of the brokers have been much better attended since we have been publishing the Wants and Offers, and it is admitted that the publicity we have given has added to the business of the brokers' board.

It seems there is no prospect of any stoppage of the cable war. John W. Mackay, when last in this city, heard that Cyrus W. Field was very desirous of meeting him. Mr. Mackay consented to the interview, but in his note distinctly intimated that nothing should be said about cable matters. Mr. Field promptly called the next day, when a number of topics were touched upon in the interview. But Mr. Field finally referred to the cable dispute. Mr. Mackay said deliberately: "Mr. Field, I am in for this fight as long as I live; rather than surrender the commercial cable to Mr. Jay Gould, I will cut it up into inch lengths and throw it to the bottom of

the Atlantic Ocean." Since that conversation took place the mining "boom" on the Comstock Lode has added millions to Mr. Mackay's enormous fortune. He has kept on building his telegraph wires in connection with the Canadian Pacific system, and is now in a position to fight Jay Gould, the Western Union and the Consolidated cables by land as well as by sea for many long years to come.

The Standard Company owners confidently expect to have a street cable system in operation in this city within a few years time. They are equally sure that they will supply New York city with heat and light by means of agencies now in their possession. They are rapidly building gas mains all over the city, and have formed an alliance with the Steam Heating Company to make use of the latter's surplus heat, which is now needed for only a portion of the day. This will supply super-heated water gas, until such time as natural gas can be brought by underground pipes from Western Pennsylvania. In laying the mains, an additional pipe is put in the ground to be used for this natural gas, when the time comes for bringing it to New York. The outlook for the Consolidated Gas Company is rather mixed. But the Standard gas people will not only have natural gas, but have now several devices to greatly cheapen the manufacture of illuminants. They expect to furnish a gas that will heat and cook as well as give light.

The Growth of the City Westward.

There is a quite general superstition, for which it would probably be hard to find any very rational ground, to the effect that the fashionable quarters of cities are apt to spread and move to the west, rather than toward any other quarter of the compass. A veteran real estate operator visiting Los Angeles, California, a few years ago, before its recent development had commenced, looking over the great semi-tropical garden in which it lies, and turning toward the sea remarked, "Cities always grow toward the west—this will go right down to the coast," and his prophecy has been in a measure verified, the handsomest improvement having been in that direction. Probably no statistics have been collected, or will be, to show how generally this idea accords with facts; but there is no doubt that it is widely diffused. The West End of London is known over the world as the greatest of all centres of aristocracy and fashion; the "West End," as a trade mark or a name, is expected to add to the popularity of many an article, from a pomade to an apartment house, and seldom is the east, or any other end selected in the attempt to give a fashionable name and stamp to anything.

New York, however, has been an exception to the rule, which seems to have been so capriciously laid down, with respect to the direction in which the greatest growth is to be expected and the most elegant quarter is to be looked for. While the western side of the upper part of Manhattan Island has had an abundance of advantages for residence, the eastern side has shown the earliest and greatest development, and there the millionaires still have their dwellings, resting, most of them, in full confidence that theirs will always be the richest and most fashionable part of the city, and that the west side will never have anything more than a second-best residence quarter. Their principal reason for this confidence lies in the fact that the character of the east side has become firmly established, rather than in any natural advantages that might be claimed for it. Every great city, they say, has some one quarter in which wealth and fashion are centred; the plan of the city of New York is such that this quarter cannot well extend far over the central line of the city or across the Park, and as the great preponderance of wealth is now on the east side, it is not to be regarded as probable that it will ever move across the main thoroughfares and the great pleasure grounds to the opposite side of the island. Residence property in what are now elegant streets may, they admit, be by slow degrees converted to the purposes of trade, and some fashionable people be compelled to move further up-town or else live next door to the furniture dealer or the haberdasher; but the heaviest of the ton are not panic-stricken by the real estate improvement programmes which refer to their streets as "Fifth avenue and other business thoroughfares," and probably many of them expect, if they move at all, to go directly northward rather than to the west side district, which was so lately known as "Shanty-town."

But then, while these prosperous and contented citizens are enjoying their belief in the perpetual superiority of the part of the city in which they dwell, the many active, energetic and tasteful builders and buyers who have been metamorphosing the west side so rapidly of late, are equally confident in their opinion that the region west and north of the Park will eventually be the richest and most elegant part of New York. An important cause of the prior development of the east side was that the west side was a mass of rock, and the expense of opening streets, laying down sewer and water pipes and preparing the ground for building was an important consideration. Then, when large sums had already been spent for public improvements, grand avenues laid out, and some transportation facilities provided, and the just claims of the district seemed to be generally appreciated, a too great advance in prices for lots checked building, and little progress was made for some years. In fact, the neglect into which the property fell was so decided that some of the experts of the real estate market thought the attempt to build up the west side had proved a definite failure, and that some decades might pass before it could be renewed with any prospect of success. The events of the last three years have compelled them to acknowledge that they were in error, and that the causes that retarded the development of this region were not of a lasting character. The new growth that has gone on with so much vigor there is usually ascribed to a number of causes, such as the construction of the elevated road, the subdivision and sale of large properties at reasonable prices, and the filling up of the east side and the high prices established there. All of these have had their effect, and with them there is another which has always justified the hopes and the enthusiasm of the believers in the west side. This is the naturally picturesque, airy and attractive character of the region, which is enhanced by the river and the Park at its sides, and the Boulevard, 160 feet wide, with grass plots and growing

trees, in the centre. It is no wonder that this point has been emphasized most of all, for it is this that may yet make the district west of the Park and extending northward beyond Morningside hill the choicest residence quarter of the city, and as intrinsic merit is sure to tell in the end, it is claimed with a good show of reason that the only question about the matter is a question of time. Since the first indication of the revival of interest appeared, everything has favored the movement. If the old classic saying holds true, that the beginning is half of the whole work, then the fortune of the west side was already half made when a wealthy estate built a great apartment house west of the Park, and a row of dwellings that gave the key-note for a new departure in the style of city houses, and one that had an important relation not only to their architectural character, but to their cost. The unbending rule that a fashionable New York house must be situated on someone of certain old streets, not very far from Fifth avenue, and make one of a long row of uniform brown stone fronts, was effectually broken, and freedom, when once afoot, is apt to run rapidly. A new element, full of life and energy, came in to build up the west side in new styles, differing totally from the one which had so long ruled in the city, and also displaying great diversity among themselves, while they afforded ample opportunities to architects for showing originality, taste and skill. That architects have made very creditable use of these, any one who visits this district will soon be convinced, and they have been able to meet the popular demand for houses that are modern, elegant and convenient, at lower cost



NORTHEAST CORNER WEST END AVENUE AND SEVENTIETH STREET.

than they have before been offered in New York. A few houses of high cost have been built, and the prompt sale of these has shown that people of large means are not afraid to buy, and are likely to come in increasing numbers; but thus far the remarkable feature of the building has been the production of good houses at very moderate cost, and their sale at prices that would not long ago have been considered altogether too low to secure anything having any pretensions to a genteel and modern character. As well illustrating this type of dwelling, which are a pleasing and most valuable element in the new west side city, we present a view of a pretty block of three-story houses belonging to Charles A. Fuller, designed by E. L. Angell, situated on the northeast corner of West End avenue and Seventieth street. They are in the Queen Anne style, modified to suit modern taste and convenience, and may be taken as fair specimens of the class of artistic New York houses that have recently been produced at very moderate cost. Cosiness and elegance are their marked characteristics. The rooms are not large, but resemble much more costly ones in the hard-wood finish, the beveled mirrors of perfect plate glass, the fire-places ornamented with tiles of the newest kinds and bright with artistic brass and bronze, the squares of stained glass through which old gold and purple and other rich lights enter the rooms, and many traces of antique design that are pleasing as well as quaint, whether credited to Queen Anne or Queen Elizabeth or some still older sovereign and patron. The houses are of a kind that will naturally be selected by those who have been used to elegant surroundings, but whose fortunes are not yet made, and by some people of more ample means who do not care to occupy and keep in order large houses. The handsome oriel window and front balcony of the corner house command a view of the Hudson that cannot be obstructed, as do the other houses on and near the corners on West End avenue.

The Election Next Monday.

Thirteen directors of the Real Estate Exchange and Auction Room (Limited) are to be chosen next Monday afternoon, to serve for one year. At a meeting of the stockholders of the Real Estate Exchange held on October 12th last, S. Van Rensselaer Cruger, Frederick P. Forster, Horace S. Ely, Wm. C. Schermerhorn and E. Oppenheimer were appointed a committee to make nominations for directors of the Exchange for the ensuing year. They have held frequent sessions, and have finally decided upon the following ticket: Hermann H. Cammann, George H. Scott, David G. Croly, William F. Redmond, Charles A. Schermerhorn, Edward Hirsch, Edwin A. Cruikshank, Morris Wilkins, Myer S. Isaacs, Leonard J. Carpenter, Charles Shultz, George F. Gantz and Richard Deeves. Five of the above, Messrs. Hirsch, Carpenter, Deeves, Shultz and Gantz, are new names. The others are serving in this year's board.

Elsewhere will be found the annual report of the directors, together with

a detailed statement of the treasurer. At the meeting on Monday, President Cammann will be prepared to answer any questions which will throw light on the condition of the Exchange. We have been in receipt of several communications respecting the management of the Exchange. But this is a matter which affects only the shareholders, who doubtless have already made up their minds as to whom they will vote for and what policy they will indorse.

Home Decorative Notes.

—It seems as if all the kitchen utensils were to be promoted to mi-lady's drawing-room, library or boudoir. The rolling-pin serves as a key-rack. Tiny wash-boards are gilded, decorated with ribbons, and form unique shaving-cases. Even the wooden potato-shovel is painted with some favorite bit of scenery and adorns a corner in the drawing-room; and now comes the beefsteak-broiler, which is so transformed that one would never dream of its original use. The wires are gilded, and bright lined ribbons are run through the spaces, and the attractive arrangement is suspended from the side wall for holding newspapers.

—Panel pictures to fit in doors are to be found in most paint stores. They are painted in oil. The door should never be painted white, as the contrast makes the panels too glaring. Oak or walnut are proper tints.

—The latest novelties in lamp-shades appear to be those made of the open brass-work lined with colored silks, and edges with a silk fringe of the same color.

—The long willow basket which are oftentimes used for holding wood are also very useful, and pretty for newspaper receivers; one recently noticed was painted bright yellow, with a large bunch of snow balls painted in oil colors on one side, a bow of yellow satin ribbon decorated the handle.

—Extremely pretty and quite inexpensive bureau scarfs are made of ecru etamine, the threads are drawn in several places, we will say four rows across the scarf, and at intervals of two inches, bright ribbons are run through these spaces, and the edges of the scarf is finished with soft lace.

—Isinglass is a very nice starch for thin, fine muslins.

—For whisk-broom receivers straw cuffs are very desirable. Deft fingers will quickly work reeds and rushes, daisies or forget-me-nots upon them. Fit a piece of pasteboard inside of the cuff and suspend by a ribbon, or fasten upon an easel which may stand upon the bureau.

—A new idea for photographs consists in a photo-album arranged on a stand so that two sides, made in nickel silver, draw out and support the album when open without disturbing all the surroundings.

—By the use of fairy lamps, which have become very popular, charming effects may be produced. They are very popular for dinner table decoration; they are small lights in circular glass receptacles, placed in the centre of colored glass flower-holders, and are covered with tinted dome-shaped shades; they are placed at intervals along the dinner table, and the effect of the light shining through the tinted globes is charmingly soft. A very extensive variety of these fascinating novelties is now displayed by J. Cezilly, 1208 Broadway.

—As Christmas is near at hand a method for frosting a Christmas tree may shortly be of use to some of our readers; first sprinkle the tree all over with water and then dredge it with flour; be careful about allowing too much water to remain on the branches as the flour will cake.

—Trailing plants are mingled with the flowers held by shell flower receptacles now so much liked.

—Fruit stains may be removed by wetting them with ammonia before washing or by pouring boiling water over them.

—Embroideries should be ironed on the wrong side; always have near a bowl of clean water so any spot imperfectly ironed may be dampened and ironed over until smooth.

—Solid silver, gold-lined cigar cases are seen among the suitable gifts for men.

—Curtains of warm tone should be chosen for a room with a northern exposure.

—Buckhorn umbrella handles and canes are being chosen in preference to those tipped in silver.

—A Christmas-box of rare attraction for a little girl is hexagonal in shape and opens with six rings pulled up from within, surrounding a central piece, the whole forming a set-doll's dinner table, hexagonal in shape, and covered with a fine China dinner set—silver, glass, knives, forks, napkins, napkin rings and epergne in the centre.

—Dolls that talk, cry, laugh, creep, walk and sing are displayed for the Christmas-tide.

—Painting on earthenware has become an exceedingly favorite recreation of late years, and there are many different names given to the ware used for ornamentation, such as Barbotine, Albertine, Essex and Saxon; even common stoneware can be tastefully decorated and made ornamental for the cabinet or toilet table; those of picturesque form are the most suitable for the purpose; the old earthen jars are very ornamental, decorated with some favorite floral design in oil colors and used as a receptacle for palms, ferns and vines falling over them.

Our Building Progress.

The table showing the comparative activity of the building movement in this city during each month of the last three years, which was published in last week's issue of THE RECORD AND GUIDE, will well repay a careful study. Generally speaking, the number and cost of projected buildings has steadily and rapidly increased. But the percentage of the increase in the several districts of the city, and the occasional instances of apparent relaxation, are points of exceeding interest in a study of the progress of New York's real estate development.

In the entire city 3,958 buildings have been projected during the first eleven months of the present year, an increase of 851 over the number projected during the corresponding period of 1885, and an increase of 1,319 over 1884.

The district south of Fourteenth street shows a steady increase in building, but one much less marked in character than that of the other extreme of the city. Between Fourteenth and Fifty-ninth streets, where the city is so compactly built up, there is a natural stagnation in building, 13 less buildings having been projected this year than in the corresponding eleven months of 1884 and 27 less than in 1885. With this falling off the cost of the buildings projected in the present year has been \$931,634 greater than that of the buildings projected in 1884, but \$1,309,797 less than the estimated cost of the buildings erected from January 1st to December 1st in 1884.

That portion of the city lying between Fifty-ninth and One Hundred and Twenty-fifth streets seems to have been the favorite site for new buildings during the current year, 476 more buildings having been projected for this locality than in 1885 and 763 more than in 1884—the first eleven months of each year being considered. This increase in the number of buildings represents an increase of \$3,049,961 in estimated cost over last year, or an average cost of about \$17,000 for each additional building. The district north of One Hundred and Tenth street shows a comparatively slight but gratifying increase; and, taking the city all and all, the buildings projected this year will cost nearly \$14,000,000 more than did those projected during the first eleven months of 1885. To summarize the inductions to be drawn from the above-mentioned points of interest in the table, that portion of the city south of Fourteenth street is slightly more active than the section between Fourteenth and Fifty-ninth streets, presumably on account of the constant demolition of old buildings and the erection of new buildings in the former district. In the area between Fifty-ninth and One Hundred and Tenth streets the building movement is rapidly gaining headway owing to the gradual move up town, and north of One Hundred and Tenth street there is sufficient progress to show the slow but sure tendency of the middle classes of people to locate where the facilities of life are fully as many and the rents much lower than those in the lower portion of the city.

The most satisfactory way of preserving THE RECORD AND GUIDE for convenient reference is by means of the Story File and Binder. These can be obtained at the office of the paper, No. 191 Broadway. The price is \$1.

Report of the Real Estate Exchange and Auction Room (Limited) for 1886.

During the past year the Exchange has made substantial progress in every department. Thirty-seven stock members and fifty annual members have been admitted. Real estate amounting to \$34,200,091, and stocks, bonds and other securities amounting to \$10,698,558.52 have been sold at auction. The revenue derived from annual members has increased from \$970 last year to \$2,830 this year; from the auction room, from \$9,677.28 to 13,833.62; from rents, from \$21,773.74 to \$25,795.55; and \$805.50 has been received from brokers' lists. The basements of the building, which are being fitted up and are nearly completed, have been rented for \$1,500 additional, and a new office has been made on the first floor, renting for \$300 per year. There is \$705.83 of rents and other claims still uncollected, which are perfectly good and will be paid in very shortly.

During last year the Exchange was found not to be sufficiently heated. Coils of pipe have now been placed around the inside of the sky-lights, large radiators have been put in, and it is believed that all defects from this source have been remedied. The steam pipes in the older portions of the building have been overhauled, and a very considerable saving in the quantity of steam required has been effected. For the past three months the Exchange has been using steam from the New York Steam Company, and so far are well satisfied with the results, both in efficiency of service and in economy. The building account has been entirely closed, and \$318.14 has been paid out of income in completing the necessary alterations. The taxes have been increased from \$7,286 to \$8,611.35 this year. For other details of receipts and expenditures, reference is made to the treasurer's report appended hereto.

A portion of the floor adjoining the office of the Exchange has been fitted up as a Bureau of Information, and it is gratifying to find that the members are largely making use of it. During the three months ending November 30, 1886, members have applied for information regarding ownership, etc., for 7,000 pieces of property, as against 1,230 similar applications in the corresponding three months of last year. The records of assessments and of all work under process of construction, for which assessments will be laid, are sufficiently advanced to enable members to get full information on all these matters. The post-office for the use of members is also beginning to be availed of. It is believed that when the benefits of this department are fully appreciated by the members, and other facilities added which will be gradually developed, that a considerable revenue will be derived through this bureau.

The brokers' meetings, although not so largely attended as could be desired, have been the means of enabling the members to get better acquainted, and consult as to their mutual interests, and have also led to a considerable number of transactions.

The amendments to the charter, which it was expected would be secured last year, failed to pass in the Legislature owing to being introduced too late in the session. It is believed that, if desired by the stockholders, they can be favorably acted upon this year. They provide for: (1) The increase in the number of directors to twenty-one, and their classification and the abolition of the cumulative vote. (2) The division of the capital stock into 500 shares of \$1,000 each. (3) Declaration of powers as to the election, suspension or expulsion of members. (4) Establishment of an endowment fund. (5) Appointment of a committee of arbitration. These amendments have been already explained to the stockholders by circular, and it will not be necessary to refer to them more in detail at this time.

The Legislative Committee has considered a large number of bills and other matters affecting real estate interests, and its careful and conservative course has fully justified the confidence that the public has always extended to it. The County Clerk's searchers' bill, which brought order out of chaos in the County Clerk's office and which materially reduced the time and expense of searches in that office was the result of the labors of this committee. The "Land Transfer Reform bills," in which the Exchange felt such a deep interest last year, passed the Senate but failed to be reached in the Assembly before adjournment. The most active efforts should be taken this year to have these bills become law.

The Arbitration and Complaint Committees of the Exchange have each been called upon to act in three cases. Their work has been most efficient, and it is a matter of congratulation that their decisions have been cheerfully accepted and acquiesced in by the members affected. A committee on alleged fictitious sales at auction has also had numerous sittings, and is

A dividend of 2 per cent. on the capital stock has been declared out of the earnings of this year, as against 1½ per cent. the previous year.

REVENUE ACCOUNT, NOVEMBER 15, 1886.					
<i>Dr.</i>					<i>Cr.</i>
Balance on hand November 15, 1885.....	\$8,539 67				\$7,500 00
Received income Exchange and Auction Room.....	\$13,838 62				
Auction Room.....	25,725 55				
Rent of offices 59 to 65 Liberty street.....	2,630 00				
Memberships subscriptions.....	60 00				
Complaint Committee.....	805 50				
Subscriptions to Brokers' list of Wants and Offers.....	151 00				
Balance due account sales-room 111 Broadway.....	148 72				
Interest on balances United States Trust Company.....	43,629 39				
Paid dividend.....					\$7,500 00
Alterations and improvement to buildings 59 to 65 Liberty street.....					\$5,887 63
Furniture, maps, etc.....					1,387 02
Interest on mortgage 59 to 65 Liberty street.....					3,600 00
Expenses of real estate 59 to 65 Liberty street, elevator, heating, janitor, repairs, etc.....					9,733 19
State tax, 1886.....					787 50
City taxes, 1886.....					\$6,297 50
Real estate.....					1,505 60
Personal.....					\$7,893 10
Less rebate.....					68 75
Water and meter charges.....					7,824 35
Land Transfer Reform.....					101 60
Legislative committee.....					311 37
Office expenses; Salaries, stationery, printing, telephone and petty expenses.....					410 70
Balance on hand:					10,943 31
United States Trust Co.....					
Hanover National Bank.....					
					\$48,489 67
					\$8,223 27
					2,730 77
					10,954 04
					\$59,443 71

We have compared the figures in the foregoing account with the Treasurer's books and bank books and find the same to be correct.

WILLIAM C. CHURCH, Chairman.
ALBERT BELLAMY, Members
Finance Committee.

CAPITAL ACCOUNT, FROM ORGANIZATION TO NOVEMBER 15, 1886.		Dr.	
Capital stock.....	\$500,000 00	Expenses of organization.....	\$2,769 77
Bond and mortgage due.....	80,000 00	Paid for real estate 59 to 65 Liberty street and for searches and abstract of title.	422,844 24
Sale of fixtures 111 Broadway.....	503 00	Alterations of buildings 59 to 65 Liberty street.....	140,272 00
Suspense account.....	60 07	Furniture, maps, etc.....	1,839 71
		Business records, etc., 111 Broadway.....	5,559 70
		Balance on hand Nov. 15, 1885.....	\$573,295 42
			7,274 65
	<u>\$580,560 07</u>		<u>\$590,560 07</u>
1885.		1886.	
November 15, by balance....	\$7,274 65	Faid improvements and alterations to buildings 59 to 65 Liberty street.....	\$5,687 63
		Furniture, maps, etc.....	1,387 02
	<u>\$7,274 65</u>		<u>\$7,274 65</u>

Among the exercises at the twentieth annual convention of the American Institute of Architects, held in this city on the 1st, 2d and 3d inst., was the reading of a paper on "An American Style of Architecture," by John Moser, of the Government Architectural Bureau. In the course of his paper Mr. Moser scathingly referred to the custom of many American architects and artists of copying—or, as he terms it, pilfering—from the numerous foreign orders of architecture. To Mr. Moser's mind, this country should have a distinctive style of its own; and by means of careful study and the exercise of a little ingenuity this result might be attained. In the recent series of articles in the *Century* on the subject, "American Homes," the author displayed more caution than readiness to suggest departures from the hackneyed decorative forms employed in the construction of American houses. His only real venture was to suggest that the Romanesque order of architecture might be taken up and carried still further. This timidity excites about the same disgust in Mr. Moser's mind as did the statement of a writer in a recent number of the *Decorator* that he would ransack the ruins at Aztec for the purpose of securing something new in design and execution. After disposing of this class of individuals in rather short order the paper goes on to say, in substance: if we are to have a new and original order of architecture, architects must personally devise and superintend the putting to paper of all the decorative forms to be employed in beautifying the prospective building. The main lines of the adornments must of course be architectural and conventional, but ample opportunity for displaying his personality is afforded the artist or architect in the creation of original forms of decorations for the columns, mouldings and other plain and rigid skeletons of beauty. A free use of the elongated spike-point, plenty of V grooves and a few sharp, bold incisions will always give an artistic beauty to long columns. And if pure, naturalistic forms of embellishment are added, the result is bound to be both original and pleasing.

In places where small ornaments are needed, as in stopping off a moulding, some simple naturalistic leaf or combination of flowers had far better be employed than the old-time ginger-bread work. And if in the use of these naturalistic decorations the original flower or leaf is as faithfully represented as it can be in stone, and originality is displayed in the selection and grouping of the plant, eminently satisfactory designs can be secured without drawing upon the models of any of the old schools.

A composition all architectural is in danger of appearing tame, and a composition all naturalistic is, on the other hand, very apt to seem wild. But if the two sources of architectural beauty are harmoniously, thoughtfully and judiciously combined, the one relieves the other, and the joint product is beyond either criticism.

To recapitulate the several points which must be observed by American architects, if they are to found a school of their own—(1) they must aim to unite the quiet serenity shown in the Greek with the heaven-aspiring tendency of the Gothic; (2) the proportions must be as agreeable and the whole as graceful as the French, as vigorous as the English, as refined as the Florentine and as systematic as the German; (3) the conventional and naturalistic decorative forms must be employed as above laid down, making the decorations tell as interesting a story as possible; (4) every detail must tell of earnest thought and solid study. If these suggestions are followed out, the time may come when foreigners will copy as eagerly from us as we now do from them.

The question of desirable changes in American architecture was also referred to in the annual report of the Board of Trustees. Messrs. A. J. Bloor, Emlen T. Littell and Mr. Hatfield, who were last year appointed by the Institute a committee to confer with a similar committee of the Western Architects' Association regarding the passage of the bill favoring changes in Federal architecture, reported that representatives of the committee had visited Washington and Chicago and had carried on an extensive correspondence regarding the matter. The committee was continued in power and promise to carry on their campaign until the desired changes and improvements are made.

A report was also presented by Architect A. J. Bloor regarding his mission of investigation as to the possibility and desirability of amalgamating the Western Association and the Institute.

Mr. Bloor announced that he was satisfied that both associations had the good of the profession at heart, and that their union in a common association would tend to the attainment of their common ends and objects.

At the conclusion of each day's proceedings in the convention the visiting architects were shown the leading objects of architectural interest in the city by their New York brethren, Mr. Henry G. Marquand's famous residence proving a centre of attraction.

More About the Dower Laws.

We continue the publication of the letters received by Mr. Van Sicken on the four laws proposed by him.

"I would say that I heartily approve of the acts sought to be passed, as removing useless obstacles in the ready transfer of real estate, which I think should be as simple as that of personal property, and giving husband and wife equal rights to his or her individual estate. E. TUCKER."

"I have your circular, and as far as I can judge the three acts proposed would facilitate and simplify real estate transactions and thereby be of substantial benefit to agents and owners of real estate. M. A. RULAND."

While Messrs. Henry J. Burchell, Myer Finn and other gentlemen have favored us with letters of approval, there has been the following single letter in opposition.

"1st. I am not in favor of the passage of an act to abolish dower.
"2d. I do not favor the passage of any act giving a widower a life interest in real estate in name of his deceased wife.
"3d. I see no objection to an act authorizing a husband to convey directly to his wife, or the wife to convey directly to her husband, where the transaction is clearly a *"bona fide"* one, and not for the purpose of avoiding payment of just obligations. Such a law should be carefully guarded against any such misuse of its provision, and if this can be done such a law might be a wise one. JOHN E. LEFFINGWELL."

"WASHINGTON, D. C.
"My membership in the New York Real Estate Exchange is that of a non-resident, and as I reside and conduct my business in the District of Columbia I am not familiar with the laws of your State.

"From your statement, however, it would seem that our local law as to dower and curtesy is not much at variance with that of New York.

"Answering your questions in the order given, I say:
"First—I think the requirement that a wife shall join with her husband in the conveyance of real estate ought to be abolished, and that a simple deed from him ought to be made effectual to pass the whole title unaffected by any claim of the wife.

"More errors occur in carrying out the statutory requisites of the wife's acknowledgment than in any other branch of conveyancing. And the principle, that where such error exists there is no estoppel or equity against the wife, has resulted most injuriously to purchasers for full value. Practically the requirement affords little protection to the wife.

"For a good husband the wife will sign any paper, and a bad, improvident husband will find means to secure her acknowledgment in spite of the protection which the law seeks to throw around her by means of 'privity examination' and explanation by the officer taking the acknowledgment.

"So inconvenient has the present order of things become that many of the real estate dealers resort to the device of having title vested in trustees with power to convey as the real owner may direct.

"This method is effectual here, because, unless the legal title is vested in the husband, dower does not attach.

"Upon the death of the husband, I think the dower of the wife should vest as to all real estate of which he died seized, whether his title be legal or equitable.

"Second—The law as to curtesy here is in much confusion.
"The better opinion, however, seems to be that since April, 1869, a wife may convey or devise property acquired since that date, in any other way than by gift or conveyance from her husband, discharged of any claim in his favor.

"But if she dies seized, with issue by him, his curtesy comes into existence.

"If this view of the law prevails, I think it a proper solution of the question.

"Third—It seems to me eminently proper that a husband should have the right to convey directly to his wife, and *vice versa*.

"Why not permit a transfer which may be accomplished indirectly to be made directly?

"Fourth—From the above it follows that if the acts you propose will carry the views I have expressed into effect I am in favor of their passage. THOMAS E. WAGGAMAN."

"LAW OFFICES OF MARTIN & SMITH.
"I have your favor of the 16th inst. I do not think the dower right of a wife in her husband's real estate should be entirely abolished. The Connecticut law, confining the dower right to real estate of which the husband may die seized, renders it unnecessary for the wife to join in a conveyance of her husband's real estate. I would be glad to see such a law passed.

"I doubt very much whether it would be possible to pass the act you propose. The members of the Legislature from the agricultural districts would vote against it. Farmers, as a class, make no wills and leave but little personal property, and to their wives the dower right is valuable.

"I think tenancy by curtesy should be abolished. The wife can now sell and devise, so that the right is of little value. Would not, however, the proposed act be far better without the concluding clause giving the husband the same interest in the wife's undivided real estate as the wife has in the personal estate of her deceased husband?

"I am not in favor of the act authorizing a direct conveyance from husband to wife. Conveyances between husband and wife are so frequently made with a view to hinder and delay the collection of some just indebtedness that I see no reason why they should be encouraged. A conveyance made by the husband to the wife in ignorance of the present state of the law, but for an adequate valuable consideration, would be supported in equity so that the present law can work no wrong. In the comparatively few instances where the husband wishes to make a sale or gift to his wife the additional cost of making the transfer by means of a trustee is not worth considering. Very truly yours, JOHN DUER."

"LAW OFFICES OF KURZMAN & YEAMAN.
"Any answer to the important questions which you have propounded must have reference to the existing condition and order of things. There is in the minds of many a very serious doubt whether the policy expressed in our modern legislation touching the rights of married women is wise; whether it really secures to them any more rights and happiness than they enjoyed under the common law policy, and whether it does not tend seriously to undermine and weaken the marriage relation and the stability of the family as constituted under the common law.

"But assuming either that the present policy is an *improvement*, or that it is to remain the *permanent* policy of the States, then I have no hesitation in saying that the reforms you have indicated ought to be promptly enacted by the Legislature.

"I agree with you that the curtesy of the husband still exists until defeated by sale or devise by the wife; and it is an anomaly that the wife can dispose of the whole of her real estate and defeat the husband's curtesy, while the husband cannot dispose of the wife's dower, nor in any way defeat or bar it without her consent. If wives are to be made not only equal to their husbands and independent of them in the management of their own affairs I can see no reason why the husband should not at least have as much right over his own property as the wife has over hers.

"Therefore, to be more specific, I would give an affirmative answer to your first, second and third questions.

"It is simply ridiculous for the law to say that the wife cannot convey directly to her husband, nor the husband to the wife, while either may convey to the other, through the intervention of a trustee, a more conduit pipe.

"Touching your fourth question as to the enactment of the proposed act to abolish dower, and the proposed act to abolish tenancy by the curtesy, I observe that by the first the widow is not entitled to dower in the real estate of her deceased husband, but she shall have the same right in such real estate *left at his death* as if it were personal property; while in the act to abolish tenancy by curtesy the surviving husband shall not be entitled to any estate by the curtesy in the real estate of his deceased wife, but shall have the same right in such real estate left at her death, and *not devised*, as a wife has in the personal estate of her deceased husband.

"Were these differences of expression intentional, and do they give to the surviving widow an absolute title in such part of the husband's realty as she takes in his personality, whether he had devised that realty or not; while the widower takes only such right in real estate left at his wife's death and not devised, as a wife has in the personal estate of her deceased husband, that is, such as he has not bequeathed?

"If such be the intention, it seems to me to perpetuate an inequality which, while it may be fair to the weaker sex, is not in harmony with the present policy of the Legislature. Both logic and legal reasoning require that the policy should be allowed to work out its full results, and put husband and wife on an exact equality, and make them absolutely independent of each other in a legal sense, leaving each one to give to the other just what he or she pleases.

"The use of the words 'left at his death' in the act to abolish dower might be open to construction. Does it mean *owned* at his death or *left undisposed of* at his death? The use of the additional words 'and not devised' in the act to abolish curtesy might lead the judicial mind to the construction, that the wife's right would attach with or without a devise, while the husband's rights attach only in the event of intestacy, as to the real estate.

"The words 'as if it were personal property' might well be held to exclude any such question as is here suggested, and by referring to the husband's present power to dispose of personality by will, to give him the same power over realty, regardless of the widow's interests. But if the reform is to be accomplished it ought to be so done that no questions can arise as to its meaning. If we intend equality, let there be no room left for construction to establish an inequality. The history of discussion and adjudication in this State, as to whether the husband's curtesy had been abolished should admonish us to express any further change in language that cannot be misapprehended. Very truly yours, FERD. KURZMAN."

The foregoing letter shows that two heads are better than one. However, the intention of the acts as drawn and submitted is that a widow should have greater rights than a widower, as to-day a wife has greater rights than her husband. It is doubtful whether in the present state of public opinion an act can be passed absolutely abolishing the present right of dower without giving some equivalent to the widow.

"I would say that I heartily approve of the acts sought to be passed, as removing useless obstacles in the ready transfer of real estate—which I think should be as simple as that of personal property—and giving husband and wife equal rights to his or her individual estate. E. TUCKER."

We have still a few more very interesting letters which we shall publish next week.

A Hint to The Real Estate Exchange.

Editor RECORD AND GUIDE:

Some time ago a committee was appointed by the Real Estate Exchange, to arrange for listing the securities of the several apartment house companies of this city, so that a regular call of this class of securities could be made, and a market established for them. Can you not give us the names of this committee and tell us at the same time how much or how little they have accomplished.

So far as we can learn they have pursued a policy of "masterly inactivity," with results in inverse ratio to what might reasonably have been expected. We do not know who the gentlemen are composing this committee, nor do we wish to cast any undeserved reflections upon them, but we do desire to protest against the tardy manner in which the Exchange is proceeding in the matter.

Since the first apartment house association was started in this city in 1880, no less than eighteen (18) others have been formed, aggregating over \$10,000,000 in value, with an actual capitalization of nearly \$5,000,000. These companies, we understand have formed an association, composed of the presidents of the several companies, and have appointed a committee for the special purpose of co-operating with the Real Estate Exchange in perfecting the necessary arrangements for listing their securities. The delay in this matter, therefore, clearly rests with the Exchange, and we trust you will stir them up to a better performance of their duty.

We urge this not simply as a matter of compliance with the desires of the apartment house companies—although there are ample reasons for granting their request on that basis alone—but from the fact that one of the objects provided for in the incorporation of the Exchange is the listing of this class of securities, from which an increased business, membership and revenue would be derived. The stockholders of the Exchange may well complain that their interests are being neglected, and that there has been an actual failure on the part of the Exchange to fully perform one of its important functions, viz., to encourage all forms of legitimate real estate investment.

The bonds and stocks of these apartment house companies are based upon the realty owned by them, and hence furnish a very desirable and safe form of investment, superior in important respects to many of the securities dealt in at the Stock Exchange. Compared with the securities even of railroad companies—very many of which are centered at distant points—these apartment house securities furnish investors with a very decided advantage, in that the books may be easily inspected, and each investor can keep easily informed at all times in respect to those matters which affect the value of the property which forms the basis of the security he holds, to say nothing of the further fact that his stock is not at all likely to be made the football of speculation, in which the interests of stockholders at large are of very little concern to "bull or bear" operators.

The securities of these apartment house companies have a very solid foundation upon which to rest, and, producing as good return as they do, investors—particularly real estate investors—would give them a very decided preference over many of the securities listed at the Stock Exchange. In fact the addition of these securities to the business of the Real Estate Exchange would be welcomed by the investing public, and it is safe to say there would be large dealings in them when regularly offered at the board.

This is a live matter, and we trust you will contribute the powerful influence of your valued journal towards bringing about early and decisive action in this matter on the part of the Exchange. SUBSCRIBER.

REMARKS.

The above communication calls attention to the alleged backwardness of the Real Estate Exchange in acting upon the proposal to list the securities of the apartment house companies. Investigation of the matter fails to bear out the statements of the writer of the communication, and the responsibility for tardiness in the matter seems rather to rest upon the apartment house companies than upon the Exchange. On the 12th of April, of the present year, Mr. J. M. Varnum presented a petition of the apartment house companies, asking that their securities be listed and placed upon the Exchange for negotiation. This petition was signed by

W. B. Ross, John Elderkin and A. W. Law, who had been appointed by the several companies as a committee to represent them in the matter. The Board of Directors, to whom the petition was presented, referred it to the Auction Room Committee, which in turn referred it to the Board of Trustees, April 28th. This board discussed the matter and sent the petition back to the petitioners, with a request for information on several important points. To this communication no answer has as yet been received, and hence no subsequent action has been taken in the matter by the Exchange. The members of the Exchange are generally favorably disposed towards listing the apartment house securities, though considering them too sluggish to prove an active addition to the securities already handled at the Exchange. The "call" is now so constituted that these securities can be sold under the hammer like any other stocks, and hence no formal action is necessary to place them before the Exchange.

What the Jewish Journals Say of Each Other.

We have frequently had occasion to lament the lack of courtesy between the Christian editors of this city, but it seems there is also some ill-feeling between the Jewish weekly papers. The *Hebrew Journal* is very severe on the principal proprietor of the *Messenger*, as will be seen from the following extract from its columns :

We clip the following from THE RECORD AND GUIDE of the 13th inst. :
"It is curious that a journal, published by Jews and presumably in the interest of that race, should throw slurs upon Hebrews both of high and low degree. We find the following in a recent number of the *Jewish Messenger* :

"The Hebrew experience of the editor of THE REAL ESTATE RECORD seems to begin and end with Chatham street and the people he meets at the Exchange. Why does he not learn from these agencies that his knowledge of the Hebrews is limited, and that the *Technical Institute* is not the only evidence that Jews have made and do make a living by the hand as well as the head ? A fact may exist despite an editor's ignorance of its existence.

"The *Messenger* ought to be ashamed of itself to countenance the now obsolete prejudice against the retail clothing dealers in Chatham street. That useful class of retailers have long since disappeared from that thoroughfare, which is now given over mainly to restaurants and lodging-house keepers. Then, it is a positive outrage to sneer at the members of the Hebrew race who do business in the Real Estate Exchange. It would be a heavy loss to the real estate interest of New York if the Jewish traders should seek other avocations. They are among the most intelligent and enterprising of dealers, and their moral standing is not at all inferior to that of their competitors of other races and creeds. If by *The Real Estate Record* the *Messenger* means THE RECORD AND GUIDE, it must have been led astray by some malicious perversion of what we may have said in these columns. We have never in any way reflected upon any race or any religious sect. With our clientele it would have been absurd to have done so."

Our contemporary, THE RECORD AND GUIDE, is probably unaware that the *Messenger* is not published in the interests of the Jewish race. Thirty years of age, and with a circulation of only seven hundred copies, it possesses no influence in the Jewish community, and is rarely spoken of, much less read. Its erratic and incomprehensible articles only serve as a butt for the ridicule of its contemporaries. Why, in this instance, Myer S. Isaacs, the principal proprietor of the *Messenger*, and engineer-in-chief of the concern, is a member of the Real Estate Exchange, to which his own paper so sneeringly refers. As for slurs at Jews of low degree, that is nothing new. The young editor, THE RECORD AND GUIDE ought to know, is very æsthetic. He always wears kid gloves, and writes his editorials (?) on rose-scented paper. Those coarse German Jews, who talk with an ear-rasping accent, offend his susceptible nerves.

But, seriously speaking, it is only just to state that THE RECORD AND GUIDE has always spoken of our race in terms of the highest praise, and we have never noticed a sneer or an unfavorable allusion to the Jews in its columns.

The *Hebrew Journal* only does THE RECORD AND GUIDE justice. We have never published a line to reflect upon any race or religion; indeed, it would be the height of folly for us to do so. If the Myer S. Isaacs mentioned above is the member of the Exchange of that name, then is the above characterization very unfair. That Mr. Isaacs is an able, courteous gentleman; but the *Messenger* might be better employed than in trying to stir up race prejudices against contemporaries that never did it any harm, and which it knows was never guilty of the bad taste charged by implication.

NEW YORK, Dec. 6, 1886.

Editor RECORD AND GUIDE :

If I am to respond to the attractively-written letter from Gramercy Park, bearing the name of Mr. Chas. A. Gerlach, contained in your last issue, I am constrained to inform you that your good will, at the service of those engaged in building matters, has been imposed upon in this instance, for in the light of comparison with the phraseology, etc., of Mr. Gerlach's correspondence with me it is clearly shown that this letter was not written by himself.

Trusting that you feel assurance of safety from such imposition by your architectural friends, then, not to Mr. Gerlach, but to you, let me say, with regard to the lien complained of, that it is placed as a possible security for a suit for an architectural commission, and without any desire to injure.

The payment sought is for service extending over nine months, and comprising the complete designing and preparing of drawings and specifications and contracts for an elaborate hotel building one hundred feet square and ten stories high. The building is in course of construction, and is being built under the new law, through an amended application to a permit granted under the old building law—the right to build this high building having been maintained and secured to the owner by the careful management of the architect. Having obtained the right to build, through the signature of the architect to the requirements of the Building Department, the owner, following the example of similar management in the building of these tall family hotels, institutes the alleged "improvements" to the building by personally ordering work out of the contracts in force, and altering the construction of the work to such an extent that the architect can no longer occupy safely his position of responsibility under the law.

My withdrawal from the work became necessary, and the placing of the lien was impelled by the owner's action. I am very anxious that my conduct shall not be deemed desertion of a building upon which—as many in the building occupations know—I have devoted a long course of labor and interest,

Respectfully, WM. BAKER.

Wants and Offers at the Exchange.

Since the publication of the "Wants" and "Offers" in THE RECORD AND GUIDE, the brokers' meetings at the Exchange have been much better attended than formerly.

President Cammann has invariably been in attendance, in accordance with his usual custom. Many members of the Exchange who have rarely been seen at the meetings have also attended since the publication of the lists. The publicity given to the "Wants" and "Offers" served to awaken an increased interest. Among the prominent brokers present during the week were Messrs. George H. Scott, James E. Levins, of Ludlow & Co.; E. J. Sause, L. J. Carpenter, Dye & Castree, H. H. Elliott, J. E. Brugiere, Edgar Tucker, John Davis, T. S. Clarkson, W. M. Ryan, Samuel Glover, E. S. Blunt, W. E. Callender, S. de Walltears, M. B. Bronner and J. G. Folsom. The lists have also largely increased in number, and numerous answers to the lists are addressed to the brokers' numbers and sent to the Exchange, as is suggested in these columns each week. The items have so largely increased that the following rule has been adopted and posted on the bulletin boards:

"In consequence of the great increase in the number of wants and offerings, the Brokers' Committee have decided that the number must be limited to ten items by each broker for each list."

"Extra items will be charged at the rate of twenty cents per item."

(For the week ending Friday, December 10th.)

Note.—By quoting the "No." opposite each item the name of the broker in the transaction can be obtained at the Real Estate Exchange. Persons desirous to communicate with the brokers can do so by sending an envelope addressed to the "No." in care of the Exchange.

WANTED.		PRICE
NO.		
2	In 7th, 10th, 13th and 17th Wards. One or more lots with building loan.....	
2	A good piece of business property for investment..\$100,000 to \$150,000	
2	Between 23d and 50th streets, 4th and 6th avenues. A small private dwelling in respectable locality. About.....	25,000
7	23d Ward. Large property for investment.....	
65	23d street, near 2d avenue. From one to six buildings.....	
43	Plot of vacant lots to trade for some private houses. About.....	
65	Business property down-town. To buy or lease.....	
65	Westchester Co., N. Y. A dwelling at Bedford Park. House must have twelve or fourteen rooms, and be within five minutes of Harlem depot. To rent.....	
99	Between 14th and 59th streets, and Lexington and 6th avenues. A three or four-story dwelling, not less than 20 feet front..	
107	Pearl, Broad, South or West street, south of Fulton. Strong building for storage warehouse.....	
107	37th or 38th street, between 6th and Park avenues. Private house, four stories, high stoop, 25 feet wide without extension.....	
116	Near Washington square and 5th avenue. A stable to rent..	
121	Between 12th and 42d streets, located west. Four lots or old buildings. Not over.....	50,000
316	Down-town large or small business property, whether paying proper income or not.....	
316	14th or 125th street, 50 feet front, in best business centre....	
322	Between 10th and 59th streets, 2d and 9th avenues. Two or three lots for first-class flats.....	
322	Between 23d and 59th streets, near leading avenue. Four lots to lease for ten years, or will alter old buildings. Business first-class.....	
1013	From 80th to 125th street, west of 3d avenue. Three-story brown stone.....	17,000
1019	Vicinity of 23d street and 3d avenue. Private house or tenement. Balance on mortgage. Cash.....	3,000
1019	In 10th, 13th, 11th and 17th Wards. Lots with old buildings, want particularly, 50x100. Can sell any amount of property in above districts at a reasonable figure.....	
1019	Below 46th street, on west side. Tenement or old building...	
1019	Good paying tenement. About.....	25,000
1035	In Brooklyn. Good corner property. Not to exceed.....	10,000
1061	Between 14th and 30th streets, 2d and 4th avenues. Private dwelling.....	15,000 to 20,000
1061	Furnished hotel, 50 to 200 rooms, in New York city, or will lease hotel and buy furniture. Will give a security on lease.	
1064	9th or 10th Wards. Two full lots.....	
1066	2d avenue. First-class apartment houses. Wanted \$115,000 at 4 or 4½ per cent.....	
2006	\$1,000,000 to loan at 6 %. Real estate security.....	
OFFERED.		
1	East 94th street, Nos. 128 to 136, between Park and Lexington avenues. Each four-story brown stone, 20x70x102.2. Morts. \$11,000 each, at 5 %. Five single flats; four flats each house; all improvements. Rent, \$1,750 each. Price, each.....	18,500
2	82d street and 10th avenue, southwest corner, 52.2x100.....	22,000
8	88th street, west of 2d avenue. Four lots.....	35,000
8	Above 77th street, near Lexington avenue. Two brown stone apartment houses. For both.....	33,000
8	Money to loan at 4 and 4½ %.....	
17	Bleecker street, between Broadway and Bowery. Four-story building and lot, 28.6x100, through to alley.....	40,000
17	East 12th street, between 5th avenue and University place. Three-story brick house, 25x50.....	20,000
17	22d street, between Broadway and 4th avenue. To lease for	

five years at \$5,000 per annum, a four-story building, 34x55, with two-story extension.....	35,000
17 27th street, between Broadway and 6th avenue. A full-size four-story house. Rented until May, 1887, at \$2,400, asking price.....	
63 44th street, No. 147 W. Three-story brown stone house in complete order. To rent \$1,600.....	
63 48th street, near Broadway. Three-story brick house, 21x60x90.....	15,000
65 46th street, No. 160 E. Four-story high stoop brown stone. Possession.....	24,000
S2 West 79th street, about 100 from 9th avenue. Two lots, 50x100. Two party walls, sewerage, etc.....	25,000
S2 West 95th street, No. 147. Three-story brown stone. For sale or to let. Mort. \$12,000. Rent, \$1,300. New building....	17,000
S2 West 127th street, No. 215. Three-story high stoop brown stone; cabinet finished, all improvements.....	13,000
S2 West 128th street, No. 157. Four-story brown stone flat, 27x72x100. Rented for \$2,350.....	25,000
107 78th street, between 3d and 2d avenues. Three-story high stoop brick, 13.4x40x102.....	7,500
121 42d street, between Broadway and 6th avenue. Property for sale, near hotel.....	55,000
121 81st street E., north side, 90 feet east of 4th av. Three-story high stoop brown stone, 20x55x102.2; mortgage, \$11,500, at 5%. Can be let for \$1,600 per year.....	20,000
146 111th street, near Madison avenue. Three-story and basement high stoop brown stone residence. Leased to May, 1887, at \$70 per annum. \$5,000 on mortgage at 4½%.....	8,500
210 Church street, between Worth and Leonard streets. Store property. Rent \$8,500. Mort. \$30,000 at 4%.....	90,000
316 Broome street, near Centre. Nearly a full lot, with substantial brick building suitable for business.....	
322 Brooklyn, N. Y. Fulton street, near bridge. Four-story brick store and flats, 25.9x80x85. Rent \$2,000. Mort. \$11,000 at 5%.....	26,000
364 West 21st street, near 5th avenue. Four-story high stoop brown stone house, 25x55x½ block.....	40,000
364 130th street, No. 218, 20x50x100. Three-story high stoop brown stone. Free and clear; want offer. A No. 1 order, hardwood finish and mirrors, papered, etc. Possession....	20,000
394 72d street, southwest corner Avenue A. Three-story high stoop brown stone, 16.8x50x75. Possession.....	14,000
1013 Bleeker street, near Bowery, 45x70.....	30,000
1013 Essex street. Five-story, 40x100. Rent, \$5,500.....	47,500
1013 Forsyth street. Two five-story stone, 50x100. Rent, near \$8,000.....	72,000
1013 3d avenue. Five-story store and apartment, 25x80x100. Rent \$3,500.....	35,000
1019 Near 113th street on 8th avenue. Single lot, 25x100.....	8,000
1019 Brooklyn, N. Y. 49th street. Two-story and basement house; eleven rooms; lot 20x100. Queen Anne trimming. Will exchange for residence in the 23d Ward and add \$2,000 cash.....	3,200
1019 West Twelfth street. Four story high stoop brown stone, 20.11x54x103. All improvements.....	26,000
1019 Prominent 1st avenue corner. Five-story brick tenement and stores, 21x85. Rent \$3,186.....	35,000
1035 Pitt street. Three-story front, four-story rear brick, 25x100..	14,500
1035 71st and 72d streets, between 8th and 9th avenues. Eight lots, 100x200.....	135,000
1035 115th street, near 5th avenue. Choice building lot, 25x136....	9,000
1039 Lexington avenue, near 108th street, Nos. 1710, 1712 and 1714. Three three-story brick houses, 20x75. Each.....	8,500

WITHDRAWN.

146 127th street, between 8th and St. Nicholas avenues. Four-story flat; offered November 20th at brokers' meeting. Has been sold through the brokers' list.....	14,500
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New Members.

At the monthly meeting of the Governing Board of the Real Estate Exchange last Tuesday, William Lalor and James C. Lalor, of No. 111 Broadway, were elected stock members; and Frederick Southack, of No. 401 Broadway, and Samuel W. Clark, of No. 1483 Ninth avenue, annual members.

Proposed for Membership.

Thomas P. Poe, real estate broker, No. 1 Pine street. Proposed by Samuel Glover; seconded by William M. Ryan.

In the death of ex-Congressman Abraham Dowdney the city loses one of its best known and most popular builders and contractors. Mr. Dowdney began life as a plumber, and, after many years' experience in this business, turned his attention to the building business. In this field he was unusually successful and amassed a large competency; but his success in no way impaired his old-time geniality, and, as one of his life-long friends remarked, "in wealth and poverty he was the same whole-souled, genial friend." His wife, who survives him, is the sister of John D. Crimmins, the contractor and Park Commissioner.

As a result of its investigation of the charge that certain auctioneers at the Real Estate Exchange were securing higher prices for property by means of fictitious bidding, the Brokers' Committee of the Exchange has issued the following announcement: 1. An auctioneer shall not raise a bid nor shall he countenance any fictitious bidding or by-bidding or any

practice at auction sales calculated to deceive bidders or to impose a fictitious value on property offered for sale. 2. Any auctioneer violating the above rule shall be liable to expulsion or suspension of privileges. The committee having the matter in charge was composed of George G. De Witt, Jr., Morris Wilkins, Jules E. Brugiere and Myer S. Isaacs. Their report recommending the adoption of the above rules was submitted to the Board of Directors on December 2d, and adopted with but one dissenting vote.

What to do With the Debt.

Editor RECORD AND GUIDE:

On the eve of the annual meeting of the Real Estate Exchange allow me to offer the suggestion that the present mortgage of \$80,000 be converted into, say, \$250 bonds at 3 per cent. interest. Members having a floating cash surplus would avail themselves of these in the place of trust companies, and, in the event of requiring the funds, could easily convert them on the Exchange. I venture to say they would be very popular, and, besides the saving of \$1,200 per annum, they could be gradually redeemed by the Exchange at will.

R.
This matter has been under consideration by friends of the Exchange. Mr. George H. Scott, its secretary, has, we believe, matured a plan similar to that suggested by our correspondent. Editor RECORD AND GUIDE.

New Commercial Buildings.

In the general tendency of local manufacturers and business men towards the erection of commodious and elegant buildings for commercial purposes the gas-fixture manufacturers are by no means backward.

The Archer & Panoast Manufacturing Company, of No. 68 Wooster street and No. 67 Greene street, now have a handsome brick block in process of erection on the southeast corner of Broadway and Twentieth street, opposite the Continental Hotel. Messrs. McKim, Mead and White are the architects, and the neat and substantial appearance of the building makes it an ornament to this portion of Broadway. Its total cost is about \$200,000. It is six stories in height and measures 96.3x100.6x92x72.1.

Henry Iden, of the firm of Iden & Co., of No. 191 Hester street, is putting up a six-story brick building on the west side of University place, the building occupying the entire frontage from Ninth to Tenth streets. The plans were prepared by Architect Albert Wagner, and the completed building will cost \$130,000.

The announcement is made this week that Oxley, Giddings & Enos will soon build a large factory in Brooklyn at the corner of Carlton and Flushing avenues, from plans made by W. Field & Son.

The Vosburg Company, of Brooklyn, only recently completed a building on Fulton street, and within the last few years Mitchell, Vance & Co. erected the building which the firm now occupies on Broadway, between Twelfth and Thirteenth streets, and Oxley, Giddings & Enos, a commodious block at the corner of Baxter and Canal streets.

The Erie and Western Company is practically out of its troubles at last, thanks to F. C. Hollins and his associates. There was a likelihood only a few days ago that the road would be dismembered and the stock wiped out, but now the various interests have been harmonized, and the so-called Hollins reorganization plan will go through. C. R. Cummings will be the president of the reorganized corporation and F. C. Hollins vice-president. This last-named gentleman has had the laboring oar in surmounting the great difficulties to be overcome in this matter.

The World of Business.

Progressive Taxation in Switzerland.

Under a law passed this autumn the principle of graduated taxation will, on the 1st of January next, come into force in Vaud, the Canton which in point of population and wealth ranks third in the Swiss Confederation. It is remarkable that a country like Switzerland, where greater equality of wealth and of other conditions prevails than in most European States, should be the first to adopt a principle which seems to be needed much more in countries like England or France, where inequalities of fortune are dangerously great. Progressive taxation already prevails in ten of the Swiss Cantons, containing nearly half the population of the entire Confederation. It cannot, therefore, be considered an experiment in Vaud, which is only following the example of her sister States, and has legislated by the light of their experience. The English Foreign Office has just issued a Blue Book containing reports of its representatives in France, Germany and the United States on the taxation of personal property in those countries. But it would have been more profitable to have had a similar report on taxation in Switzerland, and particularly on the working of the *impôt progressif* so far as it has been adopted. The new Vandois law divides real property into three classes, which are to be taxed in the following proportions: 1 per 1,000 for estates under \$5,000 capital value, 1½ per 1,000 between \$5,000 and \$20,000, and 2 per 1,000 for estates exceeding \$20,000 in value. Personal property is divided into seven classes, the lowest class being under \$5,000, the highest exceeding \$160,000 capital value. The rates of taxation on these classes are to be in the proportion of 1, 1½, 2, 2½, 3, 3½, and 4 per 1,000. Incomes from earnings are also divided into seven classes, but in arriving at the net amount to be taxed a deduction of \$80 is allowed for each person legally dependent on the head of the family for his support. The result of this is that while a bachelor earning \$1,000 a year would pay a tax of \$15, a married man with the same income and ten children would pay but 50 cents, and if he had twelve children nothing. The Vandois law was carried by overwhelming majorities when submitted, as was necessary to a "referendum" vote of the whole people and at every subsequent stage of its progress. Taxation is comparatively an easy matter in a country like Switzerland, where the head of almost every family is a landowner. In England and Ireland, where it may be said of the mass of the people that "they haven't a sod of ground but the sky overhead, and live from hand to mouth like the birds in the air," the people generally can be reached for revenue purposes only by indirect taxes. The result of this is a decided graduation of the burden of taxation in the wrong direction; the taxes being levied on articles of general consumption which are not used in greater quantities by the rich than by the poor, the latter contribute a much larger share of their incomes to the revenue than the former do. It is estimated that a laborer's contribution to the revenue in England is from 1-6 to 1-2 of his earnings, while a man with an income of £1,000 a year and the income tax standing at 8 pence would not pay more than 1-20, and those with

larger incomes a very much smaller proportion. Custom duties being levied in England by weight and not ad valorem, it also falls out that the consumers of cheap tea, tobacco, and spirits pay 200 to 300 per cent. more duty than is paid on the finer qualities of these matters. The establishment of equality of taxation would involve an entire recasting of the fiscal system of the United Kingdom, and if the principles of "equality of sacrifice," the exemption of necessities, and the taxation of superfluities be aimed at, a very steep gradient of taxation would be applied to the larger fortunes in England. The people in England are scarcely aware of the fiscal oppression to which they are subjected. The subject is, however, a coming one, and hints are likely to be taken from the recent legislation in Switzerland on this matter. In protectionist countries like the United States, where indirect taxes are esteemed beneficial, even apart from the revenue they yield, and where the burning question is how to reduce the surplus in the national Treasury so as not to hurt anybody, any income tax, either progressive or proportional, will be merely a dream of doctrinaires so long as such fiscal notions prevail. An income tax for State and local purposes would be impracticable here, on account of the ease with which the payer might avoid it by removing from the State or city where it was enforced to one where a different system prevailed. It will be interesting to see what effect the progressive tax has on the owners of movable property in the Canton Vaud.—*Evening Post*.

An Indication of Hydraulic Pressure.

The figures on railway earnings presented in our special dispatches have numerous significant phases. The effect shown upon the earnings by the success or failure of the various pooling devices is perhaps sufficiently commented upon in the context, but there is one aspect of the statement which the railway statisticians seem disposed to pass lightly over; that is, the fact shown in the summary that the increase in the stock and debt totals of the seventy-nine roads reported upon has been \$200,000,000 in two years. Contrasted with an increase in mileage of 2,000 miles this is a rather startling exhibit. Upon the basis stated by "Poor's Railway Manual," two years ago, \$60,000,000 ought to have paid for the increase in mileage, and the balance is a rather overwhelming amount of water to be dumped into one-third of the amount of railway capital in the country in two off years. When we reflect how long this process has gone on it is not particularly surprising that extraordinary devices should be required for securing net earnings on these so-called investments.—*Pittsburg Dispatch*.

The Treasury on Silver.

A Washington writer who is always well advised and reliable reports an unexpected diversity of opinion among the Treasury officials in respect to the cause and the significance of the late advance in silver. A rise of 14 per cent. has occurred by steady daily gains in London at a juncture when the Asiatic demand and the world's mine production were at average standard dimensions, when the question of the currencies was in abeyance in the United States, and when all the conditions but one favored inertia. This one condition was the obvious trend of financial economy in its practical operative spheres to "go long" on silver, the most notable evidences of which were the coinage in the midst of the era of monometallism, in the year 1885, of about \$25,000,000 more silver money than gold, and the action of England in appointing a Royal Commission to inquire whether, after all, she has not been making an ass of herself for seventy years in adhering to the single gold standard. All the world sees, and English opinion with especial clearness, that the latter squints in the direction of the rehabilitation of the double standard; and, consequently, that silver, to use the argot of 'Change, is "a buy." But the Treasury officials do not all see things in that light. One thinks it is "a matter of sentiment," another that it is a "natural reaction," and so on, only one having the perception or the frankness to see it as everybody else does. What is more remarkable is the fact that among those officials, who certainly ought to know all the wrinkles, not one was aware of the fact that a financial authority in England, second to none, and hitherto the leader of monometallists, is advocating the substitution of \$50,000,000 of silver for that much of gold in the English currency, which would involve the purchase in a lot of more silver bullion than the whole floating or spot supply of bars in all Europe.—*Courier-Journal*.

Capital in the South.

At a recent exposition of the products and resources of one of the Southern States a speaker reminded his audience that so minute and correct an investigator as Mr. Edward Atkinson had stated the entire accumulations of the wealth of the New England States is not sufficient to support their population in one month's idleness. It is probable that the entire surplus—private and public—of the whole United States would be consumed in two weeks of universal indolence, could so inconceivable a calamity befall the nation. We talk glibly of a treasury surplus of \$100,000,000; we speak boastfully of the immensity of the wealth of railroad and mining kings and of great corporations, but we are apt to forget the uncertain tenure of all wealth. Leaving out of consideration those disasters by fire and flood and pestilence and famine which the law books describe as "acts of God," and those calamities of war, riot, and rebellion, mere depression of trade means a rapid subsidence of the reserves of wealth. Money is diminishing when it is not increasing. There is no maintenance of a "status in quo" in high finance. And hence capital which is essentially cautious or, as labor agitators say, essentially selfish, is as earnestly desirous of "the good times" which result in good wages as labor itself can be. The Southern speaker whose remarks have suggested this article desired to encourage his hearers to renewed industry by pointing out what industry had already accomplished for them. He used Mr. Atkinson's declaration of the comparative smallness of surplus in even New England as a reminder that if the New England surplus could be eaten up by four months of general indolence the Southern surplus could not have been expected to survive four years of war. Indeed, the South came out of the rebellion with "considerably worse than nothing" as a capital to work on. Perhaps sufficient credit has not been given to the South for its successful efforts toward material rehabilitation. Without capital and with a shattered labor system she has exported cotton to the value of \$1,000,000,000 more than the value of all her exports from the colonial era to 1860 between 1865 and 1886. She has also learned to raise a surplus of grain, instead of being dependent on the North. She has also become a mining and manufacturing section of the Union. The skill of the Southern negro mechanic was testified by Mr. Powderly in his Richmond speech. "No human eye," he said, "can detect a difference between the article manufactured by him and that manufactured by a Northerner." Still the fact is admitted that the wage of the Southern mechanic is low. It is urged in reply that the South went to work upon borrowed capital at the close of the war, and that wages are no lower than profits. Certainly there have been no accumulations of monstrous fortunes in the South since the close of the war. The vast increase in the general wealth since 1865 has been very equitably divided. The States in rebellion had to recoup themselves of \$2,430,000,000 before they arrived at their ante-bellum status of wealth, and they had to do this by labor directed by borrowed capital. The absence of railroad facilities was also against them, and still is; and, above all, as they are beginning to discern the absence of waterways connecting with the ocean on the east and the Mississippi on the west. It is pleasant to know that Southern State assemblies are considering the industrial problem. It is far more important to them than the sectional political problem. And it is also pleasant to know that the wage question, the internal improvement question and the merchant-marine question are superseding the race question.—*Chicago Inter-Ocean*.

Real Estate Department.

The auction sales during the past week were less numerous than those of the previous weeks. The approach of midwinter is having its usual effect in real estate circles. There is really no reason why landed property should not be bought and sold as readily during the winter and summer seasons as in the spring and fall. Stocks, petroleum, grain, provisions are all dealt in irrespective of the seasons, and in time really will find as ready a market in the hot and cold as in the temperate months. The principal event of the week was the sales of the Charlier Institute and the adjoining lots. The cost of erecting this structure was very heavy and its sale was a great sacrifice to the owner, but being designed for a school it could be purchased only for a similar purpose, and the number of educational institutions in want of buildings are few. Hence the low-price given for it.

There is a very hopeful feeling in real estate circles. When the heavy building movement set in last fall it was feared that the speculative builders were overdoing things, but the new houses have sold remarkably well. The new artistic edifices constructed on the west side have proved very popular. The Queen Anne and other fanciful structures have quite won the hearts of the ladies, and their husbands have been coaxed into purchasing these tasteful west side residences. Then avenue property has been in demand for flats and stores. Buildings with accommodation for retail trade below and numerous tenants above have commanded a ready sale. Storekeepers have been the principal purchasers of this kind of property, and very few of such houses have remained in the hands of the builders. The new owners, however, have not been always lucky in renting their flats. Just at present there are more apartments than families to occupy them. But so long as buildings are readily sold, the work of constructing new edifices will go right on.

But the auctioneers are well contented. They have had a good season and will do more during the present than the last winter. There is one sale which takes place on December 14th, which traders are looking forward to with very great interest. It is the seventy-four lots and gores on Fifth and Sixth avenues, and between One Hundred and Thirty-ninth and One Hundred and Forty-second streets, which are to be sold under partition by Smith & Carrigan on that date. This is an interesting part of our as yet unbuilt territory, but it has great and immediate possibilities in the way of improvement. The one drawback is the number of gore lots, but this will not prevent very active bidding, especially by those who own adjoining property. This will probably be the last important sale of vacant lots before the opening of the spring season. Being a partition sale by order of court, would-be purchasers will be numerous and the bidding will be confident.

There were several sales held on Saturday, the most important being parcels on Elizabeth and Fourth streets belonging to the estate of the late Samuel Clark, all of which were sold to W. E. Clark, one of the executors, for a total of \$58,725.

On Monday only one sale was held, when about twenty-one lots on One Hundred and Twelfth and One Hundred and Thirteenth streets and Manhattan avenue, with thirteen unfinished three-story brick dwellings thereon, were offered under foreclosure, to satisfy second and third mortgages held by Wm. J. Merritt of \$18,750 and \$6,162 respectively. The property was sold subject to \$83,400, and a possible lien of judgment with interest, amounting together to \$6,600. Only one bid was offered, \$8,800, the plaintiff, W. J. Merritt, being the purchaser. There were recently filed against this property mechanics' liens aggregating over \$13,000.

The most important sale on Tuesday was that of the Charlier Institute on Fifty-eighth and Fifty-ninth streets, with six lots adjoining on Fifty-ninth street and Sixth avenue. The Institute, comprising five and six-story brick and stone buildings, with plot 53.6x201.10, extending through from Fifty-eighth to Fifty-ninth streets, was offered first, and started at \$100,000; after quite a contest it was sold for \$156,000 to Eugene Kelly, for the De La Salle Institute. Mr. Bryan Lawrence, representing the Xavier Union, was among the bidders. The same parcel was put up at auction last April and bid in at \$176,000 by Horace Winans. Two lots on Fifty-ninth street, 25 feet west of Sixth avenue and adjoining the Institute (together in size 46.6x100.5) were next sold for \$28,100 each to V. K. Stevenson for Wm. H. Inman, who owns the lot corner of Sixth avenue, adjoining. E. S. Charlier bid in the northwest corner of Sixth avenue and Fifty-eighth street, 25.5x71.6, at \$29,000, and three lots adjoining at \$17,000 each.

On Wednesday the sales were few and unimportant and the attendance small. Twelve dwellings on Somers street, Brooklyn, were withdrawn, the prices bid being unsatisfactory.

The most important sale on Thursday was that of thirty-two lots on Avenue D, Ninth and Tenth streets, by order of the assignees of John Roach. Eight lots comprising the front between Ninth and Tenth streets, and four lots, two each on Ninth and Tenth streets, adjoining the avenue front, were not offered as they had been disposed of at private sale to N. L. McCready, for \$88,000. Twenty-one lots sold at auction for a total of \$145,600. N. L. McCready bought eight lots, A. L. Soulard four, M. A. Ruland three, and George Hagemeyer six lots. W. Forster purchased the two four-story brick and stone flats Nos. 115 and 117 East Ninetieth street, each 25x62x100.8, for \$34,500, and a plot, 80x100.11 on the south side of One Hundred and Eighteenth street, 380 feet east of Sixth avenue, went to George W. Cromelin for \$17,300.

The two foreclosure sales announced to take place yesterday were adjourned.

L. J. & I. Phillips will sell on Tuesday, December 14th, to close an estate, four lots with three-story brick buildings, lying between Tenth and St. Nicholas avenues, as shown on the diagram which appears in another page. The cable road passing the lots will add greatly to the value of property in this vicinity, and they are directly in the line of first-class improvement.

Adrian H. Muller & Son will sell on Tuesday, December 14th, to close an estate, the five-story brick store and lot No. 103 Broad street, on the south-

west corner of Broad and Pearl streets. The building covers the whole of the lot, which is 31.9 and 31.8 in front and rear, and about 78 feet deep.

The same firm will sell on Wednesday, December 15th, five lots, 25x100.11 each, on the south side of One Hundred and Second street, 200 feet west of First avenue.

Smyth & Ryan will sell on Tuesday, December 14th, the five-story brick and brown stone tenement, arranged for four families on each floor, No. 261 West One Hundred and Twenty-fourth street.

Richard V. Harnett will sell on Tuesday, December 14th, the two first class five-story brown stone double tenements, Nos. 323 and 325 East Seventy-second street, near Second avenue. The terms will be very liberal.

Mr. Harnett will sell on Wednesday, December 15th, without reserve, the five-story brick tenement with three stores and vault under the house, on the northeast corner of Allen and Broome streets, now occupied by sixteen families; also three lots with three-story brick corner building on the southwest corner of the Grand Boulevard and Eighty-first street, and the five-story brick double apartment house No. 115 East One Hundred and Fifth street, between Fourth and Lexington avenues.

CONVEYANCES.

	1885. Dec. 4 to 10 inc.	1886. Dec. 3 to 9 inc.
Number.....	208	213
Amount involved.....	\$3,431,543	\$3,552,276
Number nominal.....	47	58
Number 23d and 24th Wards.....	40	49
Amount involved.....	\$91,601	\$157,104
Number nominal.....	11	15

MORTGAGES.

	1885. Dec. 5 to 11.	1886. Dec. 4 to 10.
Number.....	49	60
Amount involved.....	\$534,265	\$792,800

PROJECTED BUILDINGS.

	1885. Dec. 5 to 11.	1886. Dec. 4 to 10.
Number of buildings.....	49	60
Estimated cost.....	\$534,265	\$792,800

Gossip of the Week.

L. J. & I. Phillips, with Mr. Benner, have sold for H. L. Horton the five-story brick flats Nos. 215 to 223 West Fortieth street, 100x98.9, known as the "Opera Flats," for \$160,000 to Louis Walter, and for Mr. Walter a dwelling and forty-eight acres of land at Clifton, S. I., for \$70,000 to Mr. Horton.

The Bloomingdale Reformed Church have sold four lots, two on the north side of Seventy-first street, commencing 38.4 feet east of Ninth avenue, and two on the south side of Seventy-second street, 43.5 feet east of Ninth avenue, to David L. Phillips for \$130,000. Brokers, L. J. & I. Phillips.

Negotiations for the purchase of the Madison Square Garden are actively in progress, and it is probable that before another week passes the property will have changed owners. The probable purchasers are a number of well-known gentlemen of this city, who have subscribed \$1,000,000, and who, in the event of successful negotiations, will organize a stock company. It is now privately announced that Mr. Vanderbilt will accept \$1,000,000 for the entire property. And whether or no this be true, it is certain that the gentlemen who are interested in the enterprise are confident of success. If the property is secured, the present unsightly structure will be torn down as soon as the term of the present lease expires, and a mammoth brick building erected at a cost of \$500,000. This building is to be in the form of a quadrangle, the portion fronting outward to be fitted up as stores, and the inner court to be roofed over and adapted to entertainment purposes. This property comprises thirty-four lots.

Comptroller Edward V. Loew has sold four four-story stone front flats Nos. 436 to 442 East Eighty-sixth street, together in size 121.3x102.2, to George F. Johnson for \$90,000. Mr. Johnson has sold to Comptroller Loew ten lots, eight comprising the westerly front on Madison avenue, between One Hundred and Fifth and One Hundred and Sixth streets, and two on One Hundred and Sixth street, adjoining the avenue lots, for \$80,000. Brokers, A. Guthman and H. Hirsch.

W. B. Lynch & Co. have sold for J. W. Bell the four-story high stoop brown stone dwelling No. 323 Madison avenue, 25.4x76.2, for \$44,300 to a Mr. Murray. This house was offered at auction last week and bid in at \$43,800.

Francis M. Jencks has purchased from the Havemeyer estate thirteen lots, seven on the north side of Seventy-second street and six on the south side of Seventy-third street, 225 feet east of West End avenue, on terms which have not transpired. During the week Mr. W. E. D. Stokes has taken title to eight lots, four on Seventy-second street and four on Seventy-third street, 100 feet east of West End avenue for \$90,500.

The single lot adjoining the property of the New York & Harlem River Railroad Company on Eighty-fifth street, just east of Fifth avenue, which was recently conveyed to that company, will not be immediately improved by the erection of buildings.

J. E. Weed has sold for Robert Dowling one lot on the northwest corner of Eighth avenue and One Hundred and Fifty-third street, 25x100, to W. C. Lester for \$6,000. Mr. Lester has also purchased three avenue lots adjoining the above for \$4,000 each.

Max Weil has sold the avenue lot No. 59 South Fifth avenue, 25x100, for \$16,000 to Jacob Korn. The latter has resold the lot to John D. Karst with a loan, for improvement.

J. W. Stevens has sold for M. H. Cashman two lots on the south side of One Hundred and Fifty-second street, 425 feet east of Tenth avenue, to J. B. Gillie, for improvement.

B. F. Raynor has sold two-and-a-half lots on the south side of One Hundred and Twenty-fifth street, 347.6 feet west of Fifth avenue, 62.6x100.11, for \$55,500, to Messrs. Hardy & Caldwell,

Mr. Raynor has refused an offer of \$25,000 for a single lot on the north side of One Hundred and Twenty-fifth street, between Fifth and Sixth avenues.

John R. Graham has sold about thirteen lots on the west side of Tenth avenue, extending from Bloomfield to Little Twelfth street, for \$150,000, to John Glass & Son, the builders, for improvement; about three-and-one-quarter lots face Tenth avenue, the others being on Bloomfield and Little Twelfth streets.

Bliss & Colclough have sold for Edward T. Wastell six lots on the north-west corner of Tenth avenue and One Hundred and Thirty-ninth street, and two lots on the south side of One Hundred and Fortieth street, 100 feet west of Tenth avenue, for \$25,000 to Mr. Brandreth.

W. H. De Forest has sold four lots on the northwest corner of Convent avenue and One Hundred and Forty-third street, 100x100, for \$20,000 to private parties for immediate improvement. Broker, W. P. Seymour. This is part of the Hamilton Grange property described last week. Mr. Seymour also negotiated the sales of two entire blocks (fifty-six lots), bounded by Tenth and Convent avenues, One Hundred and Forty-first and One Hundred and Forty-third streets, forming part of the same tract, to Amos Cotting.

The cost of regulating and paving with trap-block pavement, Ninety-seventh street, from Ninth to Tenth avenue, will be \$6,306. P. H. Fitzgerald is the contractor.

The reduction of fares on the elevated road and other causes are giving new life to the annexed district. Very important building projects are to be carried out, and capitalists as well as people of moderate means are preparing to make improvements.

The sale of the store and office buildings and lots Nos. 4 and 6 West Fourteenth street and No. 3 West Thirteenth street, by W. J. Demorest to Robert M. Strebeigh for \$185,000 cash, shows the advance in the value of property on that street, on which there have been hardly any sales for several years past. Mr. Demorest bought the property in September, 1880, at a price about \$100,000 less than that which he has just realized from it. Yet the net income justifies the present price, and the percentage is better than can be obtained from most business property recently sold.

Walter W. Montague has sold for J. E. Caffery the four-story brick house No. 229 West Thirty-eighth street, 20.7x55x98.9, for \$17,750 to S. C. McKee, and for F. S. Ferguson the three story brick house No. 242 West Twenty-second street, 25x50x98.9, for \$17,500 to Charles Lyons, Jr.

Picken & Lilly have sold for Francis J. Schnugg the five-story brick building on the west side of Avenue A, between Seventy-eighth and Seventy-ninth streets, 25x65x94, for \$21,000 to C. M. Williams.

About 190 members of the Real Estate Exchange had called for and received their dividends up to yesterday afternoon.

The annual sale of property for unpaid taxes of 1880, 1881 and 1882, and for Croton water rates of 1879, 1880 and 1881, was begun by Comptroller Loew last Monday. About 100 pieces of property situated on Nassau, Liberty, Beekman and Ann streets were disposed of, the total receipts being about \$100,000. Many pieces of valuable property which were bid off had but small encumbrances, one piece worth \$100,000 being only \$12 in arrears. The sale will be resumed to-day in the room of Part 4 of the Superior Court.

E. S. Crank has sold for C. E. Beebe the four-story brick and brown stone front house, No. 58 East Sixty-eighth street, 20x52x100, to Alexander Blum for \$38,500.

McCafferty & Buckley have sold a private three story stable and groom's residence No. 123 East Fifty-second street, to J. S. Barnes for \$30,000. This is the last of nine private stables built and sold by this firm, and went at \$1,000 less than the others, in order that the transaction might be closed before the end of the year.

James E. Graybill, Esq., has bought of Mr. Seth M. Milliken, one lot east side Sixth avenue, 25.5 south of One Hundred and Sixteenth street, 25.2x75, for \$10,000. Brokers, Raynor & Freeman.

Henry J. Newton has sold six lots on the north side of One Hundred and Twenty-second street, commencing 250 feet west of Sixth avenue for \$9,500 each. Three were bought by Anthony Smyth and three by Frederick Aldhous.

We hear that the eight-story brick and iron apartment house No. 57 West Tenth street, 21.9x87.10x94.10, has been sold for about \$60,000.

Smith & Carrigan have sold the four-story brick flat No. 306 West One Hundred and Twenty-seventh street, 25x60x100, for \$14,500.

C. S. Tripler has sold ten lots on One Hundred and Tenth street, between Tenth avenue and the Boulevard, for \$50,000. Brokers, L. J. & I. Phillips.

Mrs. Mary E. Squires has sold the four-story stone front dwelling No. 35 East Thirty-eighth street, 25x65x93.9, on terms which have not transpired.

Either there have been too many brokers on Ninth avenue and in its vicinity, above Fifty-ninth street, or there has been too little business for a few weeks past, as it would seem from the fact that six brokers' offices have been lately closed. Some firms, however, have done and are still doing a satisfactory business.

A builder who had secured a verbal agreement of the sale of a row of six new houses on the west side involving a value of about \$125,000 failed to complete the transaction from a very unexpected and sad cause. The buyer, who was in delicate health, was taken with hemorrhage in front of his office just as he was ready to step in and sign the papers, was driven to his home without having done so, and died in a few days, and his funeral was attended on Thanksgiving Day.

L. Froehlich has sold for B. Goldbacher the two three-story high stoop brown stone houses Nos. 406 and 408 East Fifty-seventh street, each 18x45x100, for \$22,300 to M. Kelly.

Brooklyn.

W. F. Corwith has sold for Richard Gilbertson the house and lot No. 196 Manhattan avenue to Daniel Fallon for \$6,000.

Fr. Herr has sold the three-story brick store and dwelling on Myrtle

avenue, near Cedar street, 25 x about 67.4 to De Kalb avenue, x20.6x86.3, to Frances M. Hawkins for \$7,000.

Eighty-four lots bounded by Avenues B and C, East Seventh and East Eighth streets, Flatbush, which were sold at auction last June to Leonard Moody for about \$15,000, and which were subsequently sold to Charles A. Powell, of Poughkeepsie, for about \$30,000, have, we hear, just been exchanged for \$60,000, a factory at Poughkeepsie and Brooklyn dwellings are included in the trade.

The Brooklyn Board of Education has instructed its Committee on Sites to secure sites for six new school houses. The buildings, however, will not be erected until the five school buildings now in process of erection are completed.

CONVEYANCES.

	1885. Dec. 4 to 10 inc.	1886. Dec. 3 to 9 inc.
Number.....	223	198
Amount involved.....	\$788,402	\$872,854
Number nominal.....	58	47

MORTGAGES.

	1885. Dec. 5 to 11.	1886. Dec. 4 to 10.
Number.....	157	200
Amount involved.....	\$723,011	\$586,939
Number at 5% or less.....	74	98
Amount involved.....	\$495,476	\$360,131

PROJECTED BUILDINGS.

	1885. Dec. 5 to 11.	1886. Dec. 4 to 10.
Number of buildings.....	76	49
Estimated cost.....	\$275,413	\$123,643

Out Among the Builders.

Marshall & Walter have made the plans of two seven-story and basement stone, brick and terra cotta flat houses for a New York real estate man, to be built on West Forty-second street, near Broadway. These will be 47x85 each. The cost of both \$125,000. The same architects are engaged on the plans of a large seven-story basement and sub-cellar stone, brick and terra cotta flat house for a New York Joint Stock Company, to be erected on upper Broadway. This will be 35x180x118, and have the general features of the Chelsea, Navarre and Spanish flats. The cost \$200,000. This firm reports the promise of a busy season.

Arthur B. Jennings has made the plans of a four-story and basement granite-fronted and brick house for J. J. Gibbons, to be built on the Riverside Drive, 75 feet south of One Hundred and Twenty-second street. It will be 25x62.

Weber & Dresser have made the plans of a five-story and cellar brick and iron factory building for F. Heppenheim's Sons, to be built at 227 William street. It will be 27.6x30x89. The cost \$12,000.

The same architects are engaged upon the plan of an addition to the German Hospital on East Seventy-seventh street, between Fourth and Lexington avenues, at the request of Dr. Fr. Lange. This will be 26x44, of brick and iron. It will connect the male and female wards, being built from the second story of either, and contain dissecting rooms. The cost \$10,000.

J. B. Gillie will erect a handsome dwelling for his own occupancy on two lots on the south side of One Hundred and Fifty-second street, 425 feet east of Tenth avenue.

G. A. Schellenger will draw the plans for thirteen five-story brick and stone stores and dwellings, to be erected by John Glass & Son on the west side of Tenth avenue, between and on Bloomfield and Little Twelfth streets. These buildings will be similar to a row of ten buildings which Glass & Son are now completing opposite the above.

The plan made by D. & J. Jardine of alterations and fixtures of rooms on first story in the Alpine building, on the northeast corner of Broadway and Thirty-third street, has been carried out under their supervision, and the Sixth National Bank is about to remove there.

Frank E. De Witt will commence at once the erection of six five-story brick and stone double flats on the north side of One Hundred and Thirtieth street and the south side of One Hundred and Thirty-first street, 100 feet east of Eighth avenue.

J. D. Karst will commence excavating on Monday, preparatory to the erection of a tenement and store or factory at No. 59 South Fifth avenue.

Alfred Zucker & Co. have made plans of a five-story and basement brick, stone and iron store and warehouse building for Theodore Cohnfeld, to be built at 159 and 161 Greene street. The cost \$60,000. The same architects have planned two four-story and basement brick and stone-fronted residences, one for Edward Lauterbach, the other for L. M. Hornthal, to be built at Nos. 4 and 6 East Seventy-eighth street. Each will be 25x102. The cost is not yet estimated.

C. Baxter has plans in hand for fifty three-story and basement dwellings, 16 to 18x50, to be built in a continuous block on One Hundred and Thirty-seventh street, Brown place and One Hundred and Thirty-eighth street. The fronts of the basements and two lower stories will be of Vermont marble and the third stories will be of pressed brick with marble trimmings. They are for Joseph H. Vandewater, John Bushfield and W. H. Dunscomb. They will cost about \$9,000 each. Mr. Baxter is also the architect for five five-story brown stone stores and flats on the southeast corner of Seventh avenue and One Hundred and Twenty-first street, the corner building to be 26x75, and the others 20x65, for Frederick Neibuh, to cost \$80,000, and two five-story brick and stone flats, 25x80, on the south side of One Hundred and Forty-fourth street, between Seventh and Eighth avenues, for Frederick Meyer, to cost \$32,000.

Cleverdon & Putzel are the architects for a seven-story iron, brick and stone building, 115x122.8, which will have a store on the first floor and lofts above, on Fourth street and Lafayette place, for M. Sampter & Sons, to cost about \$175,000.

Alonzo E. Hudson is making plans for two five-story brick, stone and terra cotta factory buildings, 58 feet wide on the front, 160 feet on the rear and 111 feet deep, on the south side of One Hundred and Ninth street, 50 feet west of First avenue, for Mrs. C. Walters, to cost \$40,000.

A. B. Ogden & Son have sketches on the boards for a five-story brick and terra cotta apartment building, 35x96, on the southwest corner of Ninth avenue and One Hundredth street. It will be steam-heated throughout and will have electric bells and all modern improvements. Three large stores and the janitor's apartments will be on the first floor, and there will be accommodations for three families on each floor above. Some parts of the building will have hardwood trimmings. It will be built by day's work, for investment, at a cost of about \$27,000.

Harry Muldoon is about to build four five-story brick and stone apartment houses, 25x80, on the south side of One Hundred and Twenty-fifth street, 375 feet east of Tenth avenue, to cost about \$63,000.

Andrew Spence has drawn the plans for three three-story brick, stone and terra cotta dwellings, 16 and 17x50, to be commenced immediately on the north side of One Hundredth street, 200 feet east of Fifth avenue, to cost \$35,000.

James Stroud, of New York city, has made the plans of a two-and-a-half-story stone, slate and frame country house, to be built at Fordham Heights for a New York merchant. It will be 64x80. The cost \$31,000.

W. M. Coots has plans in hand for two four-story brick apartment houses, 40x70 and 20x70, to be erected on the south side of Quincy street, 180 feet west of Patchen avenue, for Emma A. Post, to cost \$35,000.

Randolph Guggenheimer and Henry Clausen will build on the plot 50.9 x110 feet on the southeast corner of Third avenue and Ninety-eighth street, which has been conveyed to them by E. P. George, two five-story flats and stores.

Anthony Smyth and Fred. Aldhous intend to erect eight three and four-story brown stone dwellings on the north side of One Hundred and Twenty-second street, 250 feet west of Sixth avenue.

Brooklyn.

J. R. Thomas, of New York city, has made the plans for a two-story red brick, stone trimmed church, and of a three-story red brick, stone trimmed schoolroom and vestry, adopted by the Board of Trustees of the Marcy Avenue Baptist Society, and to be built on Marcy avenue, between Putnam avenue and Madison street. These will be 100x200, in style Romanesque; the interiors will be decorated with tiles, and the church will have a spire of 175 feet when completed. The Sunday schoolroom will be one of the largest in the country, with seats for 2,500.

William Field & Son are engaged upon the plans of a new manufactory of Oxley, Gidding & Enos, previously announced in THE RECORD AND GUIDE, to be erected at the corner of Carlton and Flushing avenues. This will be a five-story and basement, except at the corner where it will be six-story, brick and stone building, 160 on Flushing avenue x150 on Carlton avenue. The cost \$60,000. Mr. Stone, of Brooklyn, has been selected as builder.

H. Vollweiler is preparing plans for four three-story frame stores and dwellings, to be built on the northeast corner of Wyckoff street and East New York avenues. Three will be 25x55 and one 45x55x irregular; to cost about \$19,000.

Out of Town.

Astoria.—Mr. George Ehret, it is reported, has purchased, a piece of real estate in Astoria, 100 feet square, known as the Astoria Hotel, on the corner of Fulton and Front streets, opposite the Ninety-second Street Ferry, for \$20,000, from the Halsey estate. The sign "For Sale" had only been hung out a day or two when Mr. Ehret passed by and immediately resolved to buy the site. He will pull down the present building and build a new and much larger hotel. Mr. Ehret is also building a large five-story double apartment house in Astoria, near the immense factory of Sohmer & Co., now in course of erection. The real estate market in Astoria has improved in a remarkable manner this last year in consequence of these investments by New York manufacturers and capitalists.

Elizabethport, N. J.—B. J. Schweitzer, of New York city, has made plans of alterations of two frame houses for Hyman Zigel. There will be a three-story addition, 10x40, on the rear.

Four Corners, S. I.—Lederle & Co., of New York city, have made the plans of a five-story stone, brick and iron brewery building, for Monroe Eckstein, to be built here. It will be 63x42 and have two refrigerators and all modern improvements. It will increase the capacity of the Eckstein's Constanz Brewery 70,000 barrels yearly. The cost \$100,000.

Fairview, N. J.—F. W. Winterburn, of New York city, is preparing plans for a two-story and attic frame cottage for a Mr. Hafen, to be erected on the Colonel J. D. Post property here. It will be 24.6x32, shingled and clapboarded. The cost is not estimated.

Greenwich, Conn.—Plans have been made of alterations of a three-story frame house here, for E. H. Johnson. This will be 75x100 and have a stone tower. The cost \$15,000. Carrère & Hastings, of New York city, are the architects.

Jersey City, N. J.—Max Schreff has designed a two story and attic brick, stone and terra cotta castle cottage, for his own occupancy, to be built on Jersey Heights, near the Palisades. It will be 19 feet square on ground floor and spread out above in a picturesque manner; the interior finished in Moorish character. The cost \$3,000.

Long Branch, N. Y.—Marshall & Walter, of New York city, have recently prepared plans of a three-story and basement brick and frame apartment and store house, for a New York gentleman, to be built here. It will be 200x65, shingled and clapboarded, of Queen Anne style. The cost about \$30,000.

Montgomery, Ala.—Montrose W. Morris, of New York city, has made sketches for a two-and-a-half-story brick and wood house for a gentleman here. It will be 32x50. The cost \$15,000.

Norwood, N. J.—C. Baxter is drawing plans for a two-and-a-half-story frame dwelling, 40x60, for W. H. Hodnett, the well-known Labor League leader. It will be built in a very solid and substantial manner, being brick

filled, felted and diagonally clapboarded, and will be handsomely finished throughout in hardwoods. The cost is estimated at \$25,000.

Newark, N. J.—Umbach & Crompton, of New York city, have made the plans for a three-story and cellar frame apartment house for Mrs. Mary Nestor, the erection of which just been commenced, on Baldwin street. It will be 30x55. The cost \$8,000. Henry Ward, of Newark, is the builder.

Charles Buek & Co. have made plans for a two-story, attic and cellar brick and stone house for M. J. Dittoe, to be built on the corner of Summer and Fourth avenues. It will be 24x64. The cost \$10,000.

Orange, N. J.—Percy Griffen, of New York city, has made the plan of a one-story and loft frame stable for C. D. Newell, to be built in connection with a residence recently planned by him on the corner of Gregory and Chestnut avenues. It will be 62x24. The cost about \$2,000.

Princeton, N. J.—Two of the finest properties in Princeton, New Jersey, have just changed hands. One includes the grounds and house of Mrs. Brown, widow of a former large shipbuilder in New York, originally planned and owned by the late Judge Field. It comprises about forty acres, with streets on three sides, wholly devoted to gardens, lawns and buildings, including glass houses. The purchaser is Prof. Marquand, son of Henry M. Marquand, of New York. The consideration is said to have been \$50,000. It lies on the edge of the borough.

The other property is that originally planned and owned by James Potter. It lies in the heart of the borough on the main street, and consists of an old-fashioned, but large and commodious house and extensive grounds devoted to lawns, gardens and glass-houses, open to the street on two sides. The purchaser is Leroy H. Anderson, treasurer of the Camden and Amboy Railroad Company. Price \$20,000. Both properties are regarded as worth more than the sums given.

St. Augustine, Fla.—Carrère & Hastings have made the plans of a one-story shell concrete and terra cotta church and schoolroom, and of a two-and-a-half-story shell concrete and terra cotta rectory, for H. M. Flagler, of New York, to be used by the Methodist Episcopal Society here. These will be 100x180 and have Spanish tile roofs. The cost \$40,000.

Tenack, N. J.—Plans have been made for a two-story frame and shingle carriage-house, 30x40, and for a one-story frame and shingle stable, 13x35, for William P. De Grauw, to be built here by day's work. The architect is F. W. Winterburn.

Tuxedo Park, N. J.—J. Brown Lord, of New York city, has completed the plans of a three-story attic and cellar house for P. R. Lorillard, to be built here. It will be 120x39.6, the first story of stone, the others of shingles. The cost \$30,000.

Contractors' Notes.

The Department of Public Charities and Corrections will receive sealed bids for furnishing steam pipe, radiators and fittings, at its office No. 66 3d avenue, until 9 o'clock A. M. on Friday, December 17th.

The Board of Education will receive sealed bids, at its office at the corner of Grand and Elm streets, until 4 o'clock P. M., on Monday, December 20th, for the removal of earth and rock and grading the school site on 133th and 139th streets, 700 feet east of Willis avenue.

Sealed proposals will be received at the office of the Health Department, No. 301 Mott street, until 2:30 o'clock on December 23d, for the erection of a brick morgue on North Brother Island.

The contract for carpenters' material for the new Insane Pavilion on Hart's Island has been awarded to Christopher B. Keogh at \$2,360.

Special Notices.

It is not often that a broker commences business with the advantage of so long an experience in the best offices as does Thomas P. Hoe. Going into the office of Homer Morgan when a boy, he remained with him for sixteen years, and for five subsequent years was in the office of A. H. Muller & Son, where he filled a responsible position in charge of the private sales

department. He now transacts a general real estate business, making specialties of dwelling houses, appraisals and the management of estates. He is a young and energetic man, as well as a thorough expert in real estate. His office is at No. 1 Pine street.

Those who have use for the services of an electro-mechanical bell-hanger who keeps fully up with the times in his business, and responds promptly and satisfactorily to all orders, will do well to call on Thomas Farrell, who has the benefit of years of experience and an established reputation in this line. His office is at No. 2237 Third avenue.

V. Moeslein manufactures and furnishes estimates for all kinds of iron work for buildings, iron railings, doors, shutters, stairs, bridge-irons, anchors, sills, lintels, rolled beams, fire-escapes and all kinds of iron work for builders' use. His office is at No. 230 East Thirty-eighth street.

A young man of experience and capital desires a partnership in a real estate or loan business with a first-class man. See advertisement.

Mr. James W. Lupfer, the well known real estate broker, late of No. 355 West Fifty-ninth street, having disposed of his office and interests therein, has opened an office at No. 1645 Ninth avenue, between Ninety-fifth and Ninety-sixth streets, under the firm name of Jas. W. Lupfer & Co. The new firm propose to deal exclusively in the sale, purchase and exchange of west side property, and owing to special arrangements which they have made with prominent owners of realty and special parties who furnish loans they are prepared to meet the demands of builders and others who may be seeking profitable investments in real estate on the west side.

The contracts for the construction of the railroad from New York to Danbury, known now as the New York, Danbury and Boston, have been awarded to Heman Clark & Co., the contractors. The road begins on the Bronx River at the city line, and at Port Chester crosses the tracks of the N. Y., N. H. & H. R. R. Work will probably begin within a month. That this short line of railroad from New York to Danbury is extremely valuable, is well known to all railroad men. It is the one great connecting link in the railroad system between New Orleans and Boston and Montreal.

According to the reported quotations of ocean freight rates there has been a material advance within the last few months, which may be attributed to the withdrawal from New York to Southern ports of the surplus steam tonnage which is generally found in that metropolis. It will probably be a long period before these rates ever again reach the extraordinarily high figures which existed in 1873; but the recent advance, coupled with the fact that there is a healthier export demand, is a source of some gratification to the steamship companies and lends encouragement to the hope that good paying freights will continue during a good part of the winter. There are those, however, who believe that this rise in rates cannot long be maintained because of the probability of cotton shipments soon slackening. When the present position of affairs, however, is compared with last November's outlook, the ocean steamship companies have reason to congratulate themselves and the year 1886 will probably, on the whole, be a more remunerative one from a carrying standpoint than the year 1885.

The establishment of a new Pacific coast steamship line to be operated by the Southern Pacific Railroad Company promises to be quite an important commercial enterprise. The development of the Pacific coast region has been wonderful in the past and a rapid growth in the near future is confidently predicted by those who are apparently in a position to know. This improvement in their shipping facilities will doubtless encourage the people of San Francisco to put forth renewed energies in the transaction of their business. Present indications are that the plans of the Southern Pacific Railroad managers will be very fully realized by next spring. The vessels will ply between San Francisco and the principal ports North and South.

The number of buildings which it is estimated have been erected in Philadelphia in 1886 is 9,100, of which 6,835 are said to be dwellings. This is 1,140 more than were erected in 1885, which had beaten the record of all previous years by over 1,500 buildings. During the past six years 24,206 dwellings have been erected in Philadelphia, and the *Times* estimates that the additions and alterations during these years, and the many stores with dwellings attached, which must be considered in this connection, bring the aggregate of new houses added to the community up to fully 30,000, and the number unoccupied is inconsiderable.

BUILDING MATERIAL MARKET.

BRICKS.—While no general or positive improvement can be noted on the market for Common Hards, the tendency has been toward a further gain of strength, and the advantages all incline in sellers' favor. Consumption has been a little slower and buyers, in the majority of cases, were disposed to move with a degree of caution, yet the quantity of stock offering afloat rarely appeared to be in excess of the demand, and latterly it has become necessary to increase bids somewhat in order to secure a supply, especially of really desirable quality. Offerings, as a natural result of the season, have been gradually running smaller, the unfavorable tides and ice seriously impeding the bringing forward of stock and in fact practically winding up the season for "Up Rivers," and there is of course danger that communication with all primary points on the Hudson at almost any moment may become cut off, though shipments from Haverstraw will be continued as long as practicable in some cases by sail. The Jersey yards would also be frozen in by a cold spell, but Staten Island and Long Island could contribute something unless the weather was unusually severe. It is, however, considered a good time to buy brick when they can be found and any increase of competition must have an influence to stimulate value. It is still claimed that very little stock is piled up in front of jobs and not many dealers have an accumulation worthy of note, while the indications are that a pretty full consumption will take place during all open winter weather. Pales remain firm at about former cost, and there appears to have been no more stock offering than could readily be disposed of. Fronts retain the former favorable position and about the only complaint of sellers is over the difficulty experienced in supplying enough stock for the demand, and dealers who have a little accumulation in yard are not anxious to sell except at a further advance.

LATH.—Such offerings as have become available appeared to meet with the usual prompt demand and commanded former figures readily, the market ruling

quite steady at \$2.20@2.25 per M, and receivers when inclined to negotiate on parcels afloat could do so on a basis of the same rates. The market, in fact, preserves all the old cheerful and promising features, and sellers express full confidence in ability to hold the advantage for balance of the season. Dealers' stocks are decreasing somewhat, and in a few cases are very scant.

LIME.—Demand has not been very free, as dealers have a fair stock under control at the moment and feel no special anxiety about investing. Arrivals, however, have proven light enough to prevent any inconvenience to receivers, and on prices figures remain unchanged. Of State lime supplies are now shut off, and there is no regular wholesale market.

LUMBER.—The tendency of trade is to fall away somewhat. There is more or less doing yet on all natural and regular outlets, and indeed some dealers are really quite busy, but buyers abstain from investment except as a matter of the most imperative necessity, and few important contracts for the future are under present consideration. There is apparently a strong belief in good spring trade, however, and in due time figuring and closing orders is expected to develop with gradually increasing force at no abatement in the line of prices. As recently intimated, the collection of stocks in yard is not as full as might have been expected, particularly in the way of spruce and hemlock, and as yet no general scarcity can be recorded and the majority of dealers are enabled to satisfy most calls made upon them. First hand offerings are, in the natural order of things, moderate and uncertain, but also only on a full basis of valuation, as receivers find that while dealers assume and possibly feel a measure of indifference, they are very apt to be tempted by anything that may appear useful and attractive. At all primary points within reach prices rule quite firm, and with the intermediate

transportation charges, the lay down cost here is quite as full as for some time past. The winter harvest in the woods promises large in pretty much all sections. One of the first tariff bills introduced in the Senate contained a provision placing lumber and timber on the free list.

Eastern Spruce shows no change in the general conditions of the market. Slight irregularities may now and then be noticed in the statements of receivers, but it is noticeable that those who appear to have handled most of the supplies of late are quite uniform in reporting matters in a cheerful form and seem to think they could have done more business with desirable specifications to offer. Manufacturers and vessel owners are alike independent at this season, and it is a difficult matter to regulate deliveries according to the desires of customers. Dealers' stocks in both this city and at the other end of the Bridge commence to run down somewhat, and recent arrivals were absorbed without apparent difficulty. About \$14.50@17.50 per M covers the present general range of values, and on that basis the market may be considered firm.

White Pine on a comparison of most reports does not appear to have either lost or gained much in the volume of movement and is generally quoted at pretty much the former range of figures. The claim is, however, for considerable strength after the usual fashion at this season of the year when offerings from first hands are reduced and there is less reason to make an impression upon primary parties; still there is no doubt holders have a good share of the advantage, and there is no reason to anticipate that they will be compelled to give way for some time at least. Offerings from interior sources continue with more or less freedom and at prices that appear to make dealers feel fairly easy regarding the chances for replenishing should occasion require. We quote \$15@17 for West India shipping boards; \$26@29 for South American do.; \$13@14 for box boards and \$15@17 for extra do.

Yellow Pine retains a very fair average market. Considerable stock works into consumption in various ways, and dealers are generally found willing to replenish as soon as their supplies commence to shrink

away, beside which in a quiet sort of way a great many car orders are being picked up, and some figuring is understood to be taking place of a few large bills. The offerings may, as a rule, be considered fairly equal to outlets presented but not free, as at many points the mills are quite busy in part upon work due in the execution of export orders placed some time ago, with the f. o. b. trade still in a general way very fair, and now and then a good full order secured. We quote as follows: Randoms \$19.00@21.00 per M; Specials, \$20.00@22 do.; Green Flooring Boards, \$21@22; Dry do., \$23@26; Sidings, \$20@22 do.; Cargoes f. o. b. at Atlantic ports, \$12.50@15 for rough, and \$18@20 for dressed; Cargoes f. o. b. at Gulf ports, \$11.50@14.00 for rough, and \$19@21 for dressed.

Hardwoods are firm enough on pretty much all standard grades, and leading operators are doing a very fair business. The movement, however, is not of an extensive character, and complaints may occasionally be heard among some of the smaller operators, possibly in a measure owing to reduced and broken assortments. Buyers, however, find that it costs just about as much to obtain first-class stock as formerly, and holders meet them with a sort of "take it or leave it alone" tone in making the valuation on an offering that indicates a considerable degree of indifference about urging business. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$36@40 do.; oak, \$30@40 do.; quarter sawed clear, \$50@55 do.; maple, \$25@32 do.; chestnut, \$28@35 do.; cherry, \$61@90 do.; whitewood, \$23@33 do.; elm, \$20@23 do.; hickory, \$35@52 do.

GENERAL LUMBER NOTES.

THE STATE.

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

The anticipated close of the season has arrived and the district is about to begin its annual winter repose. In the majority of cases dealers have pretty well succeeded in finishing up their orders, although some few are yet actually engaged in completing consignments by rail. The receipts during the latter part of the season have been sufficiently large to bring the stock usually carried over up to about the average proportions, and it will be found ample for the opening of the spring trade. Frozen up in the basin are two or three hundred thousand feet of lumber, which will not be available in all probability until the winter is over. The receipts during the last month of the season (November) were, in round numbers, 50,000,000 feet. The season closes with unchanged prices.

THE WEST.

SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, } BAY CITY, MICH.

Water transportation for the Saginaw River product is now closed for the season, by the advent of Jack Frost, who has spread his icy mantle on the river so strongly, that the inordinate greed of vessel owners and too risky mariners is prevented from taking any more risks with their lives or property. But it must not be supposed from this statement that there is to be no more business transacted until the spring sunshine and rains shall lift the ice blockade. Shipments of lumber by rail, which have been increasing rapidly in the past, will receive additional impetus from this time forth, and the large piles of lumber which line the docks on either side of the Saginaw River for fifteen or twenty miles, and through which the iron tracks of the railroad are interwoven, like the blood vessels in the human system, for the advent and departure of the iron steed which is to act as the propelling force, will exhibit signs of depletion before the opening of navigation in 1887, possibly, which has never been experienced heretofore.

The Chicago *Timberman* has the following editorially:

Logging operations in the northwest have begun, this season, under what might be called very favorable, or very unfavorable, conditions, depending upon the light in which the matter is viewed. Individually, operators who have men in the woods should feel well pleased with the situation, the progress made, and, so far as anything can be determined about it, the outlook for the winter. They have made an unusually early start, and up to this time have accomplished much more than an average proportion of the work they are laying out to do. The business of cutting and skidding has been going on for weeks, and the quantity of logs on the ways is very large. This is to be counted as so much work accomplished, as these logs are sure to reach the streams and to be available for the mills. The fact of their being in readiness for hauling thus early, furnishes a reasonable ground for the expectation that the full limit of the cut will be reached for unless the winter should be unfavorable to what would be a very remarkable degree, there will be ample time between now and spring to get all these logs, and all that are still to be cut, into the streams. To this extent, and in this light therefore, the opening has been propitious; but to those who are apprehensive of a larger supply of lumber than the demand of 1887 will readily absorb, there is in the present prospect the premonition of low prices and keen competition next year. It would not be wise to underrate the danger in this respect, but at the same time there is the possibility that those who are fearful of difficulty in placing the cut of the mills next year, are borrowing trouble unnecessarily. While there is every reason to look for a large log crop, and this fact is one of the most unfavorable features of the present prospect, there remains the possibility that the improvement in the general business conditions throughout the country will stimulate the demand for lumber to a degree that will make possible the sale of all that can be produced, at good prices, even though loggers are successful to the full extent of their most extravagant hopes. It is too soon, at all events, for the possible oversupply next year to affect the market for lumber.

Cargo sales of lumber at this point are practically at an end for this season, and the last quoted prices may be accepted as fairly representing the closing figures. This means that the finish is on the basis of about \$9.50@9.75 for piece stuff. Possibly \$10 may be reached for cargoes that come in after this date, but there will be hardly enough to make a market. Altogether, the end shows values in very fair shape, though taking into account the added cost of transportation on all lumber which has been offered at the market within the last few weeks, the recovery in value has not been all that it appears. Nominally the last quotation on dimension is not much below the highest made during the season, but, in fact, the difference in the net result to sellers approaches \$1 a thousand. Freight advanced rapidly early in the

fall, while lumber could not be kept at the point to which it had attained about the time the boom in transportation charges began to develop. At this writing the comparison of the quantity of lumber handled at the market this year and last has not been made up, but it will doubtless show a considerable decrease. The aggregate receipts have been less, and, of course, a part of the difference has been in lumber consigned to the commission men for sale. Most of the brokers this year claim to have done their usual amount of business, and so far as can be ascertained there is no ground in the present year's traffic for the conclusion that the sale of lumber in this city by cargo is likely to soon be a thing of the past.

Commenting on the Chicago yard trade the *Northwestern Timberman* says:

The condition of stocks is favorable to an active spring opening. We repeat what has been said before, that there is nowhere an excess of lumber—at the mills, in the wholesale yards or in country places. Such advance in prices as has been made during the year has been so gradual and small that no excitement has been engendered, and no great calculation for the future. Business has been confined to the actual needs of business, and speculation has been left out of the question. The result is that few holders feel that they are burdened with a surplus. When returns of stock on hand December 1st shall have been made up, it will doubtless be found that there is less in pile by 50,000,000 to 75,000,000 feet than there was last year at a like date, while receipts have been nearly equal to what they were up to December 1st last year. This indicates a healthy trade during the season, notwithstanding the interruption of both consumption and distribution by the May strikes. Stocks of common lumber are sufficiently broken and uneven to cause a brisk trading among yards when the spring demand shall get under full headway.

The scarcity of 2x4 18 and 20's is still commented on. Such stuff is now selling at \$13 to \$14 between yards. Pieces 2x12-12 are spoken of by some dealers as being hard to obtain. Other sizes are lacking in particular yards. Dimension prices are strong at quotations, except in cases where individual yards are making cuts on some sizes and lengths that they have in large supply. Prices are likely to remain steady at present quotations until the opening of spring trade.

There is considerable inquiry for 18-inch and low grade shingles to go Eastward, and some houses have made fair shipments in that direction. The Eastern demand for Chicago shingles seems to be on the increase.

Regarding the Chicago Hardwood trade the *Timberman* says:

There is a fair demand for walnut, running largely to the common and cull grades, which are still inquired for by the furniture men. There is also noted some call for good walnut, both in inch and thicker, which is mainly on Eastern account. Some dealers claim to be getting fair rates on shipments in that direction.

Cherry is in very limited request.

White ash seems to be wanted by local implement manufacturers, and is salable in moderate quantity, from one to four inches in thickness, the best demand being for 2½-inch and thicker.

One to three-inch oak sells well, in either red or white. Quarter sawed is also in good demand. The inquiry for timber is lighter than it was awhile ago, and there are comparatively few bills seeking a place. Gum, one and two inches thick, is selling rather freely, and in the upper qualities is wanted. There is no call for common, and cull cannot be given away.

LUMBERMAN AND MANUFACTURER, } MINNEAPOLIS, MINN.

The winter dullness is upon us and the lumber fraternity are now busy figuring up the year's operations and trying to figure out where all the losses come in. The logging fraternity are busy as bees in the woods, and, with the start they have, will undoubtedly beat the record. The only event of importance for the week has been the destruction of the great elevators at Duluth, which are to be rebuilt at once and on an enlarged scale. Just how much lumber will be required to do this is not reported, but it will probably take ten million feet. This quantity out of the depleted stocks will leave quite a hole and make dimension stuff scarce. It cannot be found in the Duluth district. The increasing demand for lumber in the East during the year makes the Michigan lumbermen very cheerful, although the large increase in the imports from Canada show that they have all they want to do to compete with the Kanucks even at present prices with \$2 duty in their favor. The Mississippi River mills above St. Louis are closed down for the season, but are all stocked up with logs so as to be able to commence very early next spring. Stocks of lumber are about the same as last year, and we are assured that prices are very firm all along the line.

ENGLAND.

The London *Timber Trades Journal* says:

There is no getting away from the fact that the market is fully stocked with all kinds of goods, even if trade were in a fair condition, but, looking at the heavy and cruel losses dealers have made, how is it possible even for those that are solvent to hold the normal amount of stock that they would in ordinary times? The present feeling is one of insecurity in almost every quarter. The more prudent firms are restricting their operations by tightening the reins of credit, and, unless something unforeseen occurs, the prospect for the coming winter is a very gloomy one. The prevailing system of doing a colossal business is just now receiving a rude shock, and those who have been trading quietly are in the most favorable position. The speculative builder in the timber trade is like the coast of Guinea to the white man, and may well be called the timber merchant's grave.

American Black Walnut.—There is no doubt that buyers are quite ready to take what is now offered them at very fair prices, as the sale of the parcels sold without reserve on Wednesday were very well competed for, and brought prices which ought to be satisfactory, although there is no doubt that if some of them had been sold when they came in two or three years ago results would have been better, but just now stocks have been running down, and buyers seem glad to avail themselves of the opportunity of buying wood which is for absolute sale. Several fresh parcels have lately been landed, amongst which there are some very good logs. A portion of these, we notice, have been taken away by water from the quays without having been piled in the sheds.

American Whitewood.—Some parcels have been sold without reserve. Logs have ruled rather low, but for cut stuff the demand has been pretty good. There is a very fair stock in the docks, among which are to be found some prime logs.

METALS.—COPPER.—Ingot has been rather dull and somewhat easier. About all the large consumers are obtaining an excellent supply through receipts on contract and only small odd lots of stock are called for. The principal companies make no special effort to realize, but outside holders crowd a trifle, and cost weakens in consequence. At the moment quotations stand at about 11½@12c. for Lake, and 10½@11½c. for other brands. Manufactured Copper has been a little uncertain, but on the whole keeps up a pretty good volume of trade, and the former general line of values is very well sustained. We quote as follows: Sheets, not above 30x72 in., 16 oz and over, 18@—; do, 14 to 16 oz, 19@—; do, 12 to 14 oz, 20@—; do, 10 to 12 oz, 20@21; do, 8 to 10 oz, 24@—; do, under 8 oz, 26@—.

Sheets longer than 72 inches add 1c. for 12@14 oz, 2c. for 10@12 oz, and 3c. for 8@10 oz. Sheets, not above 30x36 in., 16 oz and over, 18@—; do, 16 to 31 oz, 18@19; do, 14 to 16 oz, 20@21; do, 12 to 14 oz, 22@23; do, 10 to 12 oz, 26@27; do, 8 to 10 oz, 29@31. Sheets longer than 96 inches add 1c. for under 16 oz. Sheets, not above 48x60, 32 to 64 oz, 18@19; do, 16 to 31 oz, 23@24; do, 14 to 16 oz, 25@—; do, 12 to 14 oz, 26@—; do, 10 to 12 oz, —@—; do, 8 to 10 oz, —@—. Sheets longer than 72 inches add 1c. for 16 oz and under. All bath tub sheets, per lb., 16 oz, 21c.; 14 oz, 23c.; and 10 oz, 28c. Bolt copper, ¾ inch diameter and over, 18c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 84 do do, 4c. do; circles, 84 do and over, 5c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper 1c. per lb. above the foregoing prices. Copper bottom, 20@21c. per lb. Iron—Scotch Pig is still selling rather slowly and showing a somewhat tame market, the character of the advices from abroad tending to increase the advantage of buyers. We quote at \$19.00@21.50 per ton, according to brand, size of invoice, etc. American Pig is firm and has an upward tendency on values. About the first of the month contracts were made for next year "at about old rates," but since then it is pretty well understood that more money has been obtained. Even at the gain, however, the leading companies are not anxious to operate and entertain extreme ideas for the coming season, though evidently rather fearful of putting up rates too fast, lest some regular customers be driven away. We quote \$19.00@20.00 per ton for No. 1 X foundry; \$18.00@19.00 for No. 2 X do. do.; and \$16.00@17.00 for Gray Forge. Old material meets with excellent demand and at hardening rates for pretty much all descriptions. About everything available on spot has been taken up, and some pretty full purchases of foreign to arrive were lately closed, especially in the way of old rails, and at very full prices. We quote at \$23.00@23.50 for old rails; \$21.00@22.00 for No. 1 wrought scrap; \$18.00@18.50 for old car wheels. Steel rails to the extent of 50,000 to 75,000 tons have of late been contracted for on '87 delivery, and other negotiations are in progress with everything conducted on a basis of full former valuation. The prices ranged at \$34.00@35.50 per ton, according to delivery. Manufactured iron meeting with rather better demand in some instances, and in view of the growing cost of pig the general market has a hardening tendency. We quote as follows: Common Merchant Bar, ordinary sizes, at 1.90@2.00c. from store and refined at 2.10@2.40c.; Rods, round and square, 2.20@2.40c.; Bands, 2.40@2.50c.; Norway Nail Rods, 5@6c., and domestic sheet on the basis of 2.60@2.70c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD.—Domestic Pig has been a little irregular, including a fractional recovery from extreme low rates touched on recent reaction; but as a rule the market was slow and exhibited no great degree of strength. We quote at \$4.35@4.40, as to quantity. The manufacturers of lead are steady and quoted: Bar, 5½@5¾c.; pipe, 6½c.; sheet, 7¾c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 40c., on same terms. TIN.—Pig undergoes no change of importance on local influences, the demand proving moderate and somewhat indifferent, with consumers generally refusing to anticipate wants. To a certain extent, however, the market follows the fluctuations in London, and may therefore be considered as possessing an irregular tone. We quote Straits 22½@23½c.; English L and F at 2½@2¾c.; Banca, 23@23½c., on the spot. Tin Plates have an uncertain sort of demand that contributes very little to the general benefit of the market, and while holders of the stock make a fair showing of steadiness, business cannot be progressed with any freedom until some concession on cost is allowed. We quote I. C. Charcoal, third-class assortment, \$4.60@4.65 for Allaway grade, and \$5.15@5.20 for Melyn grade; for each additional X add \$1.00@1.50 respectively; J. C. Coke, \$4.23@4.45 for B. V. grade; \$4.30@4.32½ for J. B. grade; Charcoal terne, \$4.10@4.20, for Allaway and Dean grades 14 x20; \$5.30@5.50 for do., 20x28; Coke terne, nominal for Glais grade 14x20 and nominal for do. 20x28—all in round lots. Spelter finds a demand fairly balancing the supply and has a generally steady market. We quote at \$1.35@1.45, according to brand, etc. Sheet Zinc going out moderately in about ordinary form, and holding a steady market at 5½@6¼c., according to brand, quality, size of invoice, etc.

NAILS.—Buyers cannot as a rule be induced to hurry themselves, more especially those who are nearest the actual consumptive outlet, and business has an uncertain tone. The natural tendency of the market, however, is toward a gain of strength, as cost of material and production almost compel the asking of higher rates, and at some points in the country there is a tendency to reduce the output. Valuations are to a considerable extent nominal, but about \$2.00@2.15 per keg appears to be as low as dealers are willing to accept from store.

PAINTS, OILS, ETC.—Only a very light and uncertain trade doing, and most of it in small parcels on an ordinary rounding of orders from regular customers. For such an outlet as they can find holders have sufficient stock both in quantity and assortment and are ready to part with it at about previous rates, but are not to be classed as anxious sellers and would hardly be found willing to make any concessions. The production is reduced somewhat and importation rather light. Linseed Oil has a moderately active demand with a fair offering and steady rates at 37@38c. for Western and \$39@40c. for City. Spirits Turpentine remains dull, buyers calling for only small irregular parcels, but supplies appear to be well enough in hand to permit of a steady holding at 36@37c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—The demand has been rather moderate and developed nothing out of the usual

course with prices in a general way ruling much the same as for some time past. We quote Pitch \$1.40@1.70 per bbl.; Tar \$1.90@2.40, according to quantity, quality and delivery.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending December 10:

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

RICHARD V. HARNETT & CO.

Elizabeth st, Nos. 164 and 166, 50x100, two four-story brick provision houses. W. H. Clark.	\$32,000
Elizabeth st, No. 192, 25x98, two-story brick stable and five-story brick tenement on rear. 1/2 part. W. H. Clark.	6,725
4th st, No. 87 E. n s, 23.6x72.2, four-story brick store and tenement. W. H. Clark.	20,000
9th st, n s, 130 e Av D, 101x92.3, three-story brick building. N. L. McCready.	28,000
10th st, s s, 130.9 e Av D, 100x92.3, one and three-story brick buildings. N. L. McCready.	28,000
10th st, adj, 75x92.3, similar buildings. M. A. Ruland.	27,800
10th st, adj, 150x92.3, similar buildings. Geo. Hagemeyer.	19,800
*112th st, n e cor Manhattan av, 270x100 11, five three-story brick dwell'gs on av and four three-story brick dwell'gs on st, unfinished, rest vacant.	42,000
113th st, s s, 20 e Manhattan av, 250x100.11, four three-story brick dwell'gs, unfinished, rest vacant.	
(Amt due \$18,760 and \$6,162; prior mortg. \$83,400 and interest). William J. Merritt.	93,277

A. H. MULLER & SON.

58th st, n s, 71.6 w 6th av, 53.6x100.5.	
59th st, s s, 71.6 w 6th av, 53.6x100.5.	
Five and six-story brick and stone buildings. Charlier Institute.	
Eugene Kelly for De La Salle Institute.	156,000
59th st, s s, 25 w 6th av, 46.6x100.5, vacant. V. K. Stevenson for Wm. H. Inman.	56,200
*St. Nicholas av, Nos. 108 and 105, e s, 75.2 n 126th st, 33.8x97.7x irreg. x85.11, two three-story brick dwell'gs. Francis M. Robinson.	17,300
*St. Nicholas av, No. 107, 17.4x95.1x17.2x97.7, similar dwell'g. Same.	7,200
6th av, n w cor 58th st, 75.5x71.6, vacant. E. S. Charlier.	29,000
6th av, w s, adj, 25x71.6, vacant. Same.	51,000

E. H. LUDLOW & CO.

Goerck st, No. 30, e s, 125 n Broome st, 25x100, two-story frame building. M. Rinaldo.	6,500
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SCOTT & MYERS.

*109th st, No. 119, n s, 173.9 e 4th av, 18.9x100.11, four-story brick tenement. American Church Missionary Soc. (Amt. due \$8,775).	8,600
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SMYTH & RYAN.

88th st, Nos. 105-115, n s, 82.2 e 4th av, 153.4x 100.8, six five-story brick (stone front) tenement's. Chas. E. Fleming. (Amt due \$36,752; prior mortg. \$15,000).	47,964
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JOHN F. B. SMYTH.

118th st, s s, 380 e 6th av, 80x100.11, vacant. Geo. W. Cromelin.	17,300
1st av, No. 121, w s, 57.6 n 7th st, 20x50, four-story brick store and tenement. Elias Jacobs. (Amt due \$2,438; prior mort. \$6,000).	14,225

JAMES L. WELLS.

90th st, Nos. 115 and 117, n s, bet Lexington and 4th avs, 50x100.8, four-story brown stone tenement. W. Forster.	34,500
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Roal leading from Kingsbridge to West Farms, n s, 55.6 w Hoffman st, 50x102.2x78 x55.6, two-story dwell'g. Terence McGuire.	3,275
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Total.	\$743,666
Corresponding week, 1885.	\$405,346

BROOKLYN, N. Y.

J. COLE.

*Conover st, w s, 25 s Dikeman st, 25x100, frame dwell'g. Louis Sandhusen and ano. (Mortg. \$3,000).	\$11,000
*Conover st, w s, adj, 25x100. Same. (Mortg. \$3,500).	15,500
*Dikeman st, s s, 100 w Conover st, 25x100. Same.	2,500
*Dikeman st, s s, adj, 25x100. Same.	2,500
Smith st, No. 115, e s, 20 s Pacific st, 20x75. Aaron Claflin.	10,000
Smith st, adj, 20x75. Same.	7,000
*24th st, No. 139, n s, 200 e 3d av, 20x100, two-story brick dwell'g. Henry F. Sammis.	3,000
*24th st, No. 139 1/2, 22x100, similar dwell'g. Same.	3,200
*24th st, No. 141, 20x100, similar dwell'g. Same.	2,500
*24th st, No. 143, 20x100, similar dwell'g. Same.	3,300

T. A. KERRIGAN.

Quincy st, n w cor Throop av, 50x100.	
Lexington av, s w cor Throop av, 50x100.	
David C. Tiebout.	8,050
Gatas av, s w cor Reid av, 125x135. Watson & Pettinger. (Mortg. \$18,427).	25,937
Nstrand av, e s, 40 s Madison st, 20x50. M. A. Mahon.	4,570

RIDDEN & THOMAS.

Grand st, No. 18, s s, 21x75, three-story brick store and dwell'g. E. Gateson.	7,450
South 2d st, No. 76, s s, 25x75, two-story frame dwell'g. O. Ferguson.	3,450
South 2d st, No. 78, s s, 25x75, two-story frame dwell'g. H. Thomas.	3,450
Flushing av, Nos. 512 and 514, s s, 44x75, two three-story brick stores and dwell'gs. Hoefner.	7,500

COLE & MURPHY.

Withers st, n s, 175 w Kingsland av, 25x100. Thos. Flood.	1,400
8th st, No. 501, n w cor 8th av, 20x100. Anna F. Zong.	11,000

8th st, No. 497, n s, 39 w 8th av, 17.9x100. Same	7,450
8th st, No. 495. Jno. A. Schilling.	6,850
8th st, No. 493. Thos. A. Brown.	7,000
8th st, No. 491. J. A. Schilling.	6,700

Total.	\$161,297
Corresponding week, 1885.	\$30,730

CONVEYANCES.

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

NEW YORK CITY.

DECEMBER 3, 4, 6, 7, 8, 9.

Baxter st, No. 137, e s, 100 n Hester st, 25x100, four-story frame (brick front) store and tenement and five-story brick tenement on rear. Patrick Finnegan to Bridget wife of Thomas Carey, Yonkers. Mort. \$500, which is the consid. Oct. 27.	\$500
Baxter st, No. 147, e s, 147.1 s Grand st, 25.8x 100, five-story brick factory. Elizabeth wife of and William P. Parsons to Asa W. Parker, Hempstead, L. I. Mort. \$25,000. December 2.	40,000
Boulevard, e s, extends from 152d to 153d st, 199.10x100.	
152d st, n s, 100 e Boulevard, 25x99.11.	
153d st, s s, 100 e Boulevard, 25x99.11. Vacant.	
Richard M. Harison, exr. Paschal W. Turney, to Robert T. Varnum. Dec. 6.	22,500
Broadway, Nos. 402 and 404, e s, 30 n Walker st, runs north 25 x east 100 x south 19 x west 10 x south 6 x west 90.	
South st, No. 29, n w cor Cuylers alley, 19.1x 85.2x19.2x84.7.	
Division st, No. 44, n w cor: Chrystie st, 26.6x 48.4x24.8x36.5.	
Grand st, No. 546, n s, 25x100.	
Peter, Jacob and Louis L. Lorillard, Marie L. Lorillard, widow, Catharine L. Kernochan, Mary L. Barbey and Eva L. Kip to James P. Kernochan and Peter and Jacob Lorillard, trustees. Nov. 23.	nom
Broadway, No. 521, w s, 74.7 s Spring st, runs west 98.6 x north 13.4 x west 27.3 x south 40 x east 120 to Broadway, x north 28.6, five-story stone front store and two and four-story rear brick buildings. Peter and Jacob Lorillard, Catharine A. wife of James P. Kernochan, Mary L. wife of Henry J. Barbey, and Eva L. wife of Lawrence Kip to Henry Brash. 5-6 parts. Dec. 6.	85,000
Same property. Louis L. Lorillard to Henry Brash. 1-6 part. Nov. 23.	17,000
Broadway, No. 922, n e cor 21st st, 22.6x102.3x 21.5x96.9. Charles W. Bonyne, London, Eng., to Simon Wormser. Q. C. Dec. 3. nom	
Same property. Simon Wormser to Rodie S. Bonyne, London, Eng. Q. C. Dec. 3. nom	
Broadway, No. 1612, n e cor 49th st, or 49th st, n s, 96 w 7th av, 41.10x25.5x42.11x 25.5.	
One-story frame shop. Maurice Moore to George H. Hyde. Dec. 2.	30,000
Broome st, No. 300, n s, 75 e Forsyth st, 25x 101.4, three-story brick dwell'g. Elizabeth Vondersmith wife of Eli W. Passaic, N. J., and Benjamin F. Hadley to Henry H. Davis. Mort. \$3,000. Dec. 2.	16,300
Same property. Henry H. Davis, Brooklyn, to Isaac Levy. Dec. 2.	16,300
Cherry st, No. 124, n s, 90.2 e Catharine st, 25.1 x103.9 x 25x104.3, three-story frame brick front store and dwell'g, and two-story brick dwell'g on rear. Raphael Kuschewsky to Mendel Alterman. Dec. 3.	11,000
Chambers st, No. 78, s s, bet Broadway and Church st, being lot 424 map Church farm, 25 x75, also lot on rear of above, 25x12.6, five-story stone front store. Robert Goelet to The Chemical National Bank. Nov. 23.	95,000
Delancey st, No. 218, n s, 50 e Pitt st, 26.3x73, five-story brick store and tenement. Israel Weschanski to Rosa Saberski. Mort. \$18,500. Dec. 1.	23,900
Delancey st, n e cor Chrystie st, 75x100, being No. 158 Chrystie and Nos. 20-24 Delancey st, four five-story brick stores and tenement's. Frederick W. Loew to Moses Sheddinsky. Q. C. and confirmation deed. Nov. 29.	nom
Delancey st, No. 323, n s, 75 e Goerck st, 25x 100, five-story brick tenement with stores. Charles J. F. Sohst to Julius Spude. Mort. \$8,700. December 4.	18,000
Division st, No. 242, n s, 50 e Attorney st, —x71 x25x83, five-story brick store and tenement. Isidor Saberski to Meyer Solomon. Mort. \$16,000. Dec. 6.	30,500
Front st, Nos. 253 and 255, s e s, 45.9 s w Dover st, runs southeast 61.10 x southwest 32.4 x northwest 16.5 x northeast 0.6 x northwest 45.9 to Front st, x northeast 33.5, two five-story brick buildings with the right to use the yard of No. 251 in common. Louis L. Lorillard to Robert and Ogden Goelet. 1-6 part. Nov. 23.	4,417
Same property. Peter and Jacob Lorillard, Cath. A. wife of James P. Kernochan, Mary L. wife of Henry J. Barbey and Eva L. wife of Lawrence Kip to same. 5-6 part. December 6.	22,083

Greenwich st, Nos. 335 and 337, s e cor Jay st, 50x100, four-story brick building. Peter and Jacob Lorillard, Catharine A. wife of James P. Kernochan, Mary L. wife of Henry J. Barbey and Eva L. wife of Lawrence Kip to Charles F. Mattlage, Hoboken, N. J. 5-6 part. Dec. 6.	100,000
Same property. Louis L. Lorillard to same. 1-6 part. Nov. 23.	20,000
Hamilton st, No. 32, s s, near Cherry st, 28.2x 66.1x26.8x59.6, three-story brick store and tenement. Fordham Morris, et al., trustees, to John F. Sullivan. M. \$4,000. Nov. 20.	6,900
Same property. William C. F. Braasch and Amelia Sandrock, exrs. Charles G. Sandrock, to same. Q. C. Dec. 1.	nom
Hamilton st, Nos. 82 and 84. Eliza J. Costello with John F. Sullivan. Agreement defining boundary line of above premises. Dec. 7. nom	
Ludlow st, Nos. 9 and 11, w s, 100.3 n Canal st, 37.7x88.3x27.7x88.1, six-story brick store and tenement and six-story brick tenement on rear. Henry Korn to Samuel Longfelder. Mort. \$14,000. December 1.	38,500
Madison st, No. 334, s s, 36.7 e Scammel st, 19.5 x36x19.5x35, three-story brick dwell'g. Annie M. Twigg to Emma F. Twigg. Mort. \$7,000. Dec. 2.	nom
Morton st, No. 23, n s, 106.4 e Bedford st, 18.8x 81.3, two-story frame (brick front) dwell'g. Abraham Devoe to Marion M. wife of Edwin Bellman and Janet M. Bellman, tenants in common. Mort. \$3,500. Nov. 30.	6,500
Perry st, s s, bet Bleecker and Hudson sts. Redemption from tax sale. William C. Selden to Justinian Hartley, guard. Edith Hartley. Dec. 1.	490
Reade st, No. 133, s s, 25x75, three-story brick store and tenement.	
Greenwich st, No. 298, w s, 22.8x50x21x50, five-story brick store. Henry Aplington to Horace K. Thurter. Dec. 7.	nom
Rivington st, No. 260, n s, 100 e Sheriff st, 25x 100, three-story frame (brick front) store and dwell'g and four-story brick tenement on rear. Morris Kraus and Louis Lewinsohn to Henry Breunich. Mort. \$8,000. Dec. 8.	14,100
Rivington st, No. 118, n s, 40 e Essex st, 20x75, three-story brick dwell'g. Wilhelmina Rothweiler, widow, Charles, Henry and George F. Rothweiler, and Julia wife of Julius Weiss, heirs Charles Rothweiler, to Maria wife of Christian Reichert. Dec. 1.	11,000
Suffolk st, No. 78, e s, 153.6 s Delancey st, 23x 100, two-story frame store and dwell'g and two-story frame dwell'g on rear. Philip Kotlowsky to Barnett Levy. 1/4 part. Mort. 1/2 of \$4,000. Dec. 3.	2,333
South st, No. 212, and No. 415 Water st, begins South st, n s, 201.4 w Market slip, 25x145.6x to Water st, x25x145.6, two-story brick building on each st. Louis L. Lorillard to Isaac N. Devoe. 1-6 part. Nov. 23.	2,833
Same property. Peter Lorillard et al., see Front st, to same. 5-6 part. Dec. 6.	14,167
Walker st, Nos. 78 and 80, n e cor Cortlandt alley, 48x96.7x44.5x101.9, three-story brick store. Antoinette E. wife of Charles B. Wood to Henry L. Clinton. Mort. \$40,000. Dec. 7.	66,500
Water st, n s, 100 e Jackson st, runs north 100 x east 50 x south 32.3 x west 14.4 x south 67.9 to Water st, x west 35.8; No. 698, three-story brick store and tenement; No. 698 1/2, three-story frame dwell'g and two four-story brick tenement's on rear. Sarah A. wife of Charles Lyons, Jr., to Daniel Buhler, Brooklyn. November 30.	nom
Watts st, Nos. 88 and 90, n w cor Washington st, 40x50, two-story brick dwell'g with store on corner. James M. Horton to Thomas C. and Gilbert, Jr., Oakley. Mort. \$7,500. Dec. 8.	nom
6th st, No. 814, s s, 108 w Lewis st, 21x97, four-story brick store and tenement and three-story brick tenement on rear. Edward S. Mayer, Brooklyn, to Joseph Smith. B. & S. November 19.	nom
8th st, No. 102, s s, 177.6 e 1st av, 25.10x97.6, five-story brick store and tenement and two-story brick dwell'g on rear. Moses Zimmermann to Adolph Finkenberg. Mort. \$18,000. Dec. 9.	28,500
10th st, No. 455, n s, 99.6 e Av D, runs east 20.6 x north 94.9 x west 40 x south 16 x east 19.6 x south 78.9 to beginning, four-and-two-story brick factory.	
11th st, No. 808, s s, 100 e Av D, 20x94.9, three-story brick factory. George Ehret to John H. Elfers. Dec. 6.	34,500
10th st, No. 204, s s, 105 e 2d av, 20x26.7, four-story brick dwell'g.	
2d av, No. 156, e s, 26.7 s 10th st, 39x125, error, three-story stone front dwell'g. Augustus Acker, New Brighton, to Siegmund T. Meyer. Mort. \$60,000. Nov. 24.	65,000
11th st, No. 68 E. David L. Reed to Alfareta Reed. Release curtesy and all title. Oct. 29.	nom
15th st, No. 140, s s, 122.6 w 3d av, 23.6x84, four-story brick dwell'g. Herman Wronkow to Isabella V. Hogan. Mort. \$10,000. November 22.	20,000
16th st, No. 112, s s, 237 e 4th av, 31.6x103.3, three-story brick dwell'g. August Lewis to Emma M. Lewis. Dec. 4.	nom
18th st, No. 416, s s, 191 w 9th av, 20.5x92, three-story brick dwell'g. Partition. Benjamin Wright to John Kent and Henrietta H. his wife. Mort. \$3,500. Nov. 30.	9,050
21st st, No. 326, s s, 300 w 1st av, 20x92, four-story brick dwell'g. Foreclos. William L. Findley to John J. Scanlon. Dec. 3.	10,12

- 23d st, No. 120, s s, 300 w 6th av, 25x98.9, four-story brick store and dwell'g. Daniel A. Kendall to James P. O'Neil, Pittsburg, Pa. Mort. \$30,000. Dec. 4. 56,500
- 23d st, No. 366, s s, 29 e 9th av, 23x74, four-story brick dwell'g. Richard S. Newcombe, admr., will annexed, of Louisa Bernstein, to Hettie B. Hager, widow, Bella L. wife of Zachariah E. Simmons, Henry J., Jefferson D. and Eva M. Bernstein and Beckie L. wife of and Emanuel De Frece, tenants in common. April 13. 20,000
- Same property. Hettie B. Hager, widow, Bella L. wife of Zachariah E. Simmons, Henry J. and Eva M. Bernstein and Beckie L. wife of Emanuel De Frece to Gertrude Lawson. Dec. 7. 20,000
- Same property. Jefferson D. Bernstein to Beckie L. De Frece. Q. C. Nov. 17. nom
- Same property. Jefferson D. Bernstein to Beckie L. De Frece. 1-6 part. June 17, 1886. \$3,500 which was paid by surrendering note for \$2,000, and cash. 1,500
- 23d st, Nos. 151 and 153, n s, 162 w 3d av, 52x98.9, two two and one-story brick buildings. Louis L. Lorillard to John Boyd. 1-6 part. Nov. 23. 6,000
- Same property. Peter and Jacob Lorillard, Catharine A. wife of James P. Kernochan, Mary L. wife of Henry J. Barbey and Eva L. wife of Lawrence Kip to John Boyd. 5-6 part. Dec. 6. 30,000
- 24th st, No. 11, n s, 603.6 e 6th av, 26x98.9, four-story stone front store and dwell'g. Jerusha W. Halsey, trustee Benjamin S. Halsey, dec'd, to Jerusha W. Halsey, individ., 5-24th part; Annie B. Russell, formerly Halsey, 5-24th part; Ida Webb, 1-6th part; Samuel W. Halsey, 5-24th part, and Lewis B. Halsey, 5-24th part, as tenants in common. Dec. 4. nom
- 24th st, n s, 141.8 e 7th av, 83.4x98.9, Nos. 149 and 151, two four-story brick tenem'ts and three-story brick tenem't on rear; No. 153, four-story brick store and tenem't; No. 155, four-story brick tenem't. Ashley W. and Mary L. Cole, New York, Josephine wife of Stephen Schreiber, Albany, N. Y., and Ada and Frank Trimble to Augusta G. wife of Lucien Barne, Syracuse, N. Y. 4-5 part. Mort. \$42,500. Dec. 1. nom
- 27th st, No. 127, n s, 325 w 6th av, 25x98.9. Release dower. Elizabeth Taylor, widow, to Joseph J. West. Nov. 30. nom
- 27th st, Nos. 521 and 523, n s, 275 w 10th av, 50x98.9, new buildings projected. Joseph I. West to Robert McCartney. Mort. \$3,250. November 10. 12,500
- 28th st, No. 406, s s, 82 w 9th av, 18x98.9, four-story brick tenem't. Henry E. Merriam et al., exrs. Benjamin W. Merriam, to Mary Mallon. Dec. 7. 8,500
- 28th st, s s, 345.7 w 7th av, 24.10x98.9.
- 28th st, No. 142, s s, 475 w 6th av, 25x98.9, four-story brick store and tenem't and four-story brick tenem't on rear. Theodore M. Roche to Michael Steinhardt. C. a. G. Oct. 27. nom
- 33d st, n s, 150 e 1st av, 50x98.9, vacant.
- 34th st, n s, 175 e 1st av, 50x98.9, one-story brick shed. Julia Waterbury, Brooklyn, Julia L. Ellis and James M. Waterbury, Westchester, N. Y., Gertrude C. Johnston and Antoinette L. Edwards, heirs Jas. M. Waterbury, to East River Ferry Co. B. & S. June 23, 1881. nom
- Same property. John S. Ellis and ano., exrs. James M. Waterbury, to same. June 23, 1881. 15,650
- 33d st, No. 217, n s, 180 w 7th av, 20x98.9, three-story brick dwell'g. Samuel McKibbin to William T. McKibbin. Dec. 7. nom
- Same property. William T. McKibbin to Eliza McKibbin. Dec. 7. nom
- 37th st, No. 408, s s, 150 w 9th av, 25x98.9, two-story frame dwell'g and one-story frame stable on rear. Richard J. Clarke to Alexander Moore. Dec. 4. 9,000
- 40th st, No. 205, n s, 105 e 3d av, 25x98.9, six-story brick store and tenem't. Charles and August Ruff to Henry Waters. Mort. \$20,000. Dec. 3. 35,000
- 40th st, No. 121, n s, 105 w Lexington av, 20x98.9, three-story brick dwell'g. Amelia King, individ. and admr., will annexed, of Joseph King and as his trustee, to Ellen King. B. & S. and C. a. G. Dec. 2. 14,000
- 41st st, Nos. 233-239, n s, 300 e 8th av, 80x98.9, four three-story brick dwell'gs. Joseph B. Nones to Cornelius W. Sidell. Mort. \$30,000. Dec. 1. 60,000
- 45th st, n s, 100 w 1st av, 20x100.5. Ferdinand Jung to Martin Storz. Mort. \$3,515. December 1. 8,400
- 49th st, No. 450, s s, 186.6 e 10th av, 21.6x100.5, four-story stone front tenem't. Rosie wife of Timothy Clifford to Rosie M. Clifford. December 6. gift
- 52d st, No. 51, n s, 125 e Madison av, 25x100.5, two-story brick stable. Edward S. Jaffray to William K. Vanderbilt. Dec. 7. 40,000
- 53d st, No. 152, s s, 200 e Lexington av, 25x100.5, five-story brick flat with store and two-story brick shop on rear. John Casey to Clara M. Egan, extrx. John Egan. Mort. \$13,000. Dec. 7. 31,000
- 53d st, No. 63, s s, 115.6 e 6th av, 20.6x100.4, four-story stone front dwell'g. Ernest M. Levy to Minnie Levy. C. a. G. Nov. 16. nom
- Same property. Minnie Levy to Christine M. Vandeventer. Mort. \$26,000. Nov. 18. 33,000
- 53d st, Nos. 113-117, n s, 175 w 6th av, 75x100.5, frame buildings. Maurice Moore to Edmund Dodge. Dec. 2. 47,500
- 53d st, n s, 150 w 9th av, 25x100.5. James A. Striker to Elsworth L. Striker, exr. Joseph M. L. Striker. Q. C. Dec. 6. nom
- 54th st, No. 435, n s, 475 w 9th av, 25x100.5, five-story brick flat. John Welcker to Oscar Kress. Mort. \$18,500. Nov. 29. 24,750
- 61st st, s s, 20 w Lexington av, 20x80. Julia wife of William Dessauer, Henrietta wife of Solomon Earnest, Fannie wife of Morris Mayer, and Moses Rodh, New York, Henry and Simon Rodh, Newark, N. J., and Charles Rodh, Pittsburg, Pa., heirs David Rodh, to Myer Hellman. Q. C. Nov. 27. nom
- 69th st, No. 531, n s, 505 w 10th av, 40x100.5, two-story brick dwell'g. Sarah F. wife of John D. Robinson to Margaret J. Seely. December 3. 13,500
- 69th st, No. 527, n s, 335 e 11th av, 40x100.5, two-story brick dwell'g. Robert I. Brown to John N. Haring. Dec. 4. 12,500
- 70th st, n s, 444 w 9th av, 20x100.5, four-story brick dwell'g. Eliza wife of Randolph Guggenheimer to Betche Marx. 1/4 part. Mort. 1/2 of \$2,000. Dec. 6. nom
- 71st st, n s, 607.6 w 8th av, 17.6x102.2, four-story stone front dwell'g. Randolph Guggenheimer to Julius Katzenberg. Mort. \$17,000 and int. June 30, 1886. Dec. 3. 34,000
- 71st st, No. 440, s s, 390 w 9th av, 20x100.5, four-story brick dwell'g. David J. King et al., exrs. and trustees Edward J. King, to Mary A. wife of Charles W. Drake. November 20. 32,500
- 72d st, s s, 450 w 11th av, 146.2 to Hudson River R. R., x 11.6x145.2x25.10, vacant. Jason H. Sherwood, exr. Nelson Sherwood, to Edward Swager. Dec. 8. other consid. and 1,250
- 73d st, n s, 250 w 1st av, 75x102.2, vacant. John T. Cumming, Under Sheriff, to Mary A. Lyddy. Dec. 7. 12,000
- 73d st, s s, 100 e 11th av, 100x102.2, vacant.
- 72d st, n s, 100 e 11th av, 100x102.2, vacant. William C. Sanger et al., exrs. Henry Sanger, to William E. D. Stokes. Dec. 5. 90,500
- 75th st, No. 29, n s, 105 e Madison av, 20x102.2, four-story stone front dwell'g. Isabella wife of George R. Hayne to William Maas and Louis Raffloer. Nov. 26. 30,000
- 75th st, s s, 299.6 e West End av, 0.6x102.2. William J. Merritt to William E. D. Stokes. Nov. 29. nom
- 75th st, No. 24, s w cor Madison av, 25.7x102.2, four-story stone front dwell'g. Foreclos. Henry W. Sackett to Isaac W. Maclay, Yonkers, and William E. Davies, Demarest, N. J. Dec. 3. 1,000
- 77th st, s s, 60 w 4th av, 20x51.1. Mary wife of Michael Duffy to Charles E. Sexton, Richmond. S. I. Q. C. and confirmation deed. Nov. 24. nom
- 80th st, n s, 81.6 w Av A, 25x102.2, vacant. Francis J. Schnugg to Martin Schmeckenbecher. Dec. 3. 6,000
- 80th st, No. 447, n s, 106.6 w Av A, 24.9x102.2, five-story brick tenem't. Louis Wirth to Martin Schmeckenbecher. Dec. 3. 18,000
- 80th st, No. 235, n s, 177.6 w 2d av, 25x102.2, four-story stone front dwell'g; mort. \$11,500.
- 82d st, No. 422, s s, 231.6 w Av A, 25x102.2, four-story stone front tenem't; mort. \$11,500.
- Jonas Weil and Bernhard Mayer to Henry Hirsch. Dec. 1. 32,687
- 80th st, No. 237, n s, 152.6 w 2d av, 25x102.2, four-story stone front tenem't; mort. \$11,500.
- 82d st, No. 420, s s, 256.6 w Av A, 25x102.2, four-story stone front tenem't; mort. \$11,500.
- Jonas Weil and Bernhard Mayer to Julius Hirsch. Dec. 1. 32,687
- 81st st, No. 405, n s, 131.6 e 1st av, 25x102.2, five-story brick store and tenem't. Fanny wife of Henry Leopold to Jacob Altschul. Mort. \$10,000. Dec. 1. See 117th st. 20,000
- 83d st, s w cor West End av, 20x80.2, three-story brick dwell'g. Release mort. John S. McWilliam to George W. Rogers. Dec. 8. 2,000
- Same property. Release mort. John McWilliam to same. Dec. 8. 12,000
- Same property. John S. McWilliam to same. Dec. 8. nom
- 84th st, s e cor 11th av, 100x52.2, six three-story brick dwell'gs.
- 8th av, n w cor 116th st, 100.11x150, five five-story brick flats and stores on av. and three five-story flats on street.
- 8th av, e s, extends from 114th st to 115th st, 201.10x100, ten five-story brick flats with stores.
- 110th st, No. 56, s s, 36.8 e Madison av, 16.8x100.11, three-story stone front dwell'g. Maria J. Moore to Charles E. Moore. C. a. G. Dec. 8. nom
- Same property. Charles E. Moore to Hiram Moore. C. a. G. Dec. 8. nom
- 84th st, No. 119, n s, 210 e 4th av, 25.7x102.2, five-story brick tenem't. Charles Ruff to Eugene Brehm and Pauline his wife, tenants in common. Mort. \$18,000. Dec. 6. 31,500
- 85th st. Party wall agreement. Duncan Phye with Hall J. How. June 30, 1886. 400
- 85th st, n s, 200 e 5th av, 25x102.2, vacant. George B. Heath to The New York & Harlem R. R. Co. Dec. 3. 15,000
- 89th st, s s, 145 w 3d av. Receipt for part payment of party wall. Emily C. Watson to William B. and George C. Pope. Dec. 4. 343
- 95th st, No. 436, s s, 168 e 10th av, 17x100.8, three-story brick dwell'g. William J. Merritt to John B. James. Mort. \$9,000. Dec. 3. 15,000
- 95th st, new Nos. 140 and 142, s s, 325 e 10th av, 36x100.8, two three-story brick dwell'gs. William J. Merritt to Catharine S. Barrow. Mort. \$18,000. Dec. 6. 30,000
- 95th st, s s, 325 e 10th av, 18x100.8. Release mort. Jacob Lawson, Brooklyn, to William J. Merritt. Dec. 9. nom
- 101st st, s s, 525 e 5th av and at intersection with n w s Old Post road, runs southeast 25 10 to centre said road x southwest 102 x northwest 35.10 to n w s said road, x northeast 102. George G. Grennell to Rowland Davies. Q. C. Oct. 19. 250
- Same property. Benjamin L. Benson to same. Q. C. Oct. 19. 250
- 102d st, s s, 200 w 2d av, 100x100.11, vacant. John H. and John W. Haaren and Ernst A. Haaren to Jacob S. Hausman. Mort. \$11,000. Dec. 8. 21,000
- 104th st, n s, 100 e 1st av, 163x201.6 to 105th st, x west 133 x south 100.9 x west 25 x south 100.9, vacant. Walter F. Kilpatrick, George Hagemeyer and Julius Rayner to Thomas Kilpatrick. Mort. \$22,600. C. a. G. October 21. 30,000
- 104th st, n s, 33.9 e 9th av, 16.6x100.11, four-story stone front dwell'g. Thomas J. Ryan and Patrick Ryan to Jennett Burchell. Mort. \$13,750. Dec. 1. val. consid.
- 104th st, n e cor 9th av, 33.9x100.11, five-story brick flat and store. Same to same. Mort. \$43,000. Dec. 1. val. consid.
- 104th st, No. 62, s s, 136.3 w 4th av, 18.9x100.11, three-story stone front dwell'g. Kate wife of Harry Muldoon to Henry M. Bendheim. Mort. \$9,000. Dec. 2. See 125th st. 14,000
- 105th st, s s, 173.4 e Manhattan late New av, bet 8th and 9th avs, 16.8x100.11, three-story stone front dwell'g. Gabriel Goldsmith to Samuel Goldsmith. Mort. \$8,500. December 6. 15,500
- 107th st, n s, 213 e 1st av, 75x100.11, being lots 9, 10 and 11 block 137, Tax map, vacant. Contract. William Tompkins, for Mary S. Tompkins, to Charles Kellner. Dec. 2. 5,000
- 107th st, No. 225, n s, 210 w 2d av, 25x100.11, four-story brick tenem't. David Zabinski to Fannie, wife of Moses Goodman. Mort. \$8,500. Dec. 7. nom
- Same property. Robert B. Merritt to David Zabinski. Mort. \$8,500. Dec. 6. 13,600
- 109th st, No. 161, n s, 125 e Lexington av, 25x100.11, four-story stone front tenem't. Emanuel J. Goldsmith, Baltimore, Md., to John H. Miller. Mort. \$14,500. Dec. 6. 15,000
- 112th st, No. 174, s w cor 4th av, 26 x 375. Exchange for farm in Ulster and Orange counties. Assign. contract. John and Annie Baldwin to Michael H. Hirschberg. Nov. 23. val. consid.
- 112th st, n e cor Manhattan av, 270x100.11, five three-story brick dwell'gs on av and four three-story brick dwell'gs on st (unfinished), rest vacant.
- 113th st, s s, 20 e Manhattan av, 250x100.11, four three-story brick dwell'gs (unfinished), rest vacant.
- Edward S. Dakin to William J. Merritt. Foreclos. Mort. \$83,400 and int. Dec. 6. 8,000
- 116th st, n s, 270 w 5th av, 50x100.11, vacant. Augustin or Augustin De Armas to David B. Scott. Mort. \$5,000. Nov. 15. 13,000
- Same property. George S. Lespinasse to Augustin De Armas. Q. C. Nov. 12. nom
- 117th st, Nos. 302 and 304, s s, 84.10 e 2d av, 40.2 x 100.11, two four-story stone front tenem'ts. Jacob Altschul to Fanny Leopold. Mort. \$22,500. Dec. 2. See 81st st. 30,000
- 118th st, Nos. 115-119, n s, 140 e 4th av, 60x100.11, three four-story stone front tenem'ts. Anna M. wife of Edward P. Steers to John Marco. Dec. 1. 33,000
- 120th st, No. 121, n s, 245 e 4th av, 20x100.11, two-story frame dwell'g. Ellen T. wife of John S. Daniels to James M. Kieran. Mort. \$3,500. Dec. 4. 6,250
- 122d st, s s, 100 w Av A, 50x100.10, vacant. Dennis Loonie to James J. Loonie. December 3. val. consid.
- 122d st, No. 324, s s, 275 e 2d av, 25x114.3, two-story frame dwell'g and two-story brick shop on rear. Josiah Quincy, Quincy, Mass., to Frederick H. Allen. 1-6 part. Mort. \$5,500. Dec. 4. 750
- 123d st, Nos. 67-73, n w cor 4th av, 80x100.11, four four-story brick flats. William A. Robinson, Brooklyn, to John M. Robinson. C. a. G. Sub. to mort. Nov. 30. nom
- 123d st, No. 232, s s, 200 e 8th av, 16.8x100.11, four-story brick dwell'g. Lawrence Winters to Christanna R. Kehoe. Mort. \$10,000. Dec. 4. See 129th st. 17,000
- 124th st, No. 218, s s, 209 w 7th av, 16x100.11, three-story stone front dwell'g. Alexander Lutz to Mariana Betancourt de Sanchez. Nov. 8. 10,250
- 124th st, s s, 260 w 7th av, 25x100.6. John J. McGurk to Alexander Lutz. Q. C. and correction deed. Dec. 4. nom
- Same property. Mary G. Winslow, individ. and with others, exrs. William Winslow, to same. Q. C. and correction deed. Dec. 3. nom
- 125th st, n w cor Madison av, 35x99.11, new flat projected. Edward Hilson to John P. C. and William J. Walsh. Mort. 20,000. October 31. 40,000
- 125th st, s s, 375 e 10th av, 100x100.11, vacant. Henry M. Bendheim to Harry Muldoon. Mort. \$18,000. Dec. 2. See 104th st. 33,500
- 126th st, No. 140, s s, 318.9 e 7th av, 18.9x99.11, three-story brick dwell'g. Agostino Belloni, Sydney, Nova Scotia, to Kate B. wife of Louis J. Belloni, Jr. All liens. B. & S. November 25. nom
- 126th st, No. 315, n s, 192.11 w 8th av, 16.8x99.11, three-story brick dwell'g. Foreclos.

George P. Smith to John Reid, Yonkers. Dec. 7. 11,700
 129th st, s s, 150 w 8th av, 25x99.11, five-story brick flat. Christiana R. Kehoe to Lawrence Winters. Mort. \$18,000. Dec. 4. See 123d st. 31,000
 130th st, n s, 100 e 8th av, 75x99.11, vacant. }
 131st st, s s, 100 e 8th av, 75x99.11, vacant. }
 Jacob Bookman to Frank E. De Witt. Mort. \$30,350. Dec. 6. 47,500
 132d st, No. 45, n s, 255 e 6th av, 30x99.11, four-story brick tenement. David J. Dean to William Crockett. Mort. \$16,000. Dec. 1. 30,000
 132d st, No. 19, n s, 194 w 5th av, 17x99.11, three-story stone front dwellg. Franklin R. and Emma K. Gilmor and Ida J. Young, heirs Mary C. Gilmor, to William Robinson. Dec. 9. 11,250
 157th st, s s (not yet opened), 300 w 11th av or Boulevard, 25x100. William M. Grinnell to Helen G. wife of William D. Page. B. & S. Oct. 30. 20
 Same property. William D. Page to William M. Grinnell. B. & S. Oct. 30. 20
 184th st, s s, 275 e 11th av, 75x70.6x25x74. Ratification of release of mort. The National Bank of Norwalk to Joseph M. Lichtenauer. Nov. 23. nom
 Av A, Nos. 1014-1018, n e cor 55th st, 75.5x79.8, three five-story brick tenements, with store on corner. Randolph Guggenheimer and Henry Clausen, Jr., to Evan P. George, Jr. Mort. \$41,000. Dec. 7. See 3d av. 70,750
 Av D, No. 120, e s, 93.11 n 8th st, 23x80, two-story brick factory. Garrett Roach to Anthony Schwoerer. Mort. \$4,500. Dec. 6. 7,800
 Lexington av, No. 340, w s, 60.9 n 39th st, 20x78, four-story stone front dwellg. John H. Ockershausen, exrs. George G. Taylor, to Felix Govin y Pinto and Ramon M. Estevez. Dec. 4. 19,000
 South 5th av, No. 65, e s, 100 n Houston st, 24x100, one-story shed and two-story rear brick building. Louis L. Lorillard to Edward Heyman and Louis Lowenstein. 1-6 part. November 23. 2,535
 Same property. Peter Lorillard et al. to same. 5-6 part. Dec. 6. See Front st. 12,667
 1st av, n w cor 106th st, 100.11x100, five five-story brick stores and tenements. Elise wife of Robert Boyd to Martha wife of Samuel Gelston. Mort. \$34,000, and taxes 1886. July 27. 44,000
 1st av, No. 2180, e s, 25.10 n 112th st, 25x95, four-story brick store and tenement. Anna wife of John Gill to Charles S. Phillips. 1/2 part. Mort. \$7,500. Nov. 9. nom
 Same property. Charles S. Phillips to John Gill. Q. C. Nov. 9. nom
 2d av, No. 799, w s, 20.1 s 43d st, 20.1x75, four-story brick store and tenement. William H. H. Moore to Jacob Pizer. Dec. 7. 12,500
 Same property. Jacob Pizer to Griffen Tompkins, Brooklyn. Dec. 8. 15,000
 2d av, No. 933, w s, 87 s 50th st, 21.4x80, three-story stone front dwellg. Israel Jaeger to Isaac Wyman. Mort. \$6,000. Dec. 6. nom
 Same property. Isaac Wyman to Caroline Jaeger. Mort. \$6,000. Dec. 6. nom
 2d av, n w cor 94th st, 100.8x100, one-story frame dwellg. }
 94th st, n s, 100 w 2d av, 185.6x100.8. }
 2d av, s w cor 95th st, 100.8x100. }
 95th st, s s, 100 w 2d av, 248.9x100.8. }
 Several frame dwellings, shanties and stables.
 Benjamin F. and Albert Crane, devisees Thomas Crane, and Clarissa L. Crane, widow and devisees Thomas Crane, to George F. Johnson. Taxes, 1886, and assessments. Nov. 3. 112,000
 Same property. George F. Johnson to Theresa Schappert. Mort. \$40,000. Nov. 12. 120,000
 2d av, w s, at intersection centre 94th st, runs north to centre 95th st, x west to land of Charles H. Hall, x — to land of Abraham Duryee, x west to point 285.6 w 2d av, x south to centre 94th st, x east 285.6. Louis A. Sayre, trustee and assignee Charles H. Hall, to Clarissa L., Benjamin F. and Albert Crane. Dec. 4. 1,590
 Same property. Same as recvr. of Charles H. Hall, to same. Dec. 4. nom
 2d av, s e cor 98th st, 50.5x100, vacant. }
 98th st, s s, 100 e 2d av, 235x100.9, vacant. }
 Henry E. Worcester, West Campton, N. H., to John B. Smith. Nov. 30. 30,000
 2d av, No. 2097, w s, 25 n 108th st, 25x100, four-story stone front store and tenement. William Rabenstein to Pincus Lowenfeld. Mort. \$11,000. Dec. 1. 15,500
 3d av, No. 558, s w cor 37th st, 23x80, four and five-story brick store and tenement. Francis E. Johnson, Orange, N. J., exr. and trustee Stephen Johnson, to Joseph I. West. Nov. 30. 50,000
 3d av, No. 1722, w s, 25.11 s 97th st, 25x80, five-story stone front store and tenement. James A. Frame to Isaac Kahn. Mort. \$17,000 Sub. to easements. Nov. 30. 27,000
 3d av, s e cor 98th st, 50.9x110, vacant. John T. Farley to Evan P. George, Jr. Mort. \$25,000. Dec. 4. 31,000
 3d av, s e cor 98th st, 50.9x110, vacant. Evan P. George, Jr., to Randolph Guggenheimer and Henry Clausen. Mort. \$11,000. Dec. 8. See Av A. 70,000
 3d av, No. 2093, e s, 50.10 n 114th st, 25x100, five-story stone front store and tenement. Eva wife of George Muller to William H. Caldwell. Mort. \$21,000. Dec. 4. 33,500
 3d av, No. 108, w s, 25 n 13th st, 25x100, four-story brick store and tenement. John Bisco to John and Frederick Otterstedt. Dec. 7. 40,000
 3d av, s w cor 106th st, 25.2x100, vacant, new

tenement projected. Samuel McMillan to Martin Diskin. Mort. \$15,000. Dec. 8. 33,000
 3d av, s e cor 125th st, runs east 230 x south 61 x west to land of Joseph T. Jacobs, x north-west abt 45.3 to line 205 e 3d av, x south 70.11 x west 100 x north 26.6 x west 105 to 3d av, x north 74.5. Louis Ranger to Charles C. Cox, Doylestown, Pa. Sub. to liens. Nov. 19. nom
 Same property. Charles E. Cox to Rachel wife of Louis Ranger, John H., Frances L., Edna A., Charlotte J. and Maud I. Ranger, children of Louis Ranger. B. & S. Nov. 19. nom
 5th av, No. 813, e s, 78.5 n 62d st, 22x100.8, four-story stone front dwellg. Pedro Mora, Jr., to Charles S. Fischer. Nov. 29. 85,000
 6th av, No. 432, n e cor 29th st, 24.8x40.4, five-story brick store and dwellg. Evelina W. wife of Edward N. Strong, Sing Sing, John W. Kearny, Catharine Bruff, Inskeep and Alfred Kearny, New Orleans, La., Sue C. wife of William Hardie, Birmingham, Ala., to George H. Kearny, Newburg. B. & S. June 1. nom
 Same property. Edward and Caroline G. Kearny, New York, Adela L. Kearny, Newburg, N. Y., Ann K. wife of Thomas A. Gregor, Quebec, Ca., to George H. Kearny. B. & S. June 1. nom
 Same property. George H. Kearny, Brooklyn, to Edward Kearny. 1/2 parts. Mort. \$15,000. Dec. 6. 10,000
 6th av, e s, 46 10 n 21st st, 27.2x95. Henry H. Davis, Brooklyn, to Bernhard Mayer. Mort. \$50,000. Dec. 8. 65,000
 7th av, w s, 74.1 s 37th st, 24.8x100. Mary wife of Jacob Vetter to Anna R. Morison. Q. C. Nov. 22. nom
 7th av, s w cor 130th st, 74.11x75, vacant. }
 130th st, s s, 75 w 7th av, 70x99.11, vacant. }
 Henry Friedman to S. Charles. Welsh. Nov. 26. 40,000
 7th av, No. 2291, e s, 74.11 s 135th st, 12.3x75, three-story brick dwellg. Amanda M. wife of Warren P. Tompkins to Fanny E. Potts. Mort. \$8,000. Nov. 30. 11,500
 8th av, No. 533, w s, 49.5 s 37th st, 24.8x100, four-story brick store and tenement. Charles A. Kuster of Bella Silva, Pa., to John E. Hasler. Nov. 6. 42,500
 9th av, No. 1678, e s, 25.5 s 97th st, 25.2x100, five-story brick store and tenement. Joseph L. Taylor, Williamsburg, to Howard W. Coates. Re-recorded. Taxes, &c. Nov. 7, 1886. 1,950
 9th av, w s, 25.11 s 99th st, 50x75, two five-story brick tenements with stores. John W. Haaren to Christian Blinn, Jr. Mort. \$24,000. December 9. See below. 50,000
 9th av, s w cor 103d st, 100.11x100, vacant. Christian Blinn and Jewett H. Shafer to John W. Haaren. Mort. \$25,000. Dec. 9. See above. 48,000
 Same property. John W. Haaren to Louis Rossi. Mort. \$25,000. Dec. 9. 50,000
 10th av, e s, 49.11 n 138th st, 50x100, vacant. Lizzie B. Taylor to John McL. Nash. November 1. 5,500
 10th av, e s, 50.8 s 95th st, 25x82, five-story brick tenement with stores. Philip Hausman, Blauveltville, N. Y., to John Welcker. Mort. \$15,000. Dec. 7. 24,500
 10th av, n e cor 95th st, 100.8x100, two corner lots vacant, and two-story frame building on each of others. Peter J. O'Donohue to Edward Hirsh. Dec. 8. 40,000
 10th av, n e cor 142d st, runs east 350 to w s proposed new av (Convent av), x north 199.10 to 143d st, x west 350 to 10th av, x south 199.10, two story frame dwellg. William H. De Forest to True W. Hoyt, Jr. Dec. 8. nom
 Same property. True W. Hoyt, Jr., to Amos Cotting. Mort. \$65,000. Dec. 8. nom
 Same property. Release mort. Mutual Life Ins. Co. to William H. De Forest. Dec. 8. 50,000
 10th av, w s, plots 5 and 6 map Fort George, Isaac Dyckman property, 44x200.1x433.7x200. Francesco Bianchi to William Kramer. Dec. 1. 40,000
 Interior lot, 81.11 s 57th st and 250 w 9th av, runs south 15.6 x west 25 x north 18.9 x south-east 25.2. Margaretha wife of David J. Stein to Samuel Inslee. Dec. 8. 500
 Interior lot on centre line between 53d st and 54th st at point 100 w 9th av, runs west 50 x north 33.11 x east 51.11 x south 19.11. James A. Striker to Elsworth L. Striker. C. a. G. Oct. 26. 1,000
 Interior lot on centre line of block between 93d and 94th sts at point 250 w 8th av, runs south 46.5 to centre of Apthorpe lane, x west along said centre to point 411 west of 8th av, x north 39.10 to centre of block x east 161. Frederick W. Flannery to William J. Barnes. C. a. G. June 1. nom
 23d and 24th WARDS.
 Chisholm st, w s, 100 s Freeman st, 25x120. Release mort. Lyman Tiffany and ano., exrs. and trustee Charlotte L. Fox, dec'd, to Lyman Tiffany. Nov. 29. 90
 Clifton st, s s, 42.4 e Tinton av, 21.2x76.2, h & l. John W. Decker to Marie Pokovny. December 1. 3,000

College st, s s, 59 w Frederick st, runs south 142.3 to Pelham av, x west 76.5 x north 57.2 x west 50 x north 100 to College st, x east 125. William J. Barnes to Willett D. Morgan. Dec. 4. 2,000
 Findlay st, s s, lot 65 map of Melrose, 50x100, Henry Miller to Henry Miller and Catherine Hirshkind, joint tenants. Dec. 3. 603
 Rogers pl, e s, 400 n Westchester av, 50x90, Charles B. Perry and ano., trustees Mary P. Tucker, to John Levey. Nov. 29. 700
 Southern Boulevard, n w cor Orchard st, vard, 1/2 of lot 126 and lots 127 to 134, inclusive, map of part of A. Corsas' farm, also strip lying bet lot 134 above and Southern Boulevard, also Southern Boulevard, w s, parcel adj on north, 56-100 acre. Sarah A. wife of Horatio T. Liftchild, Brooklyn, to Solomon and William Katz. Dec. 4. 14,000
 144th st, s s, 223.5 e North 3d av, 11.6x31.6 x n 33.6. Samuel R. Filley to Suburban Rapid Transit Co. C. a. G. Dec. 2. nom
 144th st, s s, 234.11 e 3d av, 25x100x72.11x31.6. Same to same. C. a. G. Dec. 2. nom
 144th st, s s, 334.11 e 3d av, 25x70.6x66. Same to same. B. & S. and C. a. G. Dec. 2. nom
 145th st, s s, 5.7 e North 3d av, 39.11x25.4x43.11 x25. Same to same. C. a. G. Dec. 2. nom
 145th st, s s, 475 e Willis av, 25x100. John Dillon to Patrick McDonnell. Oct. 31. 2,270
 Same property. Patrick McDonnell to John Dillon and Catherine his wife. Nov. 3. 2,200
 148th st, n s, 100 e Brook av, 50x100. Richard A. Meagher, Richmond, Va., to Michael Kirchner. Nov. 6. 3,250
 150th st, n s, 375 w Morris av, 25x118.5. Maria Diskin to William Nelson, Wassaic, N. Y. Nov. 18. bond of indemnity
 176th st, n w cor Morris av, runs west 225.2 x north 125 x east 100 x south 25 x east 125.2 to av, x south 100.
 Morris av, w s, 100 n 176th st, 50x125.
 Popham st, s s, at or near Morris av, 175x—. }
 Lucrertia Morris to Thomas Hardy. December 1. 18,000
 Arthur av, e s, part of lots 15 and 16 map Oak Tree plot, 50x100. Louise Meyer, widow, to Charles Schnakenberg. 3-7 part. November 22. nom
 Same property. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer, by Hugh N. Camp, guard., to same. 4-7 part. November 22. 540
 Alexander av, e s, 60 n 139th st, 20x106.6, h & l. William Gallagher to Luke Gleeson. Mort. \$1,000. Dec. 6. 6,500
 Same property. Luke Gleeson to Mary Gallagher. Mort. \$1,000. Dec. 6. 6,500
 Berrian av, s w cor road from Fordham depot to Highbridge, 150x144x150x135. Charles C. Briggs, Fordham, to Walter C. Rollins. November 1. 6,500
 Cora av, w s, runs east abt 26 to w s of Southern Boulevard, x south 125 to centre of Orchard st, x west 10 to w s Cora av, x north 125, being a portion of Cora av. Solomon Cora, exr. of Mary Bussing, to Sarah A. wife of H. T. Liftchild. Nov. 7. nom
 Fulton av. Agreement as to easement for sewer, &c. Sarah J. Miller with Rose Nelligan. Nov. 27. nom
 Grant av, n w s, north 1/2 of lot 215 map of East Tremont, 33x150.
 Grove av, n w s, 344 n e John st, 80.5x150.5x94x150.
 Walter C. Reid, heir Sarah A. Reid, to Annabelle C. Ford, heir of said Sarah A. Reid. Correction deed. Q. C. and C. a. G. November 30. nom
 Grove av, n w s, 291 n e Johns st, 50x150.
 Grant av, n w s, south 1/2 lot 215 map East Tremont, 33x150 x south along Southern Boulevard 35 x southeast 149.
 Annabelle C. Ford, heir Sarah A. Reid, to Walter C. Reid, heir of said Sarah A. Reid. Correction deed. Q. C. and C. a. G. November 30. nom
 Honeywell av, s s, 120 s w Samuel st, 50x98.11. Kunigunda wife of Andrew Schuhmann to Arthur K. Butler. Nov. 23. 600
 Honeywell av, s s, 120 s w Samuel st, 25x98.11. Arthur K. Butler to Woodbury W. Parker and Eugene M. Rowman. Nov. 23. 300
 Jackson av, e s, 134.3 n Clifton st, 19.9x84. Release mort. R. Clarence Dorsett to John W. Decker. Nov. 18. 705
 Same property. Agreement as to encroachment. Edward Sheeran with John W. Decker. Nov. 23. nom
 Same property. John W. Decker to Henry E. Hoffmann and Lizzie H. his wife. Mort. \$2,000. Nov. 18. 3,800
 Lind av, e s, part of lot 14 map of Highbridgeville, 50x100. John Savor to Patrick McCabe. Mort. \$2,500. Nov. 30. 4,500
 Madison av, n w s, lot 36 map Belmont, 50x100. Foreclos. John J. Kenny to Mary E. Kelly. Nov. 20. 500
 Madison av, e s, 250 s Williamsbridge road, 150 x117 to Bronx River, x—x205. Hamilton A. Weed, Brooklyn, to Frank G. Weed. December 3. 1,350
 Morris av, w s, 53.3 n 148th st, 53.3x100. Maria A. Knoblauch to Joseph Loewy. Mort. \$3,000. Sept. 27. (Corrects error in October 2). 8,500
 Same property. Joseph Loewy to Selig Hecht, 1/2 part. Mort. \$5,000. Sept. 27. 4,250
 Morris av, n w cor 111st st, 84.4x23.8x75x61.1.
 Morris av, w s, 84.4 n 141st st, 28.1x10.5x25x23.3. }

Partition. Eugene H. Pomeroy to Jordan L. Mott and ano., exrs. J. L. Mott. Dec. 7, 12, 100
 Railroad av, e s, 290.5 s 8th st, 25x150. Phoebe A. Kimpton, New York, Truman H. Kimpton, Rochester, Maria S. Foster, Wilbraham, Mass., Mary E. Chester, Springfield, Mass., heirs Truman Kimpton, to Mary E. Laing, Westfield, N. J. All title. B. & S. March 5. nom
 St Annus av, s e cor 137th st, 50 x abt 4x50x5. Louis Ansbacher to John Elstner. December 8. exch
 St. Annus av, w s, 50.2 s 137th st, runs west 19.6 to centre St. Annus av, x southeast 57.8 x east 3.8 to w s St. Annus av, x north 55.2. John Elstner to Louis Ansbacher. B. & S. December 8. exch and 200
 St. Annus av, w s, 105.4 s 137th st, runs west 3.8 to centre of old St. Annus av, x southeast 13.4 to w s St. Annus av, as now laid out, x north 12.9 to beginning. Priscilla wife of John J. Ackerman, Crystal Lake, N. J., to John O. M. Hafemann. B. & S. Dec. 1. nom
 Same property. John O. M. Hafemann to Louis Ansbacher. Q. C. Dec. 6. nom
 Tiebout av, s e s, 700 n e Clark st, 50x186.4x50.7 x179 to beginning. Mary A. wife of James J. Norton to Richard A. Berry, Fordham. Dec. 1. 700
 Union av, n e cor Denman pl, 77.4x171.9, hs & ls. Fannie McCormack to John W. Decker. B. & S. Dec. 1. 19,100
 Union av, n e cor Denman pl, 18x87.9, h & l. John W. Decker to Adam A. Koenig. Mort. \$3,000. Dec. 1. 5,500
 Union av, n e cor Denman pl, 18x87.9. Release mort. R. Clarence Dorsett to John W. Decker. Dec. 1. 287
 Walton av, n w s, 150 n e 150th st, 16.8x100. Germania Life Ins. Co. to John Keleher. Dec. 7. 6,000
 Washington av, n w cor Marble st, 56x100, h & l. Martin Walter to The Trustees of The Upper Morrisania Meth. Epis. Church. December 2. 4,230
 Same property. Trustees of the Upper Morrisania Meth. Epis. Church to Maria L. Field. Dec. 2. 4,500
 Willis av, s e cor 135th st, 100x100. Robert Hall and John Entwistle to Charles Bruno or Bruns. Dec. 3. 17,000
 3d av, s e s, 76.8 s w from Port Morris branch of the New York & Harlem R. R., 2,092 square feet. Anna M. and Thomas Pender, Jersey City, Matthew W., Nathan S. and Minnie I. Wilson, New York, and Mary G. Wilson, Brooklyn, widow, to The Suburban Rapid Transit Co. Grant of right of way for roadbed. Dec. 6. 6,000
 Kingsbridge road, as proposed, e s, 221.1 n of curve in said road, — x — x 150x81.7. James Cole to William L. Cole. Nov. 26. 3,500
 Kingsbridge and West Farms road, s w s, 75 n w Madison av, 50x145x42x119. Margaret wife of John Rush to Bridget Curry. December 4. nom
 Mott Haven Canal, w s, lot 151, amended map Central Mott Haven, 25x111.9. Charles H. Russell, Brooklyn, recvr. Knickerbocker Life Ins. Co., to John Mulford. Nov. 3. 370
 New York & Harlem R. R. Co.'s land, w s, where said land forms the east line of land of — Dunn, over which West Vanderbilt av has been laid out but not opened, at point 116.3 south of Samuel st, not opened, runs north 275.6 x west 78 x northwest 546.9 x northwest 222.4 to old Valentine av, x south 312.4 x east 820.3 to beginning, being 5 413-1,000 acres, excepting portion taken for Webster av. William G. Dunn, Columbus, Ohio, to Joseph H. Cain. Nov. 27. nom
 Williamsbridge road, centre line, parcel 3 on damage map for acquiring land, &c., 153-1,000 acres. Elijah R. Ryer to Mayor, &c., New York. 1-24 part. Oct. 4. 21
 Part lot 16 block 17, sections A and B, North New York, begins 23.6 north 143d st, runs north 71.6 x east 14.6 x south 73. Samuel R. Filley to The Suburban Rapid Transit Co. C. a. G. Dec. 2. nom
 Part lot 38 block 18 map of sections A and B, North New York, begins 53.4 east North 3d av, runs east 38 x south 25 x west 33 x north 25.6. Samuel R. Filley to The Suburban Rapid Transit Co. B. & S. and C. a. G. December 2. nom
 Rear part of lots 123 and 124 map of Forest Grove of Morrisania, 50x25. Henry P. DeGraaf to Georgiana Sendelbeck. B. & S. Nov. 27. nom
 Lots 311, 312 and 313 map Forest Grove, Morrisania. Release covenant. Henry P. DeGraaf to and with John Rippel, Hermann Friend and Annie Ormiston. Nov. 12. nom

LEASEHOLD CONVEYANCES.

Clinton pl, No. 30, basement store. Assign. lease. Ambrose Cartwright to Evelyn P. Mussey. nom
 Hamilton st, s s, bet Catharine and Market sts, lots 1355, 1356, 1357 maps 58, 73 and 80. Mayor, &c., New York, to Isaac C. Ogden. Tax lease for Worth st extension. 70 years, from Dec. 18, 1884. 218
 Same property. Assign. of certificate. Isaac C. Ogden to John H. Waydell. 560
 Ludlow st, Nos. 9 and 11. Assign. lease. Philip Bernstein to Samuel Longfelder. 1,500
 Perry st, s s, bet Bleecker and Hudson sts, lot 2,099 1/2 on assessment map of 9th Ward. Assignment of tax certificate and lease. George B. Vanderpoel to William C. Selden. 465
 South St. No. 87. Assign. lease. Richard A. Gregory to Shook & Everard. 5,175

William st, n w s, 83.3. n e Jay st, 40x89.5x38x 88.10. Minister, Elders, &c., Ref. Prot. Dutch Church, New York, to Sarah B. Slote Brooklyn. 21 years, from May 1, 1887, per year, taxes, &c., and 1,825
 West st, No. 350. Assign. lease. Samuel B. Willis to Rachel Willis. 100
 4th st, s s, 114.9 w Av C, 24.9x96.2. Assign. lease. Joseph Wittner to Robert B. Merritt. 32,000
 14th st, s s, 270 e 6th av, 25x103.8x25x102.5. Assign. lease. Henry A. Morris and James M. Edgar, Jr., to The Central Cafe Co. (Limited). nom
 18th st, n s, 326 w 2d av, 23x92. Mary R. wife of Rutherford Stuyvesant to Louisa M. Bursley, widow, Brookline, Mass. 21 years, from Nov. 1, 1865, per year, taxes, &c., and 240
 25th st, s s, 120 w 10th av, 23x98.9. Assign. lease. Bridget T. McCaffray to John Stewart. 200
 47th st, n s, 572.6 w 5th av. Consent to assign. lease. Trustees Columbia College to James D. Hunter and ano., exrs. Sarah B. Munsell. 2d av, w s, 75 s 122d st, 25.11x100. Abram S. Beekman to James H. Butler. 19 years 10 months and 25 days, from Dec. 6, 1886, taxes, &c., and 300
 2d av, No. 1756. Assign. lease. Gustav Kraus to James Everard. 1,184
 3d av, No. 2180, s w cor 119th st. Assign. lease. John Moench to John Muller. val. consid
 3d av, No. 813. Assign. lease. H. Clausen & Son Brewing Co. to Shook & Everard. 1,400
 9th av. No. 1838. Agreement subordinating lease to mortgage. John W. Aylward to The Germania Life Ins. Co. ncm
 9th av, n e cor 104th st. Agreement subordinating lease to mortgage. Charles Cunz to same as last. nom

KINGS COUNTY.

DECEMBER 3, 4, 6, 7, 8, 9.

Bainbridge st, n s, 611.6 w Ralph av, 38.6x100. William V. Williamson to Otto Lindwall. \$900
 Bleecker st, n s, 90 w St. Nicholas av, 40x100. James D. Lynch, New York, to Thomas Shea, Jr. 510
 Baltic st, n s, 234.6 w 4th av, 16.8x100. Surrogate's decree establishing William A. Layton's heirship to above property.
 Bergen st, n s, 247.10 w 4th av, 20x100. Ida wife of George W. Smith, Brooklyn, Oscar M. Lyon, Jersey City, Mary J. wife of Robert Maynard, and Elizabeth Lyon, Brooklyn, heirs Cath. A. Lyon, to Oscar Lyon. B. & S. nom
 Bainbridge st, s e cor Hopkinson av, 40x201 to Chauncey st, x 28x200. Nathaniel W. Burtis to Robert H. Duncan. Mort. 1,000. exch
 Broadway, n e s, 90 s e Belvedere st. Party wall agreement. David Obermyer and Joseph Liebmann with George Loeffler. nom
 Broadway, s e cor Bennett av, 200 to Atkins av, x200.
 Bay av, n e cor Bennett av, 200 to Atkins av, x125.
 Bay av, s e cor Bennett av, 200 to Atkins av, x400 to Union av, x200 to Bennett av, x north 130 x east 100 x north 40 x west 100 to Bennett av, x north 230.
 Bay av, n e cor Atkins av, 200 to Montauk av, x90.
 Broadway, s s, 40 w Montauk av, runs south 90 x east 40 to Montauk av, x south 120 x west 200 to Atkins av, x north 120 x east 40 x north 90 to Broadway, x east 120. George E. McKenna, New York, to James D. Lynch. val. consid
 Broadway, north cor Rodney late 9th st, 25x 100x25x103.7. Jacob Hermann and ano., exrs. and trustees Jacob Herrmann, to Christian H. Brockmann. Mort. \$11,000. 18,000
 Cedar st, w s, 250 n Patent av, 50x71x50.6x73 with land in Cedar st lying in front of said lots, this description from old map, above streets now closed, and lots now known as Nos. 61 and 62 assessment map 24th Ward. Margaret Royer, widow, only heir of Mary Graf, to George W. Lung. Sub. to taxes, &c., and sales for same. nom
 Clinton st, e s, 198 s Harrison st, 22.2x112.7x20.3 x112.8. Elizabeth R. Coffin, daughter of Andrew G. Coffin, to Andrew G. Coffin. B. & S. nom
 Clinton st, e s, 198 s Harrison st, 22.2x112.7x 20.3x112.8, excepting a portion of rear. Grace Coffin, heir of Sarah L. Coffin, to Andrew G. Coffin. B. & S. nom
 Clinton st, w s, 40 n Nelson st, 20x90. Margaret J. wife of Patrick Mahon to Mary A. McMahon. 5,000
 Conover st, e s, 60 n Van Dyke st, 20x80, h & l. Julius Fehlhaber to Johanna wife of Hermann Ostman. Q. C. 1,000
 Dean st, s s, 95 e Buffalo av, 80x107.2. Alexander McCue, exr. Edward Harvey, to William Byrnes, Westchester Co. 1,200
 Dean st, s e cor Buffalo av, 95x107.2. Charles Hart to same. 2,500
 Dean st, s s, 150 e 3d av, 25x100, h & l. Eleanor wife of John J. Mott, formerly wife of Townsend Hewlett, and sometimes called Ellen Hewlett, to Lilla wife of John W. Brown. 4,000
 Ditmars st, n w s, 140.7 n e Broadway, 18.9x 94.10x18.9x95.2, h & l. Frederick Herr to Bernhard Harbers. 4,350
 Ditmars st, n w s, 100 n e Broadway, 21.10x95.5, h & l. Frederick Herr to John Freese and Mary his wife, joint tenants. 4,550

Duffield st, w s, 157 s Myrtle av, 16x64, h & l. Robert B. Atterbury, exr. of Lucretia P. Downs, and Fanny P. Atterbury, legatee, to Hugh J. Begley. Mort. \$2,000. 4,250
 Douglass st, n s, original line, n s, 300 w Ralph av. 40x127.9. Adeline Fairchild to Azariah J. Orton, New York. 1,000
 Devoe st, n s, 75 w Graham av, 25x75, h & l. Thomas R. and William H. Pickering and Mary wife of William Marshall, heir Thomas Pickering, to Richard R. Roberts. 2,500
 Fulton st, s e cor Bedford av, runs east 169.9 x south 100 x west 45 x west 93.9 to Bedford av, x north 125. William H. Scott and Simon Sterne, New York, to Jane Blauvelt. Mort. \$30,000. 49,500
 Garden pl, n w s, 77.2 n e State st, 19.2x95, h & l. Rose R. wife of Edward W. Sniffen to Helen L. wife of Donald S. L. Lea. Mort. \$7,400. 11,700
 George st, s e s, 325 s w Knickerbocker av, 75x 100. Adam Roeder and George J. Kraemer to Anton Amann and Carl Hermann. 1/2 part. B. & S. Mort. \$1,750. nom
 Same property. Alfred E. Mudge, recvr. of Adam Roeder and George J. Kraemer, to same. All title. B. & S. 100
 Halsey st, n s, 25 e Lewis av, \$3.4x100, hs & ls. Maggie wife of Asael J. Wells, and William Crockett to David J. Dean. Mort. \$47,500, and taxes 1886. 45,000
 Halsey late Margaretta st, s e s, 231.8 n e Broadway, 18x100. Anson B. Moore, West New Brighton, S. I., to Louisa Acton, New Bridge, N. J. C. a. G. 5,000
 Halsey st, n s, 20 e Marcy av, 40x100. Release mort. William H. Scott, New York, to Margaret J. wife of William Reynolds. 3,275
 Halsey st, n s, 239.8 e Lewis av, \$3.4x100, hs & ls. Samuel W. Northridge to Daniel Manson, Bergen Point, N. J. Mort. \$22,500. exch
 Halsey st, n s, 108.4 e Lewis av, \$3.4x100, hs & ls. Maggie wife of Asael J. Wells, and William Crockett to Mary G. Taft, of Cornwall. Correction. Mort. \$11,000. 9,000
 Heyward st. No. 74, s s, 114.10 e Bedford av, 19x100. Eliza B. wife of Richard Jones to Walter M. Brown. Mort. \$2,000. 4,500
 Heyward st, n s, 80 w Bedford av, 30x100. Phebe A. Davis, widow, to Walter M. Brown. Mort. \$3,000. 8,500
 Hamburg st or av, east cor Starr st, 50x100. William F. Garrison to Elizabeth Fetten. Correction deed. Q. C. nom
 Same property. Elizabeth wife of William Fetten to Henry C. Bauer. Q. C. nom
 Same property. Henry C. Bauer to James F. Gillen. 1,900
 Hamburg st or av, n w cor Elm st, 25x100. Emma P. wife of Jason H. Whittier, Pearsalls, L. I., to L. M. Lawrence and F. W. Miller. Q. C. 40
 Hamburg st or av, n w cor Elm st, 25x100. M. E. Day to L. M. Lawrence and F. W. Miller. Q. C. 250
 Hancock st, n s, 100 e Nostrand av, 80x100. James D. Lynch, New York, to George Phillips. 16,000
 Hancock st, n s, 95 e Tompkins av, 36x100. John C. Bushfield to Stephen H. Powell, Elizabeth, N. J. Mort. \$12,000, and taxes, 1886. 20,000
 Hancock st, s s, 100 e Nostrand av, 60x100. James D. Lynch, New York, to George Phillips. 12,000
 Hancock st, n s, 174 w Lewis av, 36x100. Release mort. Samuel H. Vandewater, New York, to William S. Jennings. nom
 Same property. Release mort. Samuel H. Vandewater to same. nom
 Hancock st, n s, 210 w Lewis av, 36x100. Release mort. Samuel H. Vandewater to William S. Jennings. nom
 Herbert st, n s, 50 e Monitor st, 25x103. Henry Roth and Betty Strauss to Jacob Huthmacher. 3,500
 Herkimer st, s s, 37 e Kingston av, 17.6x100. Dennis Sheehan to Annie E. wife of Clarence F. Booth. Mort. \$3,000. 5,500
 Herkimer st, n s, 60 w Albany av, 27x100. Contract. Carrie E. Worthen to Lizzie Oakley. 3,100
 Hewes st, n w s, 140 n e Marcy av, 22x86. Edward S. Mayer to Frank Muller. Sub. to encumbrs. nom
 India st, n s, 350 e Oakland st, 25x100. Seth G. Babcock, individ., and trustee Abby G. Spring, to James Shannon. C. a. G. 5-8th part. 281
 Same property. Albert M. Watterson, exr. Joseph W. Patterson, to same. 3-8 part. 169
 Irving pl, w s, 350 s Gates av, 25x100. Partition. James D. Bell to Dora Dawson. 3,100
 Jewell st late 9th st, w s, 225 n Nassau av, 25x 100, h & l. William Bernhard to William F. Corwith. Mort. \$200. 800
 Java st, s s, 175 e West st, 25x100, h & l. Foreclos. Charles B. Farley to Eibe D. Cordts. 2,825
 Jefferson st, e s, 125 s Division av, 50x100, 26th Ward. Edward F. Linton to Ernest Kuhnla. 900
 Same property. Release mort. Sarah Stoothoff et al. to Edward F. Linton. 500
 Jefferson st, n e cor Lexington av, 250x300x 187.6x303, New Utrecht. Melvin Brown to Moses Jacobs. 1,000
 Locust st, w s, 900 n 2d st, 25x150, h & l. George Beach to Eric L. Fridstrom. 1,600
 Lorimer st, s w cor Withers st, 19.1x62, h & l. John Lowrey to Martin Early, New York. Mort. \$3,000. 4,750
 Macon st, s s, 200 e Howard av, 40x100. John Kane, Maspeth, L. I., to Thomas Ennis. 1,200
 Macon st, n s, 300 e Marcy av, 20x100, h & l.

- Helen M. wife of George W. Plympton to Sarah A. Miller. 6,000
- Madison st, s s, 150 e Reid av, 40x90.7x57.2x50.5, h & l. Elizabeth wife of John Baumann to Elizabeth A. Cornell. 4,300
- Madison st, e s, 137.6 s Bay av, 37.6x180 to Monroe st. John Heyzer to John H. Ives. 1,000
- Madison st, s s, 100 w Howard av, 50x100, h & l. Angeline A. Murray, widow, to Jane Elizabeth Demill. 3,000
- Same property. Ernestine Hilshen to same. B. & S. 400
- Madison st, e s, 100 n Broadway, 25x90, h & l. John H. Rogers to Laura Rooney. 700
- Myrtle st, center line, 109.6 e Fountain av, 177-100 acres, adjoins Brooklyn Conduit. Sarah Rapelje to Nicholas L. Rapelje. Release dower. nom
- Same property. Release mort. Cornelia Snedecker to Nicholas L. Rapelje. nom
- Same property. Nicholas L. Rapelje to the City of Brooklyn. 6,000
- Marion st, n s, 75 w Patchen av, 75x100. Ferdinand Kroos to J. Paul Bonner and Caroline F. his wife. Taxes 1886. 2,850
- Monroe st, s s, 365 e Bedford av, 40x83.6x40x87.6, h & l. Fanny P. wife of Amasa Mason to Joseph W. Alsop, Middletown, Conn. Mort. \$6,000. 7,500
- Moore st, n s, 175 w Graham av, 25x100. John Andrews, Jr., to J. Frederick Franklin, of Summit, N. J. Mort. \$6,000. exch
- Middleton st, n s, 85 e Marcy av, 180x100. William Lang and Robert Brass to The William Lang Co. Mort. \$18,000, taxes, 1886. 45,000
- Park pl, n s, 250 e Clason av, 90x131.
- Prospect pl, s s, 224.3 e Clason av, runs south 131 x east 29.2 x northeast 36.6 x north 116 to Prospect pl, x west 63.
- Foreclos. Charles B. Farley to Thomas G. Greene, Bloomfield, N. J. 8,500
- Pacific st, n s, 120 e Kingston av, 40x100. Horace F. Burroughs and Marvin Cross to Edward T. Otis and Alice R. wife of William H. Burhans. C. a. G. Mort. \$9,000. nom
- President st, n e s, 320 s e Nevins st, 20x100. Silas B. Condict to Thomas Dunn. Mort. \$300. 1,100
- President st, n e s, 320 s e Nevins st, 20x100. Union av, n s, 50 e Van Siclen av, 25x100. Thomas Dunn to John Maguire. Mort. \$800. 1,000
- Same property. John Maguire to Maria Dunn. B. & S. Mort. \$300. 1,000
- President st, s s, 310 w Hicks st, 20x100, h & l. Caroline L. wife of Frederick E. Engel to Ellen Ward. 5,900
- Pulaski st, s s, 250 w Stuyvesant av, 15x100, h & l. John Freese to Gustave Knobloch. Mort. \$600. 1,850
- Pulaski st, s s, 250 w Stuyvesant av, 15x100, h & l. Gustave Knobloch to John Herr. B. & S. Mort. \$1,000. 1,850
- Same property. John Herr to Gustave Knobloch and Clara his wife. Mort. \$1,000. 1,850
- Quincy st, n s, 225 w Marcy av, 25x100, h & l. Carman and N. H. Smith, Freeport, L. I., exrs. Joseph Smith, to Patrick Conley. 4,400
- Quincy st, s s, 118 e Marcy av, 17x100, h & l. Henry Tompkins to Adelaide C. wife of George Turner. Mort. \$3,750. 6,500
- Schermerhorn st, n s, 129.11 w Court st, 24.6x95, h & l. Sophie M. Lagrave, widow, to Julia E. wife of Samuel Sherwell. Mort. \$5,000. 15,000
- Scholes st, centre line, n s, 175 w Ewen st, 25x — to Conselyea's land. George Staff to Gustav Jacobs. nom
- Same property. Gustav Jacobs to Antje Dora-thea Staff. nom
- Schaeffer st, e s, 100 s Evergreen av, 33 4x100. Release mort. John T. Barnard to Maria Hopkins. nom
- Skilman st, w s, 122 9 n Park av, 25x100, h & l. Patrick Connelly to Michael, Francisco and Vincenzo Budnaguro and Ginlio Colombo. Mort. \$239. 3,300
- Sherman st, e s, 173.11 n Greenwood av, 12.6x90, Flatbush. Sophronia M. wife of Henry E. Fickett to George Caroli. Mort. \$1,600. 1,675
- Stanhope st, s s, 100 n e Hamburg av, 400x100. Theodore F. Jackson to Alonzo M. Sagar. 16,000
- St. James pl. Release from covenant, &c. William R. and Helen M. Hunter, heirs Wm. Hunter, to Henry Strybing. nom
- Summit st, s s, 150 w Columbia st, —x78.5x25x88.8. Simon Kay, New York, to Sarah Granger. 1878. 6,000
- Spencer st, s e cor Willoughby av, 20x67, h & l. Henry Wessel to Wilhelmina wife of Dietrich K. C. Horstmann. All liens. 6,854
- Vanderbilt st, s s, 425 e Short st, 100x100.8, Flatbush. Francis A., James A., William A. and Robert G. Glean and Louis McGlean, Sagua la Grande, Cuba, to Michael E. Finnegan. Taxes, &c. 300
- Varet st, s s, 275 w White st, 25x100. Thomas McDonald to Geza Liszka. Q. C. 60
- Van Buren st, n s, 216.8 s Stuyvesant av, 16 8x100, h & l. Thomas W. Hynes to Caroline Burnett. 2,800
- Van Brunt st, w s, 25 s Degraw st, 20x100, h & l. Philo P. Hotchkiss to Wilson R. Brown. Q. C. Mort. \$2,000. nom
- Same property. Wilson R. Brown, New York, to Georgiana I. wife of Philo P. Hotchkiss. Mort. \$2,000. Q. C. nom
- Vine st, s s, 134.6 e Columbia Heights, 29 5x35.3. William McQuade to Florence W. wife of Lucius H. Beers. 2,350
- Walworth st, e s, 365 s Willoughby av, 25x100. Ebenezer F. Crow to Ramon G. Crow. nom
- Same property. Ramon G. Crow to Jane F. Crow. nom
- Warren st, s s, 225 w Bond st, 25x100. John Wenek to Henry Davis. 2,250
- Washington st, No. 150, w s, 73.5 s High st, 30x100 to Snells lane. Asa, John D., Annie, Irving and Dean Fish and Hannah F. wife of Herman E. Street to the trustee New York and Brooklyn Bridge. C. a. G. 27,500
- Woodbine st, n w s, 152.4 s w Evergreen av, 54x100. Foreclos. William B. Hurd, Jr., to Eugene Marryatt. 3,800
- Withers st, s s, 25 w Humboldt st, 25x100. Leonard st, n e cor Skillman av, 25x100. South 1st st, n s, 132 w Keap st late 10th st, 19x77.
- Lewis R. Stegman, late Sheriff, to Henry J. Welch, Sheriff, deed on execution. 3,000
- North 3d st, s s, 129.1 e Berry late 3d st, 24.11x69.5x25.1x70.6, h & l. Foreclos. Gerard M. Stevens to Terrence Quinn and Margaret his wife, joint tenants. 2,000
- North 3d st, s s, lot 1634 Burcham's Assesmt. map Second District, Williamsburgh, 25x91. Thomas W. Kiley, Ann Richardson, Lydia T. Day, Eleanor Fountain and Grace Henderson, of firm of H. C. Richardson, to Ann Richardson, Lydia T. Day, Eleanor Fountain and Grace Henderson, tenants in common. C. a. G. nom
- South 3d st, n s, 135 w Marcy av (5th st), 20x100, h & l. Charles K. Wilkisson, Plainfield, N. J., to Francis A. Wilkisson. C. a. G. nom
- Same property. Francis A. Wilkisson to Maria C. wife of Charles K. Wilkisson. B. & S. nom
- 4th st, s s, 191.6 e Smith st, 22x100. Sarah E. Strachan to James E. Kelly, New York. exchange and 200
- East 5th st, e s, 100 n Av B, 100x250 to Ocean Parkway, Flatbush. Austin S. Tuttle, New York, to Frederick Kloppenburg. Mort. \$1,800. 4,500
- North 5th st, s s, 25 e Bedford av (4th st), 25x75. Margaret and Ellen M. Dow to John Collins. 2,450
- 5th st, s s, 187.10 e 6th av, 17.9x100. Flushing av, n s, 675 e Bedford av, 25x100. Emma Roberts and Anna L. Buell to Matilda E. Walling. B. & S. nom
- East 5th st, e s, 300 n Av B, runs east 250 to Ocean Parkway, x north 185.3 to Church av, x southwest 266.9 to East 5th st, x south 94.9, Flatbush. Austin S. Tuttle, New York, to William N. Peak. Mort. \$2,500. 5,525
- South 5th st, No. 162, s s, 69 w Driggs st (5th st), 23x100. Patrick J. McKenna to Margaret wife of Matthew McKenna. nom
- 10th st, s s, 90 e 6th av, 55x100, h & ls. Cevadra B. Sheldon to Henry Parsons. Mort. \$5,250. exch
- 11th st, s s, 181.2 w 5th av, 16.8x100, h & l. John R. Glover, assignee Richard F. Whipple, to Viola A. wife of and Richard F. Whipple. B. & S. nom
- 13th st, n e s, 372.10 s e 4th av, 25x100. William J. Pearson to Paul Meyer. Mort. \$2,000. 4,500
- 13th st, n s, 197.10 w 7th av, 25x100, h & l. Isaac E. Odell, Long Branch, New Jersey, to Alice I. Odell. 1,250
- 14th st, n e s, 181.2 n e 7th av, 16.8x100. Andrew F. Van Tuyl, Jr., to Anna B. wife of Moses Yeaton, Jr. Mort. \$3,000. 5,200
- 17th st, s s, 300 w 9th av, 25x100, h & l. Katharina Faessler, widow, New York, to Hannah McCloskey. 1,700
- 20th st, n e s, 270 s e 6th av, 15x100. Sophie wife of Conrad Scheuenstuhl to George Lenk. B. & S. nom
- Same property. George Lenk to Conrad Scheuenstuhl and Sophie his wife, joint tenants. All liens. C. a. G. nom
- 21st st, n e s, 235 n w 4th av, 25x100, h & l. Charles A. Nowald to Frank A. Belling and Theofila his wife. 2,075
- 41st st, e s, 525 n 12th av, 50x100, New Utrecht. West Brooklyn Land and Improvement Co. to William Grobe. 700
- 42d st, e s, 250 n 12th av, 100x100. West Brooklyn Land and Improvement Co. to Laura K. Doubleday. 1,400
- 42d st, e s, 475 n 12th av, 50x100. West Brooklyn Land and Improvement Co. to John Williams. 700
- 49th st, n s, 140 w 5th av, 40x100.2. 47th st, s s, 160 w 5th av, 40x100.2. Edward T. Hunt, exr. and trustee Thomas Hunt, dec'd, to Henry Ritzheimer and Teresa his wife. 1,560
- 49th st, n s, 300 e 4th av, 40x100.2. Edward T. Hunt, exr. and trustee Thomas Hunt, to Mary L. Mingay. 870
- 52d st, n s, 340 w 4th av, 20x100.2. Edward T. Hunt, exr. and trustee of Thomas Hunt, dec'd, to Corlies Edwards. 800
- 58th st, n s, 160 w 13th av, 20x100.2, Bath Junction. James V. S. Woolley, New York, to Daniel C. Rogers, New York. 775
- 58th st, n e s, 100 s e 5th av, 100.2x200. Mary F. Knight to John Williams. M. \$1,500. 3,000
- Av B, n e cor East 3d st, 200 to East 2d st, x96 x213.6 to East 3d st, x174, Flatbush. Austin S. Tuttle, New York, to Frederick Kloppenburg. Mort. \$800. 3,250
- Av B, n e cor East 5th st, 250 to Ocean Parkway, x100, Flatbush. Austin S. Tuttle, New York, to Annie S. Wright. Mort. \$1,800. 6,000
- Alabama av, w s, 270.4 s Fulton av, runs west 91.5 x south 56.4 to Atlantic av, x east 93.5 to Alabama av, x north 75.8. Philip E. Reid to Joseph, Henry and Charles Liebmann, of S. Liebmann's Sons. 23,600
- Same property. Release mort. Dime Savings Bank, Brooklyn, to Philip H. Reid. 14,000
- Atlantic av, s s, 200 e Buffalo av, 25x99.11x25.5 x74.6. Helen R. Russell, extrs. and trustee Archibald Russell, to Henry Schat. 650
- Atlantic av, s s, 25 e Williams av, 19.6x91.6x19.3x94.10. Philip H. Reid to Charles E. Larned. 2,025
- Same property. East New York Savings Bank to Philip H. Reid. nom
- Baltic av, s s, 25 w Snediker av, 25x100. Thomas Everit to Nellie L. wife of William C. Garetson. Mort. \$1,400. 2,800
- Bay av, n w cor Henry av, 50x100. Williamson Rapalje and John H. Ireland to William M. Miller. 700
- Bay av, s s, 25 e Van Sinderen av, 156x100. Herbert C. Smith to Augustus B. Pettit. 2,100
- Bedford av, n e cor Wallabout st, 30x226x17.11 x225. Thomas J. Moore to Thomas J. Moore, Jr. B. & S. nom
- Central av, southerly cor Ralph st, 100x100. Phebe M. Coffin to Simon Hutter. Mort. \$1,400, taxes 1886. 5,250
- Clinton av, w s, 385.7 n De Kalb av, 20.1x100, h & l. Annie E. wife of William B. Higgins to Thomas B. McLeod. Mort. \$12,500. 17,250
- Clinton av, remaining portion of lot 202 sectional map No. 5, Fort Hamilton, after opening of 4th av. John Van Iderstine, New York, to Matteo Arena. 175
- Chester av, n w cor Minnast, 100x100. Benjamin E. Mallory, Stonington, Conn., to Samuel H. Buckley, Groton, Conn. 500
- De Kalb av, s s, 225 e Throop av, 50x290 to Kosciusko st. Foreclos. Joseph W. Carroll to The United States Life Ins. Co. 11,000
- De Kalb av, s s, 27.5 s w Hamburg st, 25x100. Emilia wife of Frederick Stemmler to Gustav Hilshers, Jersey City. 700
- De Kalb av, s s, 400 n e Evergreen av, 25x100. John B. Sjaiken to Otto Langsdorf and Elizabeth his wife, joint tenants. Mort. \$2,300. nom
- De Kalb av, n w s, 122.6 s w Evergreen av, 27.6x206.2x29.8x196. John P. O'Reilly, San Francisco, John J. Glass, Emma wife of John E. Furman, and Mary J. Randolph to Patrick Fallon. C. a. G. nom
- Same property. Delia Malone and Elizabeth Scott, St. Louis, Mo., to Patrick Fallon. C. a. G. nom
- Evergreen av, west cor Covert st, 125x100. Valentine and Cordelia M. Seaman, exrs. Henry F. Wright and Cordelia M. Seaman, individ., to Andrew L. Stulz. 3,000
- Flushing av, s s, 75 w Bedford av, 30x56x30x58, h & l. Thomas Lyman to Patrick Quigley and Bridget his wife, joint tenants. B. & S. Mort. \$2,400. nom
- Same property. Patrick Quigley to Thomas Lynam. Mort. \$2,000. nom
- Flushing av, s e cor Carlton av, runs south 126.3 x east 96 x north 24 x west 46.5 x north 90.1 to Flushing av, x west 69.3. The Manhattan Savings Inst. to Charles F. Oxley, Silas M. Giddings and Alanson T. Enos. 1/2 part to each. 6,500
- Franklin av, e s, 257 s De Kalb av, 19.6x100, h & l. Elizabeth B. Knudson, widow, to Harriet S. wife of Richard H. Clarke. Mort. \$3,500. nom
- Franklin av, n e cor Butler st, 131x100. Henry Parsons to Cavedia B. Sheldon. Mort. \$3,500. exch
- Same property. Release from covenant. David C. Reid to Henry Parsons. nom
- Fulton av, s s, 19.2 e Locust av, 22.3 to Force Tubes, x 89.7 x west 24.6 x 85. George E. Brown to City of Brooklyn. 600
- Gates av, s w cor Lewis av, runs west 20 x south 80 x west 20 x south 20 x east 40 to Lewis av, x north 100. William, Henry, Frank W. and Peter Kalb to John O. Kalb. 4-5 part. Mort. \$3,500. 10,500
- Greene av, n s, 182 e Reid av, 18x100, h & l. Sarah J. wife of Evert Bergen to John S. Williamson. Mort. \$3,000. nom
- Greene av, n w s, 140 n e Knickerbocker av, 20 x62.3x20x61.3. Abram P. Fardon, Washington, D. C., to Anna A. wife of Alfred A. Fardon. 300
- Same property. Anna A. wife of Alfred A. Fardon to Miguel G. Barnett. M. \$2,200. 3,250
- Greene av, n s, 40 w Nostrand av, 60x100. Frank Kuhn to Ferdinand R. Minrath. B. & S. and C. a. G. 2,250
- Greene av, n s, 419 e Nostrand av, 19x100. Lewis B. Reed, Jr., to John H. Lyon. Mort. \$5,000. 9,000
- Irving av, s w s, 60 n w Bleeker st, 40x95. Alfred J. Pouch to William J. Miller. 600
- Jefferson av, s s, 576.6 e Throop av, 52.6x100, hs & ls. Mary wife of Patrick Whelan to William V. Studdiford. Mort. \$13,500, taxes, &c. 30,000
- Lewis av, e s, 40 s Van Buren st, 20x100, h & l. Ida Tracy to Maria M. wife of Elijah Wood. Mort. \$3,500. 6,100
- Marcy av, w s, 100 s Lexington av, 25x100, h & l. James Ackley to Richard W. Poole, Rockville Centre, L. I. 6,000
- Marcy av, s e cor Lynch st, runs east 310 x south 100 x west 225 x north 20 x west 85 to av, x north 80. John H. Shults to Margaret wife of Nicholas Mulvihill. 23,250
- Myrtle av, n s, 25 w Franklin av, 20.6x82.9. Sarah A. wife of Richard A. Haynes to Hannah M. Henderson wife of Wilbur F. 1/2 part. 4,750
- Nassau av, n e cor Jewell st, runs north abt 325 x east abt 52 x east on irreg. line to w s of Humboldt st at point 208 n Nassau av, x south 208 to said av, x west 53.7. James D. Lynch, New York, to John J. Randall, Freeport, L. I., and William G. Miller. 12,000
- Ocean av, east cor Caton av, 98.1x240x172x

254.1, Flatbush. Annie S. Clarkson, St. Joseph, Mo., to William H. Garrison and Alonzo C. Case. 7,500
Patchen av, e s, 60 s Monroe st, 20x80. John C. Polhemus to Joseph F. Polhemus. Mort. \$2,500. gift
Same property. Joseph F. Polhemus to Magdalena wife of John C. Polhemus. Mort. \$2,500. gift
Patchen av, e s, 72 s Bainbridge st, runs east 100 x south 3.2 to Brooklyn and Jamaica pike, x west 100 to beginning. Louisa wife of Henry Grasman to August Immig. 100
Prospect av, n e s, 109.7 s e 4th av, 21.4x94.5x —x92.8, h & l. Catharine wife of George Van Buskirk to Amelia A. Smith, widow. nom
Same property. Amelia A. Smith, widow, to George Van Buskirk. nom
Putnam av, s s, 375 e Tompkins av, 20x100. Foreclos. Charles H. Fuller to Thomas H. Harper. 7,750
Same property. Release mort. William J. Sayres to Charles Isbill. nom
Putnam av, s s, 295 e Tompkins av, 20x100. Charles Isbill to Nellie wife of William A. Wisdom. Mort. \$5,750. 8,800
Park av, s s, 200 e Throop av, 25x100. Olivia Peterson to George Schumm. 1,800
Reid av, e s, 25 n Decatur st, 25x80, h & l. Louisa wife of Henry Grasman to John T. Kramer and Betti his wife. M. \$6,000. 13,000
Rogers av, w s, 70 n Prospect pl, 20x80. Charles E. Frost to Martin Healy. 1,200
Vanderveer av, n w cor Christopher st, 25x100. Franklin W. Taber, trustee of Edward F. and Charles S. Taber, and said Edward E. Taber to Charles S. Taber. C. a. G. nom
Van Cott av, s s, 130.6 e Graham av, 25x100, h & l. Sarah Murray, widow, Charles, James E., Sanford, George L. and Richard W. Murray to George A. E. Burnside. 3,250
Van Cott av, s s, 155.6 e Graham av, 25x100, h & l. Sarah Murray, widow, Charles, James E., Sanford, George L. and Richard W. Murray to Charles, James E., George L. and Sanford Murray. Mort. \$1,775. 3,150
Vanderbilt av, s e cor Bergen st, 20x80, h & l. Hermann Mahnen to John J. Byrne. 9,000
Washington av, w s, 272.10 s Fulton st, 16.8x 120, h & l. Samuel S. Butler to John Stewart, New York. Mort. \$8,000. nom
Same property. John Stewart to Sarah B. wife of Samuel S. Butler. C. a. G. Mort. \$8,000. nom
Willoughby av, s s, 116.8 w Ryerson st, 16.8x 90. Theodore W. Sheridan to Forrest M. Towl. 4,850
Waverly av, w s, abt 276.6 n Gates av, 12.6x70, h & l. Charles H. Bulkley to James W. Martense. Mort. \$2,600. 3,800
3d av, w s, 25.2 s 51st st, 75x100.
5th av, s w cor 47th st, 100.2x100.
Edward T. Hunt, exr. and trustee T. Hunt, to Patrick McInerney. 5,530
3d av, east cor 46th st, 25.2x100.
46th st, n s, 100 e 3d av, 40x100.2.
William Schneider to Frederick Oschmann. Mort. \$500. 4,000
3d av, e s, 80.2 s 53rd st, 20x80. Herman Schierloh to Adam J. S. Weiss. 800
4th av, n w s, 48 s w West 14th st, 59.2x54.11x 57.3x54.10, h s & l. Thomas McCauley to John H. and William R. Doherty. All liens. nom
Same property. John H. and William R. Doherty to Thomas McCauley. nom
4th av, e s, 101.6 n Degraw st, runs east 75 x south 3 x east 16.8 x north 20 x west 91.8 to 4th av, s south 17, h & l. George R. Brown to Francis McMahon. 10,000
5th av, e s, 75 s 12th st, 75x97.10, h s & l. John R. and Wm. M. Willis, trustees Alfred Willis, to Hugh V. Monahan. 15,000
Same property. Consent of mortgagee to removal of old buildings to be replaced by new ones. John R. and William M. Willis, trustees, to Hugh V. Monahan. nom
6th av, e s, 80 s 12th st, 15x97.10, h & l. Ellen Bell to Hattie I. Squence. Mort. \$3,000. 4,000
Same property. Hattie I. wife of Edwin C. Squence to Francis Adams, New York. Mort. \$3,000. 4,000
6th av, e s, 118.6 s 10th st, 18x80. Edwin C. Squence to Ellen Bell. Mort. \$4,500. 7,000
7th av, s w cor 6th st, 100x247.10. Release mort. The Equitable Life Assurance Soc., U. S., to Kate C. Henderson et al., exrs. and trustees Isaac Henderson. 7,000
7th av, n e cor 40th st, 100.2x100. John H. Brown, New York, to Julian W. Chadwick. 1,000
8th av, s w cor 13th st, 20x85, h & l. Eleanor wife of James B. Smith to Henry J. Miller. Mort. \$4,000. 7,800
8th av, w s, 25.2 n 41st st, 25x100, h & l. Elizabeth Campbell, widow, to Joseph B. Irwin. 175
Same property. James A. Campbell, by J. Maguire, guard., to same. 3/4 part. 350
Same property. Joseph B. Irwin to Thomas F. McCarthy. 600
All of certain lots covered by the mortgage and lying south of Witherspoon st; also Myrtle av, s s, 125 e Lewis av, 40x200 to Vernon av. Release mort. William D. Mills to William H. Wells. nom
Interior lot, 100 e Washington av and 189.1 s Greene av, runs east 20 x south 22.6 x west 20 x north 22.6. Release from covenant. William R. and Helen M. Hunter, heirs William Hunter, to Edward M. Shepart. nom
Interior lot, 50 w Bridge st and 100 s Nassau st, runs west 65 x south 1.7 x east 65 x north 1.7. Ezra Baldwin to Samuel W. Burtis. Q. C. nom

Indeft road, Canarsie, adj J. VanHouten, indeft plot, Marietta wife of Elijah C. Seaman, to John F. Seaman. 2,000
Lot 3 block 31, 6th Ward assessment map. Matthias W. Cole, Registrar Arrears, to A. Augustus Healy. 2,843
Lot 99 block 12, 7th Ward assessment map. Matthias W. Cole, Registrar Arrears, to Mary A. McNamara. 590
Lots 3 to 5, 9, 27, 31 to 33, 40 to 42, 57 to 59, 66 to 70, 143 to 145, 270, 281, 282, 311, 739, 763, 764 to 766, 788, 790, 810, 834, 835 and part 30 map Hay Scale Farms. Release dower. Mary M. Jackson, widow, to Charles U. Wing, Mary Jackson, Andrew, Stephen C., Andrew W. and John Jackson, Stephen, William and Hamilton Gill, Ida A. Sheridan, Mary E. Corkey, Lydia A. Stanton, Stephen C. Jenison, Jennie and Thomas H. Gill. 903
Lots 172 and 173 H. Lehmann property, Canarsie, with use of 7-foot right of way. Albert Smalley to Isaac R. Van Houten. 140
Lot 423 on map of Commissioners for Improving Highway, &c., Flatbush. Anne M. Leys, widow, Aberdeen, Scotland, individ. and as extrx. Geo. C. Leys, to Robert H. Leys, Whitestone, L. I. B. & S. 350
Old Brooklyn and Jamaica R. R. Co., n s, 240 e Buffalo av, or at centre of Kane pl, runs east 135 x south 27.9 x west 135 x north 27.9. Henry E. Sackmann to Helen R. Russell, extrx. and trustee Archibald Russell. nom
Old Mill road, w s, adj Van C. Voorhees, 31.5 x 279.6x26.6x279.6.
Plot adj above, 19x150x17.4x150. Gravesend.
Catharine L. Voorhees et al. to Van Cleef Voorhees. Q. C. nom
Old Mill road, w s, 62.10 n of Van C. Voorhees land, 31.5x292x26.6x279.6
Plot adj above, 19x150x17.4x150. Catharine L. Voorhees, widow, et al., to Jackson B. Voorhees. Q. C. nom
Old Mill road, 30 s A. Voorhees land. Plot adj, 19x150x17.4x150. Gravesend.
Catharine L. Voorhees, widow, et al., to Lucretia V. Field. Q. C. nom
Plot in Gravesend, adj A. Voorhees, 19x150x 17.4x150.
Another plot in locality of above, 19x150x 17.4x150.
Also plot between two last pieces, 19x150x 17.4x150.
Jackson B. and Van Cleef Voorhees and Lucretia V. Field to Adelia wife of John Zimmermann. 225
All grantors title in estate of her mother Mary E. Fish. Charles Fish, New Orleans, La., to Hannah F. wife of Herman E. Street, London, Canada, and Anna E. Fish. 14,000
All grantor's title as heir or father of Charles Bernstein to any real estate in the city of Brooklyn, of which said C. Bernstein died seized. Levy Bernstein to Hannah Bernstein. B. & S. 1,000
Receipt of legacy and release of executors, &c. George Richter to Thomas A. Atkins, exr. and trustee of Caroline B. Richter.

WESTCHESTER COUNTY, N. Y.

NOVEMBER 30 TO DECEMBER 4—INCLUSIVE. EASTCHESTER.

Bradley, Mary A., to Sarah A. De Witt, lot No. 380 on e 5th av, Mt. Vernon, 100x105. \$1,500
Van Cott, Wm. H., ref., to Thomas Hughes, lot No. 1 on w s White Plains road, at intersection with road leading to Pelham. 1,080
Same to John J. De Vyver, lot No. 5 on s road leading from Pelham to 3d st, Mt. Vernon, 405 w White Plains road. 250
Gould, Theodore, to Joseph S. Wood, gore lot south on e cor Bridge st and 3d av, Central Mt. Vernon. 150
Ehrbar, George, to Emma L. B. Chappellmann, lot No. 1 on e s White Plains road, Central Mt. Vernon. 950
Hollister, Quincy A., to Francis A. Seeber, lot on e 4th av, 100 n 2d st. 800
Lyon, Frank A., to Wm. H. Bard, south 1/2 lot No. 387, on w s New Haven Railroad st. 190
Hansell, George H., to Wm. H. Bard, lot No. 860 on w s 10th av, Mt. Vernon, 100x105. 600
Brush, Edmund F., to Wm. H. Bard, lot No. 619 on w s 17th av, 100x105. 650
Blandy, Graham, to Marx Wintjen, lots Nos. 192, 193 and 194 on e 8th av, 100x150. 3,000
Morgan, Chas. V., exr. of Abijah Oakley, to Chas. M. Oakley, lot No. 292 on e s 7th av, 50 x100. 150
Wood, Joseph S., to Wm. Bantz, lot No. 465 on w s 4th av, Central Mt. Vernon, 50x100. 5
Simpson, Ellen W., to Benjamin W. Tilton, south 1/2 lot No. 504 on w s 6th av, 50x105. 2,000
Martin, Edward, to Lottie J. Hubbell, south 1/2 lot No. 523 on w s 6th av, Mt. Vernon, 50x 105. 1,200
Secor, Samuel, et al., by W. H. Van Cott, referee, to John Powers, plot No. 2 on w s White Plains road, 242 1-5 s Pelham road. 1,100
Same to Patrick Hogan, plot No. 3 on s s Pelham road, 190 w White Plains road. 650
Same to Gilbert I. Angevine and ano., plot No. 4 on s s Pelham road, 290 w White Plains road. 430
Powers, John, to Albert A. Ultch and ano., lot on w s White Plains road, 242 s Pelham road. 550
MAMARONECK.
Spencer, James C., to Chas. Anthas, lot No. 74 on map of grantor. 700

NEW ROCHELLE.

Iselin, Adrian, Jr., to John W. Hensted, lot No. 103 on w s Woodland av, 348 s Main st. 1,247
Daly, Mary, et al., to Jeremiah Galbraith and ano., lots Nos. 14 and 15 on n w s Oak st, adj New Haven Railroad. 1,200
Manhattan Insurance Co. to Henrietta Ayres, lot No. 9 in block B on s e s Manhattan av, adj John B. Haskin. 1,500
Same to same, lot No. 8, adj above. 1,500

PELHAM.

Scotfield, Francis, to John E. Stamp, s s Fordham av extension, 200 w Main st, 33x150. 162

WESTCHESTER.

Owen, Daniel, to Emily Crust, lot No. 1151 on e s Railroad terrace, 109.6x105. 300

WHITE PLAINS.

Buckhout, John F., to Chas. D. Sutton, lot No. 23 and part lots Nos. 22, 40 and 41 on n s Lake st, 55 e Warren st, 45x150. 3,200
Sutton, Charles D., to Charlotte Buckhout, lot on w s Madison av, adj F. Carpenter. 3,400
Hart, M. G., ref., to Edw. L. B. Freeman, e s st adj J. W. Mills, 48x50. 2,250
Howe, Wm. M., to Jackson Young and ano., n 1/2 lot No. 6 on e s Bronx st, adj railroad. 175
Hustace, Wm. A., to Ezbon S. Westcott, lots Nos. 576, 614, 632 and 993 on n s 2d av, at Wakefield. 2,000

YONKERS.

Shonnard, Sophia A., to James G. Beemer, lot on e s Shonnard terrace, adj grantees. 1,200
Leffingwell, Mary E., to John B. Cornell, lot No. 178, s e cor Warburton av and Wood pl. 10,500
Topping, Wm. A., to Caroline M. Hunter, lot on s e cor South Broadway and Nepperhan av. 1
Hunter, Caroline M. and Charles A., to James C. Bell, same property. 5,000 and exch
Sanger, Wm. H., to Messiah Baptist Church, lot No. 110 and part No. 112 on e s Woodworth av, 36x100. 2,160
Weed, Eveline B., to Sarah M. Shatts, lot on n e cor Tuckahoe road and Grassy Sprain road. 225
Weeks, Sarah, et al., exrs. of Benjamin T. Weeks, to John Brady, lot on e s Riverdale av, 273.3 s Highland av. 5,700
Same to Emma S. Farrington, lot on e s Riverdale av, 448.3 s Highland av. 800
Wyer, Henry S., to Clara A. Vermilya, lot No. 19 on w s Woodworth av, 25x100. 4,500
Whealan, Mary, to Julia McMahon, lot No. 34 1/2 on s s Mary st, 25 w Jefferson st. 450
Moody, Horace, to Michael Abner, lot No. 6 on s s Garfield st. 560
Howes, John T., to Alfred S. Barnes and ano., 42 acres on w s Highland turnpike, adj Manuel J. Bolmar, also 6 1/2 acres under the waters of the Hudson River, adj same. Correction. 63,000

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.

DECEMBER 3, 4, 6, 7, 8, 9.

Aldhous, Frederick, to Frances C. Hill and ano., exrs. and trustees John S. Hill. 123d st, s s, 408 w 6th av, 17.4x100.11. Dec. 2, due Dec. 4, 1889, 5%. \$12,000
Alterman, Mendel, to THE NEW YORK LIFE INS. and TRUST CO. Cherry st, No. 124. P. M. Dec. 3, 1 year, 5%. 8,000
Altschul, Jacob, to Fanny Leopold. 81st st, P. M. Dec. 1, 2 years, 5%. 3,500
Same to John H. Stoutenburgh. 81st st, n s, 131.6 e 1st av, 25x102.2. Dec. 1, 3 mos. 3,743
Aplington, Henry, to Mary E. Andrews et al., trustees Thomas Andrews, dec'd. Reade st, No. 133, s s, 25x75. Secured debt of mortgagor and Horace K. Thurber. Dec. 1, 1 year, 4%. 15,000
Aliesch, Peter, to Catharine A. F. Casanova. 2d av, w s, 93.1 s 38th st, 16.8x80. Dec. 3, 3 years. 2,000
Brash, Henry, to THE GREENWICH SAVINGS BANK. Broadway. P. M. Dec. 6, due Jan. 1, 1888, 4 1/2%. 60,000
Berry, Richard A., to Mary A. wife of James J. Norton. Tiebout av. P. M. Dec. 1, 3 years. 300
Barnes, Charles, to Adam Weiffenbach. Bathgate av, north cor 183d st, 105x93x105.1x90. Dec. 7, due Nov. 6, 1889. 600
Bassford, Amanda T., wife of and George W., to George L. Kingsland et al., trustee for Albert A. Kingsland. Harlem Railroad Co. land, lot 23 map Rebecca Bassford, Fordham, 250x714x250x734. Sub. to land taken for Thomas av. Dec. 2, 3 years. 6,000
Bacon, Emily O., mortgagor, with Frances N. Schurig, mortgagee. Extension of mort. at reduced int. Nov. 7. nom
Barney, Hiram, to THE MUTUAL LIFE INS. CO., New York. The Cedar Knolls, 24th

- Ward, being that part of Hiram Barney's estate lying bet Riverside av and Broadway, excepting portions taken for Spuyten Duyvil Parkway and streets connected therewith, being abt 27 acres. Dec. 4, due Jan. 1, 1888, 5%. 30,000
- Brash, Henry, to THE GREENWICH SAVINGS BANK. Greenwich st, Nos. 295 and 297, e s, 54.4 s Chambers st, runs south 26.5 x east 70.3 x north 37.4 x west 11 x south 12.8 x west 65 to beginning. Dec. 6, due January 1, 1888, 4½%. 15,000
- Brash, Henry, to THE GREENWICH SAVINGS BANK. 4th st, s e cor Greene st, 25x81.10. Dec. 1, 1 year, 4½%. 15,000
- Brown, Joseph O., to Ronald K. Brown. Madison av, n w cor 123d st, 25x100. Nov. 1, 1 year or installs, 5%. 15,000
- Barrow, Catharine S., to William J. Merritt. 95th st, s s, 325 e 10th av. P. M. Dec. 6, installs, 5%. 4,500
- Same to same. 95th st, s s, 343 e 10th av. P. M. Dec. 6, installs, 5%. 4,500
- Blinn, Christian, Jr., to Jewett H. Shafer. 9th av, w s, 25.11 s 99th st, 25x75. Dec. 9, 1 year, 5%. 6,000
- Same to same. 9th av, w s, 50.11 s 99th st, 25x75. Dec. 9, 1 year, 5%. 6,000
- Boyd, John, to Louis L., Peter and Jacob Lorillard, Catharine A. Kernochan, Mary L. Barbey and Eva L. Kip. 23d st. P. M. Dec. 6, due Dec. 8, 1887, 5%. 21,600
- Burkhard, Sarah T., wife of and Gotthard, Jersey City, to Annie Deoben. Henry st, No. 326, s s, 150 w Jackson st, 25x94.10x25x94.11. Sub. to mortg. \$9,000. Dec. 9, due Sept. 9, 1891, 5%. 3,000
- Same to The Presbyterian Hospital, New York. Same property. Dec. 9, 5 years, 5%. 9,000
- Cambreleg, Mary M., wife of and Churchill J., to Maurice Stack. 96th st, s s, 300 w 4th av, 100.8x100. Dec. 9, 1 year. 1,000
- Clayten, De Witt E., to Susan A. Tier. 149th st, s s, 275.3 e Morris av, 25x106.6. Dec. 1, due Sept. 17, 1891. 500
- Cole, William L., to Frank J. Kilpatrick. Kingsbridge road, e s, 221.2 n curve in said road, 59.4x98.5x35.6x81.4. Nov. 26, due Nov. 18, 1889, 5%. 3,500
- Same to James Cole. Kingsbridge road. P. M. Dec. 1, 1 year. 2,500
- Conolly, Christopher J., to Walter N. De Grauw, Sr., and ano., exrs. and trustees James A. De Grauw. 4th st, s s, abt 176.3 e Bowery, runs east 25 x south 112.6 x west 12.6 x north 7.1 x west 12.6 x north 105.5. Dec. 3, 1 year, 5%. 12,000
- Carroll, James, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av, n e cor 33d st, 25x80. Dec. 7, 1 year. 15,000
- Clinton, Henry L., to Antoinette E. wife of Charles B. Wood. Walker st, Nos. 73 and 80. P. M. Dec. 7, 3 years, installs, 5%. 40,000
- Cain, Joseph H., to E. Augusta Tweed. West Vanderbilt av. P. M. Nov. 27, due Dec. 3, 1890, 5%. 10,000
- Devoe, Isaac N., to Louis L., Peter and Jacob Lorillard, Catharine A. Kernochan, Mary L. Barbey and Eva L. Kip. South st, No. 212; Water st, No. 415. P. M. Dec. 6, due Dec. 8, 1887, 5%. 5,000
- Diken, Martin, to Samuel McMillan. 3d av, s w cor 106th st. P. M. Dec. 8, due June 1, 1887. 16,000
- Drake, Mary A., wife of and Charles W., to David J. King et al., exrs. and trustees Edward J. King. 71st st. P. M. Nov. 20, due Dec. 1, 1889, or installs, 5%. 27,500
- Dean, Lottie L., wife of and Harvey N., to Adelbert S. Nichols. 122d st, n s, 207 w 4th av, 19x100.11. Sub. to mortg. \$32,000. Nov. 26, note 60 days. 1,487
- Decker, John W., to Fannie McCormack. Union av, e s, 18 n Denman pl. P. M. Dec. 1, 3 years. 2,500
- Same to same. Denman pl, n s, 107.11 e Union av. P. M. Dec. 1, 3 years. 2,200
- Same to same. Union av, n e cor Denman pl. P. M. Dec. 1, 3 years. 3,000
- Same to same. Union av, e s, 18 n Denman pl, runs north 59.4 x east 171.8 x south 77.4 to Denman pl, x west 85 x north 18 x west 86.8 to beginning. Dec. 1, demand. 3,000
- Same to same. Union av, e s, 57 n Denman pl. P. M. Dec. 1, 3 years. 2,500
- Same to same. Union av, e s, 37.8 n Denman pl. P. M. Dec. 1, 3 years. 2,500
- Same to R. Clarence Dorsett. Union av, n e cor Denman pl, 77.4x171.8. Dec. 1, 1 year or sooner. 2,292
- Same to Fannie McCormack. Denman pl, n s, 86.8 e Union av. P. M. Dec. 1, 3 years. 2,200
- Same to same. Denman pl, n s, 127.1 e Union av. P. M. Dec. 1, 3 years. 2,200
- Same to same. Denman pl, n s, 146.11 e Union av. P. M. Dec. 1, 3 years. 2,000
- De Witt, Frank E., to Jacob Bookman. 130th st, n s, 100 e 8th av, 75x99.11; 131st st, s s, 100 e 8th av, 75x99.11. Dec. 6, 1 year. 48,600
- Same to same. Same property. P. M. Dec. 6, 1 year. 16,550
- Doonan, Francis, and Julia his wife, to Rosetta M. Kearney. Morris av, e s, 68.5 n 150th st, 25x70.3. Oct. 12, 3 years, 5%. 2,000
- Drescher, Louis, to Samuel M. Purdy and ano., exrs. Nicholas W. Phillips. Madison av, w s, 216 s Fitch st, 51x120. Dec. 4, due April 25, 1888. 500
- Dardis, Garret, to Isaac A. Hopper. 130th st, s s, 75 e Boulevard, 23.6x99.11. Nov. 26, 5 years. 1,000
- Deane, James A., and Mary A. his wife, to William J. Light and Thomas Loucher. 64th st, s s, 200 e 10th av, 125x100.5. Nov. 18, due
- July 1, 1887, or 1-6 part when permanent loan obtained. 2,500
- Diken, Martin, to Samuel McMillan. 9th av, e s, 100.5 n 58th st, 75x100. Dec. 3, due Dec. 30, 1886. 15,000
- Dodge, Edmund, to Alfred M. Hoyt et al., exrs. and trustees Jesse Hoyt. 53d st. 2 lots. P. M. Dec. 2, 10 months. 38,500
- Donnelly, Patrick, to Moses Barnett, committee Henrietta Barnett. Prospect av, e s, 200 n 173d st, 25x182 to Worth av, x25x181. Dec. 1, 3 years, 5%. 600
- Downey, Charles, to Samuel Weil. Allen st, No. 3, w s, 77 n Division st, 23x87.6; Allen st, No. 8, e s, 25x87.6. Dec. 3, due December 20, 1886. 2,500
- Dalferth, David, to Christian Ehmann. Tinton av, w s, 150 s Willow st, 25x105. Dec. 8, 5 years. 1,400
- Deneufville, Anna M., Maria L. Evans, Anna A. Halbran, Sarah M. and Jessie Deneufville, to James Curry. 4th st, No. 308, w s, 88 s West 12th st, 20x56.9. Dec. 1, 5 years. 2,250
- Dunker, John F., to James Rogers. 8th av, s e cor 147th st, 25.1x100. Sub. to mortg. \$30,000. Sept. 25, due Jan. 1, 1887. 5,476
- Emanuel, Solomon A., to Sara N. Foss. Lexington av, w s, 34.3 s 107th st, 16.8x75. Nov. 22, 3 years or sooner. 1,000
- East River Ferry Co. to John S. Ellis and ano., exrs. James M. Waterbury. 33d st, n s, 150 e 1st av, 50x98.9; 34th st, n s, 175 e 1st av, 50 x98.9. P. M. June 28, 1881, demand. 9,390
- Elfers, John H., to George Ehret. 10th st, n s, 99.6 e Av D, runs east 20.6 x north 94.9 x west 40 x south 16 x east 19.6 x south 78.9 to beginning; 11th st, s s, 100 e Av D, 20x94.9. Dec. 6, 2 years, 5%. 24,500
- Farley, Patrick, to William M. Ivins, Chamberlain New York. 77th st, s w cor 9th av, 25x162.2. Dec. 6, 1 year, 4½%. 35,000
- Fitzgerald, Thomas, to Edmond R. Smith, exr. and trustee Renel Smith. 1st av, e s, 75.3 s 71st st, 25.1x113. Dec. 6, 5 years, 5%. 20,000
- Fox, Felicitie B., widow, to THE MUTUAL LIFE INS. CO., New York. Av A, n e cor 59th st, 38.8x80. Dec. 6, 1 year, 5%. 16,000
- Fairchild, Clara wife of Benjamin P., to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R. and Henry G. Meyer. Arthur av, e s, part lot 16 map Oak Tree plot. P. M. Nov. 24, 3 years, 5%. 173
- Same to same. Arthur av, e s, part lot 16 map Oak Tree plot. P. M. Nov. 24, 3 yrs, 5%. 180
- Same to same. Arthur av, e s, part lot 16 same map. P. M. Nov. 24, 3 years, 5%. 180
- Fitzpatrick, Adelia C., to Benjamin W. McCready. Broadway, n w cor 55th st, 26.3x69x25.5x75.6. December 1, 2 years, installs, 5%. 25,500
- Same to Richard V. Harnett. Same property. Dec. 3, 6 months, 5%. 500
- Fitzpatrick, Louis J., to Nicholas Dullmeyer. 142d st, s s, 200 e 6th av, 25x99.11. Dec. 4, 1 year, 5%. 1,500
- Fischer, Louis, and Elizabeth his wife, to Lizzie and Anna Fischer. Hudson st, No. 534, e s, 27.3 s Charles st, runs east 88.1 x south 4.3 x east 0.4 x south 17.6 x west 95.5 to Hudson st, x northeast 20.1 to beginning. Dec. 8, due Jan. 1, 1892, 4½%. 9,000
- Fischer, Charles S., to THE NORTH RIVER SAVINGS BANK. 5th av. P. M. Dec. 8, due Dec. 9, 1887, 5%. 45,000
- Foerster, Catherine, mortgagor, with Abraham Jakob and Theresa his wife, mortgagees. Extension of mortgage at reduced interest. December 8. nom
- George, Evan P., Jr., to Randolph Guggenheimer and Henry Clausen, Jr. Av A, n e cor 55th st. P. M. Dec. 7, 1 year, 5%. 4,800
- Same to same. Av A, e s, 50.5 n 55th st. P. M. Dec. 7, 1 year, 5%. 3,600
- Same to same. Av A, e s, 25.5 n 55th st. P. M. Dec. 7, 1 year, 5%. 3,600
- George, Evan P., Jr., mortgagor, with Jacob Korn and Newman Cowen, mortgagees. Extension of reduced mortgage. Dec. 8. nom
- Goldsmith, Samuel, to Louise Cook. 105th st, s s, 173.4 e New av, 16.8x100.11. Dec. 8, due April 19, 1887, 5%. 2,000
- George, Evan P., Jr., mortgagor, with Jacob Newman, mortgagee. Extension of mort. Dec. 8. nom
- Gelston, Martha, wife of Samuel, to Robert Boyd. 1st av, n w cor 106th st, 100.11x100. July 27, 8 months. 40,000
- George, Evan P., Jr., mortgagor, with Mary A. Farley, mortgagee. Extension of mort. Dec. 4. nom
- Grube, Mary J., wife of and Charles, to Thomas J. Hoghtaling. 120th st, s s, 90 e 4th av, 20.10x100.11. Dec. 1, 5 years, 5%. 10,000
- Gerhardt, Joseph J., to The F. & M. Schaefer Brewing Co. 3d av, No. 1970. Saloon lease. Nov. 5, demand. 1,200
- Goldstein, Samuel and Morris, to THE UNITED STATES TRUST CO., New York. East Broadway, No. 165, s s, 26.1 e Rutgers pl, 26.1x100. Nov. 18, due Dec. 1, 1891, 4½%. 12,500
- Graham, John, to Charles Duggin. Madison av, s e cor 80th st, runs east 100.6 x south 90 x west 0.6 x south 12.2 x west 100 to av, x north 102.2 to beginning. December 6, demand. 25,000
- Haberman, Simon, Belleville, N. J., to Miriam Fisher. 3d av, e s, 85.1 n 103d st, 16.3x110. Dec. 6, due Dec. 1, 1891, 5%. gold, 7,000
- Same to Julius J. Frank. 3d av, e s, 50.5 n 103d st, 50.11x110. Dec. 6, due June 4, 1887, 5%. 5,000
- Same to Miriam Fisher. 3d av, e s, 69 n 103d st, 16.1x110. Dec. 6, due Dec. 1, 1891, 5%. gold, 7,000
- Same to same. 3d av, e s, 50.5 n 103d st, 18.7x110. Dec. 6, due Dec. 1, 1891, 5%. gold, 8,000
- Ham, Allie C., and Sarah J. Pratt to Townsend Wandell. 31st st, No. 45, n s, 84.9 e Broadway, 18x98.9. Sub. to mortg. \$8,000. Due Dec. 15, 1888, 5%. 3,000
- Haring, John N., to William H. Waring, Brooklyn. 69th st. P. M. Dec. 6, 3 years, 5%. 7,500
- Henry, Oscar C., and Catherine his wife, to John Aikman. Monroe st. P. M. Nov. 27, due April 8, 1892. 1,500
- Hermann, Veronica, wife of and Peter, to THE SEAMEN'S BANK FOR SAVINGS. 2d av, e s, 151.9 s 29th st, 25.9x80. Dec. 7, 1 yr, 5%. 6,000
- Hirschbein, Moritz, to August C. Hassey. Sullivan st, e s, 300 n Bleeker st, 115x100. Nov. 18, due April 1, 1887. 2,000
- Hyde, George H., to Arthur L. Meyer. 49th st. P. M. Sub. to mort. \$20,000. December 2, 2 years. 7,500
- Haddock, William J., Ellen M. wife of Justinian Hartley, Leonard E. and Clarence J. Hartley and Ella Mellick and Edith Hartley, by Justinian Hartley, her guard, to William C. Selden. Bleeker st, s w cor Perry st, 42.6x70. Dec. 2, due Dec. 1, 1889, 5%. 6,800
- Hein, John, and Margaretha his wife, to Virginia Clark and ano., trustees for Virginia Clark. Allen st, e s, 112.6 n Grand st, 25x87.6. Dec. 2, due Sept. 1, 1889. 2,500
- Hoffmann, Henry E., and Lizzie H. his wife, to John W. Decker. Jackson av. P. M. Nov. 18, due Dec. 1, 1887, 5%. 200
- Hopkins, Thomas, to Ann Purdy, Harrison, N. Y. Clinton av, n w cor Spring st, 50x100. Sept. 18, 4 years. 400
- Hunting, Julia R., widow, Tarrytown, N. Y., to THE MUTUAL LIFE INS. CO., N. Y. Broadway, e s, 30 s Grand st, 25x100. Dec. 4, 1 year, 5%. 20,000
- Hyde, George H., to Jules Blanc, Geneva, Switzerland. 49th st. P. M. Dec. 3, 5 years or sooner. 20,000
- Hardy, Thomas, to Lucretia Morris. Morris av, n w cor 176th st. P. M. Dec. 1, 5 years, 5%. 5,000
- Same to same. 176th st, n s, 125 w Morris av. P. M. Dec. 1, 5 years, 5%. 5,000
- Same to same. Morris av, s w cor Popham st. P. M. Dec. 1, 5 years, 5%. 5,000
- Hasler, John E., to THE FRANKLIN SAVINGS BANK. 8th av. P. M. Nov. 6, due Nov. 10, 1887, 4½%. 22,000
- Hoit, True W., Jr., to William H. De Forest. 10th av, New av, 142d st, 113d st. P. M. Dec. 8, 1 year. 65,000
- Hirsh, Edward, to Peter J. O'Donohue, Brooklyn. 10th av, n e cor 95th st. P. M. Dec. 8, 2 years or sooner, 5%. 35,000
- Heyman, Edward, and Louis Lowenstein to THE IRVING SAVING INST. South 5th av, No. 65. P. M. Dec. 6, 1 year, 4½%. 7,500
- Hitzelberger, Amelia, to John T. Camp. 69th st, No. 608, s s, 175 w 11th av, 25x100.5. Secures bond of mortgagor and Christopher Hitzelberger. Nov. 1, 2 years. 5,500
- Same to same. 69th st, No. 606, s s, 150 w 11th av, 25x100.5. Secures bond of mortgagor and Christopher Hitzelberger. Nov. 1, 2 yrs. 6,000
- Hausman, Jacob S., to John W. Haaren. 102d st, s s, 200 w 2d av, 100x100.11. Sub. to mort. \$21,000. Dec. 8, due July 1, 1887. 22,000
- Same to John W., John H. and Ernst A. Haaren. Same property. Sub. to mort. \$11,000. Dec. 8, due July 1, 1887. 10,000
- Johnson, George F., to Benjamin F., Albert and Clarissa L. Crane. 2d av, 94th and 95th sts. P. M. Nov. 3, 1 year, 5%. 40,000
- Jennings, William S., to THE EQUITABLE LIFE ASSUR. SOC. 95th st, n s, 167 w 9th av, 16x100.8. Oct. 29, due Jan. 1, 1888. 9,500
- Same to same. 95th st, n s, 217 w 9th av, 16x100.8. Oct. 29, due Jan. 1, 1888. 9,500
- Same to same. 95th st, n s, 183 w 9th av, 17x100.8. Oct. 29, due Jan. 1, 1888. 10,000
- Same to same. 95th st, n s, 200 w 9th av, 17x100.8. Oct. 29, due Jan. 1, 1888. 10,000
- Kehoe, Christiana R., to Sylvanus T. Cannon and Maretta W. Howard. 134th st, s s, 300 e 8th av, 50x99.11. December 4, 6 months or sooner. 20,000
- Katzenberg, Julius, to Randolph Guggenheimer. 71st st. P. M. Dec. 3, installs. 10,000
- King, Ellen, widow, Amelia, Henry F., Joseph, Frederick T. and Nellie King to Abbey H. Woolsey. 40th st. P. M. Dec. 2, due Dec. 7, 1889, 5%. 7,000
- Koenig, Adam A., to John W. Decker. Union av, n e cor Denman pl. P. M. Dec. 1, installs. 1,800
- Katz, Solomon and William, to Sarah A. wife of Horatio T. Lifchild, Brooklyn. Southern Boulevard, Orchard st. P. M. Dec. 4, due Dec. 1, 1891, 4½%. 9,000
- Kelly, Thomas, to THE SEAMEN'S BANK FOR SAVINGS, New York. 17th st, s s, 100 w 6th av, 50x92. Dec. 8, 1 year, 4%. 35,000
- Keleher, John, to THE GERMANIA LIFE INS. CO. Walton av. P. M. Dec. 7, due Nov. 30, 1887, 5%. 4,500
- Kenny, James, to William W. Johnson and ano., exrs. Alvin J. Johnson. Mulberry st, e s, 171.6 s Houston st, 21x91.5x20x90.7. Dec. 1, due Nov. 1, 1891, 5%. 4,000
- Kyle, Robert J., to THE NEW YORK SAVINGS BANK. 25th st, No. 433, n s, 425 w 9th av, 25x98.9. Dec. 8, due Dec. 1, 1891, 4½%. 15,000
- Kent, John and Henrietta H. his wife, to Townsend Wandell. 18th st, s s, 191 w 9th av, 20.5 x92. P. M. Nov. 30, due Nov. 26, 1889, 5%. 2,600
- Kent, Mary, widow, to Therese Mack, Somerville, N. J. 35th st, No. 111, n s, 161.3 e Park

- av, 18.9x98.9. Dec. 3, due Dec. 4, 1891, 11,000
- Kieran, James M., to Ellen T. wife of John S. Daniels. 120th st. P. M. Dec. 4, 1 year, 5%, 750
- Kirchner, Michael, to Anna E. wife of John H. Hudson. 148th st, n s, 100 e Brook av, 50x100. P. M. Dec. 1, 1 year or sooner, 5%, 1,000
- Kopetzky, Lena, wife of Joseph, with George H. Warren and ano., trustees Stephen Whitney, dec'd. Admission of notice of assignment of mort. and guaranty. Nov. 29, nom
- Kramer, William, to Francesco Bianchi. 10th av. P. M. Dec. 3, 5 years or installs, 5%, 28,000
- Levey, John, to Charles B. Perry and Richard W. Stevenson, trustees. Rogers pl. P. M. Nov. 29, 5 years or sooner, 350
- Levy, Isaac, to THE EAST RIVER SAVINGS INST. Broome st, No. 300. P. M. Dec. 2, 1 year, 5%, 10,000
- Lester, William C., with George Roll, both mortgagees. Agreement as to priority of mortgages made by Peter Wagner. Nov. 22, nom
- Longfelder, Samuel, to Henry Korn. Ludlow st. P. M. Dec. 1, installs, 16,000
- Leimbach, Conrad, to Louise and Therese Leimbach and Caroline wife of Harry B. Cook, and daughter of said mortgagor. 87th st, No. 426, s s, 281 e 1st av, 25x100.8. Dec. 4. Payable on death or marriage of mortgagor, or upon his transferring, mortgaging or otherwise disposing of the equity of redemption; no interest payable until either such event shall happen. 3,000
- Loewer, Valentine, to Henry W. Putnam. 41st st, n s, 325 e 11th av, 100x98.9; 41st st, s s, 325 e 11th av, 75x98.9—this lot leasehold. Dec. 8, 5 years, installs, 150,000
- Lawson, Gertrude, to David G. Leggett, trustee John Schenck, dec'd. 23d st. P. M. Dec. 7, 5 years, 5%, 15,000
- Logeling, Guillaume, to Almira Ford, widow. 74th st, s s, 165 w 3d av, 30x102.2. Dec. 9, 3 years, 4½%, 15,000
- McMahon, Joseph, to John Dalton. Arthur st, w s, 250 n Jacob st, 25x120. Dec. 8, 3 years, 5%, 300
- Miller, John, to Mary Corsa. Summit st, s s, 848 e Marion av, 25x100. Nov. 30, 3 years, 5%, 400
- Moser, William and Frederick, to THE MANHATTAN SAVINGS INST. 5th av, w s, 74.1 s 39th st, 24.8x100. Dec. 9, 3 years, or installs, 4%, 61,000
- Mattlage, Charles F., to THE IRVING SAVINGS INST. Greenwich st, No. 266, s w cor Warren st, 26.6x80. Dec. 7, 1 year, 4½%, 25,000
- Same to same, Greenwich st, s e cor Jay st. P. M. Dec. 6, 1 year, 4½%, 60,000
- Maresi, Pompeo, to THE CORN EXCHANGE BANK. 41st st, No. 262, s s, 100 e 8th av, 30x98.9. Dec. 7, 4 months, installs, 6,000
- McCormick, John, to Henry Hyman and David Frank. 2d av, n e cor 94th st, 100.8x100. Building loan. Dec. 2, due Mar. 1, '87, 17,884
- Same to George N. Manchester, trustee for creditors of John McCormick. Same property. Sub. to mort. \$17,884. Dec. 2, due March 1, 1887, 13,559
- Mallon, Mary, to THE DRY DOCK SAVINGS INST. 28th st, s s, 82 w 9th av, 18x98.9. Dec. 8, due Nov. 1, 1887, 4½%, 2,000
- McArtney, Robert, to Joseph I. West. 27th st. P. M. Nov. 10, due Nov. 30, 1887, or sooner, 5%, 3,250
- McGeorge, John B., to Sarah B. King. 126th st, s s, 216.3 e 5th av, 18.9x99.11. Dec. 1, 5 years, 5%, 12,000
- Merritt, William J., to William E. D. Stokes. 11th av, w s, 85 n 75th st, 20x75. December 4, demand, 5,000
- Miehling, Charles, to Louis Walter. 2d av, w s, 45.6 n 5th st, 24.3x100. Dec. 3, 3 years, 5%, 19,000
- Miller, Louisa, wife of and Charles A., to David H. Goodman. 9th av, w s, 50.5 s 53d st, 25x100. Dec. 6, due Feb. 1, 1887, 500
- Moore, Maurice, to Arthur L. Meyer. 76th st. P. M. Dec. 1, 1 year, 4,500
- Morgan, Willett D., to William J. Barnes. College st, s s, 50 w Frederick st, runs south 142.3 to Pelham av, x west 76.5 x north 57.2 x west 50 x north 100 to College st, x east 125 to beginning. Dec. 6, 2 years or sooner, 5%, 800
- Maas, William, and Louis Rafflor to Joseph M. and Bernhard M. Rosenthal, of Rosenthal Bros. 75th st. P. M. Nov. 26, due Dec. 1, 1889, 4½%, gold, 15,000
- Marco, John, to THE BROADWAY SAVINGS INST. 118th st, n s, 140 e 4th av. 3 lots, each 20x100.11. 3 mort., each \$4,000. Dec. 1, 1 year, 5%, 12,000
- Martin, Edward A., to Edward Connell, Yonkers, N. Y. Interior lot, 100 n w from old Post road to Albany, and being part of lot 50 in deed from S. Cambreling, Master in Chancery, to N. P. Bailey, 48.8x188x48.8x146, 24th Ward. Nov. 29, 3 years, 250
- McMahon, James, to Patrick Rice. West st, s w s, lot 11 map Wardville, 24th Ward, 50x117x50.1x120. Dec. 1, 2 years, 150
- Meeker, Frances L., wife of Daniel W., Danenbury, Conn., to THE BANK FOR SAVINGS, New York. Greenwich st, s e cor Charlton st, 25x75 to alley. Dec. 3, 1 year, 5%, 5,000
- Moore, Alexander, to Richard J. Clarke. 37th st. P. M. Dec. 4, due Aug. 1, 1887, 5%, 7,500
- Moskoff, Marie, wife of Augustus, to Peter Buckel. 113th st, s s, 288.5 e 4th av, 16.9x100.10. Dec. 2, 3 months, 650
- Muldoon, Harry, and Kate his wife, to Henry M. Bendheim. 125th st. P. M. Dec. 2, 1 year, 5%, 10,500
- Murray, Lena, and Margaret A. and Martha J. Stark, mortgagors, with William D. Warden, mortgagee. Extension of mortgage at reduced interest. Aug. 10, nom
- Nash, John McL., to Lizzie B. Taylor. 10th av. P. M. Nov. 1, 3 years, 5,000
- O'Neil, Michael, to Ellen Bannister. 144th st, s w cor Rider av, 25.4x86x25x90. Dec. 4, due Dec. 1, 1888, 2,000
- Oltmanns, Diedrich, to Solomon L. Mayer, trustee Bernhard Mayer. Delancey st, No. 324, n s, 25 e Goerck st, 25x75. Dec. 7, 5 years, 5%, gold, 10,000
- Same to Abraham Jones. Same property. Oct. 15, due Nov. 1, 1887, or sooner, 750
- Same to Katarina Gross, Brooklyn. Same property. Oct. 15, 3 years, 5%, 1,000
- Same to Mary wife of Gerhard Elbers. Same property. Oct. 15, installs, 1,000
- Otterstedt, John and Frederick, to John Bisco. 3d av. P. M. Dec. 7, installs, 26,000
- Ohl, Daniel, mortgagor, with Robert W. Cooper, mortgagee. Extension of mortgage. December 6, nom
- O'Kane, Thomas J., to John Hanson. 132d st, n s, 375.6 e 8th av, 39x100. Nov. 23, 1 year, 5,000
- Pfugler, Frederick and Christopher, to Henry Weiler. 133d st, s s, 258.4 e 8th av, 29.2x99.11. Dec. 7, due Dec. 1, 1887, 3,300
- Same to same. 133d st, s s, 229.2 e 8th av, 29.2x99.11. Dec. 7, due Dec. 1, 1887, 3,300
- Same to same. 133d st, s s, 200 e 8th av, 29.2x99.11. Dec. 7, due Dec. 1, 1887, 3,400
- Peck, Nellie J., wife of Walter J., mortgagor, with Charles A. Miller, mortgagee. Extension of reduced mort. Dec. 4, nom
- Phyfe, Duncan, to THE NEW YORK LIFE INS. CO. 85th st, s s, 400 e 9th av, 3 lots, each 16.8 x1.2.2. 3 mort., each \$17,000. Nov. 30, 3 years, 51,000
- Pope, William B. and George C., to Charles F. Mattlage, Hoboken, N. J. 39th st, s s, 145 w 3d av, 50x100.8. June 8, 1 year, 15,000
- Pitshke, William F., to THE EMIGRANT INDUST. SAVINGS BANK. 41st st, n s, 300 e 10th av, 25x98.9. Dec. 4, 1 year, 10,000
- Pokorny, Marie, to John W. Decker. Clifton st, 23d Ward. P. M. Dec. 1, 5 years, installs, 5%, 175
- Powers, Hannah L., Poughkeepsie, to Robert W. Tailor. Broadway, s e cor 74th st, runs east 131.2 to 10th av, x south abt 121.11 x west abt 92.6 to Broadway, x north 130.11 to beginning. Nov. 27, 4 years, gold, 160,000
- Rankin, John, to Rosa P., wife of Elmathan R. Atwater. 49th st, s s, 550 w 8th av, 25x100.5. Dec. 3, due Nov. 1, 1891, 5%, 18,000
- Same to THE FARMERS' LOAN AND TRUST CO., guard. Catharine M., Edward A. and Arthur R. Manice. 49th st, s s, 525 w 8th av, 25x100.5. Dec. 3, due Nov. 1, 1891, 5%, 18,000
- Same to same, guard. Charles H. Platt. 49th st, s s, 575 w 8th av, 25x100.5. Dec. 3, due Nov. 1, 1891, 5%, 18,000
- Reichert, Maria, wife of Christian, to Wilhelmina Rothweiler. Rivington st. P. M. Dec. 1, 5 years or installs, 5%. Mortgage not to be sold or assigned until les pendens cancelled of record. 6,000
- Rollins, Walter C., to David Gideon. Berrian av, s w cor Fordham to Highbridge road. P. M. Dec. 3, 3 years, 2,500
- Ryan, Thomas J. and Patrick, to THE GERMANIA LIFE INS. CO. 104th st, n e cor 9th av, 33.9x100.11. Nov. 30, 1 year or sooner, 43,000
- Same to same. 104th st, n s, 33.9 e 9th av, 3 lots, each 16.6x100.11. 3 mort., each \$13,750. Nov. 30, 1 year or sooner, 41,250
- Same to same. 104th st, n s, 83.4 e 9th av, 16.8 x100.11. Nov. 30, 1 year or sooner, 13,750
- Roes, Diedrich, to Jacob Wolf. 85th st, n s, 148 e Av A, 25x102.2. Dec. 6, 1 year, 1,000
- Rogers, George W., to Sarah H. Powell. 83d st, s w cor West End 11th av, 40x80.2. December 8, 4 months, 20,000
- Raiche, Jacob, to Jacob H. Lazarus, trustee Miriam L. Schwab. Columbia st, w s, 85.10 n Broome st, runs west 50 x north 1.8, x west 50 x north 18.4, x east 100 to Columbia st, x south 20. Dec. 8, 3 years, 5%, 10,000
- Same to same. Columbia st, w s, 105.10 n Broome st, abt 25.5x100. Dec. 8, 3 years, 5%, 15,000
- Reed, Alfarata, to Edward W. Kearney. 11th st, No. 16, s s, 336.11 e University pl, 21.2x94.9. Oct. 29, 3 years, 5%, 1,100
- Robinson, William, to Jennie N. Brinsmade. 132d st, n s, 194 w 5th av, 17x99.11. Dec. 9, 3 years, 5%, 8,500
- Rossi, Louis, to John W. Haaren. 9th av, s w cor 103d st. P. M. Dec. 9, 6 months, 25,000
- Same to same. Same property. Building loan. Dec. 9, 7 months or sooner, 40,000
- Spude, Julius, to Charles J. F. Sohst and Minnie L. Sohst. Delancey st. P. M. Dec. 9, due Jan. 1, 1888, or sooner, 5%, 1,000
- Steers, Edward P., with Josepha M. Young, extrs., &c., both mortgagees. Agreement as to priority of mortgages executed by Charles Batchelor and Maggie E. his wife. November 30, nom
- Scallon, Ellen R., to THE EMIGRANT INDUST. SAVINGS BANK. 10th av, n w cor 160th st, 50 x125. Dec. 3, 1 year, 15,000
- Scanlon, John J., to George W. Striker, trustee for Jamina Swords et al. 21st st. P. M. Dec. 3, 3 years, 5%, 6,000
- Same to Sheridan Shook and James Everard. Same property. P. M. Sub. to mort. \$6,000. Dec. 3, 1 year, 1,000
- Schackenberg, Charles, to Hugh N. Camp, guard. Josephine B., William H. G., Wilhelmine R., and Henry G. Meyer. Arthur av. P. M. Nov. 24, 3 years, 5%, 360
- Schmeckenbecher, Martin, to Francis J. Schnugg. 80th st, n s, 81.6 w Av A. P. M. Dec. 3, 1 year or sooner, 5,500
- Same to William Strange and ano., exrs. Albert B. Strange. 80th st, n s, 106.8 w Av A. P. M. Dec. 3, 6 months, 5%, 12,000
- Simonsen, William H., to James P. Kernochan and ano., trustees. 1st av, n e cor 100th st, runs north 100.11 x east 200 x north 100.11 to 101st st, x east 578 to exterior bulkhead line, x southwest to 100th st, x west 686 to beginning, with right of wharfage, &c. Nov. 18, due Dec. 3, 1891, 5%, 80,000
- Sullivan, Susan, wife of John, to Ferdinand Kurzman. 7th av, w s, extends from 124th st to 123d st, 201.10x75. Dec. 3, due June 1, 1887, 10,000
- Schafer, William, to Mary J. Oliver. 2d av, w s, 20.10 n 119th st, 20x80. Dec. 1, 5½%, 2,200
- Schulse, Henry, to The F. & M. Schaefer Brewing Co. Division st, No. 68, and rooms Nos. 1 and 2 in No. 3 Bayard st. Saloon lease. Nov. 9, demand, 800
- Schutte, Hermann, mortgagor, with James S. Bearns, mortgagee. Extension of reduced mortgage at reduced interest. Dec. 4, nom
- Shedlinsky, Moses, and Toba his wife, mortgagors, with Simon Bachmann, mortgagee. Declaration correcting error in name of mortgagor. Dec. 2, nom
- Same with Frederick W. Loew, mortgagee. Declaration correcting error in name of mortgagor. Dec. 2, nom
- Smith, John B., to Henry E. Worcester, West Campton, N. H. 2d av, s e cor 98th st. P. M. Nov. 30, 1 year or sooner, 5%, 24,000
- Smith, Maggie C., wife of and John M., to Mary E. de Wint, Fishkill, N. Y. 67th st, No. 123, n s, 70 e 10th av, 30x25.5. Sub. to mort., \$1,500. Nov. 30, due Dec. 1, 1891, 1,000
- Solomon, Meyer, to Isidor Saberski. Division st. P. M. Dec. 6, installs, 5%, 7,500
- Stahl, Jacob, to Rebecca Ehrlich. Franklin av, n w s, part lot 111 map village Morrisania, runs northwest 185.9 x northeast 207.8 to 16th st, x southeast 46.4 x southwest 112.5 x southeast 57.3 x northeast 12 x southeast 30.3 x southeast 62.8 to av, x southwest 79.5 to beginning. Dec. 3, due Dec. 4, 1887, 5%, 10,000
- Steward, Daniel J., to John T. Murphy. Broadway, Nos. 311-311½, w s, 35.4x104.9. Dec. 1, 6 months, 2,200
- Stewart, John, to Frederick S. Howard and ano., exrs. and trustees James Watson. 25th st. Lease. P. M. Dec. 3, installs, 3,000
- Sullivan, John F., to Fordham Morris et al., trustee. Hamilton st. P. M. Nov. 20, due Dec. 1, 1889, 5%, 4,000
- Same to P. Ballantine & Sons, New Jersey. Same property. P. M. Dec. 6, 1 year, 1,900
- Teschner, Caroline, wife of and William, to George L. Kingsland et al., trustee, for Augusta L. Jones. 110th st, No. 67, n s, 180 w 4th av, 16.8x100.11. Dec. 6, 5 years, 5%, 1,600
- Thurston, Franklin A., to Robert Dorsett. 16th av, n e cor 101st st, 100.11x100. Dec. 4, demand, 10,000
- Tompkins, Amanda M., wife of and Warren P., to Caroline E. Lathrop. 7th av, e s, 87.2 s 135th st, 12.9x75. Dec. 1, 1 year, 5%, 1,000
- The New York Lumber and Wood Working Co., New York, to Thomas J. McCahill and ano., exrs. Bryan McCahill. 141st st, n s, 150 e 8th av, 25x99.11. Dec. 1, 5 months, 10,000
- The Rutgers Presbyterian Church, New York, to THE SEAMEN'S BANK FOR SAVINGS, New York. Madison av, s w cor 29th st, 74.1x95. Dec. 8, 1 year, 4½%, 12,000
- Trimble, Samuel, Brooklyn, to Charles E. Tracy et al., trustees James Bogert, dec'd. Pearl st, No. 228, s e s, 60.7 s w Burling slip, runs southeast 97.4 x southwest 23.6 x northwest 65.7 x northeast 2.5 x northwest 36.3 to st, x northeast 23.7. Dec. 9, due Jan. 1, 1892, or sooner, 5%, 35,000
- Van Tasel, Charles E., to Thomas P. I. Goddard et al., trustees John C. Brown, dec'd. 132d st, s s, 375 e 8th av, 3 lots, each 16.10x99.11. 3 mort., each \$12,000. Dec. 4, 5 years, 5%, 36,000
- Varnum, James M. and Robert T., to THE EQUITABLE LIFE ASSUR. SOCIETY. Boulevard or Public Drive, s e cor 153d st, 99.11x125; Boulevard or Public Drive, n e cor 152d st, 99.11x125. Dec. 7, due Jan. 1, 1888, 32,000
- Walsh, John P. C. and William J., to Edward Hilson. 125th st, n w cor Madison av, 35x99.11. Oct. 30, due July 1, 1887, 25,000
- Same to same. Same property. P. M. Oct. 30, due July 1, 1887, 20,000
- Williams, Louisa and Helen and Clara A. Helm, to THE EQUITABLE LIFE ASSUR. SOCIETY. 40th st, Nos. 138-142, s s, 124 e Lexington av, 72x98.9. Dec. 8, due Jan. 1, 1888, 85,000
- Weiler, Henry, to Lizzie Thomas. 9th av, w s, 75.11 n 98th st, 25x100. Nov. 30, 1 year, 5%, 3,000
- Waldron, Samuel W., to Thomas R. A. and William H. Hall, of William Hall's Sons. 83d st, s e cor Lexington av, 62.3x102.2. Nov. 26, due May, 1, 1887, 10,000
- Wise, Frank E., with Thomas R. A. and William H. Hall, of William Hall's Sons, both mortgagees. Agreement as to lien of mortgages executed by Samuel W. Waldron. December 4, nom
- Woodruff, Amos, to James F. Ferguson, committee Henry A. Ferguson. 46th st, s s, 75 e 6th av, 45x100.5. Dec. 6, 5 years, 4½%, 20,000
- Wells, Maggie, and William Crockett to David J. Dean. 132d st. P. M. Dec. 2, 1 year, 5%, 4,000

Welsh, S. Charles, to Henry Friedman. 7th av, s w cor 130th st. P. M. Nov. 26, due Dec. 1, 1888, 5%. 24,000
Winters, Lawrence, to Christianna R. Kehoe. 129th st. P. M. Dec. 4, 1 year or sooner. 6,000
Whiteman, Abraham V., to Mary Whiteman. 59th st. P. M. Sub. to mort. Dec. 1, 3 years or sooner, 5%. 13,500

KINGS COUNTY.

DECEMBER 3, 4, 6, 7, 8, 9.

Armstrong, Benjamin, to Charles Robbins. Hancock st, s s, 189 w Throop av, 18x100. Nov. 15, 1 year. \$1,000
Barton, William H., and Frank W. Ames to Louis Rossert. Henry av, w s, 175 n Union av, 25x100. Dec. 7, note, 4 months. 392
Bell, Ellen, to Hattie I. Squance. 6th av. P. M. Dec. 4, 1 year. 1,000
Bennett, Alice E., wife of and August, to Ferdinand F. Volckening. St. Marks av, n s, 125 e Buffalo av, 25x127.9. Nov. 24, 1 year, 5%. 75
Bushfield, John C., to Thomas J. Falls. Kosciuszko st, n s, 182 e Lewis av, 18x100. Dec. 6, due June 1, 1891. 5,500
Beifer, Caroline, wife of and Lazarus, to Frederick Herr. Myrtle av, e s, 89.4 w Cedar st, 22.1x57.3x19x45.6. Dec. 2, 1 year, 5%. 300
Booth, Annie E., wife of Clarence F., to James H. Watson and James H. Pittinger, of Watson & Pittinger. Herkimer st. P. M. Nov. 29, installs. 2,000
Brown, Lilla, wife of John W., to Eleanor wife of John J. Mott. Dean st, to P. M. Dec. 1, installs. 3,500
Brownell, Asa C., to Arnold H. Wagner. Fulton st, n s, 220.2 e Bedford av, 59.10x100. Oct. 20, due May 1, 1887. 5,000
Brush, Thomas H., to Daniel S. Arnold. Clifton pl, n s, 150 e Grand av, 150x100. Nov. 24, due May 15, 1887. 15,000
Burnside, George A. E., to The Greenpoint Savings Bank. Van Cott av. P. M. Nov. 8, due Dec. 1, 1887. 1,000
Bushfield, John C., to William A. Cauldwell. Decatur st, s s, 375 w Reid av, 16.8x100. Dec. 2, 3 years. gold, 6,000
Same to Samuel W. Milbank. Decatur st, s s, 391.8 w Reid av, 16.8x100. Dec. 2, 3 years. gold, 6,000
Same to William M. Isaacs. Decatur st, s s, 408.4 w Reid av, 16.8x100. Dec. 2, 3 years. gold, 6,000
Same to Samuel H. Vandewater. Kosciuszko st, n s, 92.6 e Lewis av, 17.6x100. Dec. 1, 2 months. 2,000
Barnes, Caroline C., wife of and John, to The Citizens Savings Bank, New York. St. Marks av, n s, 20 e Rogers av, 20x100. Dec. 2, year, 5%. gold, 4,500
Beers, Florence W., wife of and Lucius H., to William McQuade. Vine st. P. M. Nov. 29, due Dec. 1, 1889, or sooner, 5%. 500
Belling, Frank A., and Theofila his wife, to Charles A. and Maria Nowald. 21st st. P. M. Dec. 1, 5 years, installs. 1,000
Bender, Charlotte P. S. W., widow, to Ann E. wife of William H. Chapman. Monroe st, s s, 405.3 w Tompkins av, 19.2x100. Dec. 7, due May 1, 1888. 1,000
Bradt, Louis, to Catherine S. Cooper. Evergreen av, south cor Woodbine st, 50.5x96.4x50 x89.6. Nov. 13, due Oct. 30, 1889, 5%. 5,000
Brockmann, Christian H., to William B. A. Jurgens. Broadway, north cor Rodney st. P. M. Dec. 6, note, 4 months. 3,500
Byrne, John J., to Oscar Purdy. Vanderbilt av, s e cor Bergen st. P. M. Nov. 4, due Dec. 3, 1891. 5,000
Cole, Ramah, to John H. Ross, trustee. Pacific st, s s, 25x110. Dec. 7, 1 year. 4,000
Connor, Patrick, to Catharine wife of Michael Ryan. Van Brunt st, n w s, 75 s w Sullivan st, 25x90. Dec. 1, 2 years. 600
Cordts, Eibe D., to The Williamsburgh Savings Bank. Javast, ss, 175 e West st, 25x100. Dec. 2, 1 year, 5%. gold, 2,000
Crow, Jane F., wife of and Ebenezer F., to Mary A. Irwin, Centreport, L. I. Walworth st. Dec. 7, due January 1, 1892. See Conveys. 3,500
Caddell, Mary T. J., to Franklin W. Taber. Schenectady av, e s, 105.7 s Bergen st, 50x100. Dec. 3, 1 year. 180
Chapman, George F., to The Williamsburgh Savings Bank. Woodbine st, s e s, 350 n e Broadway, 8 lots, each 15x100. 8 morts., each \$2,200. Dec. 4, 1 year, 5%. 17,600
Collins, John and Frances, to Margaret and Ellen M. Dow. North 5th st, s s, 25 e Bedford av, 25x75. Dec. 2, 3 years, 5%. 850
Conley, Patrick, to Bryant C. Hawkins, East Setauket, L. I. Quincy st. P. M. Dec. 6, 5 years, 5%. 1,400
Conlin, Bernard A., to The Dime Savings Bank, Williamsburgh. Van Buren st, s s, 120 e Reid av, 20x100. Dec. 2, 1 year, 5%. 1,000
Cornell, Elizabeth A., to William W. Browning, trustee William Browning, dec'd. Madison st, s s, 190 e Reid av, 18x100. Dec. 2, 3 years, 5%. 2,300
Cozzins, Charles E., to Daniel Doody. 10th st, s s, 378.4 e 6th av, 16.8x100. Sept. 10, 1 yr. 1,000
Croluis, John, to The North River Ins. Co. Clason av, w s, 145.1 s Gates av, 15x100. Nov. 30, 1 year. 4,000
Curry, William, to Nathaniel Cothren. 5th av, w s, 130 n Pacific st, runs northwest 327 x southwest 14.2 x southeast 28.11 x northeast 1 x southeast 14.11 to av, x north 30 to beginning; Lafayette av, s cor Grove av, 292x310

to Ocean av, x175x242.6, New Utrecht. Dec. 9, 1 year or sooner. 800
Same to Robert Wilson. 5th av, w s, 130 n Pacific st, runs northwest 327 x southwest 14.2 x southeast 28.11 x northeast 1 x southeast 14.11 to av, x north 30 to beginning. Dec. 9, 3 years, 5%. 5,000
Drummond, Robert, to Joseph Stuart and ano., exrs. Joseph Stuart. Fourth pl, n s, 88 w Clinton st, 20x133.5. Dec. 2, 3 years, 5%. 2,800
Daily, John, to Frederick W. L. Butterfield. Bergen st, s s, 72 w Grand av, 28x114.4. Nov. 30, due Nov. 20, 1887. 400
Dawson, Dora, to William F. Taylor, East Orange, N. J. Irving pl, w s, 350 s Gates av, 25 x100. Nov. 7, due June 7, 1888. 1,000
De Revere, Gilbert, to William J. Sayres. Halsey st, s s, 435 e Sumner av, 60x100. Dec. 1, 1 year. 1,000
Doubleday, Laura K., to The West Brooklyn Land and Improvement Co. 42d st, New Utrecht. P. M. Dec. 3, due Dec. 4, 1891, 5%. 840
Douglass, William, to William McKenna. Lincoln av, e s, 350 n Adams av, 25x100. Nov. 8, 5 years, 5%. 600
Edwards, Corlies, to Laura A. Talmage, Plainfield, N. J. 52d st. P. M. Nov. 30, 3 yrs. 1,000
Egbert, Ernest E. W., to The Germania Savings Bank, Kings Co. Fulton st, s s, 41 e Kingston av, 19x100. Dec. 3, 1 year, 5%. 5,500
Engelhardt, Joseph, to The Greenpoint Savings Bank. Cedar st, n s, 166.8 w Evergreen av, 16.8x97.6. Dec. 1, 1 year, 5%. 1,000
Evans, George H., mortgagor, with Cornelius V. S. Roosevelt, mortgagee. Extension of reduced mortgage at reduced interest. November 29. nom
Early, Martin, to Thomas C. Lyman and Henry L. Greenman, of T. C. Lyman & Co. Lorimer st, s w cor Withers st, 19.1x62. Dec. 8. 500
Fardon, Anna A., wife of and Alfred A., to Phoebe R. wife of George Kissam. Linden st, s e s, 300 n e Bushwick av, 20x100. Dec. 1, 5 years. 3,000
Same to same. Same property. Dec. 1, 5 years. 2,200
Faubach, Frederick, to David E. Meeker. Prospect pl, s s, 234.7 e 6th av, 20x100. Dec. 4, 2 years, 5%. 3,000
Fey, Catharine, wife of and Andrew, to The East New York Savings Bank. New Jersey av, w s, 275 n Fulton av, runs west 100 x north 73 to Brooklyn and Jamaica plank road, x northeast 42.3 x south 67 x east 60 to New Jersey av, x south 25 to beginning. Dec. 4, 1 year. 1,200
Fischer, Charles, to Elizabeth Bergen and ano., exrs. John G. Bergen. 3d av, north cor 22d st, runs northwest 125 x northeast 100.2 to centre line block x southeast 25 x southwest 74.10 to point 100 from av, x southeast 100.6 to av, x southwest 35.3 to beginning. Dec. 2, 5 years, 5%. 4,000
Flynn, Eleanor, wife of and Peter, to The United States Life Ins. Co., New York. Fulton st, s e cor Cumberland st, runs southeast 45.4 x southwest 54.8 x west 9.9 to st, x north 72.8 to beginning; Fulton st, n e cor St. Felix st, runs east 18 x northeast 49.4 x northeast, inclining more to east, 19 x north 4 x east 10 x north 6.6 x west 70 to st, x south 49.3 to beginning; Fulton st, No. 807, n s, 108.5 w Carlton av, runs northeast 58.6 x north 21.6 x west 12 x south 5 x southwest 64.9 to Fulton av, x southeast 19 to beginning. Already mortgaged to party of second part to secure \$23,000. Dec. 4, due April 1, 1890, 5%. 3,000
Ford, John, and Catharine his wife, to Peter J. Eismann. Richardson st, s s, 60 w Humboldt st, 20x50. Dec. 13 years. 300
Freese, John, and Mary his wife, to The Williamsburgh Savings Bank. Ditmars st, n w s, 100 n e Broadway, 21.10x95.5. Dec. 7, 1 year, 5%. gold, 2,000
Garretson, Nellie L., wife of William C., to Thomas Everit, exr. and trustee Valentine Everit. Baltic av. P. M. Dec. 1, installs. 900
Gourlay, Allison, devisee Allison Bell, to Russell A. Green. Wythe av, e s, 50 s North 6th st, 25x100. Dec. 1, 3 years. 300
Gubner, Douglas, to Milton A. Straw. 13th av, north cor 83d st, centre lines, runs northwest 165 x northeast 230.6 to Old New Utrecht and Fort Hamilton road, x south 181.2 to av, x southwest 155.7 to beginning, New Utrecht. Dec. 8, due Jan. 1, 1892. 2,000
Gusack, Rose, wife of and James, to David S. Petty and ano., admsrs. Thomas A. Petty, Orient, L. I. Halsey st, No. 676, s s, 100 w Patchen av, 25x100. Dec. 4, 6 months. 150
Gordon, Franklin P., to Mary S. and Charles A. Clark and Elizabeth C. Bogart. President st. P. M. Dec. 8, due Feb. 20, 1887, or sooner. 5,000
Greenbaum, Caroline A., wife of and Solomon, to Michael Levy. Lots 285, 286, 308 and 311, map 329 lots part of the farm of James W. Voorhies, Esq., Coney Island. Nov. 29, due Dec. 1, 1887. 1,200
Hanstad, Helena C., to Augusta H. Wyand. 23d st, s s, 275 e 3d av, 25x100. Dec. 6, due Dec. 4, 1888. 450
Hawkins, Alice, to Caroline L. Event. 15th st, s s, 75 e 6th av, 22.10x50. Dec. 6, 1 yr. 350
Healy, Martin, to Charles E. Frost. Rogers av. P. M. Nov. 8, 3 years or installs, 5%. 800
Hessel, Katharina, wife of and George C., to Ferdinand Krooss. Dean st, n s, 265 w Boerum pl, 20x100. Dec. 1, due Jan. 1, '90, 5%. 4,000
Holt, Anna V. W., wife of and George W., to Anna H. Parson. St. Marks av, s s, 179 w New York av, 40x125. Dec. 7, 3 years. 3,000
Huxford, Belle P., to Annie P. Lynch, Morris

Plains, N. J. Herkimer st, No. 1137, n s, 137.6 e Saratoga av, 37.6x100. Sub. to mort. \$4,000. Oct. 28, 1 year, 5%. 125
Same to same. Herkimer st, No. 1135, n s, 100 e Saratoga av, 37.6x100. Sub. to mort. \$4,000. Oct. 28, 1 year or sooner, 5%. 125
Harbers, Bernhard, to Frederick Herr. Ditmars st. P. M. Sub. to mort. \$2,200. Dec. 3, 3 years or installs, 5%. 950
Same to The Williamsburgh Savings Bank. Same property. Dec. 3, 1 year, 5%. 2,200
Harper, Thomas H., to The General Synod of the Reformed Church in America. Putnam av. P. M. December 3, 2 years or installs, 5%. 6,000
Hart, James H., and Margarit his wife, to Charles R. Miller. Fulton av, s s, 52.10 s w Eldert av, 25.6x89x25.6x94. November 20, installs. 500
Henderson, Hannah M., wife of Wilbur F., to Emily A. Osborne, Jamaica, L. I. Myrtle av, n s, 25 w Franklin av, 20.6x82.9. Dec. 2, 2 years. 2,000
Same to The East Brooklyn Savings Bank. Same property. Dec. 1, 1 year, 5%. 4,000
Hennion, Andrew J., Jr., to The Greenpoint Savings Bank. Java st, s s, 145 e Franklin st, 25x117.8x26.3x125.6. Dec. 4, 1 yr., 5%. 2,000
Hogan, Mary, to James D. Lynch. St. Nicholas av. P. M. Nov. 1, 3 years, 5%. 306
Hopkins, Maria, wife of and Joseph, to Mattie S. Crowell. Schaeffer st, s e s, 441.8 n e Bushwick av, 33.4x100. Dec. 4, 1 month. 2,000
Jennings, William S., to Samuel H. Vandewater. Hancock st, n s, 192 w Lewis av, 18x100. Dec. 1, due Mar. 1, 1888. 1,500
Same to Mary E. Most. Same property. Dec. 1, 3 years. 6,000
Same to same. Hancock st, n s, 174 w Lewis av, 18x100. Dec. 1, 3 years. 6,000
Same to Samuel H. Vandewater. Same property. Dec. 1, due Mar. 1, 1888. 1,500
Same to same. Hancock st, n s, 228 w Lewis av, 18x100. Dec. 6, due Mar. 1, 1888. 1,500
Same to Gertrude O. Snyder. Same property. Dec. 3, 3 years. 6,000
Same to Samuel H. Vandewater. Hancock st, n s, 210 w Lewis av, 18x100. Dec. 6, due Mar. 1, 1888. 1,500
Same to Mary A. Van Name. Same property. Dec. 3, 3 years. 6,000
Jacobs, Moses, to Melvin Brown. Lexington av, n e cor Jefferson st. P. M. Nov. 10, 5 years or installs. 500
Jenkins, Henry B., to George V. Brower. Troy av, e s, 25 n Pacific st, 25x100. Dec. 1, 3 yrs. 280
Johnson, Albert F., to James H. Watson and James H. Pittinger, of Watson & Pittinger. East 3d st, w s, 210 n Av I, 110x60, New Utrecht. Dec. 6, 4 months. 750
Jantzer, George, to Edward Maass. Henry st, e s, 50 s Pineapple st, 25x100. Nov. 15, 3 years, 5%. 3,500
Kempf, Julianna, to James Hines. Howard av, e s, 98 s Herkimer st, 69x98. Dec. 6, 3 months. 650
Knobloch, Gustav, to The Williamsburgh Savings Bank. Pulaski st, s s, 250 w Stuyvesant av, 15x100. Dec. 7, 1 year, 5%. gold, 1,000
Kuypers, Joseph A., to John S. Andrews. Baltic av, n s, 56 w Wyckoff av, 44x25. Dec. 1, due Dec. 1, 1889. 200
Kalb, John O., to Frank W. Kalb. Gates av, s w cor Lewis av, runs west 20 x south 80 x west 20 x south 20 x east 40 to Lewis av, x north 100 to beginning. Dec. 1, 2 yrs, 5%. 1,200
Same to Henry Kalb. Same property. Dec. 1, 2 years, 5%. 1,600
Same to William Kalb. Same property. Dec. 1, 2 years, 5%. 1,800
Kramer, John F., and Betti his wife, to Louisa wife of Henry Grasman. Reid av. P. M. Dec. 4, installs, 5%. 3,000
Langsdorf, Otto, to John B. Sjancken. De Kalb av. P. M. Dec. 1, 1 year, 5%. 500
Lansdell, Henry, to Laura F. Hagen. 11th st, s w s, 428.6 s e 5th av, 20x100. December 4, 1 year. 1,000
Lindwall, Otto, to William V. Williamson. Bainbridge st, n s, 611.6 w Ralph av, 38.6x100. Dec. 7, due Dec. 1889, or installs, 5%. 700
McCloskey, Hannah, to Katharina Faessler. 17th st. P. M. Dec. 8, 3 years. 300
Miner, Mary L., to Miles Gearon. Sidney pl, No. 52, w s, 104.5 n State st, 21.1x100x23.9x100. Dec. 8, due Aug. 1, 1887. 1,266
Same to Edmund A. Gearon. Same property. Dec. 8, due Aug. 1, 1887. 1,185
Mans, Martin, with Ferdinand Krooss, both mortgagees. Agreement as to lien of mortgages executed by Katharina wife of and George C. Hessel. Dec. 1. nom
Mathews, George T., to Mary K. Underhill. Macon st. P. M. Oct. 7, due Nov. 1, 1889, 5%. 2,400
McCarthy, Daniel, mortgagor, with William O'Connell, mortgagee. Extension of mort. Nov. 18. nom
McCarthy, Thomas F., to The South Brooklyn Co-operative Building and Loan Association. 8th av. P. M. Dec. 8, installs. or subscriptions, 5%. 1,000
McMahon, Francis, to Wallace W. Williams, att'y for Mary J. Williams. 4th av. P. M. Dec. 7, due Nov. 1, 1889. 5,000
Monahan, Hugh V., to John R. Willis, exr. Alfred Willis. 5th av, e s, 75 s 12th st, 4 lots, each 18.9x97.10. 4 P. M. morts., each \$3,000. Dec. 6, 5 years or sooner, 5%. 12,000
Moynahan, Margaret F., wife of and Daniel, to James S. Clarke, trustee Benjamin M. Clarke. 48th st, s s, 180 e 3d av, 40x100. Dec. 4, due Dec. 1, 1891, or sooner, 5%. 1,000
Marryatt, Eugene, to Marvin Cross, Sherlock

Austin and John H. Ireland. Woodbine st, n w s, 152.4 s w Evergreen av, 54x100. Dec. 4, 1 year. 4,300	Randall, John J., Freeport, L. I. and William G. Miller to James D. Lynch. Nassau av, n e cor Jewel st. See Conveys. Dec. 2, 9 months, 5%. 28,280	Beakes, Charles H. C., to Samuel Aronson. 3,515
Same to The Williamsburgh Savings Bank. Woodbine st, n w s, 172.4 s w Evergreen av, 34x100. Dec. 4, 1 year, 5%. 2,000	Same to same. Same property. P.M. Dec. 2, 9 months, 5%. 7,500	Blinn, Christian, to Antoinette Camp. 6,000
McCauley, Thomas, to Sarah H. Powell. 4th av, e s, 88 s 14th st, 19.2x54.11x17.1x54.10. Dec. 3, 3 years, 5%. 3,400	Reid, Annie, wife of and John, to The Greenpoint Savings Bank. Dupont st, s s, 175 w Manhattan av, 25x100. Dec. 4, 1 year, 5%. 1,000	Caldwell, William H., to Emily E. Caldwell et al., exrs. John A. Hardy. 5,500
Same to same. 4th av, w s, 68 s 14th st, 20x54.10. Dec. 3, 3 years, 5%. 3,500	Reynolds, Joseph P., to William E. Kay. 19th st. P. M. Dec. 1, 3 years, installs. 600	Clyne, James, to William T. Noonan, Brooklyn. 9,000
Same to same. 4th av, w s, 48 s 14th st, 20x54.10. Dec. 3, 3 years, 5%. 3,600	Ring, Michael, to William Schaefer. Berry st, s e s, 50 n e North 9th st, 25x100. Dec. 1, 5 years. 1,400	Same to same. 9,000
McCloskey, Mary E., wife of and Hugh, to The East Brooklyn Savings Bank. Clason av, e s, 100.1 s Park av, 25x94.2x25x94.4. Dec. 3, 1 year, 5%. 5,500	Robins, Charles, to George E. Ward. Tompkins av, n e cor Halsey st, 20x100. Dec. 2, 5 years, 5%. 7,500	Cohen, William and Julius, to Moses Kind, exr. 2,000
McDicken, John, to John T. Strong. Kosciusko st, s s, 1-2.2 w Lewis av, 18.6x100. Dec. 3, due May 1, 1887. 1,000	Rogers, Daniel C., to Mariam C. McConnell. Asbury Park, N. J. 58th st, New Utrecht. P. M. Nov. 27, 3 years. 700	Coudert, Frederic R. and Charles, trustees, to Charles Coudert, trustee. 16,000
Same to Caroline A. Strong. Kosciusko st, s s, 113.6 w Lewis av, 18.6x100. Dec. 3, due May 1, 1887. 1,000	Rogers, Elizabeth H., to Alfred C. Thurber. De Kalb av, n s, 27.1 w Adelphi st, 22x45x18x75.6. Notes, past due. Jan. 15. 15,000	Caswell, Edward A., to Charles E. Bradhurst and ano., trustees Margaret E. Mounsey. 1,631
Same to Thomas S. Strong. Lewis av, s w cor Kosciusko st, 21x100. Dec. 3, due May 1, 1887. 2,000	Roberts, Richard R. and Ellen his wife to Nina and Louise P. Jordan. Devost st. P. M. Nov. 30, 5 years, 5%. 1,500	Same to same. 1,375
Same to same. Kosciusko st, s s, 150.8 w Lewis av, 4 lots, each 18.6x100. 4 mortg., each \$1,000. Dec. 3, due May 1, 1887. 4,000	Sagar, Alonzo M., to Henry W. Belcher, Garisons, N. Y. Covert st, n s, 425 e Broadway late Division av, 50x100; Bushwick av, e s, 25 s Covert st, 25x75. Dec. 7, 3 months. 800	Certificate as to identity of assign. of mort. and request to Register of Deeds to make reference to such assign., by Charles D. Milliken, assignor. 65,000
McQuilkin, Henry, to The Williamsburgh Savings Bank. Stuyvesant av, e s, 20 s Greene av, 4 lots, each 20x75. 4 mortg., each \$4,000. Dec. 4, 1 year, 5%. 16,000	Sheldon, Cevadra B., to Henry Parsons. Franklin av, n e cor Butler st. P. M. Nov. 30, 3 months. 800	De Forest, William H., to Anna Woerishofer. 9,390
Meehan, Bernard, to The South Brooklyn Co-operative Building and Loan Assoc. 6th av, s e s, 75.2 s w 50th st, 25x100. Oct. 13, payable by monthly installs. or subscriptions. 5%. 750	Sherwell, Julia E., wife of and Samuel, to Sophie M. Lagrave, Paris, France. Schermerhorn st. P. M. Oct. 21, 3 years, 5 1/2 %. 5,000	Ellis, John S., and ano., exrs. James M. Waterbury, to Julia Waterbury, Brooklyn. 9,390
Middleton, Penelope, wife of and William, to Renhamy Proctor. Herkimer st, n e cor Howard av, 16.8x100; Herkimer st, n s, 366 s w Rockaway av, 16.8x100. Dec. 4, due Feb. 1, 1887. 60	Sigrist, Frederick, to The Williamsburgh Savings Bank. Magnolia st, s e s, 100 n e Central av, 75x100. Dec. 7, 1 year, 5%. gold, 1,000	Gasteyger, Ernst A., to Charles W. Olpp. 1,000
Miles, William J., and Mary E. his wife, to Alfred J. Pouch. Irving av. P. M. Nov. 30, due Dec. 1, 1888, 5%. 300	Soellar, Mary, wife of and Alois, to James B. Voorhies. Old Sheepshead Bay road, s s, 75 e Brighton Beach Railroad, runs south 250 to Brighton Beach Railroad property x — x 53 x east 46 to Manhattan Beach Railway Co.'s land x north 300 to road, x west 120 to beginning, Gravesend. Dec. 1, 3 years. 1,500	Graham, Harry, to Henry Chenoweth. 1,275
Miller, William M., to Lelia B. Palmer, Providence, R. I. Bay av, n w cor Henry av. P. M. Dec. 3, 5 years. 2,200	Spruill, Benjamin F., to Robert Morrison. Cedar st, s s, 241.7 e Evergreen av, 19.9x82.7. Dec. 1, 2 years. 450	Hassey, August C., to William J. Light and Thomas Lowther. 2,000
Minjay, Mary L., to Edward T. Hunt, exr. and trustee Thomas Hunt. 49th st. P. M. Nov. 13, demand, 5%. 370	Sagar, Alonzo M., to Theodore F. Jackson. Stanhope st. P. M. Oct. 26, due Feb. 1, 1887, 5%. 44,000	Hinrichs, Frederic W., exr. Charles F. A. Hinrichs, Jr., to Mary E. Hinrichs, Brooklyn. nom
Muller, Henry, to The Germania Savings Bank, Kings County. 7th av, n w s, 21 n e 8th st, 4 lots, each 19.9x87.10. 4 mortg., each \$3,000. Dec. 2, 1 year, 5%. 12,000	Salicrup, James, and Imguel G. Barnett, to Anna A. Fardon. Greene av. P. M. Sub. to mortg. \$2,200. Dec. 6, installs. 800	Hitchcock, Mary, Morristown, N. J., to James Clyne. 9,000
Same to same. 7th av, n cor 8th st, 21x87.10. Dec. 2, 1 year, 5%. 5,000	Smith, Elizabeth, wife of and William, to Carrie E. Hine. Adams st, Flatbush. P. M. Dec. 1, installs. 600	Hulberg, Theodora M., to William J. Fritz, Brooklyn. 6,500
Mulvihill, Margaret, wife of Nicholas, to John H. Shults. Marcy av, s e cor Lynch st, runs east 310 x south 100 x west 225 x north 20 x west 85 to Marcy av, x north 80 to beginning. Oct. 25, 1 year, 5%. 20,000	Somarindyck, John W., to Anna wife of John W. Somarindyck. Atlantic av, s s, 50 w Sackman st, 19.1x100. Mar. 24, 1882, demand, 5%. 2,100	Haggerty, George A., to Ann Matthews. nom
Nicholson, John, to Robert E. Topping. 5th av, north cor 54th st, 75x100. Nov. 29, 2 years or sooner. 275	Same to Anna wife of and John W. Somarindyck, admsrs. Jarvis Frost. Atlantic av, s s, 147.2 w Sackman st, 19.3x100. Mar. 24, 1882, demand, 5%. 1,400	Hanbert, Susanna J., et al., exrs. Henry Herhold, to Matthew, Paul and Robert Micolino. 10,000
Nickenig, Charles, to Catharine Buckley et al., exrs. and trustees Amon Buckley. 7th av, e s, 81.7 s 10th st, 19.10x80. Dec. 4, due Jan. 1, 1890, 5%. 5,000	Stannard, George, to Isaac N. Hebbard. Franklin av, s e cor Quincy st, 50x110. Sub. to mort. \$6,000. Nov. 12, 1 year. 3,000	Jencks, Francis M., to William E. D. Stokes. omitted
Same to same. 7th av, e s, 61.8 s 10th st, 19.11 x80. Dec. 4, due Jan. 1, 1890, 5%. 5,000	Stone, Thomas M. S., to Thomas Stone. Harman st, s e s, 200 n e Irving av, 25x100.6. Nov. 30, 5 years, 5%. 600	Johnson, Sarah A., formerly Robbins, to William H. Johnson, Rutland, Vt. 10,000
Same to William H. Hazzard et al., trustees James Brady, dec'd. 7th av, e s, 21.10 s 10th st, 2 lots, each 19.11x80. 2 mortg., each \$5,000. Dec. 4, due Jan. 1, 1890, 5%. 10,000	Studley, Annie, to Alonzo M. Sagar. Aberdeen st. P. M. Nov. 27, 1 year, 5%. 500	Same to same. 20,000
Same to same. 7th av, s e cor 10th st, 21.10x80. Dec. 4, due Jan. 1, 1890, 5%. 7,000	Schreck, Anna M., widow, and Frank and Anna M. Schreck, heirs Franz Schreck, to John S. Andrews. Prospect pl late Warren st, s s, 350 w Rockaway av late Paca av, 67.8x120.11 x—x100.3. Dec. 1, 3 years. 400	Same to same. 18,000
O'Neil, John M., to Cassin G. Wilson. Wyckoff st, s s, 128 w Nevins st, 16x100. Dec. 4, 5 years, 5%. 3,500	Studdiford, William V., to Samuel H. Vandewater. Jefferson av, s s, 576.6 e Throop av, 3 lots, each 17.6x100. 3 P. M. mortg., each \$1,200. Dec. 3, 1 year. 3,600	Kelly, Lawrence, to John H. Burt. 5,000
Otis, Edward T., and Alice R. wife of William H. Burhans to Horace F. Burroughs and Marvin Cross, of H. F. Burroughs & Co. Pacific st, 120 e Kingston av, 40x100. Dec. 2, demand, 3,000	Stulz, Andrew L., to Valentine Seaman and ano., exrs. Henry F. Wright. Evergreen av. P. M. Dec. 9, 1 year, 5%. 1,500	Knickerbocker Trust Co., exrs. Emilio Albinola, to Egisto P. Fabbri, exr Giovanni Albinola. 10,124
Odell, Abbie I., widow, to John Williamson. 13th st. P. M. Dec. 7, 3 years. 1,000	Trowbridge, Mary W., wife of and Benjamin A., to Duane H. Clement. Gates av, n s, 198 e Lewis av, runs north 53 x southeast to Gates av, x west 48 to beginning; Gates av, n s, 250 e Lewis av, runs north 100 x west 50 x south 50.9 x southeast 69.10 to Gates av, x east 0.5 to beginning. Dec. 3, due Dec. 1, 1888. 2,000	Koebler, David M., and Albert Freund, exrs. Henry Eisner, to Mary Eisner. 5,104
Orton, Azariah, and Sarah A. his wife, to Edward C. Underhill. Douglass st, n s, 300 w Ralph av, 73.3x128.8x96.8x127.9. Dec. 9, 3 years. 700	Tighe, Richard, to John Winkelmann. North 2d st, s s, 125 e Leonard st, 25x100. Dec. 1, 3 years. 400	Lehmaier, Lena, to Myer Foster. 5,000
Piepgas, Henry, City Island, N. Y., to Moses Engle. Greene st, n s, 275 e Manhattan av, 25x100. Oct. 14, 5 years, 5%. 1,000	Timony, Elizabeth B., to the South Brooklyn Co-operative Building and Loan Assoc. 4th av, s e cor 38th st, 25.2x100. Dec. 7, installs. or subscriptions, 5%. 2,500	Maddock, William S., West Orange, N. J., to The Equitable Life Assur. Soc. nom
Phelan, Elizabeth, to Crowell Hadden, exr. Crowell Hadden. Monroe st, n s, 390 w Throop av, 60x100. Dec. 4, demand. 10,000	Walton, Barbara, widow John J. Walton, Mary W. wife of and Charles Dennis, to Charles Dennis and ano., exrs. Charles Dennis. Willow st, s cor Orange st, 50x100. Dec. 1, 5 years, 4%. 20,000	Martin, William A., to Eliza Aldhous. 9,570
Phillips, George, to James D. Lynch. Hancock st. P. M. Dec. 4, 1 year, 5%. 14,000	Wilkinson, Charles K., Plainfield, N. J., to Elizabeth A. F. Brewer. South 3d st, n s, 135 w Marcy av, 20x100. Dec. 6, 5 years, 5%. 2,000	Marx, Salomon, to Randolph Guggenheimer. 9,000
Powell, Stephen H., to Samuel H. Vandewater. Hancock st, n s 113 e Tompkins av. P. M. Dec. 1, 1 year. 1,000	Ward, Ellen, to Caroline L. Engel. President st, n s, 210 e Hicks st, 20x100. Dec. 9, due Jan. 1, 1892, 5%. 3,000	Mattlage, Charles F., Hudson, N. J., to Robert P. Lee. 14,250
Same to same. Hancock st, n s, 95 e Tompkins av. P. M. Dec. 1, 1 year. 1,000	Weise, Adam J. S., to Herman Schierloh. 3d av, e s, 80.2 s 53d st, 20x80. Supplemental mortgage correcting description in prior mortgage. December 4, due April 1, 1891, or sooner. 400	Merritt, William J., to Francis M. Jencks. nom
Powers, William A., to George W. Conselyea. Schenck st, e s, 248 s Willoughby av, 59x66x 51.2x62. Dec. 4, due Jan. 1, 1892. 1,500		Miller, Charles A., to Isaac W. Vosburgh, Albany, N. Y. 12,010
Pearson, William J., to Paul Meyer. 10th st, n s, 323.3 w 5th av, 17.6x100. Collateral security for rent reserved in lease made between same parties. Dec. 1, installs. 480		Miller, George M., and ano., trustees Levin R. Marshall, to James Clyne, Brooklyn. 9,000
Pettit, Augustus B., to Herbert C. Smith. Bay av. P. M. Sept. 1, 4 months. 2,100		Noonan, William T., to The Mutual Life Ins. Co. 6,250
Phillips, George, to James D. Lynch. Hancock st. P. M. Dec. 2, 1 year, 5%. 9,750		Same to same. 6,200
Post, Mary E. wife of and John D., to Elizabeth A. Hallock. Halsey st, n s, 100 e Stuyvesant av, 20x100. Dec. 4, 1 year, 5%. 800		Oakes, Edward, to Lavinia Gould. 9,000
Same to Sarah A. Abrams. Same property. Dec. 4, 1 year, 5%. 2,650		Oakley, Annie L., Buffalo, Minn., Charles W. Dudley, Whitesville, Mass., and William B. Dudley, Westfield, N. J., to Virginia W. Campbell. 20,000

MORTGAGES -- ASSIGNMENTS

NEW YORK CITY.

DECEMBER 3 TO 9—INCLUSIVE.

Asst. William B., to Julia N. Bach. \$3,500

Widmayer, Henry E., et al., exrs. George Widmayer, and Henry E. Widmayer, individ., to Robert W. Cooper. 10,000

Widmayer, Henry E., to James R. Steer, Jr., guard. James B. S. Lake. 4,500

KINGS COUNTY.

DECEMBER 3 TO 9—INCLUSIVE.

Adair, Ann, et al., exrs. Robert Adair, to Mary C. Waterbury.	\$1,500
Barry, Grosvenor W., to William O. Moore et al., exrs. Abraham Underhill.	1,750
Beers, Fannie W., wife of Rollin E., to Katharine A. Karil.	1,500
Bierds, John T., to Oliver Davison.	1,000
Crofton, Henry, to John L. Cameron.	1,317
Carey, Mary, extrs. Patrick Dowling, to Bernard C. McQuade.	2,500
Crary, Thomas, to Cyrus Mead.	2,000
Furey, Robert, to Cordelia E. Macpherson, extrs. Gardner G. Yvelin.	1,500
Greenland, Thomas E., to Adrianna Bush.	2,500
Haydock, Jeannette A., to John L. Cameron.	900
Hopkins, Maria, to Louis Bossert.	855
Hawkins, Elias H., to Louis Bossert.	2,044
Same to same.	1,235
Ingraham, George, to Thomas Marchant.	3,000
Lamon, Archibald, to The Brooklyn Bank.	2,000
Leech, John, admr. Phebe K. Leech, to John Leech, Jamaica, L. I.	2,000
Same to same.	1,600
Same to same.	2,300
Same to same.	2,500
Lung, George W. and Jesse B., to Albert W. S. Proctor.	500
Martin, Lucy P., to Mary H. F. Topping, Southampton, L. I.	nom
McKenna, George E., to James D. Lynch.	215
Mehenfelder, Charles, and ano., trustees Second Union Co-operative Land and Building Society, to John Lowe et al., trustees for creditors and shareholders of said society.	nom
Miller, Charles R., to Gilliam Schenck.	500
Noble, Charles C., to Clara N. Earle.	6,000
Oakley, Sarah, to Lucy Kirtland.	1,000
Packard, Josiah S., Providence, R. I., to John A. Nexson, trustee Agnes Galley.	1,500
Parsons, B. Ellinor, admrx. Clement S. Parsons, to Mary E. P. wife of John Todd.	1,500
Powell, Sarah H., to Robert R. Willets, treasurer of the Monthly Meeting of New York of the Religious Society of Friends.	1,250
Reed, Charles A., to Pamela T. McCoun.	800
Robins, Charles, to George E. Ward.	1,000
Sizer, Georgianna M., to John L. Cameron.	1,000
Sagar, Alonzo M., to William Mogk.	406
Schmidt, Catharine E., to John S. Andrews.	500
Smith, Alfred J., to Abraham Vandever.	2,000
Smith, John M., to Elizabeth Garretson, Jamaica, L. I.	1,000
Suydam, Andrew, to Charles A. Moran, trustee for Henry S. Davis et al.	1,800
The Brooklyn Mill and Lumber Co. to George W. Lung, Wilkesbarre, Pa.	800
The Germania Life Ins. Co. to Judith C. Prescott, widow.	2,576
Same to Cornelia A. James.	2,576
The Williamsburgh Savings Bank to Francis E. Dana.	10,223
Thurber, Alfred C., to Horace K. Thurber.	15,000
The New York Life Ins. and Trust Co., trustee Oliver Bronson, dec'd, to William H. Pruden.	2,700
Vandewater, Samuel H., to Benjamin Darby, Elizabeth, N. J.	700
Von Wagenen, Jacob, extr. Penelope Bullard, to Thomas Crary, Hancock, N. Y.	2,000
Wheeler, George S., to Jacob H. Van Reed, Newburgh, N. Y.	600
Willets, John T., et al., exrs. Robert R. Willets, to Robert R. Willets, treasurer of the Monthly Meeting of the Religious Society of Friends.	5,000
Willets, Mary E., to John H. Seaman, Hempstead, L. I.	2,000
Wilson, Marcia S. F., wife of Samuel H., to John M. Pirnie, Port Richmond, N. Y.	1,600
Young, Archibald, to William J. Cropsey.	1,500
Same to same.	800

CHATELLETS.

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.

DECEMBER 3 TO 9—INCLUSIVE.

SALOON FIXTURES.

Bernhard, V. 79 Grand....G. Ringler & Co. (R)	\$400
Bolton, T. J. 15 Grove....G. Bechtel. (R)	500
Bowers, Ada M. Broadway, cor 42d st....Brunswick-Balke-Collender Co.	1,900
Brady, J. 238 E. 45th....Schwartz Bros.	400
Brandt, J. 104 Elizabeth....S. Liebmann's Sons. (R)	600
Brennan, Maria. 132 West Broadway....H. Koehler & Co. (R)	800
Becker & Lang. 1341 3d av....J. Ruppert.	500
Callan, F. 47 E. 10th....G. Ringler & Co. (R)	100
Callan, F. 47 E. 10th....G. Ringler & Co. (R)	100
Central Cafe Co. (Limited). 44 and 46 W. 14th....J. M. Edgar, Sr. Cafe.	1,500
Colahan, T. P. Park row, n e cor Ann st....G. Ringler & Co. (R)	200
Denninger, F. J. 2330 2d av....J. Eichler.	203
Devanney, J. 40 10th av....H. C. L. Peetsch. (R)	320
Ehlers, H. 378 W. 12th....F. Lemmermann. (R)	1,230
Ernst, L. 50 E. 4th....Budweiser Brewing Co.	1,000
Emerich, J. 207 Bowery....Mathilde Ginsburg.	7,800
Same....J. Kress Brewing Co.	1,600
Faustner, J. 751 2d av....J. Doelger's Sons.	242
Frohlegens, J. 154 Forsyth....S. Liebmann's Sons.	353

Farley, T. 518 Canal....Beadleston & W.	1,000
Fisher, G. 99 Stanton....Metropolitan Brewing Co.	415
Gebauer, P. 149 E. 14th....G. Ringler & Co. (R)	360
Gerken, H. 1103 3d av....G. Ehret. (R)	2,000
Graham, J. H. 1925 3d av....J. Ruppert.	760
Groogan, P. and J. 522 3d av....J. Wallace & Sons.	2,500
Guidon, G. 66 South 5th av....J. Wauner. Restaurant.	200
Gelbendorf, F. 175 Clinton....J. Kuntz.	225
Gottlieb, F. 427 E. 13th....Budweiser Brewing Co.	200
Gregory, R. A. 87 South....Shook & Everard.	5,175
Griffin, J. J. 566 Greenwich....Bernheimer & S. (R)	125
Hartmann, M. 228 Chrystie....P. Buckel.	125
Homan, A. C. 83 Stanton....P. Buckel.	250
Harrens, E. R. 299 Elizabeth....W. Hill.	150
Hofmann, C. 206 Delancey....Budweiser Brewing Co.	375
Jetter, J. 452 W. 36th....J. Kuntz.	250
Jimenez, A. 12 Lewis....M. E. Sandford. Pool Table, &c.	125
Jimenez, A. 12 Lewis....M. E. Sandford. Pool Table, &c.	125
Karweg, A. 2352 8th av....G. Ringler & Co. (R)	500
Kuhn, P. 533 7th av....Bernheimer & S. (R)	1,600
Koerner, A. 833 Union av....J. Haftea. (R)	200
Kraus, G. 303 E. 9th....J. Everard.	1,184
Lipton, O. M. 25 John....G. Sieburg.	300
Lubo, F. 2392 1st av....P. Doelger. (R)	650
Lynch, M. 403 Greenwich....S. Liebmann's Sons.	550
Lehms, L. 114 E. 3d....G. Ringler & Co. (R)	500
Lischer, Mary J. and J. 126 Crosby....G. Ehret.	2,558
Lollo & Sanilino. 149 Elizabeth....Bernheimer & S.	140
McKaharay, E. 416 8th av....G. Ehret.	2,800
Muller, F. 615 E. 9th....Metropolitan Brewing Co.	350
Margenweh, Emma. 1646 9th av....Bernheimer & S.	250
McCaffrey, P. 34 Grand....T. C. Lyman & Co.	970
McIntosh, R. S. 191 Bleeker....E. Monseue. Restaurant.	125
McLaughlin, W. 2000 2d av....Bernheimer & S.	125
Meyer, F. 35 Desbrosses....J. Hoffmann. (R)	250
Miller, C. 25 W. 29th....M. Groh's Sons.	250
Miller, L. 146 Pearl....G. Ehret.	3,500
Morahan, W. 316 Water....H. Koehler & Co. (R)	300
Moskopf, Marie. 7 and 9 Chatham sq....P. Buckel.	1,875
O'Connor, M. and J. 398 3d av....J. Everard.	2,175
Pound, S. L. 10 and 12 Ann....J. B. Thorpe. Restaurant.	2,000
Powell, N. 90 Vesey....Katz Bros.	1,500
Proskauer, W. 57 Suffolk....Metropolitan Brewing Co. (R)	125
Riker, T. H. 146 Cherry....D. Lyons.	300
Roedel, Josephine. 337 E. 106th....Bernheimer & S. (R)	375
Roemaet, C. 77 Nassau....Marie Regard. Restaurant. (R)	75
Rose, C. L. 229 Grand....W. H. Griffith & Co. Pool Table.	275
Reich, M. 108 Chrystie....G. Bechtel.	500
Rosenberg, Dora. 3 Suffolk....A. Prince.	250
Rosenberg, J. 157 Broome and 44 Attorney....Metropolitan Brewing Co.	500
Spapola & Co. 312 Mott....Bernheimer & S.	300
Sperry, J. 92 9th av....J. C. G. Hupfel.	500
Stenzel, F. 237 E. 25th....J. Hoffmann.	200
Steinmetz, F. and Elise. 99 1/2 E. 8th....J. Ruppert.	500
Stimmet, A. 56 Rutgers....J. Kuntz.	650
Sundermeier, J. 1332 2d av....Bernheimer & S.	175
Scheuer & Fauerbach. 125 Delancey....F. Patterson.	2,000
Scheuer & Fauerbach. 125 Delancey....Amsdell Bros.	1,000
Seidel, J. 1352 1st av....J. Kuntz.	350
Skehan, J. 2449 2d av....P. McQuade.	1,523
Smith, H. 49 Greenwich....Abbott Brewing Co.	100
Truog, Betty. 2394 3d av....F. Schulte. Restaurant.	100
Truog, Betty. 2394 3d av....C. Berry. Restaurant.	1,500
Tangney, Elizabeth. 70 Catharine....Ellen O'Sullivan. (R)	1,000
Vaupel, G. F. 128 1st av....F. & M. Schaefer Brewing Co. (R)	500
Von Kuehn, Marie. 137 Bowery....W. Hill.	1,750
Wasilewski, J. 35 Ann....G. Ehret. (R)	1,300
Walsh, W. 333 Front....T. C. Lyman & Co. (R)	500
Ward, H. 138 Park row....M. E. Sandford. Pool Table.	100
Wendel, C. 260 W. 47th....Bernheimer & S. (R)	250
Werlin, Agnes. 83 1/2 9th av....B. Armbruster. Two mort., each \$500.	1,000
Williams, W. 223 2d av....F. & M. Schaefer Brewing Co.	110
Zatsch, E. M. 46 Essex....D. Mayer.	550
Zuber, J. 186 Orchard....Welz & Zerweck.	100
Zweifel, H. 1069 2d av....D. G. Yuengling, Jr. (R)	212

HOUSEHOLD FURNITURE.

Ahlstrom, S. 401 W. 57th....N. Y. Fur. Co.	100
Anderson, R. 238 E. 10th....C. Scofield.	209
Beach, J. O. 833 W. 43d....C. Scofield.	107
Bell, H. 234 W. 46th....C. Scofield.	110
Benedik, H. 27 Delancey....H. Schile.	260
Bloomingthal, G. A. 242 E. 81st....Patton & Mossop.	113
Bloomingthal, B. E. 440 E. 72d....Patton & Mossop.	226
Boden, A. 315 W. 17th....Jordan & M.	109
Bourget, J. 205 Grand....J. J. Coogan.	112
Bowen, M. W. 135 Raymond....F. G. Smith. Piano.	235
Brady, Marie C. 143 E. 29th....R. M. Walters. Piano.	250
Brann, Martha. 131 W. 23d....I. L. Falk.	2,821
Brossan, Ann. 140 W. 36th....J. J. Coogan.	359
Brown, M. C. 232 W. 127th....C. Scofield.	147
Buel, A. 197 South....Jordan & M.	108
Burke, W. and Maria. Lind av....T. Hanlon. (R)	100
Bailey, C. H. 10th av and 165th st....O'Farrell & H.	128
Barnes, Alberta. 204 W. 49th....B. Nathan.	300
Batsch, Johanna. 431 W. 32d....S. Baumann.	110
Bienz, J. 163 E. 44th....H. Marschall.	300
Black, Annie. 76 Ludlow....J. Rubenstein.	100
Buell, Julia. 354 W. 23d....E. E. Bennett. Same....same.	197
Boucher, Alice. 169 W. 48th....E. J. Post.	223
Branth, J. H. 422 W. 57th....G. Scholer. Piano.	130
Brooke, L. 45 W. 33th....A. Baumann.	150
Brown, Ada. 151 W. 16th....H. Israel & Sons.	327

Brown, C. A. 3 Jones....J. Moriarty.	173
Brown, W. O. 204 W. 46th....S. Baumann.	106
Buckley, Mary E. 74 W. 53d st....Fell & Vanness.	347
Budenbender, G. F. 319 W. 26th....Hoos & Schulz. (R)	237
Burke, Blance. 512 E. 120th....Cowperthwait & Co.	184
Butler, J. E. 668 E. 145th....Dreisacker & Co.	415
Carey, M. J. 192 3d av....J. Moriarty.	212
Carley, O. M. 133 W. 49th....O'Farrell & H.	266
Cathie, Cecile. 231 W. 16th....W. E. Wheelock & Co. Piano.	375
Cohen, Lena. 330 E. 84th....H. S. Eisler.	271
Cohen, Mary E. 130 E. 43d....S. Carson.	130
Crofton, G. F. 34 Lewis....Epstein, K. & Co.	197
Carlson, Elizabeth. 335 E. 125th....G. Fennell & Co.	112
Carry, J. 879 2d av....J. J. Coogan & Bro.	174
Clonane, O. 317 E. 80th....J. J. Coogan.	257
Crane, S. N. 432 Pleasant....J. J. Coogan.	253
Curry, Maria. 306 Bowery....W. E. Wheelock & Co. Piano.	300
Davis, P. J. 201 W. 127th....C. Scofield.	122
De Forest, Abbie. 7 Spring....J. F. Manges. (R)	135
Dempsey, J. 453 W. 71st....C. Scofield.	122
Denison W. 4 W. 131st....C. Scofield.	632
Diamond, T. & J. 64 W. 3d....A. Solomon.	550
Dowdell, Rose. 333 E. 81st....J. J. Coogan.	188
Dean, Elizabeth A. 43 E. 10th....B. Nathan.	200
Develin, J. 225 W. 16th....L. Z. Murray.	238
Dobay, A. A. 38 W. 29th....J. F. Manges.	1,936
Ebeling, E. 99 E. 3d....Krakauer Bros. Piano. (R)	176
Edgar, T. 100 W. 92d....S. Baumann.	120
Edger, C. L. 104 W. 92d....S. Baumann.	250
Elkington, F. W. 438 E. 116th....Jordan & M.	114
Ehlers, E. J. 37 McDougal....L. Bach.	200
Elkington, F. W. J. 438 E. 116th....Jordan & M.	277
Ennis, Lizzie D. Boston av and 174th st....G. Fennell & Co.	140
Enright, A. 140 E. 43d....C. Scofield.	166
Erickson, J. 351 W. 49th....J. J. Coogan.	128
Finley, Beile S. 1205 Lexington av....J. J. Coogan.	165
Fischer, J. H. 59 Marion....J. J. Coogan.	187
Folger, Ann. 431 E. 87th....F. G. Smith. Piano. (R)	200
Feitner, Hannah. 129 8th av....O'Farrell & H.	159
Fischer, E. 34 West Broadway....E. D. Farrell.	129
Fishblatt, S. 48 W. 133d....S. Carson.	150
Frohne, W. 83 2d av....F. J. Brechtel.	111
Gordon, Margaret E. 216 W. 53d....S. Baumann. (R)	104
Guardia, Elvira de la. 100 W. 61st....S. Baumann.	334
Goge, A. M. 35 E. 74th....W. B. Comfort.	130
Grant, J. H. 451 W. 61st....C. Scofield.	325
Greiner, A. A. 181 E. 78th....S. Carson.	125
Hanover, C. 277 W. 127th....J. J. Coogan.	155
Hansbury, Susie. 267 W. 35th....H. Israel & Sons.	336
Henley, Millie. 320 E. 125th....G. Fennell & Co.	154
Hetch, J. K. 224 E. 36th....C. Scofield.	108
Hilman, Rosa A. 220 E. 124th....Ellen M. Creagan.	100
Hotaling, Blanche. 48 W. 119th....G. Fennell & Co.	300
Howard, J. L. 100 E. 69th....C. Scofield.	138
Huebsch, H. 210 W. 40th....A. Hope.	195
Hughson, H. A. 25 Clinton av, Jersey City....C. Scofield.	187
Hannigan, T. 234 E. 52d....J. Moriarty.	100
Hart, Sarah E. 299 E. 33d....A. R. Peabody.	130
Hearn, J. A. R. Peabody.	100
Henning, A. G. 128 W. 63d....S. Baumann.	229
Hertzog, P. F. 63 E. 3d....Krakauer Bros. Piano. (R)	210
Hopkins, Alice. 18 Bleeker....F. J. Brechtel.	104
Howell, J. B. 435 W. 43d....Jordan & M.	154
Hughes, A. 50 8th av....L. Smadbeck.	100
Ireland, J. E. 849 7th av....Catherine McDonough.	150
Kane, J. 663 6th av....J. Moriarty. (R)	142
Karl, Jessie. 121 W. 29th....Sarah Beck.	500
Kennedy, J. J. 1482 Av B....Jordan & M.	213
Krauss, J. 238 E. 24th....H. S. Eisler.	146
Krieg, G. F. 222 East Houston....F. J. Brechtel.	132
La Monte, Mary. 319 W. 46th....S. Baumann.	2,108
Same....same. (R)	265
Lambrecht, F. L. 316 W. 48th....L. Smadbeck.	100
Larkins, D. J. 510 W. 104th....C. Scofield.	300
Legedre, M. 102 W. 34th....C. Scofield.	100
Legedre, M. 102 W. 34th....C. Scofield.	100
Little, Elizabeth. 326 E. 121st....G. Fennell & Co.	114
Lockwood, A. C. 592 E. 141st....G. Fennell & Co.	128
Same....S. Carson.	130
Lockwood, G. 400 W. 57th....S. Carson.	130
Logan, Annie. 147 W. 49th....Ellen M. Creagan.	100
Lowenthal, H. 18 Abingdon sq....C. Scofield.	142
Lyons, Julia J. 137 E. 29th....J. J. Kivlin.	150
Manning, Maggie. 583 Grand....H. Israel & Sons.	122
Mansfield, Lena. 1879 Lexington av....G. Fennell & Co.	247
Mason, B. 48 Perry....C. Scofield.	354
Mathews, S. G. 127 3d av....J. J. Coogan.	216
May, R. C. A. 231 E. 109th....Jordan & M.	205
McKee, Mamie. 416 E. 79th....G. Fennell & Co.	144
McMullen, Mary. 22 Herkimer....Jordan & M.	183
Miller, Elizabeth. 2343 3d av....G. Fennell & Co.	113
Montgomery, W. 457 W. 35th....R. Montgomery	100
Mackey, M. 237 W. 39th....O'Farrell & H.	118
Mathews, Annie E. 372 Pleasant av....W. E. Wheelock & Co. Piano.	375
Mason, Emma. 117 W. 41st....Fell & Vanness.	240
Mathews, W. 1125 Park av....J. Moriarty.	102
Maynard, Annie. 311 Elizabeth....F. J. Brechtel.	101
McMullen, H. J. 330 W. 49th....S. Baumann.	146
McStay, E. 893 1st av....Cowperthwait & Co.	188
Meniken, Annie. 1163 2d av....H. S. Eisler.	116
Murphy, J. J. 156 Prince....Jordan & M.	112
Neish, C. B. 466 W. 20th....Alexander Bros.	305
Nelson, G. 490 6th av....O'Farrell & H.	170
O'Brien, Elizabeth. 78 7th....J. J. Coogan.	129
O'Brien, Julia H. 2430 8th av....Jordan & M.	100
O'Connor, Delia. 452 W. 49th....S. Baumann.	169
O'Kane, J. 233 W. 133d....S. Knapp & Co. Carpets.	241
Orme, Rose. 50 Greenwich av....Jordan & M.	173
O'Connor, J. F. 325 W. 43d....Epstein, K. & Co.	143
Oppenheimer, Caroline. 139 E. 118th....Dreisacker & Co.	144
Parker, W. C. 371 W. 83d....L. Bach.	400
Pettit, Isabella. 14 E. 73d....S. Baumann.	262
Plato, Celia....437 E. 86th....E. D. Farrell.	252
Post, Sadie. 231 W. 124th....S. Baumann.	151
Preuss, Kate M. 338 W. 59th....Jordan & M.	218
Parker, Anna M. 343 E. 69th....Jordan & M.	165
Philbrook, S. 155 W. 53d....C. Scofield.	138
Prada, C. 180 6th av....J. Moriarty.	199

Prusus, Kate. 338 W. 59th....Jordan & M.
Rodman, Theresa. 312 E. 18th....J. J. Coggan.
Roquire, A. 26 W. 19th....C. Scofield.
Ruff, F. K. and E. V. 92 3d av....Lydia P.
Bloom.
Ratz, H. 1301 Av A....F. J. Brechtel.
Rayner, Emily C. 150 E. 21st....M. J. Hersch-
bela.
Robin, G. A. 135 W. 124th....S. Baumann.
Robin, G. A. 135 W. 124th....S. Baumann.
Russell, Nellie. 86 W. 3d....J. Moriarty.
Saquin, D. A. 316 E. 77th....F. J. Brechtel.
Showell, Annie. 209 W. 22d....F. J. Brechtel.
Smith, Lizzie. 70 E. 112th....P. K. Wilson. (R)
Stahlschmidt, C. 268 Bleeker....E. D. Farrell.
Stern, Minnie. 152 E. 56th....D. M. Brown.
Stevens, W. 86 9th av....Epstein, K. & Co.
Schmidt, E. 422 W. 48th....D. M. Brown.
Schroeder, J. F. 12 Elizabeth....J. and H.
Stemma.
Shultes, J. O. 170 E. 89th....J. J. Coggan.
Smith, J. F. 657 E. 157th....J. J. Coggan.
Stern, Ida and S. 158 E. 88th....G. Fennell &
Co.
Stevens, E. O. 199 W. 124th....O. P. Stevens.
Swain, Lizzie M. 343 W. 23d....J. J. Coggan.
Thomson, Minnie. 17 E. 59th....J. J. Coggan.
Tallman, T. 40 Horatio....S. Carson.
Taylor, D. 514 3d av....E. D. Farrell.
Tourne, P. 188 Wooster....L. Valette.
Townsend, Nettie. 225 W. 15th....Cowperthwait
& Co.
Vanderhoof, J. T. 213 E. 11th....S. Baumann.
Vanderhoof, Kitty. 22 W. 23d....E. A. Vander-
hoof.
Von Risdorff, O. 147 E. 15th....Juliet Frank.
Walker, Madge P. 141 W. 42d....J. & J. Dob-
son.
Wof, A. 23 E. 15th....J. Moriarty.
Wright, F. C. 257 W. 43d....C. Scofield.
Walker, J. 199 E. 10th....B. Nathan.
Walker, T. J. 458 W. 18th....Alexander Bros.
Walsh, Mary. 31 St. Mark's pl....E. D. Farrell
Webber, F. 252 W. 56th....G. Fennell & Co. (R)
Weingarten, G. 713 E. 103d....R. F. Peabody.
Weisgerber, F. W. 377 2d av....G. Brooks.
Wilson, Mary. 224 E. 76th....J. Moriarty.
Young, Maggie. 315 E. 117th....G. Fennell &
Co.
Young, Celia....Cowperthwait & Co.
Zayas, S. 164 W. 54th....Friel & Hand.

MISCELLANEOUS.

Ackerman, A. Cigar Stand connected with
Barrett House, Broadway and 43d st....Mar-
garet Ackerman. Cigar and News Stand
Fixtures, &c.
Ahrensdoerf, Ruth. 91 William....M. Stachel-
berg. Cigar Fixtures.
Angle, Isabella. 107 W. 32d....Marvin Safe Co.
Safe.
Blasi, J. N. 54 West Broadway....M. Blasi.
Machinery.
Bongartz, F. T. 9th av and 58th st....J. Ander-
son. Drug Fixtures. (R)
Bowers, Ada M. Hotel Lafayette, Broadwav, s
w cor 42d st....R. E. Morris. Hotel Fur-
niture, Fixtures, &c. 25,000
Brauth, J. H. 422 W. 51st....L. Rossi. Medical
Instruments, Books, Furniture, &c.
Brewster, H. 293 Broadway....O. Horwitz. Of-
fice Furniture. (R)
Brogmann, C. H. 1236 2d av....Davis & Benson.
Bakery. (R)
Burgoyne, L. H. 116 Centre....R. Hoe & Co.
Printing Press.
Bach, H. 220 1st av....G. Peyser. Cigar Fixt-
ures.
Baur, F. and A. Lawrence. 216 Hudson....P.
Westphal. Barber Fixtures.
Beckett & Corlies. 47 Light....H. Griffin &
Sons. Book Bindery, Machinery, Fixt-
ures, &c. (R)
Burke, W. J. 841 10th av....R. Hill. Grocery
Fixtures.
Chisolm, A. and W. F. Carey. 61 Broadway....
J. H. Chivers. Machinery, &c. (R)
Christie, C. W. 228 and 230 Greenwich....G. H.
Richardson. Horses, Trucks, &c. 2,300
Clum, A. L. 454 W. 24th....J. H. Badeau and
J. S. Millington. Truck.
Cohen, Mary. 113 7th av....J. McNeil. Cigar
Fixtures. (R)
Coleman, D. 102 E. 41st....H. Killam Co.
Carriage. (R)
Coffin, E. H. 49 John....H. Lindenmeyr. Print-
ing Office Fixtures.
Corrigan, John. North side 80th st, near 11th
av....James Corrigan. Horses, Wagon and
Harness.
Carman, R. F. 9th av and 59th st....W. M.
Brundage. Horses, Carriages, &c.
Clark, J. M. 535 Pearl....Emily V. Clark. Ma-
chinery.
Cuoco, M. 82 Spring....A. Rizzo. Barber Fixt-
ures.
Dean, J. S. 432 8th av....E. Monense. Range.
De Luca, G. 135 Park row....B. Pelugo. Bar-
ber Fixtures.
Dinsmore, B. W., & Co. 12 Frankfort....R. Hoe
& Co. Printing Press.
Dominick, Lydia G....Pottier & Stymus Mfg.
Co. Agreement to assign two chattel mor-
gages on the Langham, executed by C. R.
Purdy.
Dugan, R. and Mary. 210 1st av....T. P. Bren-
nan. Horses, Harness, &c.
Duffy, P. 55 Fulton....Mosler, Bowen & Co.
Safe.
Engel, J. 157 Norfolk....Flora Engel. Cigar
Fixtures.
Empire Agency. 732 Broadway....Mosler,
Bowen & Co. Safe.
Feldmann, C. 258 Rivington....C. H. Kranich-
felt. Shoe Store Fixtures.
Fritz, C. A. 35 1/2 6th av....W. M. Russell.
Horse, Wagon and Harness.
Faulkner, A. 92 White....Ellen Ormerod. Ma-
chinery.
Fischl, J. 1485 2d av....I. Pick. Bakery Fixt-
ures.
Fraut, M. 157 Norfolk....Eva Fraut. Cigar
Fixtures.
Frankel, E. 157 Ridge....L. Cohn. Butcher
Fixtures.
Friedrich Bros. 972 1st av....Mosler, Bowen &
Co. Safe.
Galvanotype Engraving Co. 80 Beekman....A.
Schwarz. Machinery, Apparatus, &c.
Garland, E. N. 111 King....Whiteman Bros.
Horses, Truck, &c.
Grinthal, D. 143 East Broadway....Liberty Ma-
chine Works. Printing Press.

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Elliott, Helen A.	168 Livingston	W. T. Wheeler.	225
Farrell, Annie C.	408 McDonough	F. G. Smith.	325
Finnegan, Sarah J.	110 Lawrence	F. G. Smith.	105
Franklin, Maggie.	39 Maujer	Fennell & Co.	180
Gould, W. P.	277 Ewen	F. G. Smith.	125
Griffin, Mrs. J. H.	181 Concord	E. D. Phelps.	200
Gowing, Julia A.	F. G. Smith.	Piano.	320
Hayes, Margaret.	70 Hicks	H. J. Rorke.	106
Herman, F.	109 Palm-st	H. Israel & Sons.	166
Hicks, Edward J.	847 Monroe	F. G. Smith.	283
Haynes, Maggie.	485 Wythe av	I. Mason.	159
Hullen, Leonore.	978 Lafayette av	F. G. Smith.	250
Jansen, Mary.	794 Broadway	F. G. Smith.	184
Jacobson, F.	444 Greene av	S. Knapp & Co.	175
Keech, Ellen P.	185 Rodney	A. Schulz.	194
Larkins, Thomas H.	178 5th	S. Carson.	139
Latham, James.	Flatbush	M. Nason.	146
Lloyd, Agnes.	439 Pulaski	F. G. Smith.	140
Lyons, John H.	358 Grand	A. Schulz.	135
Ladd, R. T.	394 Douglass	Virginia A. G. Russell.	130
Leary, J. H.	F. G. Smith.	Piano.	325
Mathews, James.	533 17th	F. G. Smith.	300
Mayorga, J. M.	376 Tompkins av	S. Carson.	130
Moffat, Robert.	13 Locust	I. Mason.	108
Mackey, Edward.	Flatbush	I. Mason.	175
Mahoney, Joseph.	274 23d	M. Nason.	123
Manning, J. S.	96 Hooper	F. G. Smith.	275
Martin, D.	317 President	Susan Lewis.	400
McCormack, J.	816 Dean	J. Mullins.	105
McCormell, R. E.	59 Lee av	F. G. Smith.	252
McHugh, Mary A.	149 Douglass	F. G. Smith.	103
Nichols, William H.	Williams av	F. G. Smith.	104
Norton, Nellie D.	1240 Bedford av	I. Mason.	170
Ormsby, Richard G.	2-3 McDonough	W. H. Childs.	150
O'Brien, Mrs. J.	19 Cumberland	I. Mason.	128
O'Reilly, Mrs. Delia.	172 Stockton	I. Mason.	166
Pitts, Emma.	1918 Atlantic av	F. G. Smith.	100
Reddin, Mary.	71 North Oxford	F. G. Smith.	204
Reed, Adelaide C.	446 Hart	S. Carson.	130
Reinheimer, Nora A.	59 Joralemon	F. G. Smith.	165
Rodgers, Fannie.	216 Fulton	F. G. Smith.	300
Russell, Kate.	390 Myrtle av	F. G. Smith.	145
Shepard, G. A. and Josephine.	44 De Kalb av	Wells & Richardson Co.	700
Seaver, A. H.	49th st, n. s. east of 1st av	A. A. Hanrahan.	140
Thompson, Mary.	144 Flatbush av	F. G. Smith.	195
Tobin, Thomas F.	159 24th	M. Nason.	169
Toy, Peter.	12 Underhill av	Mary E. Murtha.	100
Travis, T. B.	59 Adams	I. Mason.	156
Tripp, L. C.	344 Stuyvesant av	P. W. Park.	150
Tripp, Jacob and Mina.	331 Sackett	G. Fenell & Co.	237
Van Schaick, Ella.	190 State	F. H. Spangeman.	350
Vincent, Eugene.	522 Evergreen av	M. Nason.	196
Watson, A. M.	11 Walton	I. Mason.	120
Williams, Eleanor L.	47 1/2 Gwinnett	F. G. Smith.	135
Winn, John.	53 South 4th	F. G. Smith.	130
Winters, Peter V.	102 Reid av	M. C. Smith.	130
Woodcock, Lizzie C.	184 Fort Greene pl	F. G. Smith.	135
Young, Isabella.	138 Nelson	F. G. Smith.	320

MISCELLANEOUS.

Asemann, Johanna.	722 Flushing av	J. Horwitz Butcher Shop.	250
Broadhurst, Helene T. K.	222 Duffield	I. A. Schaeffer. Diamonds.	136
Brehm, H., John and Jacob.	212 1st	H. Weil. Box Manufactory.	4,250
Crimmin, J.	291 Chauncey	J. Stahler. Grocery Wagon.	120
Callahan, Honora.	518 Flushing av	Bennett & Gompper. Soda Water Apparatus.	175
Clayton, James.	45 and 47 York	N. Strang. Machinery and Tools.	1,000
Same.	Phoebe L. Clayton.	Machinery and Tools.	20,833
Collignon, G. W.	6th st and Jackson av	L. I. City. C. B. Rogers & Co. Machinery.	200
Gaillard, T.	22 Franklin	H. McDougall. Machinery.	150
Hefferman, F.	J. F. Clarke. Coal Cart.		71
Hopkins, Anna.	1990 Fulton	Caroline M. Hopkins. Confectionery Store.	153
Imhof, F.	889 Atlantic av	J. F. Clarke. Grocery Wagon.	257
Langjahr, Mary and William.	1626 Fulton	Weeks, Douglass & Co. Bakery.	100
Licht & Co.	56 North 1st	Marvin Safe Co. Safes.	110
Liederbach, Lizzata.	388 Myrtle av	P. C. Nickel. Butcher Shop.	500
Lohr, H.	53 Montrose av	M. F. Ludhorn. Bakery Fixtures, Horse, Wagon, &c.	800
McCloskey, Felix.	Bedford av, near Halsey, "A on Hall"	P. J. Carlin. Furniture and Fixtures.	300
McLaughlin, Robert F.	288 Hewes	Singer Mfg. Co. Sewing Machines.	177
Neary, T. and J.	J. P. Barrett. Wagon.		102
Prigge, W. J.	406 Park av	C. F. Weidig. Horse, Wagon and Bakery Fixtures.	430
Pine, C. H.	185 Wilson	J. Cunningham, Son & Co. Coach.	717
Renwick, B.	415 6th av	J. B. Renwick. Confectionery Store Fixtures.	500
Rogers, W. H. H.	John st	A. C. Thurber, Printing Presses and Office Fixtures.	15,000
Rueze Brothers.	Myrtle av	Rybsam & H. Bottling Establishment.	250
Ridgewood Ice Co.	Brooklyn Trust Co.	All Property, Rights and Franchises.	140,000
Rose & Co.	1 and 3 Walton	S. A. Woods Machine Co. Planing Machinery.	1,200

Sbrignadello, J.	923 Atlantic av....	Marvin Safe Co. Safe.	120	
Speckmann, C. H.	88 and 90 20th....	Puffer & Sons. Soda Water Apparatus.	915	
Thomson & Co.	55 Dey st, New York....	Campbell Printing Press & Mfg. Co. Printing Press.	1,400	
Voltmann, A.	151 Park av....	G. M. Pepper. Butcher Fixtures.	500	
Vogel, Chas. F.	90 4th av....	S. W. & J. A. Haviland. Bakery.	1,200	
Williams, John S.	agent, and Josephine S.	198 Fulton....	S. C. Holmes. Tools &c. (R)	1,500
Weimann, M.	2d av and 8th st....	J. G. L. Boettcher. Machinery.	1,500	
Wilson, Francis H.	95 Hancock st ..	S. S. Peloubet. Law Library.	200	
Walker, E. D. and F. E. Clark.	In church on 7th st, n. s. 100 e 6th av....	Hook & Hastings. Church Organ.	1,200	
Warner, A.	136 Wyckoff	Maggie Maxwell. Horses, Truck and Harness.	350	

BILLS OF SALE.

Akberg, Chas. W. N.	319 and 373 Atlantic av	Cecelia Nilsson. Restaurants.	nom
Buhl, J. and C.	180 Leonard	Elizabeth Buhl. Brush Manufactory and Store Fixtures.	300
Bergman & Cohen.	25 Grand	Falkenberg & Jones et al. Stock, Gent's Furnishing Goods.	1,999
Gerdette, H. G.	Elizabeth Macauliff. Furniture.		nom
Horn, Frederick.	144 Manhattan av	Barbara Deem-r. Crockery Store.	600
Horwitz, J.	742 Flushing av	J. Aasmann. Butcher's Fixtures.	350
Nilsson, Carl.	319 and 373 Atlantic av	C. W. N. Akberg. Restaurants.	nom
Rice, Salomon.	688 3d av	Cath. Schneider. Bakery.	nom
Schneider, William.	688 3d av	S. Rice. Bakery.	700
Wren, O. W.	Belle V. S. Wren. Stage Scenery, Theatrical Wardrobe, &c.		1,200
KINGS CO. ASSIGNMENTS OF CHATTEL MORTGAGES.			
Hopkins, Caroline M.	to C. H. Skidmore. (Anna Hopkins, Dec. 2, 1886.)		155
Thurber, A. C.	to F. K. Thurber. (W. H. H. Rogers, Jan. 15, 1886.)		15,000

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.

Dec.			
4 Austen, William J.	-J. A. Webb	\$2,332 22	
7 Albert, George	-John Ritzert	478 77	
7 Angle, Isabella	-Louis Mahler	147 41	
7 Aaron, Emil	-Ernest Dreyfus	6,763 85	
8 Allison, George M.	-Peter Holbert	112 77	
9 Austen, William J.	-Second Nat. Bank of Oswego	2,542 01	
9 Albert, George	-Henry Hartung	141 63	
10 Andrews, Patrick J.	-John Boyle	218 76	
10 Algie, David B.	-William Taylor	2,553 59	
2 Blackman, John F.	-John Royle, Jr.	144 22	
4 Burt, William H.	-J. A. Webb	2,332 22	
4 Brown, William P.	-Nat. Park Bank, New York	4,405 50	
4 Benjamin, Wayland E.	-Mary L. Ormsby	632 27	
6 Bateman, Arthur E.	-Henry Piegras	296 59	
6 Brand, Christian	-Health Dep't, City New York	59 50	
6 Barton, Ann Maria	-Herbert Van Dyke	917 38	
7 Butts, V. Winslow	-S. S. North	90 80	
7 Beissbarth, Andrew	-Joseph Ullmann	201 26	
7 Byrne, Michael	-Edward Luckemeyer	4,295 15	
7 Baremore, George D.	-Albert Lane	2,532 34	
7 Braun, George S.	-William Edwards	205 34	
7 Busted, Sidney E.	-F. S. Myers	199 64	
7 Busted, George	-Mary F.		
7 Bogert, Albert D.	-John Royle	79 73	
7 Brady, James M.	-Aaron Raymond	184 00	
7 Bennett, Henry D.	-St. Lawrence Marble Co.	281 28	
8 Baker, Smith T.	-C. J. Baker	500 78	
8 Brown, Daniel	-Patrick O'Thayne	68 54	
9 Bruns, Albert	-Edward Schwyer	126 69	
9 Burt, William H.	-Second Nat. Bank of Oswego	2,542 01	
9 Brady, James L.	-H. Roemer, as general partner	349 32	
9 the same	-L. H. Roemer	309 41	
9 Bauer, Gesiner Dorothea	-Susanna J. A. Willett	90 47	
9 Banks, Louis	-People of State New York	500 00	
9 Bryant, John H.	-A. C. Rodriguez	172 04	
10 Berry, Samuel J.	-E. M. Harrison, as assignee	1,183 35	
10 Buchanan John	-Samuel Montgomery	954 26	
10 Barker, William H.	-Metropolitan Telephone and Telegraph Co.	41 37	
10 Busby, Alexander	-William Busby, Henry Dittmas	622 07	
3 Clark, Harry H.	-William Whiting	23 96	
4 Chase, Sara B.	-J. B. Motte	394 07	
4 Cregier, John A.	-Margaret Cregier, Augustus L.	240 57	
4 Collins, Morris	-Bertha Thoms	121 79	
6 Carroll, James	-G. P. Valentine, as admr.	244 25	
7 Cobb, Allen C.	-M. F. McDermott	1,080 24	
7 Crawford, Robert	-C. R. Christy	111 21	
7 Cisco, John A.	-F. J. Gasquet	6,670 68	
7 Cobbell, Rudolph	-O. A. Krauss	103 50	
7*Clark, Benjamin S.	-J. W. Grant	649 85	
7 the same	-E. H. Richards	394 19	
7 the same	-G. L. Clarke	527 78	
7 Cory, James H.	-Mary W. Trowbridge	118 97	
7*Clark, Benjamin S.	-M. W. Carr	347 36	
7 the same	-W. E. White	454 37	
7 Chappell, Paul J.	-H. N. Semansky	309 97	
7 Crawford, Robert	-W. C. Ilsley	294 57	
7 Cassidy, Patrick S.	-T. L. Jones	273 64	
8 Covert, Henry H.	-J. N. Platt, as trustee	1,442 22	
9 Cody, William E.	-J. C. Mahr	374 94	
9 Cuff, Richard	-Jacob Rossmann	172 63	
9 Cardova, Angelo	-People of State		
9 Crawford, Erastus	-New York	300 00	
9 Church, Gilbert	-the same	500 00	
9 Crawford, Erastus	-the same	300 00	
10 Clarkson, Edmund	-Secundino Garcia	92 36	
4 Devine, John T.	-R. E. Deane	76 40	
4 Dixon, Hiram	-Robert Moore	1,053 99	
6 Deutsch, Albert	-David Levy	5,863 81	
6 the same	-Edward Rosenwald	2,513 79	
6 the same	-Isaac Hamburger	2,911 91	
6 the same	-Elias Spingarn	4,481 13	
7 Davison, Darius	-W. H. Wells	399 00	
7 Dessau, Naphth	-Bank of State N. Y.	1,035 51	
7 Dryer, Julius	-Edward Harbison	200 79	
7 Dreyfus, Achille	-Ernest Dreyfus	6,763 85	
7 Dagget, David	-W. C. Ilsley	276 24	
8 Donnell, Robert W.	-W. Knox	1,102 61	
8 Dodge, Mary S.	-Thomas Osborne	1,131 30	
8 Deacon, Joshua E.	-Thomas Nichols	253 53	
8 Dunn, Edward A.	-W. H. Blain, as assignee	100 42	
9 De Rivera, Henry C.	-Amwell Nat. Bank, Lambertville, N. J.	2,697 54	
9 Dorn, John J.	-F. W. Mertens	167 57	
9*Draper, T. W. M.	-C. W. Kohlsaat	803 11	
9 Dempster, Thomas W.	-A. C. Rodriguez	172 04	
10 Doscher, Charles C.	-E. M. Harrison	1,183 35	
10 Dodge, Cheever K.	-C. W. Smith	229 34	
4 Easton, William	-H. J. Ewing	45 17	
7 Engel, Abraham H.	-G. L. Clarke	527 78	
7 the same	-J. W. Grant	649 85	
7 the same	-E. H. Richards	394 19	
7 Engel, Abraham H.	-W. E. White	454 37	
7 the same	-M. W. Carr	347 36	
9 Edsall, David A.	-J. J. Tracy	316 59	
4 Freund, Meyer	-S. E. Bernheimer	563 08	
4 Friedrichs, Otto	-the same	368 81	
4 Farrell, Robert	-Frederick Giebel	251 13	
7 Fercusen, Lewis W.	-S. S. North	90 80	
7 Foote, Frederick W.	-F. J. Gasquet	6,670 68	
7*Felter, Samuel	-Mary W. Trowbridge	118 97	
7 Frace, Daniel D.	-F. W. Devoe	140 06	
7 Freund, Alfred	-Theodore Wolf, Jr.	443 38	
7 Fischer, Angelique J.	-Frederick Bostwick	98 75	
10 Farrell, James	-James Pilkington	75 12	
3 Galloway, Robert	-Gottlieb Gennert	346 30	
4 Goodyear, William Henry	-J. D. Crimmins	159 50	
4 Gillis, Romer	-R. E. Deane	76 40	
4 Goetz, Emil	-William Muller	36 05	
4 Gough, Edward J.	-N. A. Merritt	188 93	
6 Gilbert, Henry O.	-Ellen L. Adeo	150 88	
7 Goldsmith, Max	-H. F. Ahrens, Jr.	571 55	
7 Grunberg, Solomon	-Abraham Simlack	204 46	
8 Gourand, Andreas H.	-L. O. Connor	73 70	
9 Grote, William	-E. H. Menke	74 91	
9 Goodrich, John J.	-J. H. Clapp	540 48	
9 Geils, John L.	-Benedict Fischer	79 43	
9 Guion, Louis	-J. H. Smalpage	221 58	
10*Gerstl, Solomon	-Alvaro Garcia	90 45	
10 Good, Jacob A.	-Metropolitan Telegraph and Telephone Co.	86 07	
3 Harrison, William B.	-H. A. Ruebsamen, as extr.	114 10	
4 Hamilton, Francis E.	-J. A. Webb	2,232 22	
4 Haight, Edward	-Julia Hallgarten	3,030 51	
4 Graham	-as extr.		
4 Haight, Ogden	-Patrick Hendrick	103 05	
4 Hendrick, Louis P.	-N. J. Demarest	605 57	
6 Holman, George W.	-Eli Baldwin	113 00	
6 Hirt, Rudolph	-Charles Werner	84 78	
6 Hartvigson, Max	-James Whitall	172 41	
6 Hooper, George D.	-C. H. Southard	124 27	
7 Hageman, Christina	-W. H. Delany	478 77	
7*Heilbrunn, Bernhard	-John Ritzert	206 70	
7 Hein, Ferdinand	-Simon Herzog	1,106 27	
7 Holden, Howard	-Charles Angell	714 83	
7 Hobson, Samuel	-W. H. Winn	443 38	
7 Hirschbach, Henry	-Theodore Wolf, Jr.	273 64	
7 Haltigan, James	-T. L. Jones	43 19	
8 Hart, Henry A.	-J. M. Gano	559 44	
8 Harris, Eliza	-Elsie R. Fleitner	2,528 26	
8 Harris, Susan	-Nat. Broadway Bank	1,088 71	
8 Hotchkiss, Philo P.	-Nat. Broadway Bank	87 71	
8 Hogg, Andrew H.	-E. P. Gleason	2,542 01	
8 Hutchinson, David J.	-Mfg. Co.	165 51	
9 Hutchinson, George E.	-H. A. Riley	141 68	
9 Hamilton, Francis E.	-Second Nat. Bank of Oswego		
9 Halladay, Waller	-Alice Nones		
9*Heilbrunn, Bernhard	-Henry Hartung		
9 Hyneman, Jacob	-John Burt, Jr.		

9 Hamilton, Silvia T.—W. S. Johnston, as recvr.	376 17	10 the same—the same	5,287 35	3 The Grand Belt Copper Co.—Gurdon Conkling	345 05
9 Hacuschen, Emil — J. J. McDonough	132 05	10 Meyers, Henry—D. H. Chamberlain Marx, Kossuth	437 64	4 The New York Lumber Auction Co. (Lim.)—Edwin Eddy	3,502 09
9 Heins, William H. — Benedict Fischer	148 04	10 Marx, Adolphus } D. L. Van Moppes Marx, Jacob	17,355 71	4 The Manhattan Construction Co.—F. R. Adams	271 62
9 Hawes, Madeline E. — People of State New York	1,500 00	10 the same—the same	5,274 40	4 The Mayor, &c.—Jacob Adler	490 33
9 Hayes, James W.—the same	300 00	4 McLaughlin, Michael T. — G. H. Foster	10 71	4 the same—E. McK. Holly	261 61
10 Hamburger, Jettel H.—Henry Wendendorfer	282 18	6 McMahon, Dennis—Solon Briggs	111 52	4 The Coachmen's Union Benevolent Assoc.—Maurice Houlihand	190 22
10 Heilbronner, Isaac—Focasset Mfg. Co.	745 26	8 McIntosh, Martin—Rector, Church Wardens and Vestrymen of St. Phillips Church, as landlord	28 26	4 The Broadway and Seventh avenue R. R. Co.—Florence Hazel	37 37
10 Hemmy, Peter—Adolph Goldsmith	765 95	8 McCabe, Lawrence—J. E. Whitaker	76 16	6 The New York Auction Co. (Lim.) Kate I. Turner	622 95
6 Ireland, John Edward—S. D. Clark	9,144 08	9 McCue, Thomas—People of State of N. Y.	1,500 00	6 P. Scherer Co.—Rochester Distilling Co.	7,458 79
7 Isidor, Moritz—Simon Herzog	206 72	4 Niederlander, Adam—S. J. Weaver	205 66	6 New York Creamery Assoc.—I. H. Herts	531 81
8 Iacchia, Angelo — Frederick Rullman	519 87	7 Nichols, Fred. S.—F. W. Devos	140 06	6 The Whitestone Mfg. Co. (Lim.)—John Schwabeland	160 10
4 Jessup, Stephen W.—A. T. Sullivan	7,487 92	4 Odell, Charles—Charles Bossert	43 73	7 The Pulverized Coal and Furnace Co.—J. H. Warner	25 32
4 Joyce, Michael—J. W. Tufts	94 28	7 O'Shea, James—J. F. Sadler	3,113 04	7 The Manhattan Construction Co.—J. E. Kerby	199 01
6 Jones, Latimer E.—Kate I. Turner	622 95	7 Onofrio, Louis—J. E. Kerby	199 01	7 The American Gear Co.—R. M. Morley	95 14
6 Johnston, William A.—Charles Schumacher	35 78	9 O'Beirne, James R.—A. C. Rodriguez	172 04	7 The Pursell Co.—F. P. Osborn	1,839 20
6 Jones, Latimer E.—I. H. Herts	531 81	4 Place, William S.—Jolen Royle, Jr.	141 23	7 The Mayor, &c.—James Stevens	58 88
8 Johnson, Mrs. Samuel E. — Lawrence Klossert	151 87	4 Perie, Heinrich } Theobald Helf....	239 01	7 The Brighton Gas Light Co.—Stephen McGrath	179 54
8 Johnson, William—W. H. Blain, as assignee	203 74	4 Paine, Naomi C., trustee for Priscilla C. Dunker, under the will of Hanford Smith—P. C. Dunker	1,000 00	7 Kennedy & Co.—F. Phillips	2,006 72
9 Johnson, William H.—Maurice Colbert	322 03	4 Paine, Naomi C.—P. C. Dunker	70 00	8 The H. Edger Hartwell Co.—Peter Helmsky	108 50
10 Jenkins, John G. — W. S. Johnston, as recvr.	2,764 32	8 Polchinski, Louis—Louis Onofrio	793 95	8 The Central Stock Yard and Transit Co.—Bridget Cooper, as admr.	104 70
10*Jenett, James W.—Phenix Ins. Co. of Brooklyn	374 46	8 Patterson, Alexander H. — E. P. Gleason Mfg. Co.	1,088 71	9 The Rockaway and Direct Process Iron and Steel Co.—L. J. Lossner	237 61
4 Kleinknecht, Frederick — Henry Oberscheimer	106 46	9 Pischof, Jean—Alphonse Menard	340 13	9 The Manhattan Wood Carpet Co.—Robert Wheelan	3,993 40
4 Kalt, Henry W.—T. C. Smith	51 82	10 Potter, Gilbert, as exr. of Gilbert Potter—W. S. Johnston, as recvr.	371 57	10 The Farrow Publishing Co.—Commercial Nat. Bank, N. Y.	888 19
4 Klag, Fredericka—Theobald Helf	239 01	9 Quinn, John—Abraham Worms	270 59	10 The French Hotel Co.—J. L. Robertson	270 59
4 Klingebach, Mary—George Wischhusen	28 39	4 Rothmann, Adolph—Lena Paetzgen, as admr.	232 87	7 Upham, Joseph K.—Adolph Wimpfheimer	443 50
4 Koch, William—Robert Moore	1,053 99	4 Robinson, Daniel A.—Thomas Gill	563 42	7 Velten, Lewis—William Edwards	205 34
4 Korman, Herman—H. G. D. Meschendorf	119 88	4 Ringer, Isaac—Marks Celler	290 35	8 Vanderbilt, Isaac T.—Louis Steiner	492 65
7 Kimball, William H.—Nat. Bank of the Republic of Philadelphia, Pa.	1,553 86	4 Raymond, Aaron—A. H. Corwin	1,878 66	10 Volkman, Frederick A. — E. M. Harrison, as assignee	1,183 35
7 the same—the same	735 54	7 Root, Norris M.—S. S. North	90 80	10 Vounedshutz, Henry A. — Adolph Mendel	205 44
7 Kayser, Louis		7*Roestel, Rebecca—H. F. Ahrens	571 55	4 Willis, Anna—W. S. Johnston, as recvr.	374 17
7 Kirby, Alfred A. H. } W. S. Dunn..	112 96	7 Rohling, Ann Smith — Raphael Springer	333 13	4 Wood, George M.—Robert Moore	1,053 99
7 Kalbfleisch, Albert M. } W. R. Hart	6,939 05	7*Roe, William Clark—W. H. Gomer-sall	30 73	6 Willis, David R.—James Sinclair	516 22
7 Kalbfleisch, Charles H. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	8 Rohkohl, Louis—G. H. Roberts	214 35	6 the same—S. W. Ham	516 22
7 Kalbfleisch, Franklin H. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	8 Robinson, Andrew J.—E. H. Pollock	82 27	6 the same—James Clews	516 22
7 Kalbfleisch, Charles H. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	9 Robinson, John M.—John Bohnet	157 89	6 the same—Joseph Garside	516 22
7 Kalbfleisch, Albert M. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	9 Ros, Salvador—Amwell Nat. Bank, Lambertville, N. J.	2,697 54	6 the same—H. C. Warner	216 22
7 Kalbfleisch, Franklin H. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	9 Ranney, Michael—W. S. Hurley	427 44	6 the same—Beniot Wasserman	677 35
7 Kalbfleisch, Charles H. } Mechanics' and Trad-ers' Bank, City N.Y.	3,904 69	10 Ritchie, Ezekiel Lucien—Phenix Ins. Co. of Brooklyn	374 46	6 the same—F. & M. Schaeffer Brewing Co.	866 21
7 Katz, Aaron—George Freeder	383 26	10 Reynolds, Alfred P. — F. W. Von Stade, as surviving trustee	169 54	6 the same—David Pohalski	466 21
8 Kaempf, Reinhardt—Henry Kiemleby	212 46	3 Silker, William H.—N. L. Jones	66 50	7 Warriner, Justin L.—S. S. North	90 80
9 Kruskop, Charles—William Buess	576 11	4 Silberstein, Isaac—T. A. Wright	631 77	7 Walker, Horace—Albert Lane	2,532 34
9 Kilbourn, Sheldon A.—S. F. Kneeland	248 65	4 Spooner, John A.—J. F. Scott	167 10	7 Willis, David R.—H. W. Schroeder	2,831 89
10 Knapp, William H.—Simon Simon	494 37	4 Siebold, John H. } A. B. Ansbach	161 50	8 Wilson, William H.—H. F. Dolan	73 09
10 Kingsland Albert A.—F. P. Klenke	293 31	4 St. John, David L.—H. M. Oddie, as exr.	1,317 30	9 Walsh, Lawrence—L. H. Roemer, as general partner	120 75
10 Korony, Theodore G.—Metropolitan Telegraph and Telephone Co.	70 01	4 Shinski, Bruno B.—Frederick Giebel	251 13	9 Williams, Andrew—J. W. Hamblet	271 25
6 Linke, Francis—A. A. Frazer	122 40	4 Shepard, Emily L. } Bridget W. Shepard, Charles H. } Bodine	161 25	9 Wisner, Jeffray A. } E. M. Harrison, Whitney, Franklin } as assignee	1,183 35
6 Lowenthal, Abraham—David Sussman	43 93	6 Saffer, George J. — Nicholas Eschman	362 58	10*Wood, George M.—P. G. Wilmarth	49 07
6 Lippmann, Julius—C. A. Edelhoff	1,453 04	6 Seely, John A.—Andrew Baldorf	71 34	10 Whelan, James F.—James Naughton	285 34
7*Loose, Willard H.—Albert Lane	2,532 34	6 Saffer, George J.—John Frantz	1,152 50	10 Woolf, Albert E.—C. A. Du Vivier	76 59
7 Lanigan, Mark—Julia Manning	47 83	6 Sanders, J. Ellwood—Anselm Hoefner	750 00	10 Wilson, James—Valentine Fischer	934 88
7 La Monte, Mary E.—Newell Bros. Mfg. Co.	74 73	7 Strahan, John H.—Michael Noonan	4,694 40	9 Yesky, Carl B.—Augusta Yesky	967 59
8 Lawson, Leonidas M.—T. W. Knox	1,102 61	7 Schwartz, Maurice L. } Joseph Op-schwartz, Joseph } penheimer	1,516 89	7 Zwislser, Kate—Frances Livingston	79 11
9 Lockwood, Hiram, as admr. of Joseph Merritt—D. E. Merritt	1,046 25	7 the same—Edward Lyon	1,766 89		
9 Loehr, Henry, as president of St. Josephs Verein—Nicholas Fischer	232 75	8 Snyder, Ward B.—Edward Kirmss	851 04		
9 Lee, James—J. S. Conover	95 17	8 Simpson, George E.—T. W. Knox	1,102 61		
10 Lohman, John — E. M. Harrison, as assignee	1,183 35	8 Schoenwald, Henry—F. S. Phillips	865 05		
10 Laytin, William, } W. S. Johnston, as recvr.	2,764 32	9 Seldner, Henry—J. H. Goodman	425 71		
10 Laytin, Abby		9 Sick, Ong—Ong Gong	312 22		
10 Lanigan, Mark—W. H. Malcolm	169 52	9 Steele, Theophilus B.—F. F. Van Derveer	217 38		
4 Mooney, Johanna—W. T. Ryerson	66 63	9 Spreaton, Robert — J. J. McDonough	132 05		
4 Mayer, Gilford—William Blossfeld	89 21	9 Schulhafer, Bernard — People of State New York	500 00		
4 Montgomery, James—B. B. Osborn	219 23	10 Spaulding, Rosanna } J. T. McDon-spaulding, James J. } ald	570 19		
4 Murphy, John J.—Adam Bickelhaupt	347 12	10 Schwartz, Heinrich—Frederick Stengel	22 56		
4 Mook, Karl—Adolph Goldsmith	119 41	10 Spengemann, Theo.—O. A. Krauss	180 30		
6 Murphy, J. J.—William Booth	223 60	10 Sloan, Samuel C. } Phenix Ins. Co.	374 46		
6 Merritt, Samuel—Health Dept. City N. Y.	59 50	10 Schwenk, Sam-uel K.			
7 Mestayer, William A.—John Howson	72 10	10 Sprague, Stephen H.—Metropolitan Telegraph and Telephone Co.	61 46		
7 Morris, Elias—Solomon Stein	1,358 23	10 Schoonmaker, Lewis M.—Metropolitan Telegraph and Telephone Co.	61 46		
7 Merrigold, Louis S. — Mary W. Trowbridge	118 97	4 Smith, Sidney T. — Samuel Eckstein	465 12		
7 Marri, Emilio—E. L. Goldstein	911 53	6 Smith, Nicholas W.—E. G. Burgess	106 72		
7 the same—Charles Spiegel	221 00	7 Smith, Sydney H.—Adolph Wimpfheimer	443 50		
7 Mohl, John—Adam Wick	322 74	8 Smith, Elliott—J. L. Morgan	1,223 09		
8 Mahoney, Jeremiaiah — Charlotte Jenkins	181 91	4 Townsend, Henry E.—David Mofat	438 66		
8 Marx, Kossuth } Lippman Tannen-baum	6,627 73	4 the same—A. R. Van Nest	797 35		
8 Marx, Adolphus } Lippman Tannen-baum	6,627 73	4 Troutet, Amede—A. H. Jugla	79 73		
8 Marx, Jacob		7 Trumburger, George—J. P. Davis	127 40		
9 Morrissey, Edward F. — Joseph McGillick	297 36	7 Tuthill, Theodore—John Royle	79 73		
9 Moran, John—L. H. Roemer, as general partner	166 43	7 Tredwell, Wilbur F.—W. H. Gomer-sall	30 73		
10 Meeker, Samuel M., as exr. of Gilbert Potter—W. S. Johnston, as recvr.	371 57	8 Thomas, William H.—John Fackin-ser	97 11		
10 Morton, Henry J.—Downer Kerosine Oil Co.	13 00	10 Truslow, Thomas			
10 Meeker, Samuel—W. S. Johnston, as recvr.	2,764 32	10 Truslow, James L., as } W. S. Johnston	371 57		
10 Mullane, Daniel E.—John Boyle	218 76	10 Thomas, William H.—Simon Simon	494 37		
10 Mark, Kossuth } Amelia M. Citroen	2,496 03	10 Tice, Moses B.—P. H. Thomson	43 40		
10 Mark, Adolphus } Amelia M. Citroen	2,496 03				
10 Mark, Jacob					

KINGS COUNTY.

Dec.

7 Andrews, William—W. H. Harland	\$1,043 47
10 Asmus, Franz—H. Keller	27 72
4 Baxter, Mary A.—R. Whelan	371 44
9 Bauer, Charles—G. Bosch	104 95
9 Beecher, Eugene F.—A. P. Hinman	262 25
9 Bennett, Henry D.—S. V. Lawrence Marble Co.	281 28
9 Benner, Thomas R. } A. Sussman..	27 75
9 Benner, Peter H.	
3 Cooper, Albert C.—E. Joyce	90 24
7 Crouse, William—A. McCaldin	220 98
7 Carling, Frank—F. W. Arvine	273 97
7 Crawford, Robert—C. R. Christy	111 21
8 Cohen, Simon—L. Robinson	86 57
8 Cohen, Simon—L. Levy	620 19
8 Cohen, Simon—H. Meyer	1,507 88
8 Crawford, Robert—W. C. Isley	204 57
9 Cory, James H.—M. W. Trowbridge	118 97
9 Clayton, Ransom S.—J. Schutz	242 42
9 Carlston, Gustaf T.—H. C. Fisher	76 82
10 Duerscheid, Jacob—Bushwick R. R. Co.	72 17
10 Eddy, Elias F.—J. MacIntosh	1,607 24
3 Fernald, Robert L.—F. J. Nodine	151 33
4 Fernandez, Robert—M. B. Dorlon and ano., exrs.	176 16
9 Felter, Samuel—Mary W. Trowbridge	118 97
8 Griswold, Danil C.—Van A. Pugsley	252 24
4 Hoffman, Charles—M. B. Dorlan and ano., exrs.	176 16
6 Hallihan, William H.—H. Sullivan	754 44
6 Hartvigson, Max—J. Whitall	84 78
6 Harvey, William H.—Long Island R. R. Co.	77 16
8 Hein, Ferdinand—S. Herzog	206 72
8 Hottes, Henry—H. Rauch	120 41
10 Hart, Carrie E.—D. R. Corbin	39 73
10 Herbert, Edward—E. L. Herbert	62 48

7 Insurance Co. of North America of Philadelphia, Pa.—T. Halpin.....	2,69 27
8 Isidor, Moritz—S. Herzog.....	206 73
8 Kalbfleisch, Charles H. } National Kalbfleisch, Albert M. } Broadway Kalbfleisch, Franklin H. } Bank, New not summoned. } York.....	1,259 61
3 Kalbfleisch, Albert M.—Ansonia Brass and Copper Co.....	101 20
4 Kalbfleisch, Albert M. } P. J. Ar- Kalbfleisch, Franklin H. } mour.....	9,103 30
4 the same—Easton Nat. Bank.....	5,709 15
4 Killian, Edward—C. Schlesinger.....	264 05
8 Klag, Fredericka } T. Helf..... Klag, Heinrich P. } Klag, Daniel P. }	239 01
3 Lihou, Nellie—J. W. Gillis.....	191 72
4 Lippman, R.—F. B. Thurber.....	83 92
6 Lott, William—The First Nat. Bank, Brooklyn.....	74 69
6 Lippman, Julius—A. Wimpfheimer.....	882 80
6 the same—Matthew Mfg. Co.....	1,452 91
6 the same—J. E. Fisher.....	1,210 20
6 the same—S. B. Hawley.....	794 50
6 the same—J. P. McGovern.....	578 20
6 the same—E. E. Hitchcock.....	2,399 34
3 Myhan, Robert—United States Life Ins. Co., New York.....(D)	1,596 87
3 McCallum, Neil—M. S. Cahill.....	215 90
4 Mooney, Benjamin—J. J. Reid.....	124 57
4 McKenna, John—W. Wilson.....	237 89
6 McAvoy, Annie E.—J. Wechsler.....	463 60
7 McLaughlin, Annie } N. Meyer..... McConnell, Richard J. }	711 78
8 Mahoney, Jeremiah—C. Jenkins.....	181 91
9 Merigold, Louis S.—M. W. Trow- bridge.....	118 97
9 McKenna, John—Budweiser Brew- ing Co.....	292 62
9 Monsees, Richard—Budweiser Brew- ing Co.....	1,270 05
8 Petry, Daniel—T. Helf.....	239 01
9 Pierson, Charles L.—C. Pierson.....	31 49
3 Read, Cassius H.—W. Tumbridge.....	2,330 95
3 Roberts, John H.—W. H. Malcolm.....	252 10
8 Redwood, George—M. Sampter.....	416 89
8 Rice, Ferdinand—A. Hadden.....	353 74
9 Ranney, Michael—W. S. Hurley.....	427 49
9 Ryan, Dennis—M. Kraus.....	116 69
10 Rottenger, Frank } H. Wunderlich..... Blume, William }	466 75
10 Rottenger, Frank } Charles Dattel- Blume, William } baum.....	571 08
3 Schuman, F.—A. H. Edinger.....	91 92
3 Splidorf, Henry—Ansonia Brass and Copper Co.....	101 20
3 Stokes, Edward S.—W. Tumbridge.....	2,330 95
3 St. John, Edward A.—J. P. Van Doren.....	97 41
4 Scherpich, Ferdinand F.—A. S. Min- ner, admr. C. Mitner.....	82 00
4 Smith, John—F. A. Leonard.....	48 66
7 Sommers, Joseph—L. W. Mack.....	87 35
8 Skelly, Michael—C. Schlesinger.....	364 05
8 Scheff, Lewis—A. Polhemus.....	363 92
8 Sawyer, Frank E.—G. W. Maynard.....	119 63
9 Smith, Elliott—J. L. Morgan.....	1,223 09
9 Snyder, Julius—H. McShane.....	169 89
10 Stewart, William S.—N. Tittmore.....	101 99
3 Tierney, Francis E.—White, Potter & Paige Mfg. Co.....	73 82
3 The Manhattan Chemical Co., N. Y. —C. R. Batt, assignee.....	66,987 71
3 The Brooklyn Electric Construction Co.—E. R. Knowles.....	456 82
3 Taylor, Henry A.—W. T. Gough.....	1,070 72
6 Townsend, Henry E.—A. R. Van Nest.....	797 35
6 the same—D. Moffat.....	425 66
6 Trembly, Edward J.—F. Adams.....	143 05
6 Thomas, William H.—J. Fackiner.....	97 11
7 The Insurance Co. of North America, Philadelphia, Pa.—T. Halpin.....	2,609 27
8 Townsend, Henry E.—J. S. Snede- ker.....	104 02
8 Valbroth, Augustus—C. Schlesinger.....	126 97
8 Vanderbilt, Isaac T.—L. Steiner.....	492 65
4 Whitlock, James—E. Howe.....	329 26
4 Whipple, Fred. E.—W. E. Barnett.....	199 69
8 Witt, Frank—A. Polhemus.....	193 61
8 Williams, William C.—Van A. Puge- ley.....	252 24
10 Wunderlich, Henry—Charles Dattel- baum.....	86 54

SATISFIED JUDGMENTS.

NEW YORK.

December 4 to 10—inclusive.

Adelsdorfer, David—Morris Loshitz. (1879).	\$316 80
Archer, William—John Lacy. (1886).	739 75
Adler, Samuel B.—J. R. Watts. (1886).	231 57
Anderson, Thomas—J. A. Cisco. (1886).	175 39
Same—F. W. Fote. (1886).	171 13
Beckwith, Leonard F.—Anthony Pollak. (86)	626 88
Bowes, John J. and Charles M.—G. M. Smith, assignee. (1883)	191 47
Beares, Caroline M.—E. L. Keyes. (1886).	80 89
Brady, James B.—Caroline S. Brady. (85).	1,760 44
Bamberger, Ira Leo—Pacific Bank. (1886).	92 88
Birmingham, Mark—F. R. Brick. (1886).	187 30
Bonanza and Union Tunnel and Mining Co.— Abram Kling. (1885)	144 94
Barber, Lewis—J. L. Hasbrouck. (1885).	191 08
Coven, Minnie—Samuel Robinson. (1886).	75 94
Same—P. S. Bolger. (1886).	61 43
Covel, Charles H.—Charles Frazier. (1880).	127 05
Cahill, Edward—Martin Dowling. (1884).	265 45
Same—Stephen Price. (1886).	223 45
Chertizza, John—Frederick Baccarich. (86).	528 00
Davids, Walter F.—J. W. Todd, assignee. (J. W. De Veau, by assign.) (1883)	6,949 31
Same—same. (1883)	1,241 52
Dawson, John—John Lacy. (1886).	739 75
Endner, Edward—Frederick Baccarich. (86)	528 00
Flammer, John George—Garret Cosine. (86).	101 17

Farley, Cornelius, as marshal—Morris Los- hitz. (1879).	316 80
Friedrich, Peter L.—J. E. Semmig. (1885).	329 61
Farley, Patrick—Richard Rollins. (1883).	62 98
Fonner, James A.—Perrin, Payson & Co. (1886)	80 76
Field, Maunsell B.—D. E. Sickels. (1886).	110 88
Gillet, Etienne—Anthony Pollak. (1886).	625 83
Glanz, Adolphus—T. P. Howell & Co. (83).	636 01
Germania Life Ins. Co.—Anna C. Hemmig- hofen, admrx. (1883)	1,881 94
*Gessner, Wm. J.—H. T. Cleveland. (1886).	727 15
Israelsohn, Gumpel—Morris Loshitz. (1879).	316 80
Jones, Charles—Peck, Martin & Co. (1886).	2,059 48
Jaynes, Lemuel—J. L. Hasbrouck. (1885).	191 98
Kent, James, Jr.—E. Legrand. (1886).	458 81
Krukop, Charles—John McClave. (1880).	162 34
Klesius, Mathias—William Melior. (1886).	259 43
Lung, Jesse B.—S. A. Wood's Machine Co. (1886)	853 47
Lowther, Sarah E.—Perrin, Payson & Co. (1886)	80 76
Lindsay, William—Garret Cosine. (1886).	101 17
Lupton, Wm.—Smith & Lupton. (1875).	186 80
Lambert, Sophia—Louise Mirabel. (1885).	358 52
Miller, W. H. Hayden—H. T. Pratt. (1885).	422 59
McNeill, Virginia—W. D. Lent. (1886).	397 67
Mattocks, Wm. H.—F. M. Gillett. (1886).	159 51
Manhattan Railway Co.—S. G. Craig. (1886).	99 15
Norton, James—J. F. De Berg. (1884).	21 10
Noble, William—Doll Brothers. (1886).	2,369 12
(Lien suspended on appeal, &c.)	
Same—same. (1886.) (Lien suspended on appeal, &c.)	88 90
+Parraga, William C.—W. J. De Rivera. (84)	616 00
Peck, William M.—S. T. Knapp. (1886).	151 77
Paret, Eliza—J. P. Bennett. (1886).	235 99
Parret, Eliza—J. A. Mitnacht. (1883).	617 20
Porret, Eliza—G. W. McAdam. (1886).	177 84
Rutherford, Winthrop—Peter Lloyd. (1885).	20 32
Rauch, George H.—Robert Andree. (1876)	636 54
Stiefel, Baer and Isaac—Morris Loshitz. (1879)	316 80
Stewart, Helen L. E.—E. Legrand. (1886).	458 81
Schreiber, Michael—John McClave. (1880).	162 34
Smith, James Mills—Theresa Lynch. (1884).	11,048 61
Schwartz, Julius—William Hoffman. Steinberger, Charles J. (1886)	162 44
Stumpf, Casper V.—Josiah Partridge. (86).	319 43
Van Name, Moses J.—Edward Harbison. (1886)	469 95
Von Twistern, Henry W.—Henry Buchten- kirch. (1886)	450 51
Wood, Walter D.—Edward Harbison. (1886).	469 95
Whitlock, William—G. W. Oliver. (1886).	109 99
Wilson, Benjamin—J. E. McCormick. (1886).	108 90

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

KINGS COUNTY.

December 4 to 10—inclusive.

Dallon, Francis L.—A. F. Campbell, assignee. (1874)	\$1,203 74
Glanz, Adolphus—S. A. Underhill. (1884).	76 27
Heyningen, George E.—E. H. Van Ingen, Pitts, James } (1886.) (Execution)	23 49
Littlefield, Mary S.—S. A. Rockfellow. (1886)	69 85
(Cancelled)	
Mahnken, Herman—W. G. Abbott. (1885)	272 81
McLinden, James—W. E. McGighe. (1886)	74 07
Moore, Maria J.—J. R. Halsey, individ. and exr. (Correction)	284 40
Nowald, August C.—C. Blank. (1885)	261 78
O'Neil, Gorman—J. H. Dressner. (1886)	35 85
Palmer, William L.—J. Wood. (1886.) (Cor- rection)	177 22
Seck, John—H. Haust. (1886)	254 85
St. John, Edward A.—J. P. Van Doren. (86)	97 41
Swift, Francis—G. W. Conselyea and ano., exrs. (1886.) (Reversed)	76 27
Same—same. (1885.) (Reversed)	21,439 32
The New York Lumber Co.—A. M. Sadler. (1886.) execution realized	578 00
Van Heyningen, George E., and James Pitts —E. H. Van Ingen. (1886.) (Execution)	23 91

MECHANICS' LIENS.

NEW YORK CITY.

Dec.	
4 Monroe st, No. 87, 115 ft from Pike st, 25 ft front. Leander Stone agt John Early, owner, and Charles O. Johnston, contrac- tor. (Continued by order of Court).	\$300 00
4 Eighth av, n e cor 14th st, 75x100. Thomas Lyons agt Peter McCormick, owner and contractor.	732 00
One Hundred and Twelfth st, n e cor Man- hattan av, 270x100.11.	
4 One Hundred and Thirteenth st, s s, 20 e Manhattan av, 250x100.11.	
Joe Spota agt Edward Roemer, owner, and Charles E. Van Houten and William J. Merritt, contractors.	1,010 81
6 Eighty-fourth st, Nos. 216 and 218 E., s s, 204 e 3d av, 50x100. Michael T. McLaughlin agt Lucas George, owner, and James Wil- liams, contractor.	55 00
7 Monroe st, No. 87, 115 ft from Pike st, 25 ft front. John Nesbit's Sons agt John Early, own-r, and Charles O. Johnston, con- tractor. (Continued by order of Court).	590 51
7 Ninety-fifth st, n s, 275 w 8th av, 70x100.8. Charles T. Mott agt Mrs. Mary C. McKen- na, owner and contractor.	106 00
8 One Hundred and Thirteenth st, n s, abt 200 e 8th av, 125x100. Patrick McManus agt Winthrop O. Sargent and Gertrude W. Nickerson, owners, and—Burnett, con- tractor.	21 75
8 Ludlow st, Nos. 166-174, e s, bet Stanton and East Houston sts. Peter Runzier agt George B. Christman, owner and con- tractor.	261 00
9 First av, No. 2324, e s, abt 120 e (?) 118th st, 25 ft front. Steindler & Hahn agt— Leary, owner, and A. Krause, contractor.	11 35
9 One Hundred and Thirty-third st, No. 47 E., w s (?) abt 100 e Madison av, 25 ft front. Same as last agt John H. Dunn and Thomas McCormick, owners, and Charles Abbes, contractor.	92 79

10 One Hundred and Thirty-third st, n s, 210 w 4th av, 50x99.11. Henry H. Meise agt John H. Dunn and Thomas McCormick, owners or reputed owners and contractors	160 00
10 First av, e s, 25.11 n 108th st, 75x100. John Allen agt Henry Wibben and Mark S. Stevens, debtors and owners.	1,682 40
10 Fifty-seventh st, n w cor 7th av. Composite Iron Works agt Thomas Osborne. (Con- tinued by order of court).	600 00
10 Seventy-second st, No. 430 W., s s, bet 9th and 10th avs. David M. Smith agt Louis V. Holzmaister, owner and contractor.	50 00

KINGS COUNTY.

Nov.	
29 Throop av, Nos. 245-251, n e cor Vernon av, 100x20. George Riessler and Henry Haag to Michael Lewis, Max Hallhe- mer, Henry Loeffler and George Covert.	\$1,100 00
Dec.	
3 Magnolia st, s e cor Knickerbocker av, 50x 100. James Flanagan agt George and Elizabeth Williams, owners, and Peter W. Higgins, contractor.	100 40
4 Broadway, No. 1217. Gustav Zartmann agt C. L. Ingersoll, owner, and Oliver A. In- gersoll, contractor.	20 00
4 Myrtle av, Nos. 9-6-988, s s, 25 e Throop av, 175x100. Jacob H. Werbelovsky agt Max Hallheimer, Henry Loeffler, Michael Lewis and George Covert, owners and contractors.	43 50
4 Myrtle av, s s, 25 e Throop av, runs east 175 x south 200 to Vernon av, x west 200 to Throop av, x north 100 x east 25 x north 100 to beginning. Francis V. Fisher agt same.	450 00
6 Howard av, w s, 27 n Halsey st, 36 6x67. Alanson W. Adams agt James Choyce, owner and contractor.	700 00
6 Clason av, s w cor Dean st, 25x50. Victor Pettersen and Aron Almsstrom agt Rich- ard Donohoe, owner, and Thomas Don- nelly, contractor.	65 00
6 Throop av, n e cor Vernon av, 100x100. Eli- zabeth Seaman agt George Covert, Max Hallheimer, Michael Lewis and Henry Loeffler, owners and contractors.	200 00
7 Hancock st, s s, 325 e Lewis av, 200x100. William Lewis agt George E. Cross, Charles E. Marsh and Joseph Puels own- ers, and Cross & Reynolds, contractors.	45 00
7 Second av, s w cor 9th st, 25x100. John Morton & Sons agt John Weirhouse and Bernard Smith, owners, and James Oaks, contractor.	201 72
8 Bedford av, n w cor Lafayette av, 20x80. Thomas Phillips agt Stephen T. Birdsall, owner, and A. H. Birdsall.	296 75
8 Bond st, s w cor Degraw st, 50x85. Patrick G. Hughes agt Philip Wood, owner, and C. J. Peter and Jacob Altschul.	296 13
9 Madison st, s s, 275 e Ralph av, 25x100. George Covert agt Mrs. E. M. Langabeer, owner, and J. Langabeer.	148 49
10 Hancock st, s s, 325 e Lewis av, 200x100. Darius C. Davison agt George E. Cross, Charles Marsh and Joseph P. Puels, owner, and J. Davison.	72 00
10 Bond st, n e cor Degraw st, 50x85. Gus Ol- sen agt Philip Wood and Jacob Altschul, owners.	75 00

SATISFIED MECHANICS' LIENS.

Dec.	
4 Ninety-fifth st, n s, 150 w 9th av, 100x100. Lewis Curtis agt W. S. Jennings and Doherty, Smith & Co. (Lien filed Nov. 13, 1886)	\$300 00
4 Thirty-second st, No. 333 W., n s, 330 w 8th av, 25x98.9. H. Bartholomae & Co. agt George Wright. (Nov. 16, 1886)	320 6
10 Boston road, s e s, 121.9 n e 165th st, 119.9x 96.4x242.10x334.1. Henry A. Sherwood agt Franklin Conklin. (Oct. 9, 1886)	290 22
Southern Boulevard 10 138th st. 143d st. Transit road stations	Three stations of Sub- urban Rapid Tran- sit road. Gribbin & Blake agt Subur- ban Rapid Transit Co. (Dec. 1, 1886).
94Seventy-sixth st, 125 e 4th av, 100x100. Stephen R. Frazier agt Henry J. Mc- Guckin. (Oct. 1, 1886)	1,112 78
94Same property. Dougherty, Elliot & Mori- son agt Henry J. McGuckin. (Oct. 18, 1886)	813 00
10 Potter pl, n s, 625 w Cadiz pl, 25x100. Mil- ler & Tompkins agt David Banks. (Nov. 1, 1886)	1,230 00
10*Fifth av plaza, w s, extd from 58th to 59th sts, 200.10 on plaza, x 175 on 59th st and 125 on 58th st. E. Stuart Hinton agt John D. Phyle and James Campbell, owners and contractors. (Dec. 9, 1886)	82 55
10 Fifteenth st, No. 254 W., s s, bet 7th and 8th avs, 25x100. Peter Schaeffer agt Jobst Hoffmann, debtor and owner. (Dec. 8, '86)	2,897 49

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

KINGS COUNTY.

December 4 to 10—inclusive.

Stone av, w s, 131 n Atlantic av. George W. Evans agt Darius C. Davison & Brother. (Lien filed Aug. 14, 1885)	63 50
Broadway, e cor Hull st, runs southeast 75 x northeast 100 x southeast 25 x northeast 25 x northwest 100 x southwest 125. Ja- cob Monneschmidt agt John E. Dwyer. (Lien filed Oct. 14, 1886)	500
Penn st, Nos. 245-250, s e s, 180 n e Marcy av, 61x100. Cross & Co. agt C. F. Naughton and E. F. Haight, agents for William Fer- guson. (Lien filed Nov. 17, 1886)	601 89
Dean st, No. 2094, s s, 250 e Rockaway av, 25x 107.9. The Venetian Blind Co. of Vermont agt William and Mary Gormley, and John and Gertrude O'Donoghue. (Lien filed May 13, 1886)	317 28

Cooper pl, w s, 121 s Herkimer st, 69x98. Edward Tracy agt J. B. Lung, contractor, and Julianna Kempf, owner. (Lien filed Aug. 18, 1886).....	25 94
Stockton st, n s, 190 e Marcy av, 50x100. John J. Koeberle agt Andrew Wils, Henry Loeffler, G. H. Hammar and A. Schenck. (April 6, 1886.) (By deposit).....	12 00
State st, No. 72, s s, 68 e Hicks st, D. C. E. Lamb and W. M. Coots agt John F. Shiels. (July 26, 1886).....	41 00
10th st, s s, 90 e 6th av, 55x100. William J. Fitzpatrick agt Emm B. and Cevendra B. Sheldon, owners and contractors. (Oct. 6, 1886.) (By order of court upon giving bonds).....	508 17

BUILDINGS PROJECTED.

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

The new law "Relating to Buildings," with the Mechanics' Lien Law, and the Law Limiting the Height of Dwelling Houses, with notes, index and colored engravings illustrating the subject, edited by W. J. Fryer, Jr., is for sale, in a convenient volume, at the office of THE RECORD AND GUIDE. Price, 75 cents; by mail, 85 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Horatio st, Nos. 34, 36 and 38, two five-story brown stone tenement's, 25 front, 23 rear x 76, tin or plastic slate roof; cost, each, \$25,000; ow'r and b'r, Louis Rossi, 422 West 51st st; ar't, F. T. Camp. Plan 2024.

Stanton st, s w cor Sheriff st, one five-story Philadelphia brick tenement's, 25x71, tin roof; cost, \$22,000; Mrs. Jane E. Cusack, 355 Broadway; ar't, Fred. Ebeling. Plan 2043.

Mott st, No. 43, one six-story brick tenement's with two stores, 25x80, tin roof; cost, \$20,000; John J. Feehan, 210 East 57th st; ar'ts, A. B. Ogden & Son. Plan 2044.

BETWEEN 14TH AND 59TH STS.

25d st, No. 325 E., one five story brick tenement's, 25x84.6, tin roof; cost, \$17,000; Catharine Booth, 417 East 117th st; ar't, John H. Friend; c'r, Henry Booth. Plan 2018.

27th st, No. 135 W., one five-story brick tenement's, 25x84.6, tin roof; cost, \$19,000; ow'r and ar't, Adolph Koschel, 223 West 52d st. Plan 2026.

Foot 40th st, North River, one one-story frame coal pocket, 30x50, board roof; cost, \$6,000; John B. McPherson, Washington, D. C. Plan 2033.

41st st, No. 552 W., one three-story brick and iron store house, 27x98.9, gravel roof; cost, \$5,000; Robert L. Darragh, 1539 Broadway; m'n's, Rob't L. Darragh & Co. Plan 2019.

51st st, s s, 145 e Madison av, one four-story and basement brown stone and brick dwelling, 30x64.8, tin roof; cost, \$40,000; H. C. Fahnestock, 293 Madison av; ar'ts, McKim, Mead & White; m'n, M. Reid; c'r's, Morton & Chesley. Plan 2046.

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

63d st, n s, 129 w Av A in rear of lot, one one-story shed over boiler and engine, 30x16, gravel or sparham roof; cost, \$150; J. D. Crimmins, 40 East 68th st; ar't, E. A. Sargent. Plan 2025.

102d st, s s, 100 w 2d av, four four-story brick tenement's with stores, 25x65; tin roofs; cost, each, \$15,000; Harry Graham, 421 East 91st st; ar't, John C. Burne; c'r, by day's work. Plan 2040.

Av A, s e cor 73d st, five five-story brick tenement's and one five-story brick factory, 25x80 and 82, tin roofs; cost, \$18,000 for each tenement and \$29,000 for factory; Henry J. McGuckin, 1239 3d av; ar't, Emile Gruwe. Plan 2042.

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

95th st, s s, 100 e 9th av, eight three-story and basement brick and red stone dwell'gs, 17, 18 and 19x53, tin roofs; cost, each, \$12,000; ow'r's, ar'ts and b'r's, Squire & Whipple, 111 Broadway. Plan 2023.

8th av, s w cor 113th st, one five-story brick store and tenement's, 25.3x96, tin roof; cost, \$19,000; John Flanagan, 128 East 120th st; ar't, J. H. Valentine. Plan 2045.

NORTH OF 125TH STREET.

Lexington av, w s, 68 s 128th st, one three-story and basement Philadelphia brick dwell'g, 32x20, tin roof; cost, \$8,000; Elizabeth P. Gardner, s w cor 128th st and Lexington av; ar'ts, Cleverdon & Putzel. Plan 2032.

157th st, s s, 20 w 11th av Boulevard, two three-story and basement brick and frame dwell'gs, 22.6 and 24.6x59, shingle roofs; cost, \$12,000 and \$14,000; Dr. Morton Grinnell, the "Bella," 26th st and 4th av, and William Milne Grinnell, Audubon Park, N. Y.; ar't, William Milne Grinnell. Plan 2047.

23D AND 24TH WARDS.

Morris st, s s, 100 w Madison av, two two-story and attic frame dwell'gs, 18 front and 13 and 18 rear x 43, shingle roofs; cost, each, about \$3,500; Sarah Danzig, 119 East 64th st, ar't, F. F. Ward; b'r's, H. Mandeville & Son. Plan 2029.

176th st or Orchard st, n s, 100 w Morris or Madison av, four two-story and attic frame dwell'gs, 18 front and 13 and 18 rear x 43, shingle roof; cost, each, abt \$3,500; ow'r's, ar't and b'r, same as last. Plan 2030.

Monroe av, e s, 325 n Columbia av, two two-story frame dwell'gs, 20x36, tin roofs; cost, each, \$1,500; ow'r and b'r, Andrew Donohue, w s Jackson av, near Columbia av. Plan 2022.

Monroe av, e s, 200 s Spring st, two two-story and attic frame dwell'gs, 18 front and 13 and 18 rear and 43, shingle roof; cost, each, abt \$3,500; Solomon Friend, 112 East 58th st; ar't, F. F. Ward; b'r's, H. Mandeville & Son. Plan 2028.

149th st, n e cor Cypress av, one three-story frame store and dwell'g, 20x43, tin roof; cost, \$3,500; Elise Miller, 923 East 149th st; ar't, Arthur Arctander. Plan 2020.

167th st, s s, 44 e Kelly st, one two-story frame dwell'g, 20x32, tin roof; cost, \$1,500; ow'r, ar't and b'r, John Aitken. Plan 2027.

Columbia av, n s, 100 e Monroe av, being abt 182d st, one one-and-a-half-story frame shop, 13x20, shingle roof; cost, \$150; ow'r and b'r, Andrew Donohue. Plan 2021.

Monroe av, e s, 100 s Spring st, four two-story and attic frame dwell'gs, 18 front and 13 and 18 rear and 43, shingle roof; cost, each, abt \$3,500; ow'r, ar't and b'r, same as last. Plan 2031.

Washington av, w s, 300 s 172d st, one two-story and basement frame dwell'g, 18x33, tin roof; cost, \$3,000; Amy A. Mull, 1317 Washington av; ar't, W. W. Gardiner. Plan 2034.

Washington av, w s, 300 s 172d st, rear, one one-and-a-half-story frame stable, 13.6x24.8, tin roof; cost, \$200; ow'r and ar't, same as last. Plan 2035.

167th st, n s, 48 e Kelly st, two two-story frame dwell'gs, 17x35, tin roofs; cost, each, \$2,500; ow'r and ar't, William Fernschild, 2183 4th av. Plan 2037.

Leggett av, e s, 200 n 156th st, one one story frame stable, 40x12, felt and board roof; cost, \$100; Thomas and Johanna Pendergast, n e cor 134th st and 6th av; ar't and b'r, William Joekel. Plan 2041.

Sedgwick av, e s, 1650 n of Kingsbridge road, one stone and frame dwell'g, 64 and 60x83, slate and tin roof; cost, \$31,000; Edward E. Eames, on premises; ar't, James Stroud. Plan 2039.

Van Cortland Mill Dam, s s Van Cortland Lake, 450 west of junction of Moshulu av and Green Hill road, abt 275th st, one one-story frame skate-house, 25x12.6, shingle roof; cost, \$260; Augusta Van Cortland, Kingsbridge; ar't, Jacob Bininger; m'n's, Emery & Forsyth; c'r, James Odell. Plan 2038.

Washington av, e s, 75.6 s 167th st, two two-story and basement frame dwell'gs, 20x30, tin roofs; cost, each, \$2,500; John H. Reinken, 732 East 167th st; ar't, W. W. Gardiner. Plan 2036.

KINGS COUNTY.

Plan 1845—6th av, s w cor 5th st, one three-story brick store and dwell'g, 20x55, tin roof, wooden cornice; cost, \$8,000; ow'r and b'r, Thomas Butler, 389.6th st; ar't, W. H. Wirth.

1846—5th st, s s, 98 w 6th av, one two-story brick shop, 19.10x20, tin roof, brick cornice; cost, \$500; ow'r, ar't and b'r, Thomas Butler.

1855—Herkimer st, s s, 98 w Saratoga av, one three-story brick dwell'g, 21x43, and two-story extension 16x18, mansard, slate and tin roof, wooden cornice; cost, abt \$6,000; Mrs. Annie N. Savery, Montana; ar't, C. E. Hebbard.

1894—Cypress av, w s, near Cozine av, one one-story frame stable, 40x15, shingle roof; cost, \$200; ow'r and b'r, G. Torborg, Cypress av.

1895—Adams st, e s, 233 s Fulton av, one two-story frame dwell'g, 20x32, and extension 12x14; tin roof; cost \$2,000; Daniel Quane, 15 Sheriff st, New York; ar't, E. Dennis; b'r, B. J. Dennis & Son.

1896—Van Sicklen av, w s, 80 s Liberty av, one two-story frame stable, 18x25; tin roof; cost \$500; H. Seiler & Schwarz, 12 Moore st; ar't, H. Volweiler; b'r, J. Hoepfer.

1897—Elm st, No. 230, s s, 200 w Hamburg av, one two-story frame (brick filled) dwell'g, 25x45; tin roof; cost, \$2,400; Geo. M. Schorpflin, 220 Elm st; ar't, H. Volweiler; b'r's, J. Miller and H. Subberg.

1898—Varet st, No. 44, one one-story frame shed, 18x40; tin roof; cost, \$75; E. Brielmann, 57 Varet street.

1899—Dean st, n s, 100 e Buffalo av, two one-story frame sheds, 25x13; felt roofs; cost, each, \$25; ow'r and b'r, H. Kenney, 1729 Dean st.

1900—22d st, n s, 250 w 6th av, one two-story frame stable, 25x17, tin roof; cost, \$300; C. Haliday, 22d st near 6th av; ar't, C. P. Roberlee; b'r's, Smith & Roberlee.

1901—Floyd st, s s, 90 e Nostrand av, five three-story frame (brick filled) tenement's, 25x60, tin roof; cost, \$25,315; A. J. Bates & Co., 202 Church st, New York; ar't, F. Holmberg; b'r's, J. Wagner and H. Bruchhauser.

1902—Covert st, n s, 100 e Bushwick av, five two-story and basement frame (brick filled) dwell'gs, 15x36, tin roof; cost, each, \$1,500; ow'r and b'r, Joseph S. Hopkins, 58 Schaeffer st; ar'ts, Platt & Acker.

1903—Covert st, n s, 244.3 e Bushwick av, five two-story frame (brick filled) dwell'gs, 15.11x36, tin roof; cost, each, \$1,700; ow'r, b'r and ar't, same as last.

1904—Covert st, n s, 200 e Bushwick av, five two-story and basement frame (brick filled) dwell'gs; 15.11x36, tin roof; cost, each, \$1,500, ow'r, b'r and ar't, same as last.

1905—Nostrand av, n e cor Hopkins st, two one-story brick factories, 20x15 and 30 and 25x75, gravel roofs and 30 ft. high brick chimnies; cost, each, \$3,300; Wm. J. Anderson, on premises; ar't and b'r, U. Maurer.

1906—Atlantic av, n e cor Adam st, one two-story frame stable, 15x19.6, tin roof; cost, \$300; Louis Riddle, on premises.

1907—Herkimer st, n s, 170 e Ralph av two two-story and basement frame (brick filled) dwell'gs, 20x30, tin roofs; cost, each, \$2,500; ow'r, ar't and b'r, John Fraser, 44 Rochester av.

1908—Myrtle av, n s, 23 e Marcy av, one four-story brick store and lofts, 41.2x65, tin roof, wooden cornice; cost, \$10,000; S. L. Husted, Myrtle av, cor Clinton av; ar't, A. W. Dickie; b'r's, J. Thatcher and P. Brady.

1909—St. Marks av, s s, 100 e Rockaway av, one two-story frame stable, 20x30, tin roof; cost, \$500; John Scholl, 1920 Fulton st; b'r, J. Pirrung.

1910—Chauncey st, n s, 134.8 w Reid av, two two-story and basement brick dwell'gs, 20x42, tin roofs, wooden cornices; cost, each, \$3,500; A. M. Maryatt, 525 Quincey st; ar't and b'r, W. J. Wilson.

1911—18th st, s s, 225 w 7th av, one two-story frame dwell'g, 20x30, tin roof; cost, \$1,600; ow'r and c'r, John Lenton, 353 18th st; m'n, H. Lenton.

1912—Court st, w s, 150 s Bryant st, one three-story frame store, 49.6x40 and 24, board roof; cost, \$1,500; Gibson & Elssesser, Nelson st; b'r, T. Williams.

1913—Sackman av, w s, 93.9 n Atlantic av, four two-story frame (brick filled) dwell'gs, 17x45, tin roof; cost, each, \$2,500; J. Sullivan, 1804 Fulton st; ar't, W. H. Waldron.

1914—Madison st, s s, 120 e Reid av, two two-story and basement (brown stone) dwell'gs, 17.4x42, tin roofs, wooden cornices; cost, \$4,000; Kate Acor, 197 Bainbridge st; ar't and b'r, Stevens.

1915—Hamburg st or av, s w cor Jefferson st, one three-story frame (brick filled) store and tenement's, 25x55, tin roof, and extensions 20x21; cost, \$4,500; ow'r and b'r, Conrad Burkhardt, rear of premises; ar't, H. Vollweiler.

ALTERATIONS NEW YORK CITY.

Plan 2321—142d st, s s, 42 w Morris av, moved and placed upon 4-foot stone foundation; cost, \$250; George Smith, 426 3d av; b'r, T. Duggan.

2322—14th st, n s, 100 e 3d av, moved and raised 4 feet on stone foundation; cost, \$900; George Smith; b'r, T. Duggan.

2323—79th st, Nos. 215 and 217, repair damage by fire; cost, \$300; John L. Boggs, 279 Hudson st; b'r, L. Sibley.

2324—30th st, No. 230 W., widening passage-way from front to rear bld'g, space between windows iron and brick; cost, \$300; Emely A. West, 105 East 18th st; c'r, Peter V. Outcalt.

2325—3d av, No. 2149, repair damage by fire; cost, \$1,950; James Wood, 2149 3d av; ar'ts, Clark & Glynn; b'r's, Wallace & Co.

2326—56th st, Nos. 528 to 542 W., repair damage by fire; cost, \$100; ow'r's and b'r's, Cassidy & Adler, 539 West 55th st.

2327—46th st, Nos. 647, 649 and 651 W., doorways widened and wooden girders in party wall; cost, \$1,000; Cutting estate, agent, T. A. H. Jackson; b'r's, Howland & Lein.

2328—2d st, No. 344 E., building moved, rebuild part of wall, &c.; cost, \$1,000; William Purcell, 375 1st av; b'r, D. Wilkie.

2329—Water st, No. 6, remove hoist and stairs, put in new beams, &c.; cost, \$3,000; Francis Livingston, Garrisons, New York; ar't, W. Graul.

2330—6th st, Nos. 614 and 646 E., rear part raised one story, new galleries, &c.; cost, \$3,000; Sixth Street Baptist Church, E. T. Simpson, 257 West 12th st; ar't, J. Ireland.

2331—53d st, No. 68 W., two-story and basement extension, 8.7 and 9.8x14.10, tin roof; cost, \$3,000; Christine M. Van Deventer, 37 West 73d st; ar'ts, Mayer & Robinson; b'r's, Wells & Crockett.

2332—3d av, Nos. 2230-2234, elevator shaft, &c.; cost, \$787; Reformed Low Dutch Church, 2197 3d av; b'r's, Reilly & Deever and T. Overington.

2333—Norfolk st, No. 95, store front with iron girders; cost, \$400; Max Isaac, 136 Essex st; m'n, A. Walter; c'r, C. Krieg.

2334—6th av, Nos. 152, 154 and 156, repair damage by fire and build the side walls of main building. No. 156; cost, \$1,400; trustees, C. L. Wolfe, 3 Mercer st, James M. Jackson, agent; c'r, Edward Smith.

2335—57th st, No. 237, one-story stone extension for club-room and bowling alley, 2x52.5, tin roof; cost, \$2,500; Guillaume Logeling, 241 East 57th st; ar't, Chas. L. Logeling.

2336—Sedgwick av, e s, 600 n Morris lane, abt 184th st, one-story stone extension, 12x12, and glass roof used as green-house; cost, \$200; G. L. Dashwood, Fordham Ridge; ar't, John C. Kerby.

2337—1st av, No. 2358, stairs leading from store to cellar, also plate glass store front; cost, \$1,500; Esther Goldman, 128 East 123d st; ar't, John E. Darragh.

2338—115th st, n s, 175 e Pleasant av, building to be removed; cost, \$400; ow'r, ar't and b'r, E. Richardson, 514 East 116th st.

2339—Elizabeth st, No. 12, take out partition and stairs in basement, new store front; cost, \$500; Lippe Lunitz, 63 Hester st; ar't, William Graul.

2340—6th av, No. 508, repair damage by fire; cost, \$275; Eugene C. Pechin, 27 West 37th st; ar't, Wm. H. Holmes; b'r's, Holmes Bros.

2341—Mott st, No. 77, altered to stable; cost, \$2,500; Barney Isaac, 40 Orchard st; ar't, Fred. Wandelt.

KINGS COUNTY.

Plan 1061—De Kalb av, n e cor Lewis av, one-story brick extension, 20x9.8, tin roof, wooden cornice, front and interior alterations; cost, \$1,500; J. C. Otten, Gates av cor Marcy av; ar't, J. G. Glover; b'r's, A. Rutan and J. A. De Camp,

1062—Bedford av late 4th st, No. 297, E. D., two-story frame extension, 50x26.4, gravel roof, wooden cornice; cost, \$500; Owen Gallagher, 161 North 6th st; ar't, A. Herbert; b'r, not selected.

1063—Reid av, No. 100, add one story, tin and slate roof; cost, \$1,200; Dr. Small, on premises; ar't and c'r, T. Chaffers; m'n, S. Parks.

1064—20th st, No. 196, one story added of frame; shingle roof; cost, \$350; Horatio Alger, Jr., 52 West 26th st, New York; b'r, H. Schenck.

1065—East New York av, n s, 100 e Dean st, one-story frame extension, 7x12, tin roof, wooden cornice; cost, \$50; John Oehrle, East New York av, near Dean st.

1066—Sheffield av, e s, 100 n Baltic av, flat tin roof; cost, \$150; John Kissenberth, Sheffield av; b'r, O. S. Totten.

1067—21st st, No. 103, moved 2 inches on brick foundation; cost, \$100; George Euler, on premises; ar't, O. McDonald.

1068—43d st, s s, 175 w 4th av, moved to rear of lot on posts, one-story frame extension, 8x20, tin roof; cost, \$400; Mrs. Alice Witten, on premises; b's, Spence Bros.

1069—Putnam av, Nos. 65 and 67, two-story and basement brick extension, 39.3 and 23x41 and 76, tin roof and cornice; cost, \$6,700; Lincoln Club, on premises; ar't and c'r, H. J. Smith; m'n, J. J. Bentzen.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Dec.
- 6 Deutsch, Albert and Isaac (firm of A. Deutsch & Co., cigar manufacturers, 493 East 63d st), to Isaac Hamburger.
 - 8 Foster, Chester M. and Charles E. (firm of C. M. Foster & Co., upholstery goods, Grand and Crosby sts), to Frank P. Burnap.
 - 8 Hirschbach, Henry, and A. Freund (firm of Hirschbach & Freund, cigars, 227 6th st), to Solomon Katz.
 - 9 Haulenbeck, Peter (coffee roaster, 170 Duane st), to Walter F. Kilpatrick.
 - 6 Levy, Reuben (hats, 35 Church st), to Louis Cohen.
 - 8 MacBride, Irwin H. (produce commission merchant at 304 Greenwich st), to Charles E. Bliss; preferences \$2,525.
 - 7 Titmuss, George F., and Emanuel Speirs (firm of Titmuss & Speirs), to George C. Coffin; preferences \$1,560.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

New York, December 3 and 7, 1886.

REGULATING, GRADING, ETC.

- 139th st, from Willis to Brook av.†
- 144th st, from Mott to 3d av.†
- Railroad av, from 138th to 144th st.†

CHANGE OF GRADE.

- Fort Washington ridge road, from 198th to 200th st.†

PAVING.

- Sylvan pl, from 120th to 121st st.†
- 64th st, from crosswalk on e s of 1st av to bulkhead line of East River.†
- 85th st, from Av A to Av B.†
- 134th st, from crosswalk on e s of Willis av to Brown pl.†
- 185th st, from crosswalk on e s of Willis av to Brown pl.†

MAINS.

- 68th st, from Av A to East River; gas.†
- 77th st, from 9th to 10th av; Croton.†
- 97th st, from 1st to 2d av; gas.†
- 117th st, from 5th to Manhattan av; gas.†
- 117th st, from 8th to Manhattan av; Croton.†
- 117th st, from 5th to St. Nicholas av; Croton.†
- 120th st, from 6th to 7th av; gas.†
- 120th st, from 6th to 7th av; water.†
- 140th st, from 5th to 6th av; gas.†
- St. Nicholas av, w s, from 125th to 145th st; Croton.†
- 158th st, from Mott to Gerard av.†
- Gerard av, from 161st st.†
- Arthur av, from 177th st to Kingsbridge road; water.†

FLAGGING.

- Sylvan pl, from 120th to 121st st, 4 feet wide; where not already done.†
- 68th st, s s, bet 6th and 7th avs, an additional course; where not already done.†
- 139th st, from Willis to Brook av, 4 feet wide; where not already done.†
- 144th st, from Mott to 3d av.†
- Railroad av, from 138th to 144th st.†

CROSSWALKS.

- Manhattan av, bet 123d and 124th sts.*
- St. Nicholas av, bet 123d and 124th sts.*

- LAMP-POSTS ERECTED AND STREET LAMPS LIGHTED.
- 1st av, from 97th to 103d st.†

FENCING VACANT LOTS.

- 98th st, s s, bet 2d and 3d avs; where not already done.†
- 109th st, n w cor 4th av, abt 80x100.†

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending December 4, 1886. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:

PAVING.

- 67th st, from crosswalk on w s of 10th av to crosswalk on e s of 11th av. Passed over Mayor's veto.

68th st, from crosswalk on w s of 10th av to crosswalk on e s of 11th av. Passed over Mayor's veto.

MAINS.

Berrian av, from Bedford station to Williamsbridge; gas. Passed over Mayor's veto.

ADVERTISED LEGAL SALES.

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

- Orchard st, No. 45, w s, bet Hester and Grand sts, 18.6x55, two-story frame brick front dwell'g and two-story brick dwell'g on rear, by R. V. Harnett. (Partition Sale).
- 27th st, No. 124, s s, 125 w Lexington av, 25x98.9, three-story stone front dwell'g, by Fairchild & De Waltrears. (Amt due \$13,830).
- St. Nicholas av, No. 2074, s e cor 125th st, 89.10x100, vaca t, by P. Malone, ref. (Amt due \$16,175).
- 5th av, No. 150, w s, 44.8 s 20th st, runs west 138 x south 7.8 x west 32 x south 40 x east 70 x north 13.8 x east 104 to w, x north 34 to beginning, with right of way in rear to 20th st, three-story stone front dwell'g, by R. V. Harnett. (Amt due \$110,800).
- 41st st, No. 825 e 11th av, 100x98.9; No. 525, two-story iron store and dwell'g and four-story brick tenement on rear; Nos. 525-531, four-story brick brewery and ice house buildings.
- 41st st, Nos. 526-534, s s, 335 e 11th av, 75x98.9, one-story frame coeprage and frame stables on rear. (Leasehold).
- by R. V. Harnett. (Amt due \$81,862).
- 41st st, No. 553, n s, 62 e 11th av, 38x98.9, three-story brick dwell'g, by R. V. Harnett. (Amt due \$3,651).
- 57th st, Nos. 200-210, s w cor 7th av, runs west 115x south 89.2 x east 15.2 x south 13.5 x east 100 to 7th av, x north 100.5 to beginning, seven-story brick apartment house "Grenoble," by Fairchild & De Waltrears. (Amt due \$76,829; prior mort. \$300,000).
- 62d st, No. 24, s s, 40 w Madison av, 18x100.5, four-story brick dwell'g, by R. V. Harnett. (Amt due \$39,381).
- 140th st, n s, 75 e 6th av as widened, 337.6 x irreg x 360.10x99.11.
- 141st st, n s, 225 e 6th av as widened, 56.3x99.11.
- 6th av, n e cor 139th st, 99.11x75.
- 129th st, n s, 75 e 6th av, 145.10x—x abt 255x99.11.
- 140th st, s s, 150 e 6th av, 300.5x—x abt 180x99.11.
- 139th st, s e cor 6th av as widened, runs east 113.4 x west 162.10 x north 88.2 gore.
- 142d st, s s, 225 e 6th av as widened, runs east 118 x southwest 247.6 x north 43.8 x east 50 x north 99.11 to beginning.
- 141st st, s s, 175 e 6th av as widened, 32.9x55.9x 45.1 gore.
- 139th st, n s, 100 w 5th av, runs west 257.2 x north-east—centre line of block, x east 70 x south 99.11 to beginning.
- 139th st, n s, 100 w 5th av, runs west 295 x south 70 x southeast to centre line of block, x east 270 x north 99.11 to beginning.
- by Smith & Carrigan. (Partition sale).
- Greenwich st, No. 604, n w cor Clarkson st, 25x81.1 x 25x80.4, two-story brick shop, by J. T. Boyd. (Leasehold). (Amt due \$3,932).
- 50th st, No. 361, n s, 635.10 w 6th av, 19.8x—x11.9 x100.5, three-story stone front dwell'g.
- 11th av, e s, 126.2 s 97th st, 50x100, vacant.
- by Smyth & Ryan. (Amt due \$4,885).

KINGS COUNTY.

- Jackson av, w s, 89.10 n De Kalb st, 50x100.
- 19th st, s s, 225 w 6th av, 25x100.
- 19th st, s s, 250 w 6th av, 25x100.
- by T. A. Kerrigan, at 35 Willoughby st.
- Russell pl, s w cor Herkimer st, 167x97.6, by T. A. Kerrigan, 35 Willoughby st.
- Nostrand av, e s, 60 s Madison st, 2 lots, each 20x 80, by T. A. Kerrigan, at 35 Willoughby st.
- De Kalb av, s s, 87 w South Elliott pl, 63x98.10 x abt 63.10x90.4, by A. B. Chalmers, Ref., at Court House.
- Metropolitan av, s s, 75 e Catherine st, 25x100, by L. H. Hurst, Ref., at Court House.
- Flushing av, s s, 65.2 e Cumberland st, 20x75.9x 20.4x79.10, by F. McCloskey, Ref., at Court House.
- Gates av, n e cor Grand av, 89x92.8x89.1x96.4.
- Skillman st, e s, 186.15 s Myrtle av, 25x100.
- Clinton av, w s, 141 s Fulton st, 2x120.
- by T. A. Kerrigan, at 35 Willoughby st.
- Pacific st, s s, 200 e Henry st, 25x100.
- Saratoga av, w s; Fulton st, n s, and Hull st, s s, gore—the block.
- Fulton av, s s, 25 e Sackman st, 175x100, 26th Ward.
- Fulton av, s e cor Sackman st, 25x100, 26th Ward.
- by J. Cole, at 389 Fulton st. (Partition sale).
- Jefferson av, s s, 683 e Throop av, 18x100, by J. Cole, at 389 Fulton st.
- Myrtle av, n s, 125 e Lewis av, 120 x the block to Vernon av late Witherspoon st.
- Vernon av, s s, 100 e Lewis av, 200 x abt 100.
- by Cole & Murphy, at 379 Fulton st.
- Madison st, w s, 360 s Union av, 20x85, 26th Ward.
- Madison st, w s, 380 s Union av, 53.6x55.6x85, 26th Ward.
- by J. Cole, at 389 Fulton st.

LIS PENDENS, KINGS COUNTY.

- St. Marks av, n s, 40 w Carlton av, 20x78.6, Theodore Conrow agt Frederick and Emmie B. Butler; att'y, Henry Parsons.
- Ocean Parkway, w s, 255 s West av, runs west 200 to Brighton pl, x north 40 x east 100 x north 40 x east 100 to Ocean Parkway, x—x80 to beginning, Gravesend. Action for dissolution of partnership, appointment of receiver and an accounting; att'y, Samuel J. Cohen.
- 2d st, No. 21, w s, 163.9 s South 10th st, 18x50.
- John Lowe et al., trustees Second Union Co-operative Society (dissolved) agt Katharina Seebold; att'y, J. Noble Hayes.
- Putnam av, No. 403, n s, 225 w Tompkins av, 19x 100.
- John Hayes agt Wray S. Littlefield; att'y, Edward MacKinley.
- Union av, s w cor North 12th st; lot 7, map 866.
- Philando C. Langdon agt Catharine A. Shea; att'y, David Barnett.

- Halsey st, n s, 341.8 w Lewis av, 16.8x100, Mary T. Van Voorhis agt Emma Taylor; att'y, Wm. H. Willis.
- Halsey st, n s, 325 w Lewis av, 16.8x100. Same agt same; same att'y.
- Bergen st, s s, 65.4 w Washington av, runs north-west, 26 x abt 35 x 40 x 22.8 x abt 30.
- Edward Dolle, extr. Elizabeth Dolle agt Dennis Meighan; att'y, A. W. S. Proctor.
- Myrtle av, s s, 25 e Throop av, runs east 175 x south 200 to Vernon av, x west 200 to Throop av, x north 100 x east 25, x north 100 to beginning.
- Horace F. Burroughs and Marvin Cross agt George Cover and Michael Lewis; foreclos. mechanic's lien; att'y's, Fisher & Voltz.
- Herkimer st, n s, 175 e Saratoga av, 37.6x100.
- Charles T. Jones agt The Manhattan Building Co.; att'y, Jos. M. Greenwood.
- Monroe pl, w s, 50 s Clark st, 25x100.
- Howard M. Smith, trustees Willard M. Newell agt Anna L. Graham; att'y, Charles J. Olendorf.
- Marion st, s e cor Hopkinson av, 16.8x75.
- Marion st, s s, 33.4 e Hopkinson av, 66.8x75.
- George W. Lung agt William Middleton; att'y, A. W. S. Proctor.
- Henry av, e s, 100 s Atlantic av, 25x100.
- Thomas J. Snyder agt William Branagan; att'y's, J. C. and H. C. Smith & Koepke.
- Putnam av, n s, 163 w Sumner av, 17x100.
- Elizabeth M. Sibley agt John C. Bushfield; att'y, Chas. J. Lowrey.
- Quincy st, n s, 125 e Marcy av, runs east 100 x north 101.3 x west 100.11 x south 87.
- The N. Y. Lumber and Wood Working Co. agt Edward C. Moffat; amended notice of foreclos. lien; att'y, Alan D. Kenyon.
- 25th st, Nos. 417-427, n s, 225 w 9th av, 150x99.9.
- 9th av, Nos. 251 and 253, w s, 16.5 n 25th st, 32.11x 100.
- 6th av, No. 257, w s, 65.10 n 25th st, 16.5x100.
- Newtown turnpike, s s, 218 e Graham av, 24x100.
- Edward Barnes agt Franklin R. Barnes; amended notice; partition; att'y, Arthur D. Weekes.
- Grant st, s s, 60.6 w Prospect st, 25x83.1x35x86.2 to Union pl (now closed), Flatbush.
- Alfred E. Steers and ano., extr. Elbe H. Steers, agt Charles Oellig; action to have deed declared a mortgage and for foreclos.; att'y, F. E. Dana.
- Sumner av, e s, 20.6 s Willoughby av, 20x80.
- George W. Hertz et al., trustees Frederica Hertz dec'd, agt Thomas J. Moore; att'y, David Barnett.
- Park pl, n s, 125 w Franklin av, 25x121.
- Jane A. Franklin agt William J. Northridge; att'y, Charles Furgues n, Jr.
- Park pl, n s, 150 w Franklin av, 25x131. Same agt same.
- Livingston st, n s, 80 e Hanover pl, 20x75.
- Thomas L. Smith agt Thomas Maxwell; att'y, Stephen Condit.
- Degrav st, s s, 193 e Van Brunt st, 19.6x100.
- Silas D. McGinnis agt Myron H. Oppenheim; action to compel defendant to convey; att'y, Alfred E. Mudge.
- Lafayette av, n s, 57 w Grand av, 18.6x100.
- Arthur McCahey agt Thomas Fagan; att'y, David Barnett.
- Clinton st, w s, 100 s Sackett st, 25x90.
- Stephen McCormick agt Maria G. Robbins and Charles S. Caswell; att'y, H. Bell.
- 6th st, n e cor South 4th st, runs northeast 118.9 x southeast 100 x southwest 23.9 x northwest 38 x southwest 90 x South 4th st, x northwest 62.
- The Williamsburgh Savings Bank agt the trustees of The First Presbyterian Church, Williamsburgh; att'y's, S. M. & D. E. Meeker.
- 9th st, n s, 155 w 5th av, runs north 80 x east 10 x north 4; x west 40 x south 125 to 9th st, x east 30, 1/4 part.
- Harriet E. Bourne agt Mary F. Burrill et al.; action to set aside deed; att'y's, Emanuel & Taylor.

RECORDED LEASES.

- | | NEW YORK. | Per Year |
|--|-----------|------------------|
| Bowery, No. 30, restaurant in basement. Sabina E. Husted and Peter V. Husted to Abraham Schlesinger; 2 years, from May 1, 1887. | | \$600 |
| Grand st, No. 153, s e cor Elm st. Jean L. Miller to John H. Gerdes; 10 years, from May 1, 1887. | | 2,000 |
| Greenwich st, No. 422, store and front basement. Moses E. Worthen, Passaic, N. J., and William P. Aldrich to Peter Byrne. 3 years, from May 1, 1887. | | 1,400 |
| Greenwich st, No. 684, n w cor Christopher st. Thomas E. Broadway, Islip, L. I., to Peter Hagan; 5 years, from May 1, 1886. | | 1,500 |
| Mott st, Nos. 61 and 63, front and rear. Barnett Isaacs to Luigi and Matteo Braco; 3 years, from Jan. 1, 1887. | | 3,120 |
| Madison st, No. 166. Susie R. Johnson, Brooklyn, to John Wild; 5 years, from May 1, 1887. | | 825 |
| North 3d av, w s, near 184th st, two-story building. Mary Dooley to Michael Donohue; 5 years, from May 1, 1886. | | 168, 192 and 216 |
| Stanton st, No. 50. William A. Warner and ano., extr. William F. Warner, to Franz E. Schurth; 3 years, from Jan. 1, 1887. | | 720 |
| Spring st, No. 33, basement excepted. C. H. Mitnacht to Charles Obrook; 5 years, from Dec. 1, 1886. | | 1,400 |
| West st, No. 3. O. George Blair to Samuel B. Willis; 9 years, from May 1, 1886. | | 650 |
| West st, Nos. 193 and 194, 4th and 5th floors. Mahony Bros. to Beatty & Co.; 47-49 years, from Oct. 1, 1886. | | 1,600 |
| 4th st, No. 56 E., store. George Hornberger to Louis Erast; 2 years, from May 1, 1887. | | 1,020 |
| Same property. Louis Ernst to Frank Steinbugler. Assign lease. | | nom |
| 13th st, Nos. 39 and 41 E., first floor and basement. John A. Hadden to M. J. Grossman; 3 years 4 1/2 months, from Dec. 15, 1886. | | 2,000 |
| 24th st, No. 32 W. Matilda Pfaff to Joseph W. Howe; 5 years, from Oct. 1, 1886. | | 2,600 |
| 59th st, No. 36 E. Aron Krielsheimer to Samuel Seidenberg; 3 years, from Sept. 1, 1886. | | 1,775 |
| 71st st, No. 326 E. Francis McQuade to Joseph Hoffmann; 4 1/2 years, from Sept. 1, 1886. | | 540 |
| 100th st, s s, 223.3 w 4th av, 40x100.11. | | |
| 100th st, n s, 100 w 4th av, 20x100.11. | | |
| Marie C. Smith to James H. Gray; 5 years, from Dec. 2, 1886. | | 100 |
| Av B, No. 171, store, three rooms and basement. Henry Boettigheimer to John Webel; 2 1/2 years, from Aug. 1, 1886. | | 900 |
| Av B, No. 276, store. George W. Cooper to John P. Lebrun; 4 years, from Dec. 1, '86. | | 294 |

Av C, No. 195, store and front cellar. Adam Hubschmitt to James Ferguson; 3 years, from May 1, 1887.....	900
1st av, s e cor 13d st, 25x100. John F. Dowd to James Daly; 4 1/2 years, from Nov. 1, '86.....	400
7th av. No. 250, store. Harnett L. O'Reilly to William Horrigan; 3 years, from Mar. 1, 1887.....	680
8th av, No. 73. Jane wife of Jules Glaentzer, Henrietta wife of Richard Banta, and Matilda and Josephine Le Comte to Amos B. Cross; 5 years, from May 1, 1884.....	2,600
9th av, No. 615, store and basement. Thomas Ginger to Frederick A. Geist; 3 years, from May 1, 1886.....	840
10th av. No. 1229, store floor and basement. Charles Lowen and Edward F. Halliday; 4 years 5 months, from Dec. 1, 1886.....	360 and 900

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Allen, William—M B Hendrickson, Bloomfield av	\$1
Allen, W L—H Badenhop, Peshine av	1,100
Same—G Burger, Waverly pl.	600
Austen, E—T Nevins, Orange	4,000
Babbitt, C E—M A Matthews, Orange	1,800
Baldwin, J H—J M Dempsey, Mt Pleasant av	600
Baldwin, W H—P N Jack-on, South Orange	3,000
Same—T C Rowe, Warren st	1
Same—ame, s s Warren st, 151 e of Welsey st, 49x115	2,300
Bedford, Laura—H T Trenchard, South Orange	1
Bird, M J—G Wilkinson, recvr, Bird av	1
Bolles, E L—City of Newark, William st.	251
Boos, Henry—H Thierfelder, w s Arlington st, 123 s of Market st, 77x23	4,200
Brown, G C—H S Barattoni, e s Broad st, 422 n of 4th av, 26x100	9,000
Brown, Martha—M Douds, Sumner av	1,500
Brown, W S—D W Smith, Warwick st	425
Brous, H W—D Seiler, Bowery st, 42x50	600
Buckbee, J S—J Dempsey, Mt Pleasant av	7,400
Condit, A P—T P Campbell, West Orange	3,500
Conlon, M E—J Wylie, Bloomfield	1,450
Courtois, J B—D H Dunham, Montgomery st	170
Crane, E F—M H Smith, Montclair	1
Crane, S E—N N Young, Central av	1,025
Davis, W J—The Standard B & L Assoc, Hudson County	600
Dav, H A—J E Dove, 3d st	5,700
Dodd, Amzi—L C Ruckhause, n s Nelson pl, 25 feet of Sidney pl, 75x100	330
Dodd, Amzi, ext.—I E McKee, Mt Prospect av	3,500
Dod, Robert—R E Freeman, w s South 6th st, 91 feet s of 13th av, 37x100	3,400
Dunham, D H—J B Courtois, n s Crawford st, 375 e of High st, 25x100	1,450
Dwyer, John—D Ringham, East Orange	750
Eagles, J F, et al—C H Wiggins, 7th st	600
Earle, J E—I R Florence, North 6th st	600
Same—ame, North 6th st	1,200
Engelhardt, Margaretha—F Schweikert, Livingston st	1,801
Felck, C A—A B Evenden, Cottage st	7,000
Gardner, M L—M A Ledwith, s s Clinton av, 27x 130	1
Gasner, Joseph—S A Cole, Orange	1
Guerin, M P—A Van Winkle, Jr, Clinton st	1
Hamilton, E P—A D Smith, Orange	250
Harrison, J D—H Smith, Caldwell	1,525
Harrison, Marcus, et al, exrs—J Cregier, North 7th st	350
Hauser, Julius—C Huber, Elm road	1,900
Hay, J A—L R Schoenewolf, Norfolk st	9,500
Hesse, J N—S Mackin, 2 tracts on South 11th st.	1
Hickman, A W—O A Taylor, Camp st	866
Hine, M H—City of Newark, Oran st	350
Hines, J H, guard—S Bacon, Brunswick st	2,800
Hoeber, Sophia—H W Brous, Bowery st, 42x50	6,150
Jacobus, William—L M Ward, Montclair	2,525
Jacques, J M—E Osborne, South Orange	1
Same—L Jacques, South Orange	6,000
Jacques, Livingston—J M Jacques, South Orange	150
Kip, M A—E M Kip, s s Halleck st, 25 ft w of Washington av, 12x330	2,000
Knight, W J—J McConnell, Market st	2,200
Lachenauer, Gustav—G White, e s South 7th st, 182 e of Lebanon av, 100x100	6,500
Lane, Isaac—W E McCredy, C Idwell	1
Lee, W H—N N Young, n s Central av, 152 ft e of Barnet st, 100x46	1
Lindenkolh, Adolphus—H Lindenkolh, Bloomfield av	1,000
Same—L Lindenkolh, Bloomfield av	5,500
Lindenkolh, Louis—P Witzei, Littleton av	1
Man, A P—M E Wilbur, Montclair	1
Matthews, M A—H M Matthews, Orange	8,000
Meeker, J H, exr—D Blumgart, s w cor West and Clayton s s, 63x100	406
Meyer, Charles—J Emmons, Charlton st	1
Nevins, Thomas—A D Smith, Orange	2,500
Peddie, T B—H Smith, 2 tracts on Aleckee st.	1,000
Peters, Lucas—S Mackin, Emmett st	240
Pierson, S D—F Hochstube, East Orange	250
Price, R A—R W Pryor, Mt Prospect av	1,400
Pruden, W L—D Bryan, Milburn	900
Riggs, Daniel—J H Brown, South Orange	650
Same—D Brown, South Orange	793
Riser, William—C C Gardner, Milford av	400
Ropes, L L—G Spottiswoode, Orange	1
Sargeant Mfg Co of N Y, et al—Sargeant Mfg Co of N J, Summit st	1
Searing, Jonas—W H Baldwin et al, Warren st.	1
Shaw, S C—S C Shaw, East Orange	1
Sigler, William—A Carson, Montclair	400
Stephenson, Josephine—S P Keen, Montclair	1,100
Stiles, F L—A Mueller, South Orange av	800
Taylor, E G, et al—A W Hickman, Camp st.	1
The Mut Life Ins Co—D A Van Horne et al, e s Mulberry st, 126 s Thomas st, 75x148	5,500
The Mut Ben Life Ins Co—A J Philbrick, Bloomfield	1,875
The North Ward Nat Bank—W H Cornwell, Winthrop st	860
Trenchard, G H—H T Trenchard, South Orange	1
Tyler, S A—S Smith, Milburn	5
Van Winkle, Abraham, Jr—D P Lozier, n s Clinton st, 72x18	5,000
Ward, M S—I C Anderson, Bloomfield	10,546
White, Giles—G Lachenauer, South 18th st.	1
Wilkinson, Geo, recvr—A Doyle, Sylvan av.	225

Same—J F Riley, Sylvan av.	225
Winters, C T—W H Cornwell, Summer av.	400
Wishaar, M I—C C Reynolds, East Orange	4,700

MORTGAGES.

Amon, A—The Newark German B & L Assoc, South Orange	1,200
Anderson, I C—M S Ward, Bloomfield	10,546
Arbogast, H—The Reliable B & L Assoc of the City of Newark, Montgomery st	3,400
Ayres, A, et al—P Geiger, Orange	300
Badenhop, H—C Winan et al, Peshine av	800
Barattom, H—S G C Brown, Broad st	700
Blaicher, C—C W Menk, Belmont av	900
Blumgart, D—C D Hayes, s w cor Clayton and West sts.	4,500
Breeden, C E—G D G Moore, Bloomfield	3,500
Brown, G C—Wm Clark, Broad st	6,000
Browner, A—T E Young, Orange	1,000
Burger, G—Wm L Allen, Waverly pl.	400
Campbell, T F—A P Condit, West Orange	5,000
Condit, A P—M P Haines, West Orange	5,000
Cope, J—C Ely et al, South Orange	500
Courtois, J B—W E Corey, Crawford st	1,650
Crane, J—J H Jackson, Bloomfield	500
Darroun, A G—The Newark Fire Ins Co, Bloomfield	5,000
Same—ame, Bloomfield	5,000
Same—ame, Bloomfield	4,500
Same—ame, Bloomfield	5,500
Deifel, J—G Erb, Littleton av	900
Dempsey, J M—C E Baldwin, Mt Pleasant av	600
Dengier, M A, widow—The Mutual Benefit Life Ins Co, Morris av	1,000
Dolan, Wm—M B Spencer, Monroe st	200
Donovan, M—J H Donovan, N Y av	50
Doremus, W L—A C Crane, Montclair	4,000
Douds, M—E Van Ness, Summer av	2,600
Dove, J—The Mut B & L Assoc of Newark, N J, 3d st	600
Dunham, D H—J B Courtois, Montgomery st	250
Edwards, J—K N Taylor, East Orange	3,100
Engelhardt, M—C M Schmidt, Belmont av	250
Evenden, A B—E Robinson, Cottage st	1,200
Evers, T—Wm Sigler, Montclair	600
Finkelsteine, F—S Koellfoes, Cha Iron st	5,500
Foley, P—The Enterprise B and L Assoc of Newark, Morris av	3,600
Forde, M—L A Frederick et al, Franklin	400
Freeman, R E—F B Ward, South 6th st	2,500
Gardiner, A C—The American Ins Co, R & R Av.	2,500
Gardner, C C—Wm Riker, Milford av	600
Gardner, E L—F Frelinghuysen et al, Mulford av	2,500
Gardner, V—F Frelinghuysen et al, Mulford av	2,500
Gilson, S—C Gilson, Bloomfield	2,000
Goehring, S—The Howard Savings Inst., cor Spruce and Monmouth sts.	2,000
Hadfield, T—The Howard B and L Assoc, Old River road, Belville	2,500
Howell, T—The Security Savings Bank of the City of Newark, Lincoln av	2,000
Hudson, J N—E Nassezmont, Warwick st.	1,900
Kaiser, M—A Buernann, Broome st	4,000
Kanouse, E H—J C Calhoun, East Orange	1,000
Kinney, M M, et al—J P Berry, Mt Pleasant av	4,000
King, G W—Wm E Hitchcock, Bloomfield av.	370
Koellhoffer, H—J A Heyeman, Williams st.	500
Koellhoffer, J—M A Lewis, Nicholson st	200
Little, J E—D Brian, Milburn	100
Lozier, D P—A Van Winkle, Clinton st.	1,400
Same—The Roseville B and L Assoc of Newark, Clinton st.	4,000
Lyon, D M—C B Powers, Mulberry st.	10,000
Marlatt, J—J W Ripley, Nichols st	3,000
Matthews, M A—T E Young, Orange	1,500
Mayer, M—J Schugar, N J R R av	12,000
McConnell, J—S S Doughty, Market st	7,725
McGlynn, M—The Dime Savings Inst, Bloomfield	1,250
Merdinger, G—A P Condit, West Orange	2,000
Miller, E G—R M Ward, Delancey st.	300
Munn, J L—D B Coe, Bloomfield	1,500
Nugent, G—P Ridel, Bruce st.	2,000
Piez, C—The Prudential Ins Co of America, Springfield av	9,000
Pope, G—S S Doughty, Astor st.	400
Pope, Wm C—S S Doughty, Astor st.	400
Pope, J L—S S Doughty, Astor st	400
Russell, M H—S C Thompson, East Orange	3,000
Ryerson, A E—The Prudential Ins Co of America, Bellevue road	2,500
Schaeider, I—G Duryee, Spruce st.	2,500
Schaub, J A—The Excelsior B & L Assoc No 2, Newark, South 18th st.	600
Schmidt, A M—A Lewis, Quimtan st	100
Schoe ewolf, L R—J A Hay, Norfolk st	1,400
Serattel, Pio—Donato Serattel, Adam st.	200
Smith, H E—B Peddie, Hoyt st	2,000
Spottiswoode, G—G Freeman, Orange	2,000
Squire, A M—A Dodd, Mt Prospect av	225
St Columbia's Church, Newark—H N Parkhurst, Thomas st	3,000
Taylor, L M—L Dodd, Orange	700
Taylor, S M, et al—The Newark Fire Ins Co, Orange	700
Than, Wm—J Hauser, et al, Elm st.	200
Thefelder, H—H Boos, Arlington st.	3,550
The Roseville Athletic Assoc—J Swift, Seventh st	1,500
The Women's Christian Assoc of the City of Newark—N J—Wm Hawkins, Mulberry st	15,000
Van Riper, A E—M G Heath, Clayton st	300
Verniere, F—G Marzano, Adam st	400
Ward, L M—Wm Jacobus, Montclair	1,700
Weller, C—F C Schmidt, Milford av	2,000
Whitmore, D A—E Mulford, Orange	700
Williams, L, et al—A Crame, Livingston	231
Wiggins, H M—F H Campbell, Nevada st	1
Withuhn, J H—E Mulford, East Orange	1,350
Young, N N—The Prudential Ins Co of America, Central av	400

CHATEL MORTGAGES.

Abe, Carl, Clinton av—H Newman, horses, wagons, &c.	450
Baum, William, Livingston—J West, cows, horses, &c.	200
Berrien, W E, East Orange—C M Decker, horses and carriages	500
Best, Peter, 69 N J R R av—A Underwood, machinery	500
Fairchild, G W, South Orange—D A Fairchild, horse	100
Glasier, F B, et al, 24 Franklin st—F C Edwards, furniture	60
Hess, Wilhelm, Bergen st—F Allegarth, horses, cows, &c.	140
Hill, G A, Roseville av—T Congar, horses, coaches	500
Hoffman, H A, Clinton—M Stern & Son, cows.	115
Lindeman, Julien, 47 Market—H Shiek, furniture	150
Martin, Peter, 71 and 73 Hamilton st—E P Backus, machinery, &c.	610
Parker, W H, Clinton—R Lewis, horse, wagon.	350

Popper, Pauline, 286 Springfield av—I Rosenstraech, stock of dry-goods	340
Reise, Nathan, 89 Waverly pl—I Selmerin, butcher fixtures, &c.	300
Rich, Charles, 206 Bruce st—J Hill, horses, wagons, &c.	200
Scanlan, Amine, Bloomfield—P Hauck, saloon	500
Schleicher, Richard, 204 Bruce st—C Trefz, saloon	125
Schuttel, C A, 99 South Orange av—L Heller, stock, &c., in store	200

HUDSON COUNTY.

CONVEYANCES.

Bellogs, Annie E—Annie Pauling, J City.	5500
Berry, Maria, by exr W S Baula—C Meier, North Bergen	225
Bonnell, Alexander, by exr—W Stegman, J City.	7,625
Bonnell, Sarah J—exrs of A Bonnell, J City	nom
Brinkerhoff, J D—H Follmer, J City	1,400
Campbell, Josephine—A A Campbell, J City	50
Clark, Christopher—J Ryan, Hoboken	nom
Cleary, D E—W C Bosenbury, J City	1,450
Conley, M J—J C Kattell, J City	600
Davis, Sarah A—W Suhls Bayonne	1,750
Dudley, W E—J Meyding, J City	300
Fisher, Harriet, by exrs—S G Harrin, J City	2,700
Gilligan, Mary—M J Gilhooley, J City	nom
Hackenber, Julius—A Kaiser, Hoboken	4,500
Halk, Charles—J Gilch, J City	1,700
Halladay, J R—The New York Standard Watch Company, J City	2,100
Hamblet, J W—C J Schrech, West Hoboken	450
Hardy, G G—C W Hadfield, Kearney	1,450
Same—R S Morpeth, Kearney	300
Same—Katie Dunnell, Kearney	300
Hasslinger, Peter—F Steckel et al, J City	4,250
Jacobus, A A—W H B Jacobus, J City	nom
Kerrigan, M S—A Forst et al, West Hoboken	600
Kerrigan, Sarah C—Anna B Lindner, West Hoboken	300
Kreutzkamp, Theodore—H J Iden, Bayonne	200
Loesch, Elizabeth—D E Cleary, J City	nom
Loesch, R C, Jr, by admr—D E Cleary, J City	50
Loughran, Thomas—Mary Zuernemann, J City	350
Luxton, Susan—A Spitznagel, J City	1,150
Manson, Daniel—S W Northridge, Bayonne	1,500
McCarthy, William—P Senier, Jr, J City	800
Mercier, E A—W Dinkel, West Hoboken	1,600
Mercier, E A, and Louise M Ramus—W Dinkel, West Hoboken	1,600
Muller, Hermann—W R bb, Hoboken	6,000
Mulry, Martin—C Raich, J City	nom
Meyer, A R—J D Brinkerhoff, J City	922
Oetjer, John—J Horning, Union	210
O'Donnell, Lizzie—Margaret Maguire, Hoboken	nom
Payne, Frederick—Marin Bihson, J City	5,900
Raisch, Carl—Delia Mulry, J City	nom
Rehberger, Louise, Annie, John and Theodore—Lavinia G Pettis, J City	900
Rice, S M—Mary E Byrne, J City	4,000
Rudiger, J H—H J Bonn, J City	8,000
Ryan, John—Mary Clark, Hoboken	nom
Saunwaldt, Charles—J Knapp, J City	3,500
Sieder, Charles—W Ames et al, J City	3,850
Smith, J M, by admr—M McGuinness, J City	480
St John, Harriet—P Carroll, J City	1,320
The Hoboken Land and Improvement Co—C Gehrke, West Hoboken	800
Vreeland, A A—Josephine E Ackerman, J City	250
Vreeland, J B—Mary Coon, J City	760
Walker, Herman—Minna Dobbs, Guttenberg	295
Young, Henry, by exrs—B M Shandley, Harrison	12,575
Zabriske, C W and N L, and Catharine J Bergen and Matilda Vreeland—J Vreeland, J City	nom

MORTGAGES.

Becker, H R—Letitia J and Annie E Van Duser, West Hoboken, 3 years	2,000
Bertoli, Giovanni—G Franchi, Hoboken, 3 yrs	600
Bihson, Martin and John—F Payne, 5 years	4,000
Bonn, H J—J H Rudiger, 1 year	3,000
Bosenbury, W C—D E Cleary, 5 years	700
Byers, J S—A T McGill, Jr, Bayonne, 3 years	3,500
Byrnes, Mary E—S M Rice, 10 years	2,400
Campbell, Niel—Virginia Bliss, 1 year	13,003
Connors, Margaret—L F Betcher, 1 year	600
Cooper, G H—F H Campbell, Harrison, 3 mos.	500
Costello, Johanna—The American Ins Co, Harrison, installs.	1,900
Dinkel, William—Leontine Lambelet, West Hoboken, 3 years	1,050
Engels, John—The Industrial Mut B & L Assoc, installs.	800
Engel, Herman—The Industrial Mut B & L Assoc, installs	2,000
Flanagan, Mary F—T Sullivan et al, 1 year	750
Forst, Adam and Philip—M S Kerrigan, West Hoboken, 5 years	100
Gehrke, Carl and Wilhelmina—The Hoboken Land and Improvement Co, 3 years	1,167
Gilch, Jacob—C Halbe, 1 year	700
Gloustein, Claus—Susan and Sarah Charles, 1 year	1,200
Halsey, G E—Margaret Ann Throckmorton, 3 years	3,000
Helf, G A—Louise Rehberger, West Hoboken, 3 years	4,800
Heritage, G W—The North Hudson Co Building and Loan Assoc, installs.	5,000
Jewkes, Sarah—The Bergen Mutual Building and Loan Assoc No 2, 2 morts, each \$1,800, installs.	3,600
Kelly, William—Industrial Mutual Building and Loan Assoc, installs.	600
Lindner, Anna B—G Freygang, West Hoboken, 3 years	1,000
O'Hare, John—Henriette Jentz, North Bergen, 2 years	1,000
Pietrowsky, Edward—E J Derasmes, Union, 4 years	150
Plinnley, Jacob—Mary Ann King, 3 years	1,500
Pupke, J C F—Mathilde L Moller et al, Hoboken, 3 years	7,000
Rappel, Veronica—The Columbia Building and Loan Assoc, installs.	3,000
Scheck, C J—J W Hamblet, West Hoboken, 3 yrs	350
Seitz, Althenais J A—The Trustee of the Stevens Institute of Technology, Hoboken, 7 years	5,000
Singer, John—The Hoboken Bank for Savings, West Hoboken, 1 year	5,000
Spitznagel, Anton—The Indian Spring Land Co, West Hoboken, demand	2,600
Same—Susan Luxton, 1 year	2,953
Stegman, Wierich—Exrs of A Bonnell, 3 years	3,500
Stevens, Frank—The Paulus Hook Building and Loan Assoc, 5 morts, each \$2,000, installs.	10,000
Swug, George—Industrial Mutual Building and Loan Assoc, installs.	2,000

Syms, S R.—The trustees of Stevens' Institute of Technology, West Hoboken, 3 years.....	4,000
Tyrer, Anthony—M Ward, 1 year.....	300
Ulrick, J F W.—The Serial Building Loan and Savings Institution, installs.....	1,600
Wasilewski, John—T E Anderson, 1 year.....	1,000
Worthridge, S W—D Manson, Bayonne, 3 years.....	7,000

CHattel MORTGAGES.

Brennan, P J—P Swords, saloon.....	300
Christman, Charles—J H Rudiger, horse and wagon.....	150
Duffy, W F—B M Cowperthwaite & Co, furniture.....	313
Filliot, A H—W E Cooper, butcher shop.....	643
Hickey, John, and Thomas McDonough—John Mullins & Co, furniture.....	304
Higgins, Thomas, Bayonne—G W Conklin, dry dock, &c.....	200
Jenne, William, Union—C Jenne, horse and wagon.....	640
Mayer, Roman, Hoboken—The Williamsburgh Brewing Co (Limited), saloon.....	200
Neuberg, Harold, Hoboken—J Hoffman, saloon.....	375
Raffel, Abraham—P Kaufman, human and hair goods and furniture.....	973
Rodier, L R—J F Walters, piano.....	250
Schlerath, Julius—A Kramer, saloon and lease.....	500
Seide, G A, W H Wall and J R Henchy, partners as Seide, Wall & Henchy, Hoboken—T G Wall, newspaper Palisade News printing business.....	1,666
Same, Hoboken—Martin Selges, same property.....	1,666
Same, Hoboken—T Butts, same property.....	1,666
Smith, Anna M and J K—Gertrude P Smith, furniture.....	500
Vanderhoof, Henry—Hoos & Schulz, furniture.....	124
Wallace, Sarah E—Annie Murrer, furniture.....	115
Wehmer, Frederick, Hoboken—Beadleston & Woerz, saloon.....	500
Weiffenbach, John, West Hoboken—W R Clark, horse and wagon.....	300
Wilson, J E, Harrison—W Noyes, bakery and confectionery.....	100
Wurth, A J—J F Wurth, boot and shoe store.....	500
Wright, Dora—Epstein & Kantowitz, furniture.....	245
Wyno, Bernard—J Kelly, horse, wagon and harness.....	300

BILLS OF SALE.

Radois, Charles, Hoboken—T Ready, saloon.....	nom
Glaucy, Bessie, Union—W Peter, saloon.....	60
Schwab, Adam, New York—J Campans, mirrors.....	28
Scott, William—A A Hohmann, saloon.....	150
Von Thaden, Peter—J E Muller, insurance business, &c.....	2,000
Wolz, Henry, Hoboken—Anna Wolz, drug store.....	nom

JUDGMENTS.

Broeser, William—The People's Gas Light Co... ..	42
Byrne, Peter—J Sevin.....	34
Chidester, F B—E K Seguire.....	101
Francis, B P, and Walter McClure, late partners as R P Francis & Co.—Isaac Newlin.....	324
Gately, Martin—L H Roemer.....	371
Hilpert, J A and August, partners as Hilbert Bros—J Podesta et al.....	57
Kratz, John—J Hecht.....	304
Mayor and Council of City of Hoboken—The Hudson Electric Light Co.....	395
McLendon, Francis—G T Hatt, surviving partner Odell, S M—J C Reis.....	132
Zelkowsky, John, Charles Miller and J H Bruns—J C Halbheis.....	7
	200

MECHANICS' LIENS.

Dorland, I C—J N Matthews, Kearney.....	135
Same—C Ackerman, Kearney.....	345

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U. S. government bonds, market value... \$2,315,058 75
Real estate..... 1,776,301 50
Cash in banks and offices..... 280,211 07
Accrued interest..... 48,100 00
Uncollected premiums..... 290,130 01
Other assets..... 3,097 77

Liabilities.
Unpaid losses, unearned premiums and other liabilities..... \$2,377,471 27

Surplus..... \$2,335,427 89
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