

## THE RECORD AND GUIDE,

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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.

The week closes with a buoyant feeling in the stock market, which reflects very fairly the general temper of the business public. Elsewhere we have commented on the remarkable increase of business in real estate circles, which is the more legitimate as it is accompanied by a building movement unprecedented in the history of the city. The same fact is also true of other centres of population. There is to-day more houses in the process of erection in every State in the Union than in any previous month of August. If the amount of money spent in house construction throughout the Union could be accurately given it would surprise everyone. Unfortunately we only know what is taking place in the largest cities, for these only furnish the statistics. The activity in the smaller places, it is impossible to state in figures, although the building activity is known to be equally great. It follows that the consumption of brick, lumber, building stone and metals is unprecedentedly large. The outlook in all the great industries is well expressed in the following extract from the *Shoe and Leather Reporter*: "Traffic is animated, prices are strengthening somewhat, payments are regular and prompt, most manufacturing industries are flourishing, and confidence seems to be largely restored. If prices are still low, producers, at least, have reached the point at which they will consent to no further reduction, and consumers appear to recognize the fact."

The Congress which has just adjourned did very little creditable work, while it left undone many things it ought to have done. It is difficult to see what cry the Democrats will have in the coming fall election. Still the Republicans cannot afford to take them to task, for the last Congress they controlled made a very poor record. It now looks as though the Prohibitionists and the labor people will have a good deal to say in the next Congressional canvass, though probably they will do more in the way of supplying issues than in getting candidates of their own elected. The greatest disappointment is in the failure of any measure to provide fortifications to defend our seaport cities. It would take eight or ten years and a large expenditure to make us safe in this respect, and the failure of a Democratic House to heed the timely warnings of Mr. Tilden on this subject is as unaccountable as it is reprehensible.

The future historian of American politics will be puzzled to account for the prominence of Samuel J. Tilden towards the close of his life. He made his money as a railroad lawyer, and played a very subordinate role in the local politics of his State until he was sixty years of age. It was the earnestness he displayed in attacking the Tweed and Canal rings, at a time when official corruption was rife, that made him Governor of the State and finally the candidate of the Democratic party for the Presidency. While the Democratic party has millions of adherents who believe in political purity, as well as illustrate personal integrity in their own persons, yet somehow it has not been the fortune of that organization to develop leaders who were pronounced reformers. It was this fact, rather than his abilities or party services, which made Mr. Tilden the standard bearer of his party in 1876. Had he taken his seat in the White House we believe he would have disappointed his party and the country, for he had no experience as an executive officer

except when Governor of New York at an advanced age. He was a skillful technical lawyer, a wise counsellor to embarrassed corporations, and his speeches and writings showed breadth of view and the possession of many statesmanlike qualities. But his chief mental infirmity was an inability to make up his mind and to act promptly. It was said that when Governor he was always behind hand when he was called upon to make appointments or transact official business.

This timid, procrastinating habit of mind saved the country from a great peril in the dispute which followed the Presidential election of 1876. Had Mr. Tilden been a soldier like General Dix, a stormy aggressive politician like Stephen A. Douglass, or even an enterprising, ambitious merchant like our present Mayor of New York, civil war would have broken out as the natural result of our extremely defective machinery for electing Presidents. It would have been absurd for the Democratic party to have contested that election in the field with such a leader as Mr. Tilden. Our lawyer legislators were to blame for the legal chaos which brought us so near a civil war in 1876. Their delay in not reforming that system up to the present time is little less than criminal; but we have to thank the lawyers for the device of the Electoral Commission and for the professional idiosyncrasies of Mr. Tilden which saved us from the horrors and misery of civil strife for four years. The country is greatly indebted to the very defects of Mr. Tilden's character for the years of peace and national recuperation which wrought such blessings for the country between 1876 and 1880.

President Cleveland deserves credit for signing the River and Harbor bill. It calls for an expenditure of but little more than \$14,000,000. The appropriation really ought to have been for about \$60,000,000. To deepen the channel in the lower bay of New York to the uniform depth of thirty feet will cost from five to six million dollars. We then could hope in three years time to have this extremely necessary work completed; but the appropriation is only \$750,000, and it will doubtless take eight to ten years before the large steamers can enter and leave our harbor fully loaded. A Washington dispatch in the *Sun* says of this River and Harbor bill:

General Newton, whose knowledge of the condition of the present works and the necessities for the future was based on reports made to him by the Engineer Corps of the army, assured the President that of the items in the bill, all except eighteen, comprising less than one per cent. of the amount appropriated, were meritorious beyond question, and, while he in no manner condemned those, he was unable to give a positive opinion because of lack of complete information concerning them. The President made as thorough an examination of these items as possible, and although with such reports as were at hand he had been unable to thoroughly satisfy himself as to their character, he found that all appeared to be for the continuation of work already begun and now in course of construction.

Yet the *Sun* has got so in the habit of lying about River and Harbor bills that it calls it one of the worst and most shameless jobs ever passed by Congress. The most reprehensible appropriation indorsed by Congress was the \$76,000,000 for pensions. This really is an outrage on the people. Ten million per annum would be an exorbitant sum to pay a quarter of a century after any war to disabled soldiers.

In view of the applause—as we thought undeserved in many cases—which was bestowed on Mr. Grover Cleveland for his vetoes when Governor of this State, we surmised that he would pursue the same course on the questionable bills passed by Congress; and so it has proved. President Cleveland has vetoed more enactments twice over than did all his predecessors, from Washington down. The majority of our Presidents contented themselves with declining to give their assent to a few measures of prime national importance or touching which there was some constitutional objection; but President Cleveland has made a special point of keeping track of private pension legislation, and has devoted valuable time to inquiring into the exact physical condition of the diseased and crippled old soldiers who were to be benefited. Undoubtedly the general pension bills passed by Congress were reprehensible, in that they distributed vast sums among pension agents and lobbyists which should have been devoted to internal improvements or the proper defense of the country. It is exasperating to see how meekly the majority in the House have followed Randall and Holman in cutting down appropriations for carrying on the government, paying our foreign consuls or improving our navy, while at the same time throwing away hundreds of millions upon pension agents and ex-soldiers abundantly able to take care of themselves. But these innumerable vetoes by the President of wretched little pension bills to relieve individual sufferers by the war is preposterous from beginning to end, as the total sum involved would not be over \$100,000, and the time of our Chief Executive could be much better employed in looking after the larger affairs of the nation. The suspicion grows that Mr. Cleveland is only a dull, narrow, small, plodding lawyer, and that the only State paper which bears his name that was his own was his first message as Governor, one of the most puerile documents ever

issued by a public official. The President is a sincere Civil Service reformer; of that there is no sort of doubt. But an Executive who will spend his time writing vetoes on pension bills involving the expenditure of a few dollars can never rank as a statesman.

Who are to figure as "bosses" in the coming local political contests? This is a matter of vital moment to our taxpaying citizens, for all they have to rely upon to save them from spoliation is the ability and character of the local political leaders. John Kelly and Hubert O. Thompson were soundly abused when alive; but as soon as they had passed away it was discovered they were not such bad men after all, and had both fulfilled useful functions in the local political organizations. Several of our fool editors have bawled themselves hoarse over the wickedness of the "bosses" and the desirability of cutting off the heads that lead the multitude of voters; but political action is impossible in this or any other country without leaders who can lead and followers who will follow. The "boss" is a necessity and he must exist, whether acknowledged to be such or not.

Mayor Grace, aspires to lead the local Democracy, and he has in his favor ability for management, untiring industry and great wealth. But he has shortcomings which may wreck him in sight of port. He is self-seeking, greedy of power and wealth, and is no one's friend but his own. All his appointments are with a view to advantage William R. Grace. It was not so with the late Messrs. Kelly and Thompson. They were disinterested. They exercised power and influenced patronage, but it was to help their organization and enrich their political associates. Ex-Mayor Cooper might make such a leader of the County Democracy, for he has ability, experience, disinterestedness and great wealth; but he is timid, somewhat lazy, and rather too much of a gentleman to be popular with the rough fellows who are the natural minor chiefs of the rude Democracy. The possible "bosses" are so numerous that we have not space to recount them all.

There may be an interregnum in which there will be a struggle for life among the would-be party chiefs. A thoroughly corrupt ring of contractors may "rule the roost" until the real "bosses" are formally installed. Maurice J. Flynn was the predestined "boss," but he will be tumbled from his throne if Rollin M. Squire has to go. O'Brien, the aqueduct contractor and receiver of the Broadway Railroad, may be in the saddle for a time from the patronage he wields and because he represents Governor Hill, one of the most astute and active politicians of the day. With the other O'Brien in possession of the Republican local machine the outlook for political purity in municipal affairs is anything but promising; indeed, the immediate danger is that our local politics will be as corrupt as it was in the time of Tweed. It should be constantly borne in mind that for years past the municipal governments of nearly all the large cities of the country have been run in the interest of contractors; that is, of the people who are pecuniarily interested in all manner of local improvements. The tremendous aqueduct job has brought an army of interested contractors into the field in our local party contests who will probably get possession, for a time at least, of all the local political machines.

Is there no hope then for local good government? the average citizen may ask. We fear not. Our voting population is so heterogeneous and the bulk of them have so little interest in good and economical government that there does not seem any way of organizing against the contractors and others who have designs on the city treasury. If all who paid rents in New York were required also to pay local taxes, as that class does in all the European cities, the heads of families at least might be made to see the necessity for economy in conducting the city government; but with us the comparatively small class of landlords pay all the rates and taxes, and tenants never realize that they have any interest in economical local administration, so they cast their votes for the popular saloon keeper or the scrub lawyer, who is put forward by the various local machines in the interest of the contractors who run them.

There might be some hope if the Real Estate Exchange could induce the other exchanges and the various mercantile bodies to unite and form a political union in opposition to the contractors. They might not elect their candidates, but they could check in a great measure the raids of the tax eaters upon the city treasury. It must be confessed, however, that there is no evidence of any public spirit among the exchanges, as such, though doubtless there is some among the members; but the Stock, Produce, Cotton and other exchanges were formed to facilitate commercial transactions and be profitable to their members, and it does not seem possible to utilize these well-organized institutions for any good service to the community.

## The Past and Future of New York.

It is useful from time to time to forecast, if possible, the future growth of the city and to mark out its lines of improvement. Dealers, builders and investors are alike interested in knowing the localities which are to be soonest improved and the kind of houses which will meet the wants of those who will live and do business in them. While this matter has been a study with investors and dealers in real estate, it is remarkable how scant is the literature on this important subject. One would suppose the matter being so interesting and vital that publications would be in existence, the writers of which would try to point out the lines of the city's growth; but, as a matter of fact, very little has been written on this subject beyond a few vague newspaper articles, giving in a general way some more or less accurate forecasts of the New York of the future.

Still some few writers have grappled with the subject with more or less success. In 1865, William R. Martin, subsequently a Park Commissioner, published a *brochure* in which he attempted to outline the future growth of the metropolis and the directions it would take. The situation just then was peculiar. The civil war had ended, leaving the country on a paper money basis. Previous to the opening of the conflict the better class of dwellings, such as were adapted to the occupation of a single family, were built at the rate of from five to eight hundred a year. During the four years of the civil war not more than one-tenth of the usual number of houses had been erected, although the wealth and population of the city had increased very largely. This check in the consumption of vacant lots kept their price stationary, while the houses in existence commanded very high rentals; and, judged by the ante-bellum period, extravagant prices when disposed of. Here was a basis for a real estate speculation such as does not often occur. We had an overcrowded city. A redundant paper currency which, no longer being needed for supplying war material, was ready for use in business ventures. A speculative activity resulted, which finally found its way into real estate. The Tweed Rings shortly afterwards helped along the excitement by their costly city improvements in the way of boulevards, new parks and the opening up of new streets far ahead of the necessities of the city. Hence the buoyant real estate speculation which commenced shortly after the close of the war, and which did not culminate until 1873. Even after that period prices were maintained and vacant property did not see its lowest quotations until 1877. It was at the beginning of this speculative era that Mr. Martin's publication was made. Under the circumstances it was quite a remarkable production, and we think it would pay that gentleman were he to revise and republish it with such additions as the change of circumstances and time would demand. Two of his forecasts do great credit to his sagacity. At the time when he wrote the apartment house was unknown; but he described their leading feature in advance and showed how desirable they would be. He says:

The Parisian plan of dividing a large building into many suites of apartments, each suite comprehensive and complete in itself, independent of and disconnected from all others, and opening by its own private door upon the common and public halls and staircases of the building is now receiving attention. In the first story of such a building there would be room for a restaurant where all the tenants could be accommodated at a *table d'hôte*, or could order supplies for their own private tables. Such a building would combine the advantages of a private house with the advantages of a hotel. The tenant could hire his own suite of rooms, all upon one floor and be as retired within them as in his own house, and could furnish them himself as he would furnish the house he now hires, could avail himself of the public rooms and facilities of a hotel, and supply his table or frequent the public table entirely free from the troubles and cares of housekeeping. If this system of living were once established, it would, without doubt, be preferred by many who spend the winter here, as well as by those who wish to have their own private residences, at moderate rents, and free from the responsibility of the whole establishment. In Paris, these restaurants are as numerous as the groceries and markets in New York; here the citizen purchases all the articles of his food as they come to market, and has them cooked in his own kitchen; there, he goes out and takes his seat at a table ready prepared for him.

Mr. Martin wrote at a time when the brown stone house was all the rage. Indeed, the demand for that sombre variety of residence architecture lasted to within a few years of our own time. How prophetic, therefore, is the following paragraph, written in 1865:

In this advance toward a superior style of houses, we shall abandon the uniformity of four-story brown stone houses, all of even width, which marked the period of the city's growth from Fourteenth to Forty-seventh streets; we shall learn the use and beauty of color and variety of material. There is no reason why we should be limited to one style of architecture. In this respect there is but little change and no advance, from the earliest houses on the Fifth avenue to those now erecting. We seem condemned to one uniform type of dwelling house; no variation of detail is sufficient to change the style. The few cases on Fifth avenue which might seem to be exceptions are struggles out rather than escapes. There is no reason why the Anglo-Italian style should become absolute and fuse into one common mould all the buildings that are erected, however different the purposes—banks, warehouses, offices, hotels, libraries, or dwellings. Good as the style may be, it is not good for everything. The merchant should not express in

stone his idea of dwelling house and of warehouse in the same form. The whole world is open to us, full of variety. The cities of Europe illustrate all the styles of architecture; our architects should not limit us to one, nor can they succeed if they try. The Academy of Design have shown us the beauty of Venetian architecture. Trinity chapel, in its Sunday-school building on Twenty-fifth street, and the churches on Forty-second street, on either side the Fifth avenue, give us samples of the Italian gothic. The Central Park, in its ornamental structures, terraces and bridges, teaches us that the sentiment of the beautiful can be gratified with forms which show great harmony and fitness, and are still entirely novel. The average New Yorker may walk up the Fifth avenue and with self-satisfaction regard its uniformity as the perfection of architecture. He has seen nothing finer, there can be nothing finer. To him all attempts at originality and beauty that break the uniformity are "gingerbread." He is just beginning to tolerate the mansard roof. But there are men enough who are familiar with the architectural magnificence of the Old World, in all its variety, who do not believe that the established style is final or eternal, and who, when they come to spend their money in expensive buildings, will go on and illustrate how many varieties of achitecture can be domesticated here, each adding to the beauty and glory of our metropolis.

But now we come to Mr. Martin's prediction as to the growth of the city and the lines of improvement. The following extract is lengthy, but will repay perusal:

It may be assumed that the population on this island is now increasing at the rate of 75,000 each year. At this rate an allowance of twenty-five persons to a house will call for the erection of 3,000 dwelling-houses of all classes in a year. If the vacant streets below Fifty-ninth street were built up in numerical order, and each completely filled, four streets would be occupied in each year. Above Fifty-ninth street, where the island is narrow and the Central Park diminishes the space available for building purposes, five streets would be taken up in a year. But the city does not grow in that way, the houses advance rather in masses out the avenues. The river borders are taken up for business purposes, for brick, stone and lumber yards, factories and machine shops. In the streets and avenues next to them congregate the workmen and laboring classes, next the leading avenues on each side become the great marts for retail business; the Eighth and Third avenues are now the illustrations. In the centre of the island, and following the line of Broadway and the Fifth avenue are found the residences of the wealthier classes, and, as the city grows, each of these columns pushes out from its own base. The growth of the city, therefore, extends over the ground more rapidly than if it progressed street by street. If Eighty-sixth street, which is about midway the length of the park, be taken as a line in the future growth, it is not difficult to calculate how soon it will be reached. A careful enumeration shows that there are below Eighty-sixth street 25,361 vacant lots, of the usual size 25 feet by 100. Since many houses are of less width than 25 feet, if 20 feet be taken as the average, the number will be increased to 31,470. At the rate of 3,000 houses a year, this area would be filled in ten and a-half years, without making any allowances for churches, school-houses, public buildings, and the ground on the river borders kept vacant for business purposes. Five or ten years ago, when our population was so much less than it now is, the number of new buildings reached 2,000 a year; so that 3,000 for the future cannot be regarded as an extravagant estimate. If One Hundred and Fifty-fifth street be taken as a second line in the future growth, a like enumeration shows that there are, between Eighty-sixth and One Hundred and Fifty-fifth streets, 37,241 vacant lots, each 25 by 100. These would be equal to 46,555 lots of 20 feet width, and this area would be filled up at the rate of three thousand new houses a year, in fifteen and a-half years. At this rate, assuming the population in 1865 to be

1,042,945, there would be houses enough in ten and a-half years for a population of 1,830,445, or in twenty-six years for 2,992,945. But twenty-five persons on an average to houses so narrow as 20 feet in width is excessive. In London the average is not over eight to an inhabited house. In New York, in 1855, the average was fifteen to a house. If twenty be taken as the average, Eighty-sixth street would be reached in seven years, accommodating a population of 1,772,345, and One Hundred and Fifty-fifth street in ten years thereafter, in all seventeen years, accommodating 2,703,445. If the increase of population should be, in the future, at the rate sustained since 1820—28 per cent. every five years—there would then be a population here, in 1875, of 1,708,613, which would fill all the houses that could be built below Eighty-sixth street.

But certain allowances are to be made in these numerical calculations. The growth of the city does not move northward and fill up the streets in succession. It moves from centres in every direction,—Harlem, Yorkville and Manhattanville, are such points—from the business that gathers on the river borders, and from the residences that will soon surround the Central Park. It extends also across the rivers into the adjoining counties, filling Brooklyn and Jersey City. If those districts, however, be included, the rate of progress should be calculated upon the aggregate population of the metropolis. On the other hand, any section of a city may be regarded as substantially built up when three-fourths of its area is covered with houses, the residue is taken up with gardens, with churches, public buildings and the blocks at the riverside kept vacant for business purposes.

Some of the above seems rather wild guessing in view of the actual growth of the city between 1865 and 1886, but there was one prime factor in the situation which Mr. Martin could not have anticipated, that was the construction of the elevated roads, which concentrated business in the lower part of the island and established new centres of growth, wherever its stations were located, for the whole length of the island. The anticipations in the above would have been reasonably accurate had New York to depend on stages and horse-cars. Should the Broadway Arcade be built within the next five years it would not only concentrate population and business along its route, but it would build up the region north of the Harlem. Hundreds of thousands of people would make their homes on the as yet cheap lands of the Twenty-third and Twenty-fourth Wards, could they reach them within one-half an hour from their places of business on the island; but in the absence of swifter communication than the "L" roads now afford, they will make their homes below the Harlem River.

As a matter of comparison we reproduce the table in THE RECORD AND GUIDE of May 15 last. It gives the number of vacant lots between Fifty-ninth and One Hundred and Fifty-fifth streets. It also gives the consumption of the lots in this region during the year 1885. With this data as a guide the table indicates the number of years it will take before the whole region will be covered with buildings. It even goes further, for it sub-divides this region of vacant lots and shows how soon, at the present rate of improvement, each of them will be covered with buildings. With this table before him, and the exercise of a little common sense, no builder or investor can make any mistake in purchasing up-town vacant property for improvement. Allowance should always be made for the influence of the "L" roads in stimulating improvements near its stations.

VACANT LOTS BETWEEN FIFTY-NINTH AND ONE HUNDRED AND FIFTY-FIFTH STREETS—THEIR NUMBER AND THE RATE AT WHICH THEY ARE IMPROVED.

	Total No. lots improved and unimproved.	Number vacant at present time.	No. buildings projected for the year 1885.	Average front-age of building in 1885.	Feet front-age covered in 1885.
<b>EAST OF FIFTH AVENUE.</b>					
Fifty-ninth to Seventy-second st.	4,199	1,442	89	28.6	2,538.2
Seventy-second to Eighty-sixth st.	4,648	1,645	197	23.6	5,615.11
Eighty-sixth to Ninety-sixth st.	3,092	1,989	143	22.8	3,244.8
Ninety-sixth to One Hundred and Tenth st.	4,194	2,753	153	22.10	3,500.2
One Hundred and Tenth to One Hundred and Sixteenth st.	1,818	794	41	30.1	1,236.7
One Hundred and Sixteenth to One Hundred and Twenty-fifth st.	2,682	1,033	71	31.3	2,222.6
North of One Hundred and Twenty-fifth st.	1,769	921	27	27.2	734.8
<b>Total.</b>	<b>22,402</b>	<b>10,577</b>	<b>721</b>	<b>25.1</b>	<b>19,092.8</b>
<b>BETWEEN FIFTH AND EIGHTH AVENUES.</b>					
One Hundred and Tenth to One Hundred and Twenty-fifth st.	2,663	2,228	109	20.4	2,217
One Hundred and Twenty-fifth to One Hundred and Fifty-fifth st.	4,864	3,793	171	21	3,591.9
<b>Total.</b>	<b>7,527</b>	<b>6,021</b>	<b>280</b>	<b>20.8</b>	<b>5,808.9</b>
<b>WEST OF EIGHTH AVENUE.</b>					
Fifty-ninth to Seventy-second st.	3,298	2,412	179	21.6	3,862.2
Seventy-second to Eighty-sixth st.	2,708	2,232	176	22.11	4,034.6
Eighty-sixth to Ninety-sixth st.	2,238	1,993	120	21.10	2,623.7
Ninety-sixth to One Hundred and Tenth st.	2,980	2,590	152	21.8	3,292.11
One Hundred and Tenth to One Hundred and Sixteenth st.	1,037	1,056	51	21.9	1,110.9
One Hundred and Sixteenth to One Hundred and Twenty-fifth st.	1,936	1,759	51	21.9	1,110.9
One Hundred and Twenty-fifth to One Hundred and Fifty-fifth st.	6,211	4,750	142	23.10	3,389.2
<b>Total.</b>	<b>20,458</b>	<b>16,792</b>	<b>820</b>	<b>22.4</b>	<b>18,313.1</b>
<b>SUMMARY.</b>					
East of Fifth av, north of Fifty-ninth st.	22,402	10,577	721	26.5	19,092.8
Between Fifth and Eighth avs, One Hundred and Tenth and One Hundred and Fifty-fifth st.	7,527	6,021	280	20.8	5,808.9
West of Fifth av, between Fifty-ninth and One Hundred and Fifty-fifth st.	20,458	16,792	820	22.4	18,313.1
<b>Grand total.</b>	<b>50,387</b>	<b>33,390</b>	<b>1,821</b>	<b>23.87-9</b>	<b>43,214.6</b>

The above table perhaps needs explaining. Between Fifty-ninth and One Hundred and Fifty-fifth streets there are altogether 50,387 city lots, 25x100, of which 33,390 are vacant. At the present rate of building all of this space will be covered in about twenty years. This is indicated by the fact that, in 1885, 1,821 new buildings were projected in this region which would take up 1,724½ lots. Were it possible that the number of new plans for building were to continue as numerous as they have been this spring the vacant space above Fifty-ninth street would be filled in about eighteen years.

Of course, the erection of new dwellings proceeds irregularly. Proximity to the elevated railway stations invites the building of new structures more than do localities remote from them, and this should never be lost sight of by investors. Keeping the fact in mind, therefore, that houses will thicken more along the line of the elevated road than away from it, it may be well to point out the prospect in the different localities where the vacant lots are situated.

In the region north of Fifty-ninth street and east of Fifth avenue there are 10,577 vacant lots. During 1885, 763 lots were built over. At this rate it would take from thirteen to fourteen years to completely cover this district with houses.

In the region between the Central Park and the Harlem River and between Fifth and Eighth avenues there are 6,021 vacant lots; 232 full lots were built upon in 1885. At the same rate it would take about twenty-five years to entirely cover this region, but the prospect is that building will be more vigorously prosecuted north of the park than on the east side, and in a very few years that portion of it below One Hundred and Twenty-fifth street will be pretty well covered with buildings.

The building of last year consumed 154½ lots in the region between Fifty-ninth and Seventy-second streets, west of the park, which embraces 2,412 vacant lots. At this rate of consumption fifteen and three-quarter years will cover the district, but undoubtedly the ratio will be greater in the future than in the immediate past.

There are 6,815 vacant lots in the district between Seventy-second and One Hundred and Tenth streets, west of Eighth avenue; 398 were covered by buildings last year. If this is an indication it will take seventeen years to build over this particular locality. Between One Hundred and Tenth and One Hundred and Fifty-fifth streets, west of Eighth avenue, there are 7,565 vacant lots; 180 lots were used up last year, and building at the same rate would cover the region in one quarter of a century.

It should be borne in mind that were the building this past season taken into account the periods given for using up the vacant lots would be much shorter, but the house construction so far this year has probably been overdone and is not a fair criterion of what we may expect in the future. Still, as the city grows, the ratio of increase in new buildings becomes greater.

The above facts show that nowhere else in this country is there a better or surer prospect of profitable investment in real estate than right here on this island.

**Real Estate for Seven Months.**

Our summary of the official records for July of conveyances, mortgages and buildings projected shows that the interest in realty on the part of the investing public is steadily increasing. Indeed the figures, not only for July but for the whole seven months of this year, show a most prosperous condition of things in the real estate market. It will be noticed that more than a million dollars over the expenditure of last year is to be put into new construction in the plans filed during the month of July. For the seven months up to the close of July the total expenditure for projected new buildings is in round numbers \$41,500,000, against something less than \$30,000,000 for the same period last year. This is within \$4,000,000 of the total amount spent in the whole year of 1885 in constructing new edifices in this city. It is safe to say that from sixty to sixty-five million dollars will be put into new house property in New York in the year 1886, against some \$45,000,000 last year. As our analysis shows the heaviest building is west of the Central Park, which, for the seven months just past, shows a contemplated expenditure of nearly \$11,000,000, against \$5,000,000 last year and some \$4,000,000 the year before. The region north of the Park is also growing, but, considering the extent of the territory and its attractions, there does not seem to be as much building north of the Harlem River as would have been expected in view of the public improvements under way. The conveyances also show an increase over last year. Indeed there are some 1,700 more than in the first seven months of 1885. The consideration goes to show the increasing investment in New York property, for the total for the seven months is \$162,000,000, against \$117,000,000 last year. The number of mortgages and amounts are also relatively larger.

The Kings County conveyances and mortgages for three months—May, June and July—show a movement of money into real estate which is quite marked, though 1886 does not show much advance over 1885. The building movement seems to have

been checked in Brooklyn, for the number of buildings show a falling off, and then cost is less, comparing the last two years. But we append the figures without further comment, as they are of the utmost interest to all who buy, sell, or own, or think of improving New York property.

CONVEYANCES.							
Year	Conveys.	Amount.	Nom.	23d & 24th W.	Amount.	Nom.	
1886.							
Jan.-June, inc.	7,684	\$144,332,901	1,282	955	\$3,911,857	163	
July.....	1,099	17,909,751	204	197	583,438	17	
Total.....	8,783	\$162,242,652	1,486	1,152	\$4,495,295	180	
1885.							
Jan.-June, inc.	6,128	\$103,987,858	1,377	710	\$2,144,743	173	
July.....	917	13,387,944	182	162	447,893	31	
Total.....	7,045	\$117,375,802	1,559	872	\$2,592,636	207	
1884.							
Jan.-June, inc.	7,044	\$115,465,488	1,580	831	\$2,177,532	214	
July.....	1,051	11,937,949	296	248	491,762	41	
Total.....	8,095	\$127,403,437	1,876	1,079	\$2,669,294	255	

MORTGAGES.							
Year	No. Mort.	Amount.	No. at 5 p. c.	Amount.	No. at less than 5 p. c.	Amount.	Banks, T. & C.
1886.							
Jan.-June inc	6,587	\$74,220,734	3,294	\$36,784,753	567	\$11,010,467	905
July.....	1,073	13,155,838	613	4,951,941	111	2,253,550	245
Total.....	7,660	\$87,376,572	3,907	\$41,736,694	678	\$13,264,017	1,150
1885.							
Jan.-June inc	5,281	\$55,520,673	2,461	\$25,505,606	159	\$3,634,212	762
July.....	882	8,358,366	414	4,227,242	31	816,750	105
Total.....	6,163	\$63,888,039	2,875	\$29,732,848	190	\$4,450,962	867
1884.							
Jan.-June inc	5,639	\$66,481,028	2,210	\$25,477,349	....	....	1,016
July.....	1,074	10,931,258	502	5,031,953	....	....	163
Total.....	6,712	\$77,412,286	2,712	\$30,509,307	....	....	1,179

BUILDINGS PROJECTED.			
	1884.	1885.	1886.
Total No. of buildings projected.....	101	251	341
Estimated cost.....	\$3,449,727	\$3,040,811	\$4,087,120
No. south of 14th st.....	25	13	83
Cost.....	\$457,950	\$177,050	\$533,000
No. bet 14th and 59th sts.....	20	25	24
Cost.....	\$329,542	\$359,200	\$458,525
No. bet 59th and 125th sts, east of 5th av.....	44	76	68
Cost.....	\$762,300	\$1,161,600	\$894,170
No. bet 59th and 125th sts, west of 8th av.....	42	34	68
Cost.....	\$647,500	\$506,000	\$1,012,500
No. bet 110th and 125th sts, 5th and 8th avs.....	3	21	19
Cost.....	\$42,000	\$264,000	\$314,000
No. north of 125th st.....	16	40	53
Cost.....	\$127,000	\$426,550	\$586,750
No. 23d and 24th Wards.....	41	42	76
Cost.....	\$108,835	\$146,411	\$287,575

	1884.	1885.	1886.
Jan to June incl.	1,739	1,804	2,458
Cost.	\$29,308,756	\$26,905,055	\$37,491,888
July.....	191	251	341
Cost.	2,449,727	3,040,811	4,087,120
Total.....	1,930	2,055	2,799
Cost.	\$31,758,483	\$29,945,866	\$41,579,008

	1884.	1885.	1886.
Total No. of plans filed.....	1,112	1,655	1,358
Total No. of buildings projected.....	1,930	2,055	2,799
Estimated cost.....	\$31,758,483	\$29,945,866	\$41,579,008
No. south of 14th st.....	25	13	83
Cost.....	\$6,144,915	\$5,697,475	\$7,469,230
No. bet 14th and 59th sts.....	20	25	24
Cost.....	\$8,660,872	\$6,025,000	\$7,088,825
No. bet 59th and 125th sts, east of 5th av.....	519	451	589
Cost.....	\$9,325,070	\$7,658,325	\$8,999,070
No. bet 59th and 125th sts, west of 8th av.....	199	315	710
Cost.....	\$4,143,350	\$5,169,380	\$10,966,000
No. bet 110th and 125th sts, 5th and 8th avs.....	37	21	144
Cost.....	\$478,500	\$1,510,000	\$1,938,250
No. north of 125th st.....	203	288	341
Cost.....	\$2,074,275	\$2,704,785	\$3,799,530
No. 23d and 24th Wards.....	366	331	367
Cost.....	\$938,601	\$1,160,301	\$1,318,106

KINGS COUNTY CONVEYANCES.			
Year	Number.	Amt involved.	No. nom.
1886.			
May.....	1,241	\$3,895,732	219
June.....	893	3,872,174	176
July.....	1,115	5,740,507	192
Total.....	3,249	\$14,908,413	587
1885.			
May.....	1,179	\$4,742,748	268
June.....	922	3,402,261	228
July.....	1,027	4,031,505	177
Total.....	3,128	\$12,180,514	673

MORTGAGES.			
Year	Number.	Amount involved.	Number at 5 per cent. or less.
1886.			
May.....	1,003	\$4,374,189	516
June.....	797	3,200,869	380
July.....	938	3,064,902	541
Total.....	2,738	\$10,640,020	1,437
1885.			
May.....	894	\$3,419,508	256
June.....	712	3,192,861	202
July.....	879	3,225,898	424
Total.....	2,485	\$9,844,267	1,082

KINGS COUNTY PROJECTED BUILDINGS.							
	1885.			1886.			
	No. of b'gs.	No. of brick b'gs.	No. of frame b'gs.	Total No. of b'gs.	No. of brick b'gs.	No. of frame b'gs.	
Jan.	183	90	93	266	106	160	
Feb.	206	78	123	228	113	115	
Mar.	374	230	144	424	278	146	
Apr.	470	304	166	411	289	122	
May	429	215	214	250	142	107	
June	368	187	181	299	160	139	
July	274	149	125	288	194	94	
Total	2,304	1,253	1,051	2,106	1,232	884	
Cost.				\$784,710	\$413,710	\$371,000	
1885.				\$968,968	\$841,685	\$44,283	
1886.				\$1,966,962	\$2,274,480	\$311,518	
1887.				\$2,547,846	\$2,335,216	\$212,630	
1888.				\$2,213,043	\$1,312,196	\$900,847	
1889.				\$2,055,493	\$1,395,530	\$659,963	
1890.				\$1,633,288	\$1,666,647	....	

By reference to our official list of recorded mortgages, it will be noticed that one at least of the large corporations which lends money on bond and mortgage is supplying building loans to those



who wish to erect new structures. This is a new departure for conservative fiduciary institutions, and doubtless is necessitated by the impossibility of getting good interest on call or on ordinary loans. The lots upon which these building loans have been made are on the west side, and are entirely safe to the companies advancing the money. This willingness of great corporations to directly help speculative building interests will no doubt advantage vacant lot owners in the upper part of this city. This is one of the indications which shows the probability of an enhanced valuation of realty on this island in the near future.

**A Plea for Internal Improvements.**

The newspapers no longer report the speeches of members of Congress. Our editors seem to think that the public are more interested in the details of a defeat of the "Giants" at base-ball or the running of a race by some pet horse of the Dwyer Brothers than by what is said in the Senate or House respecting some measure of vital interest to the country.

There was a time when the utterances of our leading statesmen were fully reported by the press, and they were a means of educating the voters on matters of great public interest. Because of this practice the past generation of voters were as a rule better posted on national affairs than are the readers of newspapers nowadays. We now have to depend on the telegraph correspondents or the editors who give their hurried judgments of the subject matter of the speeches made in the two Houses. These hastily thrown-off opinions are often misleading and sometimes malicious. If the speech is in behalf of an appropriation for a public work it is promptly denounced as a "job." This saves discussion and looks virtuous, although the work may be of the greatest national necessity.

These remarks have been suggested by three short speeches recently delivered in the Senate by Warner Miller. One refers to the necessity of deepening the channel in the lower bay of New York to a uniform depth of thirty feet. The second speech pleads for an appropriation for the Hennepin Canal, while the third and last uses the history of the Erie Canal as a text to induce Congress to give liberal appropriations for the improvement of our water ways. All these matters are of vital interest to the commerce of the country, and particularly of this city; but our daily journals have not permitted their readers to know what Senator Miller had said on those subjects, nor, indeed, have any of the speeches presenting the affirmative views been published. Of course everyone hereabouts favors deepening the channel in the lower bay, but all our journals antagonize the proposition to construct the Hennepin Canal, although it would be of vast benefit to the commerce of this port.

This is not the paper nor have we the space to give Senator Miller's speeches in full on these topics, but a few of his points may be worth condensing for the information of our readers. To begin with, he denies that the dumping of refuse and ashes in New York harbor has affected the channel, but it is shoaling the water and will eventually harm the harbor unless put a stop to, which can only be done by a government commission having control of all the waters and including the Jersey as well as the New York side of the harbor. The work of deepening the channel to thirty feet is of national importance, for now the larger steam ships leave our harbor only three-fourths loaded. Two-thirds of the commerce of the country is carried on at this port and is crippled because of this curtailment of the freights which the fleets of foreign steamers could carry were the channel improved.

The Erie Canal, according to Senator Miller, cost the State of New York \$60,000,000. Its value to the commerce of the country and especially to the Western farmers has been almost incalculable. Were it not for the Erie Canal we could never have shipped a bushel of grain to Europe from our Atlantic ports. The late Gov. Seymour pointed out that in the eight years before the tolls were reduced the balance of trade against this country amounted to some \$800,000,000. After they were reduced in the next eight years the balance of trade in our favor was \$1,300,000,000. Of course some of this wonderful change was due to other causes, such as the improvement of the Detroit River, which so cheapened transportation that it saved the farmers of the Northwest some \$50,000,000 per annum.

Senator Miller showed that the average cost for transporting grain from Chicago to New York by the canal and the lakes was six cents a bushel, while the lowest rates of the railways was fifteen cents a bushel. The latter could never compete with the former in the matter of cheapness, nor would we ever be able to export any quantity of grain abroad was it not for this cheap water route.

The Hennepin Canal, it will be remembered, is to be a continuation of the improvement which has been completed in the Illinois River and will make a ship canal 180 miles in length, connecting the Mississippi, at Rock Island, with Lake Michigan. Says Senator Miller, in a speech on the subject:

I have no doubt whatever that the Hennepin Canal, if constructed, will do for the great Northwest precisely what the Erie Canal has done and is

doing to-day for all the produce of the West; that is, it is carrying it to-day, or enabling it to be carried, from Chicago to New York, as I have shown by the dispatch just read here, for one-third what it is carried by railroad. But the price mentioned here of fifteen cents a bushel from Chicago to New York you must bear in mind is made to-day when the lakes and canal are open. When the lakes and canal are frozen then that rate is doubled at once. If there was no Erie Canal to-day, and if the improvements had not been made upon the Detroit River, I do not hesitate to say, and I defy successful contradiction, that we could not sell a barrel of flour or a bushel of grain of any kind in any of the markets of the world outside of our own shores. The price of wheat and flour in Liverpool to-day shows that conclusively; and if the produce of the great West had not this canal it could not avail itself of any foreign market whatever. Still, forsooth, the Senator from Kansas tells us that the cheapening of the rates of transportation is no benefit to the producer of the grain. I shall not stop to answer any such argument or statement as that. But let me come down to some estimates as to what the Hennepin Canal will do for the produce of the Mississippi Valley and the great Northwest. It is estimated in Executive Document No. 38 of the last Congress, transmitted by the President of the United States, that—

The actual charge per bushel from St. Paul to Chicago, via the Mississippi River, the Hennepin Canal, would then be as follows:

St. Paul to western terminus of Hennepin Canal.....	Cents.
Mississippi River to Chicago, via Hennepin and Illinois and Michigan canals.....	2.9 or 3

Total from St. Paul to Chicago..... 6  
Supposing it to be completed upon the present plans.

Thus there would be effected a saving of six cents per bushel on wheat from the Upper Mississippi River districts to Chicago, and so on the vast aggregate of that cereal now compelled to seek entrance upon the water-route of the lakes only through transportation by railroad.

That is, the rate from the point where the Hennepin Canal is to enter the Mississippi River, as fixed by the railroad commissioners, is 13.4 cents per 100 pounds, or 8.2 cents per bushel. There the Senator from Connecticut has a railroad commission with absolute power to fix railroad rates, desiring of course to benefit the people so far as it can and be just to the railroad, and it fixes a rate at 8.2 cents per bushel for transporting wheat from Rock Island to Chicago, a distance by rail of 183 miles. To day the rate from Chicago to New York by water, which is at least 1,200 miles the way the boat runs, is 6 cents per bushel. It costs 25 per cent. less to carry wheat from Chicago to New York, by lake and canal, than it costs to transport it from Rock Island, 180 miles away from Chicago, just across the State to Chicago. It is presumed that the railroad commissioner's have done their duty and that they know something about the duties of the office which they discharge. If they have permitted this great charge to be made, which is exorbitant and far beyond the cost of the transportation, if the Senator from Connecticut is anywhere near right in his estimate, then I submit that the people of Illinois ought to be up and stirring. They ought to see to it why the men put in charge of their railroads and having despotic power to fix the rates of freight have given this rate of 8.2 cents per bushel from Rock Island to Chicago.

The construction of the Hennepin Canal would be of the most vital importance to all the States of the Northwest, for it would give them the Eastern markets not only for their grain, but for their lumber, cattle, metal ores and other products, while it would greatly cheapen the West-bound traffic of which they are such large consumers. The coming of these products East, instead of going South down the Mississippi, would add greatly to the commerce of this port.

One more extract from this speech and we will close. It is a complete answer to the repeated charges of corruption made by the New York press when speaking of river and harbor improvements. Says the Senator:

In their administration of these great works, I think I speak the acknowledged truth when I say that up to the present time there has never been a scandal connected with the expenditure of any of the money appropriated in a river and harbor bill which has come under the control of the Board of Army Engineers. There may be a question as to the necessity of a particular work; there may be differences of opinion as to whether this or that appropriation in the River and Harbor bill should be made; there may be differences regarding the question as to whether a certain work is of national importance or of local importance; but so far as I have been able to follow the history of the expenditures of these moneys under the Board of Army Engineers under the control of the Secretary of War, I think I speak what are the admitted facts when I repeat that up to the present time there has never been a scandal connected with the expenditure of any of these moneys.

Mr. Gibson—Will the Senator from New York permit me to make a suggestion to him on that point?

Mr. Miller—Certainly.

Mr. Gibson—I am informed by a high authority that there never has been an embezzlement, a defalcation, or the loss of one farthing of the public money expended by the Engineer Corps of the Army of the United States. I state this because I think it indicates the high sense of honor that ever pervades that department of the service of this government.

Mr. Miller—I am very glad to have the statement made by the Senator from Louisiana, because I know he has examined this question carefully, and he undoubtedly speaks the facts in the case. I refer to this simply to emphasize my position when I stated that I believed it was a wise change which had come about by which the various State governments were not likely hereafter to undertake any important public improvements, and that all these public improvements would hereafter be carried on and constructed by the Federal Government. It seems to me that the change has been wise, and that in this one central authority we have a body of men who, upon thorough investigation and surveys as they are ordered to make

them, and in their reports to Congress, are able to give information to the two Houses of Congress which can go to no other legislative body in the land.

### Our Prophetic Department.

**STOCK OPERATOR.**—I believe you agree with me, Sir Oracle, that the situation in the stock market looks promising, and that there is money to be made by those who buy stocks judiciously. Now, I should like to get the benefit of your experience in the street. What is the best way to make money as a dealer in speculative securities?

**SIR ORACLE.**—I cannot conscientiously advise anybody to become a trader on the stock market. I operated in a small way as far back as 1857, and have had more or less to do with the street all these intervening years. I had a profession of my own by which I made a living, and only once have I taken large risks. That was the summer when President Garfield was killed, and when we lost our corn crop. I was badly hurt, of course, and have rarely carried more than 500 shares of stock at one time since then.

**S. O.**—But still you have not lost any money taking the period from 1857 to 1886?

**SIR O.**—I have made on investments for my family. When I have bought a promising stock or bond outright the venture has generally proved a good one; but my speculative dealings upon which I put up margins have not been uniformly fortunate. I made money on the majority of transactions, but while my losses were fewer in number they were larger in amount. I had the same experience in oil. I made a profit on some seventeen or eighteen speculations; but I lost more than all my gains in one heavy decline in the price of that slippery product. My impression is that nineteen out of every twenty persons who enter the street as outsiders lose their money. I have naturally had relations with a great many offices, and I can recall the fate of literally hundreds of dealers, all of whom were ruined or badly hurt by their stock operations. There is a constant succession of new faces in the various brokers' offices, and I have made up my mind that the people who hang over the tape day by day are certain to lose their money sooner or later.

**S. O.**—But there must be some people who make money in Wall street as well as in the various exchanges, where oil, cotton and grain are dealt in?

**SIR O.**—I doubt if any traders, great or small, make much money. Nemesis overtakes them all. Look at the list: Jacob Little, Daniel Drew, Marsh, Jerome, James R. Keene, Hen. Smith, Marvin; even Russel Sage, see how badly he was hurt with all his shrewdness.

**S. O.**—Yes, but Russel Sage is still a very rich man. How do you account for Jay Gould, the Vanderbilts, Sidney Dillon, Sam Sloane, and hundreds of others who have grown rich on the street?

**SIR O.**—Please bear in mind I said the traders, who are outside, generally lost money in the long run; presently I will tell you who it is makes money in Wall street. Perhaps the two best traders the street ever saw were Daniel Drew and James R. Keene. The failure of the latter was very remarkable. His theory as to the future of prices was simply perfect. He was a consistent bull from 1877 to 1881, when prices went steadily up. He turned when prices were at the highest, and was a pronounced bear down to the day of his failure. He came to grief, however, by dabbling in outside speculation, such as grain, and in selling privileges. He was one of the few that, had he remained merely a trader, would have made money, for his judgment as to the course of prices was always good.

**S. O.**—Now, tell us who it is makes the big money in the stock market.

**SIR O.**—First of all, the people who manufacture securities, not those who buy or sell them. I doubt whether Jay Gould has added to his bank account by his general trading on the street. He has been at fault hundreds of times. He would have been ruined twice—once by a corner in Northwest, when he was saved by the timely assistance of Russel Sage. Then Woerishoffer, as you know, came to his rescue in the panic of May, 1884. Jay Gould's colossal fortune is due to his skill in reorganizing railroad systems. The first \$700,000 he made was in the old Saratoga & Rensselaer road, which he bought for a song and made valuable. He would, undoubtedly, have done the same good work for Erie, but he was driven out of that company before his schemes were carried out. The outcry against him at that time was not due to any special moral delinquencies, but because his daring and aggressive schemes antagonized the most powerful men in the street. Then came his Union Pacific purchase. He bought the majority of the stock from 16 to 30 and sold it out at 40 and over. Then look at the millions of money he made in saddling Kansas Pacific, which he bought for a trifle, upon Union Pacific. I remember buying the income bonds of Kansas Pacific at 30 and selling them at 38. I thought I did a big thing; but Gould, Sage and a few friends bought them from 20 up to 40 and held them until they were over par. The stock

of the Kansas Pacific was kicked about at from 5 to 10 when Jay Gould got hold of it. He subsequently consolidated it with Union Pacific, realizing a gigantic profit. When rivals of the Union Pacific for the Pacific trade made their appearance Jay Gould sold out; and now see the oceans of money he has made in Missouri Pacific, which he also bought for very little.

**S. O.**—Do you believe in Gould's Southwestern system?

**SIR O.**—My impression is that all the connecting roads, such as M., K. & T., the International and others have been systematically "gutted" for the benefit of Missouri Pacific, and it is quite likely that the latter nominally earns 12 or 13 per cent. while paying 7 per cent. Mr. Gould's programme, it seems to me, is to induce investors to buy Missouri Pacific for the income it pays. In the meantime there are multitudes of little roads being constructed as feeders to Missouri Pacific. Texas is a flat country with few water courses and railroads can be built for ten thousand dollars a mile or less. There is no difficulty in raising money on bonds, and the stock of these minor roads passes, I judge, into the possession of Mr. Jay Gould at little or no expense to him. Now, am I not justified in guessing that in the fullness of time Mr. Jay Gould may repeat the Kansas Pacific performance? Missouri Pacific is piling up a large surplus and is gradually being absorbed by investors. As soon as the bulk of stock is in other hands what is to prevent Mr. Gould from consolidating the stock of the lateral roads, which cost him little or nothing, with the Missouri Pacific stock now selling at about 111? The excuse would be the unification of the railway system of the Southwest. The doubled or trebled stock of the Missouri Pacific would probably continue to pay 7 per cent. for years to come; but Mr. Gould would, in the meantime, add fifty to one hundred million to his already overgrown fortune. This explains to you how it is that the promoters of securities are the ones that make money in Wall street.

**S. O.**—But even Gould cannot carry out all his schemes. There is the Wabash *fiasco*, for instance.

**SIR O.**—Yes, that was Gould's greatest disappointment. The killing of President Garfield and the failure of the corn crop of 1881 utterly ruined his splendidly planned Wabash programme. He has been heartily cursed for his share in that enterprise; but he and Sage were the heaviest individual losers. All the roads that ran through the corn belt were hurt grievously by that unprecedented corn crop failure.

**S. O.**—Who else besides the makers of securities acquire money in Wall street?

**SIR O.**—The officers and controllers of the great corporations. Let me give you a case told me by a director of a railroad company a few weeks since. At a meeting of the board of which my informant was a member it was proposed to build a branch line of sixty miles to tap an important business point. It was further agreed to issue bonds for \$15,000 per mile and to guarantee them. The question then came up, who should build the road? where-upon a private construction company was organized composed of the directors. It was estimated that the cost of the branch road would be less than \$8,000 per mile, which would put into the pockets of the directors of the road nearly half a million of dollars. Two of the leading banking houses in New York were represented on the board and they agreed to market these bonds at a premium on their face value. They would recommend them of course to owners of trust funds as a first-class security. You can judge of the morality of this transaction, but similar cases are of constant occurrence. The officers and insiders are the first to know of the improvement or depreciation of the value of the property they are managing, and the game of speculation they play with the outside operators is with stocked cards.

**S. O.**—Who else makes money in the street?

**SIR O.**—The broker, who does a large business and gets his twenty-five dollars for every 100 shares bought and sold. It is always a few large houses which monopolizes this business. A fact which ought to cause apprehension is the short life of these leading brokerage houses. They appear and disappear like the figures in a kaleidoscope.

**S. O.**—Still you have not accounted for the success of the Osbornes, L. V. White, the Cammacks, the Woerishoffers and other operators who are known mainly as dealers.

**SIR O.**—White is an insider, and is a representative of the speculative directors in Lackawanna. Woerishoffer was the maker of some of the most worthless so-called securities that ever disgraced the stock list. Witness his Mexican bonds and stocks, his Denver and Rio Grande, his Northern Pacific deals, etc. His German countrymen helped to build up his fortune to their loss. Then I have always suspected that the Osbornes, White, Cammack and Woerishoffer were the secret brokers for the Vanderbilts, Jay Goulds and other great corporation magnates. These last could not even trust their ordinary brokers, and so they used the one class of operators to bull stocks and the others to bear them. Taking in view all the facts when you ask me about operating in Wall street, I am forced to give you the same advice that *Punch* did to those about to marry—"Don't."

It would be discreditable to us as a nation were we to pick a quarrel with Mexico, because of the treatment of the courts of that country of Editor Cutting. By all accounts the fellow is a disreputable scamp, who has deliberately violated Mexican law, relying upon his American citizenship to save him from the consequences of his own misdeeds. There are tens of thousands of people on our Southwestern frontiers who would like to go to war with Mexico so as to give us a pretext for annexing the four Northern States of that country. Indeed, it must be admitted that this addition to our territory would be in every way desirable, but we ought to wait for some better pretext than championing the cause of a vagabond adventurer. There are two nations we can probably bully—Mexico because she has no fleet, and Great Britain because in the event of a war we could easily overrun and annex the Dominion to the north of us. Thanks to the Republican party of the past which ruined our navy, and to their Democratic successors who refused to defend our seacoasts with fortifications, we dare not wear a bold front with any nation that has an iron-clad fleet. They can insult us with impunity, for the great cities on the seacoast are absolutely at their mercy. Even the little wretched negro government of San Domingo has an iron-clad gunboat that could whip our whole fleet. Until we are in a position to hold our own with first-class nations we should have self-respect enough not to bully a contemptible power like Mexico.

We publish elsewhere some of the laws passed at the last session of the Legislature, to which attention has not been directed. There is too much secret legislation at Albany. The fire insurance companies managed to get a law enacted relieving them of taxation on personal property valued at \$63,000,000. This is scandalous, and the vicious law must be repealed next session.

### The New City on the West Side.

The building movement on the west side is going on steadily during the summer, and what might fairly be described as a new city, with features distinct from those of the older New York, is rapidly growing up in the region west of Central Park. Many elegant houses are finished and waiting for the selling season, though the chances of their finding purchasers at any time are not bad; many others are going on toward completion at a moderate rate, and being far advanced could be put in suitable condition for occupancy at very short notice. In a great many quarters the work on half-finished buildings is pushed with energy; and, again, large gangs of men are excavating in solid rock, and the sound of the steam drill and the explosion of giant powder are heard on every side. An inspection of the west side will afford abundant evidence that the building movement, though it has already become phenomenal, is still a good way from having exhausted itself. The following list, which the writer has just made while going over the ground, will be of interest to those who are watching the development of this region:

On the south side of Fifty-ninth street, west of Eighth avenue, George Kick is excavating for a first-class five-story brown stone flat, 25x88. On the north side of the same street and extending through the block to Sixtieth street, east of Tenth avenue, the College of Physicians and Surgeons is going up, the walls of the second story being about half finished, and the substantial, massive and handsome character of the structure is already shown. On the same block, west of this building, fronting on Tenth avenue, is the excavation for the Sloane Maternity Hospital. On the south side of Fifty-ninth street, between Tenth and Eleventh avenues, the works of the Equitable Gas Light Company are going up, and are made conspicuous by sixteen massive pillars of iron, 78 feet high, standing in a circle 160 feet in diameter. The tank which will be above them will hold one and one-half million feet of gas. On the east side of Eleventh avenue, between Fifty-ninth and Sixtieth streets, Clausen & Price, the brewers, are building a two-story brick stable. On the south side of Sixtieth street, west of Tenth avenue, a large gang of men are excavating solid rock to the depth of 6 feet below the curb, where Michael Brennan will build ten five-story brown stone flats. J. H. Havens, the lumber dealer, is excavating for eight five-story flats and stores on the east side of Tenth avenue, extending from Sixtieth to Sixty-first street. P. N. & W. H. Ramsey are building ten five-story brown stone flats on the north side of Sixtieth street, 100 feet west of Ninth avenue. The foundations for five of them are finished. The work on them will be pushed forward rapidly, and they will be ready for occupancy by November 1. On the north side of Sixtieth street, 150 feet east of Ninth avenue, J. C. Umberfield is building two five-story brown stone flats, the walls of which are rising above the first story. A large excavation on the southwest corner of Tenth avenue and Sixtieth street, which is well on toward completion, is intended for a block of four stores and flats fronting on the avenue, which will be built by Michael Brennan. Three of these will have fronts of 25 feet, and the corner building will be a little wider. On the northwest corner of Ninth avenue and Sixtieth street Mr. Steinhardt is making an excavation and beginning six buildings, four of which will front on the avenue. The janitor is just moving into the handsome new brown stone flat, built by Travers Brothers, on the north side of Sixtieth street, west of Eighth avenue.

Mr. McDermott is building a first-class five-story brown stone flat, 40x85, on the north side of Sixty-first street, 315 feet west of Ninth avenue. The front shows rich carvings and the brown stone, as prepared for the building, cost \$7,700. The structure will be a decided ornament even to this particularly handsome street. It is one of the many substantial and elegant buildings erected by owners who have been holding the vacant

lots for a considerable time past and are now improving them for permanent investment.

At the northwest corner of Eleventh avenue and Sixty-first street are four five-story brick flats and stores belonging to Stephen H. Thayer, and adjoining these on the avenue and extending to the corner of Sixty-second street are four similar buildings, the property of J. B. Smith. The walls of these structures are all up and they can be finished in a few weeks. On the south side of Sixty-second street, east of Eleventh avenue, are the foundations of Buddensiek's fallen and demolished buildings, reminders of the punishment of the builder and a warning to all users of mud-mixed mortar. West of these are twelve five-story brick flats well on the way toward completion, and four similar buildings adjoining them on the west which have the beams laid for the second floors, but work on them is suspended. On the north side of Sixty-second street, west of Tenth avenue, are five five-story brown stone flats belonging to Mr. Gahren, the work which is well advanced.

On Ninth avenue, Sixty-first and Sixty-second streets, the walls of the armory of the Twelfth Regiment are completed, showing like a massive and handsome fortress in the midst of dwellings and stores, and a tower of strength to lovers of civic order and peace who remember the possibilities, remote ones it is to be hoped, of riot and disturbance. At the sides of the Sixty-second street entrance workmen are chiseling in stone two heads of winged tigers from a cast of a fine European model. The work of completing the interior of the building still remains to be done. On the south side of Sixty-third street, between Ninth and Tenth avenues, Gilley, Walker and Lawson are building fifteen five-story brown stone flats, which are well advanced toward completion. Conrad Stein is laying the foundations of five brick tenements on the southeast corner of Tenth avenue and Sixty-third street. On the west side of Tenth avenue, south of Sixty-third street, Mr. Flagg is excavating and preparing to erect four buildings. S. Habermann is excavating on the northeast corner of Tenth avenue and Sixty-third street, where he will erect a block of brick flats and stores.

The Manhattan Construction Company has built a block of eight five-story brown stone stores and flats on the west side of Tenth avenue, extending from Sixty-third to Sixty-fourth street, with two brick flats adjoining the same on Sixty-third and Sixty-fourth streets, respectively. The workmen are now plastering all these buildings. The Company's row of twenty fine three and four-story Queen Anne houses on the north side of Sixty-third street, between Ninth and Tenth avenues, is practically completed, but to some of them the last of the fine interior finish remains to be added. This company, with a number of other enterprising people, have made this neighborhood a particularly lively one. The company is building three five-story brown stone stores and flats, the walls of which are finished and the plastering going on, at the southeast corner of Tenth avenue and Sixty-fourth street, and two large five-story brick flats with stone trimmings, on the north side of Sixty-fourth street, east of Tenth avenue, which are ready for the interior work. On the south side of Sixty-fourth street, west of Ninth avenue, Terence Farley & Son are building twelve four-story brown stone dwellings, with a large brick and brown stone apartment house adjoining, on the corner of Ninth avenue, under which, fronting on the avenue, are four stores. These buildings will soon be finished. Philip Daly is building a three-story and basement brown stone dwelling, the walls of which are half way up, on the south side of Sixty-fourth street, 250 feet west of Ninth avenue. The work of the Manhattan Construction Company again appears on the south side of Sixty-fourth street, east of Tenth avenue, where workmen are laying the foundations for seventeen three and four-story brick and stone dwellings, and on the south side of Sixty-fifth street, east of Tenth avenue, where the walls of two five-story brick and brown stone flats are up, but not yet roofed. Thomas Shannon is building two five-story brick flats with marble trimmings on the north side of Sixty-seventh street, west of Tenth avenue, on which the plasterers are now at work. West of these, on the same block, Collin & Perrine have two five-story brick and brown stone flats, the work on which is well advanced. The German Baptist Church building of brick with brown stone trimmings, on the same side of the block, is ready for plastering. On the southeast corner of Ninth avenue and Sixty-eighth street Mr. Larned is building four brick and stone stores, over which are two flats, with five two-story basement and attic dwellings adjoining on Sixty-eighth street. On the north side of Sixty-eighth street, east of Ninth avenue, John D. Crimmins is taking out rock from a lot of 75 feet front. Geo. J. Hamilton has four handsome four-story brown stone houses with richly carved fronts, nearly finished, on the south side of Sixty-ninth street, west of Ninth avenue, and a brick flat and store on the southwest corner of Ninth avenue and Sixty-ninth street, just finished.

On the south side of Sixty-ninth street, west of Ninth avenue, Charles L. Guilleaume has five handsome four-story dwellings far advanced toward completion. Michael Gibblin is taking out rock on the northwest corner of Sixty-ninth street and Ninth avenue, where he will build a handsome brick and stone store and flat, with four first-class four-story houses adjoining on Sixty-ninth street. S. J. Doering is laying foundations and excavating for ten buildings on the east side of Ninth avenue from Sixty-ninth to Seventieth street. C. A. Fuller has the foundations finished for a first-class five-story building, 25.5x96, to be known as the West End flats, on the southwest corner of Seventieth street and West End avenue. It will be of buff brick, resembling the Dakota flat in style. Mr. Fuller has nearly finished a block of eight two-and-a-half-story and basement Queen Anne dwellings, on the northeast corner of West End avenue and Seventieth street, six of which front on the avenue and two on the cross street. Wm. P. Earle has just finished eight four-story brown stone dwellings on the north side of Seventieth street, between Ninth and Tenth avenues. Geo. C. Edgar & Son have five four story brown stone houses on the north side of Seventieth street, west of Ninth avenue, the walls of which are all up. Van Loon & Capron have thirteen three-story and basement dwellings on the north side of Seventy-first street, east of West End avenue, the walls of which are half way up. Fanner & Lowther are beginning to plaster six three and four-story and basement Queen Anne dwellings on

the south side of Seventy-first street, east of West End avenue. On the south side of Seventy-second street, west of the Boulevard, are two elegant four-story houses of brick and Carlisle stone, now ready for the interior finish; the property of Mr. Olmsted and his sister, and intended for their occupancy. William Noble has five four-story brown stone dwellings well advanced on the south side of Seventy-second street, east of West End avenue. Four four-story dwellings on the southeast corner of Seventy-second street and Tenth avenue, for Brown, Chamberlain & Rowe, have the walls of the first stories partly up. Geo. J. Hamilton is now plastering five four-story brown stone dwellings on the south side of Seventy-second street, west of Ninth avenue. Francis Crawford is building two four-story brown stone and terra cotta dwellings on the north side of Seventy-second street, west of Ninth avenue, which are well advanced. Robert Irwin has almost finished five handsome brown stone dwellings, two of which are in the Mauresque style of architecture, on the north side of Seventy-second street, adjoining Mr. Crawford's houses. Mr. William Gray, the carriage manufacturer, is building a four-story house on the north side of Seventy-second street, west of Ninth avenue, which the contractor is now plastering; west of this are five four-story brown stone houses well advanced, belonging to Charles Batchelor. On the south side of this street, west of Eighth avenue, and not far from the very handsome houses finished some months ago by C. W. Luyster, Francis Crawford is building two four-story houses, the walls of which are beginning to go up.

On Seventy-third street, Tenth avenue and the Boulevard, the walls of six four-story dwellings, belonging to Mr. Rhoades, three of which front on the avenue and three on the Boulevard, have now been carried up to the commencement of the fourth story. W. E. D. Stokes has ten three-story and basement brick and rock-faced brown stone Queen Anne dwellings on the west side of West End avenue, extending from Seventy-fourth to Seventy-fifth street, forming a very handsome block, affording a good example of the architectural style that is most in fashion in this new quarter of the city. The same owner has a block of five three and four-story Queen Anne dwellings on the northeast corner of West End avenue and Seventy-fourth street, and fifteen similar three-story dwellings adjoining on Seventy-fourth street, to some of which a part of the interior finish is yet to be added. Opposite these, on the south side of Seventy-fourth street, Mr. Stokes has five brick and stone houses in a striking style, which is known as the "Knickerbocker." The work of plastering these is now going on. In the same style are six three-story and basement dwellings of brick and Long Meadow brown stone, the walls of which are nearly finished, on the south side of Seventy-fourth street, east of Tenth avenue, belonging to Jacob Lawson. Lamb & Rich have nine three and four-story and basement brick and brown stone houses on the northeast corner of Tenth avenue and Seventy-fourth street, the walls of which are well advanced toward completion. Four front on the avenue and five on the cross street. Michael Brennan has the foundation walls finished for five of a block of about eighteen four-story brown stone houses on the south side of Seventy-fourth street, west of Ninth avenue, and is excavating to a depth of 10 feet below the curb in solid rock in preparing to build the others. On the west side of Tenth avenue, south of Seventy-fifth street, Lowen & Halliday will finish their two brown stone flats and stores by August 15th. A. H. Barney is excavating on the south side of Seventy-fifth street, west of Ninth avenue, for a block of dwellings.

W. J. Merritt is about to build nine Queen Anne houses on the northeast corner of Eleventh avenue and Seventy-fifth street, the excavation for which is nearly finished. On the northwest corner of West End avenue and Seventy-fifth street, Mr. Jacques, of Jacques & Marcus, the diamond dealers, is building four three-story brick houses with stone basements, three of which will front on the avenue and one on Seventy-fifth street. These houses, which will soon be ready for plastering, are very artistic and handsome in design, adding to the beauty of this attractive neighborhood. T. Farley & Son are taking out rock and preparing to build nine four-story brown stone dwellings on Seventy-sixth street and a five-story flat and store adjoining on Ninth avenue, on the northwest corner of the two streets. On the southeast corner of Seventy-sixth street and Tenth avenue, Ponner & Lowther are building nine four-story and basement stone front dwellings and a five-story brick corner store and flat adjoining, the walls of which are nearly half way up. Robert Morrison, the dry-goods' merchant, is erecting a flat, the first story of which is handsomely built of brown stone and the upper stories of brick, on the northeast corner of Tenth avenue and Seventy-sixth street. The walls of the second story are partly finished. This is one of the many good houses that are now built by capitalists and business men for investment rather than for immediate sale. On both sides of Seventy-eighth street, between Ninth and Tenth avenues, the substantial and handsome blocks of houses built by B. S. Levy are conspicuous. The six three and four-story houses on the north side are all very nearly finished. The style of their fronts is different from that which prevails on the west side, being the Mauresque Renaissance, and is characterized by very graceful lines and tasteful combinations of color. The nine houses that are opposite these on the south side of the street have four stories and basement with handsomely ornamented brown stone fronts. The fire-proof construction, by a new system, of one of these houses has attracted much attention. The walls have been finished for some time and the buildings are steadily approaching their completion. Adjoining these houses on the west are seven four-story houses, nearly finished, belonging to Charles T. Lindsley. Passing on to West End avenue we come to the very noticeable houses built on the northwest corner of that avenue and Seventy-eighth street, by H. Van Wageningen, and which are excellent examples of the prevailing style on the west side, being unique, homelike, substantial and rich, while built at a cost that would appear moderate in comparison with that of many of the old brown stone structures. All the work connected with them is just finished, with the exception of the pavements and sewers.

The review of the building on the west side being finished up to this point, a tour of the region still further up town will be in order hereafter. We have seen that the character of the building has been both substantial and handsome, and that dwellings, flats and stores have been supplied,

respectively, in about the proportion that may probably be demanded. The greatest of the improvement has been made between Ninth and Tenth avenues, and it may be that the line of most fashionable residence will not be so near Eighth avenue as was once expected by many, while it is highly probable that it will not be on that avenue. Naturally, the stations of the Elevated road have had important effects on building in their vicinity. For those who like the western edge of the city, West End avenue has had a great and effective attraction, and more, so far, than the beautiful Riverside Drive, which is, after all, near enough to be enjoyed by their nursemaids and children when they go out for an airing.

MITCHELL.

### Concerning Men and Things.

The chess contest between Zuckertort and Steinitz and the tournament that has just ended in London is attracting wide-spread attention to the game of chess, and has led to an unusual demand for boards and chessmen, as well as for books bearing on the subject. The first great impulse given to chess in this country came from the tournament held in New York in 1856, when Paul Morphy made his debut. His subsequent brilliant career in Europe awakened the pride of the American people and made chess almost a national game. Only one American won a prize in the recent tourney; but our representatives did extremely well, and the final honors between the different nationalities were very evenly divided. Chess is, of course, the king of games, for in it there is almost no element of chance. The beaten party can never complain of his luck, as can the worsted party even in the most scientific game of cards. Men who lead busy lives, including those who have their professions or business in life to learn, cannot afford the time to become good chess players, for to be an expert one must keep in constant daily practice. It is properly a recreation for men of leisure, who like to exercise their minds in the knotty problems it offers for solution. There is too much hard work in our ordinary life to admit of much time for chess playing, though it is a singularly attractive game to people blessed with brains.

There are fashions in cards as in other things. Euchre is not as popular as it once was. "Railroad" euchre in which the joker was used was once the rage at all the summer hotels, now it is very rarely played. There was a time when "set back" euchre was popular and "point" euchre gave a chance for gambling in a small way at the clubs. "Boston" was in times past also quite popular; but American poker has the call as a gambling game and promises to be popular long after the present generation of card players pass away. Whist is never out of favor, but the game itself is subject to mutations. In the olden times the game was ten points and there was a "nine hole," the honors counting. Then seven points was the fashion without honors; this was followed by five points and no honors. This was called "short whist." The latest variation is the English system of five points, counting the honors and the scores lapping over, but whist remains the king of card games. The most recent fashion in cards is "hearts," in which there are no trumps, and the object is to get rid of hearts on the rival players. It is an amusing game, full of surprises, but is objectionable as it involves a money stake to be interesting.

The persistence with which the Mexicans on the border have held the editor Cutting is perhaps an illustration of their usual sensitiveness to insult or even ridicule, which they will often resent more quickly than if it were a practical injury. What the Yankee pioneer would take as a mere joke might be regarded by his Mexican neighbor as a mortal offence. The truth is that the Mexican has more native refinement of feeling, as well as gentleness of manners, than his neighbor across the border, and would show a stronger natural hatred of any coarse blackguard who attacked him. "These people eat too many peppers," say the Americans who are not disposed to make any allowance for their Southern sensitiveness, but give them full credit for the treachery, resentfulness and cruelty that they often show. Yet there are great differences among them, and chivalrous kindness to women and dependent friends is one of their good characteristics. In the bargain-making and other arts of peace, as well as in war, they have been and are to be over-matched by the keener-witted Yankees.

A couple of gentlemen who had known each other in Montreal some few days ago met by accident last Wednesday in front of the Astor House. They adjourned to drink to "old times," when in the course of conversation the subject of the proposed Extradition Treaty came up for discussion. "It will be pretty tough on so-and-so," said the recent arrival from Montreal, "if that treaty comes into effect." Then they began counting the names of those who have left Montreal under decidedly shady circumstances during the past six years, and in less than as many minutes twelve of them were named who are at present in this city in various capacities, each of whom was enjoying in Montreal an income varying from \$2,500 to \$10,000. One of these persons is now in an extensive practice in New York in one of the professions; another holds a responsible position on a public work; some are humble clerks, while another is treasurer of a joint stock company. And yet the majority of these men betrayed their trust and deliberately swindled the widow, the orphan, the bank depositor, the taxpayer and the employed. What a commentary is this upon the moral influence of international rectitude!

The Park Board is considering the matter of the widening of Fifth avenue, between One Hundred and Ninth and One Hundred and Tenth streets, and 100 feet north of One Hundred and Tenth street, so as to form a plaza, as ordered in Chapter 421 of the Laws of 1886. The Board has asked the opinion of the Corporation Counsel as to whether, under the law, it has authority to proceed to acquire title to the land required for this purpose, and, if not, by whose instance such proceedings should be taken. The Board of Estimate and Apportionment has been requested to appropriate \$35,000 for the completion of Riverside avenue, in order that the assessment for the entire work may be levied and the city reimbursed for its outlay.



### Home Decorative Notes.

—The more a people have their taste cultivated the more correct will be their appraisal of articles into which artistic taste enters.

—Sapphire blue and gray are an effective combination.

—Burnished brass divides the honor with oak, maple, mahogany, ash and other cabinet woods for fire and folding screens.

—Marine objects are being drawn on more than ever as types for ornamentation in wood, metal work and ceramic ware.

—Furniture and costumes show to a better advantage when the walls of the room are dark, while pictures look best on a light back ground.

—If we wish to embroider a material with gold, it ought to be of good quality, and destined to ornament an article of luxury. In embroideries worked with colored silks gold should be used merely to outline the ornaments.

—Lack of table room is a drawback met with in most kitchens. There ought to be an abundance of such room, so that when a meal is being prepared or served there need be no crowding or confusion, and it may be obtained by having two or three swinging tables in the room; when they are not in use they may be dropped.

—In gas fixtures there is a tendency to light, graceful designs in preference to the ponderous constructions of the past. They are also made in reference to the various styles of architecture in vogue and with suitability to the room they will illuminate.

—Large floor cushions are made of velveteen, painted with lustrous colors, and finished round the side with satin thickly gathered on.

—To wash white silk pocket-handkerchiefs use white castile soap and lukewarm water, rub gently, and rinse in warm water, roll in a cloth and press off with a somewhat cool iron.

—Considerable originality with much good taste is shown in the designs of furniture recently brought out. A very pleasing novelty of the season is the spinning-wheel chair, in the body of which every part of the old-fashioned spinning-wheel is used with most picturesque effect. The chair comes in mahogany, cherry or antique oak.

—Candelabra of cut-glass are used at dinner-parties; also lamps composed in every part of cut-glass, both producing exquisite effects.

—The tendency of table-ware is toward smallness and compactness. The butter-plates, salt-cellars and pepper pots are very diminutive and as a rule they are decorated in the same manner as the larger pieces, although there are many odd and striking designs. In salt-cellars, shells, leaves, fruit and flowers are imitated, while pepper-pots come as mushrooms, strawberries, acorns and branching off into the animal kingdom, every specimen is most faithfully represented.

—Exquisitely dainty is a chair scarf of bolting-cloth ornamented with the pink convolvulus design.

—Damasks, silk velours and fine tapestries take the lead in textiles used in parlor suites.

—It may not be known that statuettes of Parian marble may be cleaned by covering them with liquid starch, and when dry the starch is brushed off, leaving the marble white and beautiful.

### The Summer Vacations.

F. H. Kimball, of Kimball & Ihnen, intends going codfishing off the coast of Maine.

James Renwick, of Renwick, Aspinwall & Russell, is at Easthampton, L. I. J. L. Aspinwall will leave for the Adirondacks this month.

William A. Bates will probably spend a few weeks at Jackson, N. H.

D. Lienau intends visiting the Adirondacks.

Charles L. Haight spends his leisure in taking short cruises in his yacht "The Crusader."

S. A. Warner will, as soon as business permits, leave for Saratoga.

S. D. Folsom, of Folsom Bros., intends sailing to Europe on September 31st.

Wm. Holman Smith will spend his vacation in Nova Scotia. He will leave this month.

M. Louis Ungrich will pay a visit to Cairo Forge, in the Catskills.

J. W. Stevens is at Garrett's Bend, W. Va.

C. Abbott French is visiting at the Argyll, L. I.

Chas. Buek has taken a summer residence at Westport, Conn.

Henry F. Cook will go to Easthampton, L. I.

James R. Waterlow with his family is spending the summer at the Manhasset House, Shelter Island, but will be at his office three or four days in each week.

M. Frohman and lady are at the Colonnade Hotel at Asbury Park for the summer. Mr. Frohman comes to town two or three times a week.

R. E. Wilcox is at the Adirondacks.

W. A. Shelton will spend this month at Belmont Hall, Schooley Mountain, N. J.

George A. Reeber, of J. Reeber's Sons, is taking a vacation in the Catskills.

W. C. Woolley is spending the summer at Mountindale, Sullivan County, N. Y.

Chas. E. Crevier will be at the seaside next month.

C. Edward Crevier, Jr., will spend his vacation on the Great South Bay, L. I.

Hulbert Peck is spending the summer with his family near Cross River, Westchester County.

Thomas C. Smith has just returned from Richfield and Saratoga Springs. John L. Carrigan is stopping at Seabright, N. J., coming to town daily.

Joseph Smyth will leave next week for a two weeks' visit to Saratoga.

T. S. Walker has gone to the Thousand Islands for a month.

Jacob Bookman is stopping at the United States Hotel, Saratoga.

Edward Hirsh is at Richfield Springs; so is Edward Oppenheimer.

Isaac Metzger is at Saratoga.

Henry Hirsh intends visiting Saratoga.

Wm. M. Ryan, of Smyth and Ryan, is stopping at the Highlands of Navesink, N. J., coming to town daily.

Mr. and Mrs. Silas Condict, of Brooklyn, are making a three months' tour on the Continent.

### Financial Points.

The constant rise in the price of securities without any serious setback for over two months is making experienced operators hesitate. True, the outlook and all the factors in the market seem bullish, but it is just at such times that the blow falls from some unexpected quarter which beats down values. Those who will buy at these figures should be sure to keep up good margins, for a bear raid would find lots of stop orders in all the active stocks.

The East Tennessee and Georgia securities are declared to be a purchase by the insiders for much higher figures than now obtain. The E. T. preferred, the certificates of which should be delivered this week, will earn five per cent. and will pay four per cent. for several years at least. So is the figure fixed on by those who hold large blocks before they will sell. These E. T. securities will be very active this fall.

Western Union is still the puzzle of the street. Very strong people are buying the stock on general principles; but the insiders, from Jay Gould down, declare it too high and say it must sell off.

Of State bonds Tennessee's 3s sell for over 80, while Louisiana 4s can be bought for a fraction less. Yet both these bonds have been scaled and indorsed by their respective State governments in the same way. The Louisiana Legislature has just adjourned for two years, after providing for taxes to pay the interest on their consolidated bonds. The late Samuel J. Tilden held a large block of these consols.

### Dower Rights.

July 28th, 1886.

Editor RECORD AND GUIDE:

As I went to the Hotel Kaaterskill on the 9th inst. and came here last week I did not get your valuable paper of the 17th and 24th inst. until to-day; and, as I have been one of your subscribers since No. 1, I have been reading them in my hammock under the pines to-day, and feel like thanking you for advocating (as per 17th inst.) the passing of a law giving the power to married men to convey real estate (acquired after the passing of the act) without the wife's signing. In most cases it is merely formality, as the wife signs without knowing the contents of the paper which her husband asks her to sign; and, as a married woman can sell and convey her property without her husband's signature, it seems right and proper that men should enjoy the same privilege. But as a lawyer, having had quite an extensive real estate practice, and also having handled a large amount, I know much delay and annoyance is caused often by the delay in getting the wife's signature, where the wife has been away in Europe, etc., in one case nearly six months, where the deed was sent to Europe for the wife's signature. It followed her half over Europe, and then was returned imperfectly acknowledged, and another deed had to be sent to her, but the contracting party declined to any further delay and the sale was off.

Again, I and many other lawyers do not feel safe in having our clients advance money on contract unless the wife has signed said contract, and I know of sales that have fallen through owing to the absence of wives, and it seems to me now that real estate being bought and sold so extensively that the Real Estate Exchange ought to take hold of the matter and prepare a bill for the Legislature. I will assist them in getting signatures, and if I can be of any use will go to Albany next winter and advocate the passage of such a bill.

I expect to remain here until September; shall run down to New York occasionally.

SPENCER C. DOTY.

### Enforcing the Building Law.

Editor RECORD AND GUIDE:

DEAR SIR—Is not the enforcement of one section of the Building Law equally as binding as another on the Superintendent of Buildings and his inspectors, or have they the right and power to ignore one section and compel strict compliance with another, at their pleasure or discretion? More plainly: Have they the legal right to permit the violation of section 490, requiring all timber used in building to be free from *sap and shakes*, and compel strict compliance with section 480, requiring all bearing walls faced with front brick to be four inches thicker than the others, regardless of the width, height or use of the structure? The Superintendent is a stickler for the absolute strict enforcement of the law, no matter how absurd in special cases, and yet there has not been a building erected since the passage of the law in which the timber used has not been in plain violation of section 490. Common sense and building experience is very much needed in the management of the Building Department. ARCHITECT.

ANSWER.—Of course all the requirements of the Building Law should be uniformly enforced; but, with the large number of buildings in course of construction and the comparatively small number of inspectors to look after them there is doubtless much that is overlooked by the Bureau of Buildings. As a matter of fact, in practical building operations it is almost an impossibility to obtain timber entirely free from sap and shakes. The architect is supposed to protect the owner's interest as to quality of materials furnished by the contractor, seeing to it that the timbers and beams are reasonably good and sound, free from rot, sap, shakes or rotten knots. The requirement of the law that all bearing walls faced with pressed brick, laid in running bond, shall be four inches thicker than other walls was intended to apply to gable walls fronting on a street. No one will question the justice

of such a requirement. Enforcing the letter of the law may be made to work a hardship—say, when a person adds to a dwelling a rear extension fourteen feet or so in width and one or two stories in height and uses a face brick laid in running bond, but tied in as usual with blind headers. In such a case the facing brick certainly should count in the thickness of the wall, although a bearing wall. If the Building Law is not specific enough to mark the line where common sense and building experience comes in as regards the use of facing brick in walls, then the law should be amended in that particular.

## Laws of New York.

### CHAPTER 675.

AN ACT to alter and amend the lines of the Bronx River road as laid out and shown on a certain map or plan entitled "Plan of Streets, Roads and Public Parks and Places in the Woodlawn District of the Twenty-fourth Ward of the City of New York," by the Department of Public Parks of the city of New York.

Passed June 15, 1886; three-fifths being present.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

SECTION 1. The Commissioners of the Department of Public Parks in the city of New York are hereby empowered to alter and amend the lines of the Bronx River road as now laid out and shown upon a map or plan of streets, roads and public parks and places in the Woodlawn district of the Twenty-fourth Ward of the city of New York, made by or under the direction of the Commissioners of the Department of Public Parks, so that the westerly line of the westerly section of said Bronx River road, where it begins on the northerly boundary of Eastchester street, as laid down on said map shall be as follows: Beginning at a point distant seventeen and five hundred and eleven thousandths feet easterly from the corner formed by the intersection of Eastchester street and Bronx River road as now laid down on said map, and running northerly on a deflection of ninety degrees, thirty-four minutes, forty-five seconds, one hundred and six and one hundred and twenty two thousandths feet to a point where the last line intersects the westerly line of the Bronx River road as laid down by said map at an angle of one hundred and seventy degrees, thirty-six minutes, fifty-five seconds, and so that the easterly line of the westerly section of said Bronx River road, where it begins on the northerly boundary of Eastchester street, as laid down on said map, shall be as follows: Beginning at a point distant three and forty-four hundredths feet westerly from the corner formed by the intersection of Eastchester street and Bronx River road, and running northerly on a deflection of eighty-nine degrees, twenty-five minutes, fifteen seconds, and parallel to the proposed line above described, and distant at right angles sixty feet therefrom, ninety-three and six hundred and seventy-six thousandths feet; running thence on a curve to the right, having a radius of thirty-six and six hundred and sixty-six thousandths feet, a length of sixty-three and six-tenths feet and an angle at the centre of ninety-nine degrees, twenty three minutes, five seconds, to a point on the curve shown by the aforesaid map, said point being distant one-half the curve length from the point of curvature as laid down on said map, and being such that the tangent at that point shall be common to both curves. The Commissioners of the Department of Public Parks of the city of New York are hereby authorized to take from file the map aforesaid made and filed by them, or under their direction, showing streets and avenues and public parks and places in the Woodlawn district of the Twenty-fourth Ward of the city of New York, including said Bronx River road, and prepare and file a new map showing thereon the said Bronx River road reduced in width as aforesaid.

§ 2. This act shall take effect immediately.

STATE OF NEW YORK,

Office of the Secretary of State, } ss.:

I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole of said original law.

FREDERICK COOK,  
Secretary of State.

### CHAPTER 681.

AN ACT to alter and amend the maps or plans and profiles of streets, avenues, roads, public squares, and places and improvement within certain bounds in the Twenty-third Ward of the city of New York, as laid out and filed by the Department of Public Parks.

Passed June 15, 1886; three-fifths being present.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

SECTION 1. The Department of Public Parks in the city of New York are hereby empowered, within four months after the passage of this act, to take from file all and any maps or plans and profiles hitherto prepared and filed by said department, locating and laying out streets, avenues, roads, public squares and places and improvements in the Twenty-third Ward of the city of New York, embraced within the following bounds, namely: Westchester avenue on the south to One Hundred and Sixty-fifth street on the north, and from Melrose avenue on the west to St. Anns and North Third avenue on the east, and to alter and amend said map or maps or plans and profiles by laying out, altering, amending and changing the grade of any of said streets, avenues, roads, public squares and places embraced within said bounds in such manner and to such extent as may best subserve and promote the public interests.

§ 2. Whenever the said alterations and amendments of said map or maps and plans within said bounds shall be finally determined as aforesaid, the Department of Public Parks shall immediately cause said amended map or maps or plans and profiles showing such alterations and amendments to be made, certified and filed in the manner provided in and by the laws pursuant to which the several maps or plans and profiles so altered and amended have been filed.

§ 3. The amended map or maps or plans and profiles of the Department of Public Parks made, certified and filed as in the preceding section provided, shall be final and conclusive as to the location, width and grades of the streets, avenues, roads, public squares and places and improvements within the bounds aforesaid, as well in respect to the Mayor, Aldermen and Commonalty of the city of New York as in respect to the owners and occupants of lands, tenements and hereditaments within the bounds aforesaid, and in respect to all other persons whatsoever.

§ 4. All acts and parts of acts giving power to the Department of Public Parks to survey, monument, locate, grade and lay out, and to acquire title to lands for streets, avenues, parks, public squares and places and improvements within said bounds, and all appropriations at their disposal for such purposes are hereby made applicable to the streets, avenues, roads, public squares and places, and all improvements located and laid out within the bounds aforesaid pursuant to this act.

§ 5. This act shall take effect immediately.

STATE OF NEW YORK,

Office of the Secretary of State, } ss.:

I have compared the preceding with the original law on file in this office, and do hereby certify that the same is a correct transcript therefrom and of the whole of said original law.

FREDERICK COOK,  
Secretary of State.

## The World of Business.

### Railway Management.

The Illinois Central Railway has recently placed a very considerable loan, bearing 3½ per cent. interest at par, and it is announced that these bonds now command a premium in the open market. This fact eminently deserves the attention of railway managers and investors alike. The magnificent credit enjoyed by this great corporation is the result of many years of uniformly prudent and honest management. The stock of the Illinois Central is largely held by English investors, and the officials of this great line may well glory in the reflection that the 3½ per cent. bonds command the same price in the London market as British 3 per cent. consols. The history of the Illinois Central is delightfully different from that of the vast majority of American roads. In this case there has been no watering of stock, no donation of vast sums to favorite construction companies, no stock-jobbing on the part of officials, no borrowing of money for the purpose of declaring bogus dividends. Every dollar of the stock and bonded debt represents value received. The company's annual statements show the actual state of the property. Very different is the story of roads like the Erie, which have absorbed enormous masses of capital without yielding any adequate return. The mismanagement of American railways lies at the bottom of some of the gravest problems of the time. There would have been far less restlessness under extortionate charges, if it had been believed that honest investors in railway securities were the real beneficiaries of the extortion. On the contrary, there is a general and well-founded belief that existing tariffs are seldom based on the actual cost of doing the business, but are in most cases framed to subserve the interests of unscrupulous millionaires. The general demand for legislative restriction of railway charges finds its explanation in the career of certain monopolists and wreckers who have brought disgrace on the fair fame of the nation. In truth, measures should have been taken years ago to protect the interests of investors, which are, indeed, coincident with the interests of the public. If laws had been enacted to prevent the watering of stock and all other kindred forms of rascality, the railway problem would have been simpler by far than it is at present. It is not too late to guard against these evils in the case of railways which may hereafter be built, but the greater part of our railway system has already been constructed and an immense amount of irremediable mischief has been done. When it comes to the general legislative regulation of railway charges the interests of the corporations will, very frequently, be found at war with the interests of the people. In such cases it is not difficult to predict the result. It seems evident to us that the Federal government must soon enact some efficacious law on this all important subject. The United States Senate is notoriously the stronghold of all vested interests, yet the Senate has clearly recognized the popular demand by passing the Cullom bill, with only a few dissenting votes. Mr. Reagan's bill differs from Senator Cullom's in method alone; both measures are based on the necessity of curbing the power of the corporations. If anybody doubts this necessity, an unprejudiced perusal of the evidence given before the congressional committee will suffice to remove the doubt. The people at large are wedded to no particular plan, but there is a general demand for some prompt solution of the problem. Our national development is largely due to the railways, and the American people will never forget this fact, but the public has rights which must be respected. A well-digested interstate commerce bill will do no harm to the solvent and well-managed roads. The bankrupt concerns, whose securities largely represent organized fraud and pillage, should not be allowed to stand in the way of an eminently salutary reform. —*New Orleans Times-Democrat.*

### Official Financial Predictions.

About a year ago, the United States Treasurer came on to this city from Washington and summoned a meeting of bank presidents to consider what he regarded as the gravely perilous situation of the national finances. The Treasury gold reserve, he said, was rapidly running down, and in a few weeks would be exhausted. So emphatic was he in his talk that he frightened the meeting into the supremely ridiculous step of lending to the Treasury \$6,000,000 in gold coin, which was an unlimited legal tender, in exchange for \$6,000,000 fractional coin, which was a tender only for sums of \$10 and less. In case there really had been any financial danger, therefore, the banks would have had just \$6,000,000 less with which to meet demands upon them. The Treasurer promised, however, that as soon as Congress assembled the Silver Coinage bill would be repealed or suspended and then he would pay back the \$6,000,000. Congress neither suspended nor repealed the Silver bill, and yet the Treasurer found that he not only had plenty of gold with which to pay the bank loan, but a handsome surplus besides. His disposable stock of the precious metal, which had never run below \$116,000,000, has since risen to \$157,000,000, with a prospect of a further increase. But just as he was a year ago in a panic over an apprehended deficiency, so he is now and resists vigorously the attempt to make him part with any portion of his darling hoard, even for the purpose of lessening the burden of interest which the people are paying. Still, the Treasurer is not the only official who has been wrong in his financial predictions. Our worthy President, nearly a year and a half ago, declared in a public letter that a financial crisis was close at hand, and could only be averted by suspending the coinage of silver dollars. His description of the impending calamity was graphic and startling, but it fortunately had no effect, and, as events have proved, it was entirely unjustified. The esteemed representative from this city, Mr. Abram S. Hewitt, also, about the same time, declared upon the floor of the House that unless the coinage of the silver dollar was stopped at once, prices, within three years at the latest, would shrink, fortunes would shrink and a financial earthquake would open greater than the earthquake which had just before been experienced in Spain. Mr. Hewitt's prediction has still a year and a half to run; but it is as baseless as President Cleveland's and no doubt will be as completely falsified by the event. The coinage of the silver dollar has not been stopped, and will not be stopped, and we shall not have in consequence a financial earthquake nor anything like it. The country need not be alarmed because of the payment of the public debt, nor because of the coinage of silver. With a revenue of \$1,000,000 a day we shall always have money enough for current expenses; and as we did very well for seventeen years without either silver or gold, the silver dollar is not going to ruin us now.—*Sun.*

### Silver and Depressed Business.

We have been shown a copy of a letter written by Malcolm McKenzie from Germany to a gentleman in Rhode Island, in which some points are made which are worth reproducing. He declares that there can be no doubt that the enforced depreciation of silver bullion is the cause of the trade depression in all the countries which have adopted a single gold standard, and every day discloses its increasing intensity in Great Britain by the number of people who are being thrown out of employment. It will be seen that he uses the word "enforced depreciation." That covers the case exactly. It is not a natural depreciation, but an enforced one. The dishonesty of the warfare on silver is made absolutely clear by the fact that the men who first, by a trick, denied silver its place in the mint and the treasury, denied it its use as money, have now the gall to say: "See as compared with gold how silver has depreciated." That Congress will not see this, and to settle the dispute, place the two metals side by side so far as the government is concerned—that is, give them the same facilities before the country, justifies the charge that Congress is either a most ignorant or a most dishonest body. The writer proceeds to say that the depression extends to the South Sea countries and is caused because India and South America obtain an advantage of 25 per cent. over Australia on the sale of

meat and wool, through this same enforced depreciation of silver. He next shows how the experience of the world, judging by the relative abundance of gold and silver, establishes their real value, reckoned by the labor necessary to secure them, as in the ratio of one of gold to fifteen of silver. The writer insists that there must, in order to settle the matter, be a pressure brought upon Germany and Great Britain to make them agree to a bi-metallic basis. We think the best way to bring that pressure would be for the United States to absorb its own product of silver. That arrangement would cause the equalization of the two metals within two years. That the pressure cannot long be maintained is made clear by another statement of the writer's, as follows: "The loan of six millions sterling recently raised in London (for India) will no more than cover the loss by exchange on home remittances." That will mean revolution and civil war if continued in for a little while longer. As it is, the writer says: "Trade has become a gambling speculation, and laboring men blame employers who are as ignorant of the cause of the distress as themselves." By and by people in the East will wake up to the fact that they are suffering as much more than the silver miners from this enforced depreciation of silver as their interests are more extensive than those of the silver miners, and then there will be such a demand for justice that a cowardly Congress will be glad enough to do its duty, and it will not be strange if the law restores the silver dollar as the only unit of value in the United States and converts gold into merchandise. Silver money is a great deal better than no money at all, and that is what soon will be unless justice shall be done the white metal.—*Salt Lake City (Utah) Tribune.*

**The Improvement of Interior Waterways.**

The United States, with the grandest possibilities in the way of internal water communication, is the most backward of all civilized countries in improving its rivers and harbors. Germany has spent more money on the Elbe than the United States on the Mississippi and all its tributaries, and the expense of improving the harbor of Cherbourg, France, is greater twice over than the cost to this government of all its river and harbor bills. What advance Europe has made in this matter, while this country has lagged behind, stood almost still, is shown in the meeting in Vienna last month of delegates from the principal continental countries of Europe in a convention for the promotion of inland shipping. The congress recommended that the junction of the European rivers by canals should be carried forward after a plan proposed by Prussia, and that the dimensions of canals and sluices should be uniform and larger than formerly, so that the steamers used on the rivers could run in the canals also. General rules were also adopted for the regulation of inland shipping, and particularly of provisions for preventing any monopoly in traffic. In fine, Europe is adopting a system of international river and harbor improvements which will give easy water communication between all parts of that continent, and is doing this on a general plan, and without regard to national boundaries, while this country hesitates to attempt the improvement of streams entirely within its limits.—*New Orleans Times-Democrat.*

**State Purchase of Railroads.**

In the June number of the *Fortnightly Review* Mr. Charles Waring writes very comprehensively concerning the wisdom of State purchase of railroads. As a whole, the article relates to the condition of the English railways; their early purchase is advocated. One general fact brought out is worth giving prominence here. The trader, writes Mr. Waring, has not derived the benefit which he ought to have done from the railway system. Considering the immense circulation developed by fiscal reforms, the cost of carriage has not diminished in an equivalent ratio. The share which the producer contributes to the fall in prices is altogether out of proportion to the share which the carrier contributes. In 1845 the charges for the carriage of tea between Manchester and London by Messrs. Pickford was 45s. per ton; in 1881 by the London & Northwestern Railway it was 40s. per ton. In 1845 the charge for coffee was 37s. 6d. per ton, for sugar 37s. 6d. per ton, for soap 35s. per ton. In 1881 the same articles were charged respectively 27s. 6d., 25s. and 27s. 6d. per ton, the average decrease in the four articles being 8s. 9d. per ton in forty-five years, a reduction which bears no proportion to the revolution in the other conditions of commerce in the same period. Trade, adds Mr. Waring, is too highly taxed in the item of carriage.—*Bradstreets.*

**Real Estate Department.**

The volume of business at the Real Estate Exchange during the week was much larger than that of the week preceding, although it consisted mostly of partition or foreclosure sales.

Two sales were announced for Saturday last—the partition sale of No. 747 East One Hundred and Forty-second street, south side, 150 west of Clifton avenue, containing a two-story frame dwelling, which was bought by Wm. Jex for \$3,050, and the foreclosure sale of No. 29 West Twentieth street, which was adjourned until August 6th.

Monday's transactions attracted a good deal of attention, and there was a large attendance. The first sale was that of the foreclosure of two four-story stone front flats, 50x100, on the west side of Eighth avenue, 75.8 south of Ninety-fourth street, upon which \$22,501 was due on the mortgage foreclosed. They were bought by the plaintiff for \$31,969. The second was the foreclosure sale of eleven houses on Seventy-ninth street, east of First avenue. The property in question was built by ex-Alderman Michael Duffy, and realized a total of \$161,148. There was due on each of the eleven second mortgages foreclosed, the sum of \$6,305, the first mortgages on each house amounting to \$11,904.

Five sales were announced for Tuesday. They included the foreclosure of the three four-story brick tenements, on the south side of Ninety-eighth street, 185 feet east of Third avenue. The amount due on each was about \$11,150, and they were sold to plaintiff for \$10,500 each; also the sale in foreclosure of No. 1114 First avenue, northeast corner of Sixty-first street, being a five-story brick store and tenement, 25x95, upon which there was an incumbrance of \$11,110. This was eagerly bid for, and after keen competition was sold to John H. Lange for \$24,100. The sale in partition by order of the Supreme Court, of five three-story brick stores and dwellings with lots, being Nos. 612 to 620 (inclusive) Ninth avenue, southeast corner of Forty-fourth street, resulted as follows: The corner lot started at \$18,000. The sale was well attended and the bidding was lively, some nine or ten bidders taking part, and the figures soon rose to \$23,700, at which sum it was purchased by Morris B. Baer, who was also the purchaser of No. 618, adjoining, for \$14,000. No. 616 and No. 614 was bought by Geo. W. Da Cunha, of the National Building Company, for \$13,600 each. No. 612 found a purchaser in S. W. Dexter at \$13,500. The total sale amounted to \$78,400. The private sale of this property for \$69,000 was recently arranged but did not go through on account of title, which could be more readily cured by a public sale. The partition sale of Nos. 40-44 Bond

street, and Nos. 43 and 47 Great Jones street, which has been frequently postponed, was again adjourned until October 5th.

There were no sales on Wednesday.

The principal sale of Thursday was a plot of six lots with buildings and stores on the northeast corner of Hudson and Christopher streets. A three-story brick warehouse and tenement fronts on Christopher street and four four-story brick dwellings with stores front on Hudson street. The property which started at \$90,000, was struck down to Edward W. Geer at \$124,000. The same property was sold at public auction in May last, by D. C. Link, assignee of Fred. Link, subject to dower right of his wife Christina, for \$116,805 to R. J. Dean, who has since acquired the dower right. Mr. Dean wanted \$135,000 at private sale for the plot, and it is not probable that the property has actually been sold to Mr. Geer, who offered an advance on his own bid several times during the sale. The foreclosure sale of the four-story brick tenement on the south side of Ninety-eighth street, 110 feet east of Third avenue, upon which \$1,325 was due, realized \$12,600. J. L. Raymond was the purchaser. The four adjoining houses were not offered.

The one foreclosure sale announced for yesterday was adjourned until the 20th inst.

**Gossip of the Week.**

George R. Read has sold for J. G. Wallace the new five-story brick tenement No. 225 East Twenty-fifth street, 25x83x98.9, for \$30,000, to Martin Schrenkeisen.

Tichborne & Melrose have sold for Meyer Auerbach the four-story and basement, high stoop, brown stone dwelling No. 246 East Sixtieth street, 20 x50x100, to Mrs. Levy for \$17,750.

Mangam & Co. have sold for C. M. Marsh the six two-story brick houses Nos. 240 to 250 East One Hundred and Tenth street, each 16.8x45x100.11, for \$33,000, to William H. McCarthy.

L. Yenne has sold for John Mulholland the five-story brick stores and tenements No. 1356 First avenue, near Seventy-third street, 25x64x88, for \$22,000, to John Otterstedt.

Richard S. Bacon has filed plans for a two and three-story and basement brick (granite front) dwelling, which is to be erected on the northeast corner of Riverside avenue and One Hundred and Fourth street, at a cost of \$95,000.

The Commissioners of the Sinking Fund have authorized the Counsel to the Corporation to sell at auction, after due advertisement thereof, the premises No. 74 Maiden lane, extending through to Liberty street, under a judgment of foreclosure of a mortgage executed by Terence Farley to the city, and the premises at the northeast corner of William and New Chambers streets, in foreclosure of a mortgage made by George P. Gordon to the city.

We hear that F. A. Clark has purchased from George F. Johnson sixteen lots on the northwest corner of Second avenue and Ninety-seventh street.

R. H. Cudlipp has sold two lots on the south side of One Hundred and Seventeenth street, 150 feet east of Eighth avenue, for \$10,500.

A handsome residence with one-and-a-half acre of ground attached, known as the Minot Place, on Arlington avenue, East Orange, N. J., has been sold to G. C. Taylor for \$47,500.

M. B. Baer & Co. have sold for Mrs. Carleton the three-story high stoop brown stone house, 20.6x65x75.6, No. 202 West Thirty-ninth street, for \$17,250.

Ten shares of the Real Estate Exchange and Auction Room stock was sold at auction on Wednesday for \$1,012.50.

Edward Purcell has sold the two five-story brick and stone flats Nos. 116 and 118 West Sixtieth street, being 20x90x100 and 30x90x100 each, for \$110,000.

CONVEYANCES.			
	1884.	1885.	1886.
	August 1 to 7, inclusive.	July 31 to Aug. 6, inclusive.	July 30, to Aug. 5, inclusive.
Number.....	195	233	276
Amount involved.....	\$3,105,940	\$3,280,098	\$5,541,655
Number nominal.....	43	46	38
Number 23d and 24th Wards..	35	44	40
Amount involved.....	\$92,550	\$90,153	\$162,002
Number nominal.....	5	12	6
MORTGAGES.			
Number.....	181	198	308
Amount involved.....	\$1,641,391	\$1,773,184	\$3,456,041
Number at 5 per cent.....	84	98	146
Amount involved.....	\$800,700	\$858,570	\$1,748,103
Number at less than 5 per cent.	3	7	30
Amount involved.....	\$56,000	\$121,000	\$590,950
Number to Banks, Trust and Ins. Cos.....	28	16	54
Amount involved.....	\$285,500	\$154,500	\$1,085,800
PROJECTED BUILDINGS.			
	1884.	1885.	1886.
	August 2 to 8.	August 1 to 7.	July 31 to Aug. 6.
Number of buildings.....	36	58	68
Estimated cost.....	\$358,650	\$1,017,960	\$885,035

**Brooklyn.**

Fr. Herr has sold a three-story frame flat, 18.9x50x95, on the southwest side of Ditmars street, 218.9 northeast of Broadway, to Peter Greis for \$5,800.

CONVEYANCES.			
	1884.	1885.	1886.
	August 1 to 7, inclusive.	July 31 to Aug. 6, inclusive.	July 30 to Aug. 5, inclusive.
Number.....	214	193	214
Amount involved.....	\$550,893	\$1,219,132	\$862,590
Number nominal.....	59	89	41
MORTGAGES.			
Number.....	156	153	189
Amount involved.....	\$461,909	\$1,099,983	\$759,404
Number at 5 per cent. or less.	57	42	92
Amount involved.....	\$236,050	\$186,725	\$348,262
PROJECTED BUILDINGS.			
	1884.	1885.	1886.
	August 1 to 8.	August 1 to 7.	July 31 to Aug. 6.
Number of buildings.....	40	65	114
Estimated cost.....	\$223,075	\$368,840	\$567,950

### Out Among the Builders.

Joseph Wolf has plans on the boards for a five-story brick and stone double apartment house, 25x75, to be built on the south side of West Forty-eighth street, between Tenth and Eleventh avenues, for Casey Brothers, to cost \$19,000; also for the same parties a two-story brick stable adjoining, 25x95, to cost \$11,000.

Charles Rentz is preparing plans for a five-story brick and stone double tenement, 22x70, for Jacob Finelite, to be built on the east side of Mulberry street, 100 feet north of Worth street. It will cost \$18,000.

In accordance with the request of the Commissioners of Public Works Douglas Smyth, architect, has made a revised estimate of the approximate cost of the new Gansevoort Market, according to the plans approved by the Sinking Fund Commission in 1884, which amounts to \$499,677. In this connection it may be well to add that the same architect furnished the following estimates for the construction of the markets named: Fulton, 41,000 square feet, cost \$186,000, or \$4.53 per square foot of area; Jefferson, 11,000 square feet, cost \$70,000, or \$6.36 per square foot of area; Washington, 55,000 square feet, cost \$280,000, or \$5.10 per square foot of area; and Gansevoort, first estimate, \$499,677, containing 181,376 square feet, or \$2.75 per square foot of area. The revised estimate for the latter is under consideration.

John Brandt has plans on the boards for eight five-story brick, stone and terra cotta front improved dwellings, 25x66, four on the north side of Eighty-eighth street and four on the south side of Eighty-ninth street, 100 feet east of Second avenue, for George Schuck, which will cost about \$95,000; also for four five-story brick and stone stores and dwellings, 25x85, on the northwest corner of Second avenue and Ninety-Seventh street, for F. A. Clark, the cost of which will be \$60,000.

J. Averit Webster has the plans for three three-story and basement brick and brown stone dwellings, 16.8x40, on the north side of One Hundred and Thirty-third street, west of Fifth avenue, for James O'Kane, the cost of which is estimated at \$30,000. This improvement was mentioned last week.

M. Louis Ungrich is preparing plans for a five-story brick and stone trimmed apartment house to be built at No. 759 Tenth avenue, between Fifty-first and Fifty-second streets. It will contain a cellar and sub-cellar. The first story and cellars will be 25x90, and above the first story 25x65. The cost will be about \$25,000. Moeller Brothers are the owners.

D. & J. Jardine have the plans for a three-story and basement brick and stone residence, 25x55, to be built on the south side of Seventy-first street, east of the Boulevard. W. Meles, owner; cost not yet estimated.

The New York Condensed Milk Company will build on the plot recently purchased by them on the south side of One Hundred and Seventeenth street, 125 feet east of Second avenue, a structure for the purpose of a depot. It will be a two-story edifice, the cost of which has not yet been estimated.

### Brooklyn.

Bernard O'Rourke is preparing plans for a brick school-house, 48x100, on a plot 150x200, to be built on Madison street, between Patchen and Ralph avenues. It will be two stories high and will have a seating capacity for 600 scholars. The cost will be about \$12,000.

H. Vollweiler has plans for a four-story brick tenement, 25x75, to be built at No. 311 Kent av for Mrs. McCloskey, to cost \$7,500, and a two-story and attic frame dwelling, 22x34, with extension 13.6x16, on the corner of Locust and Liberty avenues, for a Mr. Wagner, to cost \$3,500.

### Out of Town.

**Astoria, N. Y.**—Messrs. Sohmer, of New York, have not yet commenced to build their large piano factory, which was to cost \$100,000. The plans were delivered to them by Berger & Baylies, the architects, several weeks ago.

**Greenwich, Conn.**—Nelson B. Mead intends building a two-and-a-half-story frame cottage, 30x40, with pitched roof, in the Old English style; also a one-and-a-half-story stable, of similar style, 26x36. The whole will cost \$7,000. Wilbur S. Knowles, successor of F. B. White, of New York, architect.

Real estate is said to be very active, and a number of handsome houses are building for wealthy New Yorkers. The house, with thirty-four acres of ground, known as the Hanford Lockwood place, has been purchased by E. H. Johnson, the president of the Edison Electric Light Company. Mr. Johnson will greatly improve the house and grounds and will light both by electricity.

**Hazleton, Pa.**—An Episcopal church, of frame and brick, 30x62, with an L 20x30, to contain offices and vestry rooms, will shortly be built in the English Gothic style. It will have a pitched roof and a spire about 70 feet high. It will be built by day's work. There will be seating capacity for 500 persons. C. P. H. Gilbert, of New York, architect.

**Jersey City, N. J.**—E. Simon has the plans for three three-story and cellar brick houses, 18x34, with extensions 13x13, on Communipaw avenue, Lafayette, for G. V. H. Brinckerhoff and C. H. Slater, to cost \$12,000; an extension to the house of Mr. Shelholz on Essex street, to cost \$2,500, and a three-story brick house, 10x30, on the north side of Mercer street, near Grove street, for George R. McKenzie, to cost \$3,500.

The Mayor and Council of Hoboken invite architects to offer competitive plans and specifications for a new school-house, in accordance with instructions on file in the City Clerk's office, and offer three prizes of \$200, \$100 and \$50 for the three best plans. The successful competitor will be awarded the superintendency and the first prize of \$200, which will be deducted and paid out of the fees for superintending the construction. The second and third prizes will be paid in cash. Plans are to be presented at the City Clerk's office, August 17th, at 7:30 P. M.

R. W. Brock has drawn the plans for four houses on the south side of Avenue C, between Hutton street and Bayonne avenue, Bayonne, for Eliza Mallett, to cost about \$8,000.

G. W. La Baw & Son are drawing the plans for a three-story brick tenement, 25.1x75, on Baldwin avenue, near Newark avenue, for Mrs. Sarah

Mackay, to cost \$11,000; two five-story brick stores and tenements, 25x58, on Montgomery street, near Henderson street, for James McCarty, to cost \$28,000, and a four-story brick store and tenement, 25x56, on Grove street, near Fifteenth street, for Dennis Barry, to cost \$11,000.

**Long Island City, N. Y.**—John McIntyre is making sketches for two three-story brick dwellings, 28x52 and 16x52, on the east side of Front street, between Fulton and Franklin streets, for Edward McDonald, to cost \$8,000.

**Montclair, N. J.**—E. Simon is designing an extension to the house of Mr. Naething, which will cost about \$4,000.

**Navasink Beach, N. J.**—Ferdinand Fish is about to erect a handsome two-story and attic cottage, after his own designs, to be called "The Aquarium." It will adjoin the residence of Rev. H. M. Barbour.

**New Brighton, S. I.**—Mrs. C. Ahrens is about to erect three two-and-a-half-story frame cottages, each 22x41, to cost in all \$10,500. Constable Brothers and D. W. King, of New York, architects.

**Newark, N. J.**—The Newark Electric Light Power Company are about to erect a two-story brick station, 51x63, with a one-story boiler-house extension 37x40, the roof will be of galvanized iron and the cost of the structure will be \$16,000. H. Kreidler, of New York, architect.

Mrs. M. Rademacher will build a three-story brick dwelling, 22x45, to cost \$5,500. H. Kreidler, architect.

H. C. Klemm has the plans for a three-story frame store and flat, 25x66, on the southwest corner of Bank and Howard streets, for Johanna Berninger, to cost \$6,000; a three-story frame flat, 24x47, at 134 Congress street, for Frederick A. Pfeiffer, to cost \$4,500; and a two-story frame barn and stable 22x34, on Springfield avenue, for Owen McCabe, to cost \$2,600.

Carl F. Rehmann is drawing plans for a two-story brick warehouse and stable, 48x40, on the east side of Littleton avenue, near Thirteenth avenue, for Shafer & Fisher.

Though builders are not now very actively at work, there are many indications of an approaching revival of business. Capitalists who hesitated to build during the spring are daily in consultation with architects, who are making preliminary sketches for their consideration, and all who are connected with the building trade seem disposed to ignore past differences as much as possible and work for the general interest through the coming season.

The following plans have lately been filed in the Building Department: A 2½-sty dwg, 21x32, at 96 4th av, for Thos. Gallacher; a 3-sty extension, 14x16, to dwg 103 Howard st, for N. C. Sprenger; a 2-sty dwg, 19x26, at 208 Parker st, for E. Augusta Wilcox; a 3-sty dwg, 22x40, at 42 Somerset st, for G. Stuppi; a 2-sty extension, 16x19, to dwg at 103 Barclay st, for Geo. Behr; two 2-sty dwgs, 23x34, on cor of 7th st and 7th av, for Mrs. Frank Earle; a 2½-sty dwg, 21x32, at 192 South 10th st, for Louis Blacksh; a 2-sty dwg, 21x32, at 270 Broome st, for W. E. Standhard; a 2-sty dwg, 21x26, at 437 South 17th st, for W. Lockher; a 2-sty dwg, 20x29, at 35 Elizabeth av, for Samuel Skinner; a 2-sty dwg, 22x30, at 569 Summer av, for Anna E. Thompson; a 2-sty dwg, 30x30, at 12 Blum st, for John Gareis; a 2½-sty dwg, 21x28, at 247 Littleton av, for John R. Latham; a 3-sty dwg, 43x62, at 200 and 202 Nelson pl, for Henry Koch; a 2-sty dwg, 22x32, at 235 North 7th st, for Henry P. Mabile; a stone closet, 22x23, for public school building on Hamburg pl; two 2-sty dwgs, 33x30, at 83 South st, for Anderson & McNeille; a 2-sty dwg, 20x30, at 92 Wakeman av, for E. E. Storrs; a 2½-sty dwg, 22x33, at 87 Newton st, for John Oakley; a 3-sty dwg, 22x44, at 35 Sterling st, for F. Voss; a 3-sty dwg, 23x38, at 69 Barclay st, for Andreas Knapp; a 2-sty dwg, 25x18, at 43 Somerset st, for H. Gruhn; a 2½-sty dwg, 21x26, at 126 Aqueduct st, for A. Hildenbrand; a 2-sty dwg, 21x32, at 184 Fairmont av, for Alex. J. Kline; a 2½-sty dwg, 22x30, at 61 Taylor st, for Elizabeth Sinclair; a 2½-sty dwg, 23x30, at 263 8th av, for A. Dover.

**Orange, N. J.**—Chas. Wiley will build a two-and-a-half-story frame French cottage, 36x36, to cost \$8,000. Constable Brothers, of New York, architects.

Extensions and alterations on a large scale are about to be made to the three-story brick and stone private residence of John Burke, 40x124, which will cost about \$45,000, and for which John W. Walter, of New York, is making the plans.

**Pelham Manor, Westchester Co., N. Y.**—A two-and-a-half-story frame cottage, Colonial style, 48x75, to contain the latest improvements, will be built by James F. Secor. Charles F. Merry, of New York, architect.

**Rutherford, N. J.**—T. Daniels will build two three-story brick dwellings with stores, 46x46, to cost in all \$6,500. Bernard J. Schweitzer, of New York, architect.

Dr. J. J. Ketcham will erect a two-and-a-half-story frame cottage, of modern style, 23x50, to cost \$5,000. Vaux & Radford, of New York, architects.

**San Antonio, Texas**—Henry Gillam is about to build a two-story and attic private residence of stone, in cottage style, 78x103, to cost \$15,000, for which plans are being made by John G. Prague, of New York.

**Upper Montclair, N. J.**—Mr. Anderson is about to build a two-and-a-half-story frame Old English cottage, 42x55, containing the latest improvements, at a cost of \$5,500. George W. Da Cunha, of New York, architect.

**Yonkers, N. Y.**—A private party intends building a three-story stone residence, 50x70, to cost about \$12,000, for which D. & J. Jardine, of New York, are making the plans. The same architects also have plans for the addition of a story to the residence of Col. W. L. Heelmance, which is 45x50; cost not estimated.

### Contractors' Notes.

Sealed proposals will be received at the office of the Department of Public Works until noon, on Wednesday, August 18, for sewers in Lexington avenue, between 122d and 123d streets; 64th street, between Avenue A



and 1st avenue; 74th street, between 9th and 10th avenues, and 115th street, between 7th and 8th avenues; regulating and grading and setting curbstone and flagging in 65th st, from 1st avenue to Avenue A; 83d street, from the Boulevard to Riverside Drive; 89th street, from the Boulevard to Riverside Drive; 102d street, from 9th avenue to Riverside Drive; 149th street, from 7th to 8th avenue, and 165th street, from Edgecombe road to 10th avenue; laying an additional course of flagging 4 feet wide on 7th avenue, from 128th to 145th street, and paving Madison avenue, from 86th to 135th street, and 103d street, from 1st to 2d avenue, with granite block pavement with a foundation of broken stone thoroughly rolled and laying cross-walks where required.

Sealed bids will be received at the office of the Department of Public Charities and Correction, No. 66 3d avenue, until Friday, August 13, for alterations and repairs to the laundry and cook-house at the Lunatic Asylum on Blackwell's Island.

Proposals will be received at the office of the Health Department, No. 301 Mott street, until 2:30 P. M., August 17th, for the erection of two frame pavilions on North Brothers Island.

The contracts for the enlargement of the Metropolitan Museum of Art have been awarded to the lowest bidders as follows: For carpentering and joiner work, to McGuire & Sloan, at \$24,752; mason work, John Cox & Co., \$177,987; iron work, Wallis Iron Works, \$83,000; plumbing, P. Joseph Andrews, \$1,000. The contract for removing the wooden portion of the central bridge and rebuilding it over the trusses was awarded to Frank Mitchell at \$3,556.

Special Notices.

Schillinger's fire-proofing is meeting with much success. It finds a ready sale, and, judging by the reports made upon it at the office of Messrs. Hubert, Pirsson & Co., the well-known architects, it is evidently a valuable compound which all builders should use. It was said there a day or two ago: "Mr. Hubert likes it very much. He uses it wherever he can, and has tried it for six or seven years. It is used at the Hawthorne flats on Fifty-ninth street, between Sixth and Seventh avenues, and in the Hubert apartment house on the same street, between Seventh and Eighth avenues. It has been tested several times, and is the best compound we know of." Mr. Schillinger's works are at 420 East Ninety-second street.

The work turned out by the Boston Architectural Terra Cotta Works, H. A. Lewis proprietor, who has an office at No. 56 Astor House in this city, is making rapid progress in the good opinion of builders and architects. Among other structures in which the ornamental terra cotta manufactured at these works forms an agreeable and conspicuous feature are the Church of the Messiah, Gates and Claremont avenues, Brooklyn; the Metropolitan

Opera House Improvement Company, Thirty-ninth and Fortieth street and Broadway, this city; the Church of St. Cecilia, One Hundred and Sixth street, between Lexington and Forth avenues; the office building, corner of Court and Remsen streets, Brooklyn, and the new Union Depot of the New York Central Railroad on One Hundred and Thirty-eighth street.

The real estate and insurance business of Cardwell & Reynolds is one of the longest established in the city, and investors can be sure of finding in their office a full list of well-selected property for sale. Their business in selling, renting and managing real estate has been established since 1843. The office of the firm is at No. 532 Third avenue, between Thirty-fifth and Thirty-sixth streets.

Messrs. Thoms & Gardiner, two well-known plumbers on the west side, have opened a first-class plumbing establishment in the new buildings on One Hundred and Sixth street, between Second and Third avenues. Mr. Thoms, the senior member of the firm, has the reputation of being one of the most accomplished sanitary plumbers in the city. The firm have every facility on hand for all branches of plumbing and gas-fitting, and will cheerfully furnish estimates on application.

Mr. A. E. Wood, lately of Twenty-third street and Eighth avenue, has removed his real estate office to No. 2469 Eighth avenue, near One Hundred and Thirty-second street, where he has on his books a large selection of west side property, to which he respectfully invites the attention of investors.

The South enjoys comparative immunity from the labor disturbances. No strike of real proportions has taken place in the Southern States this year, excluding that of the Gould system in the Southwest; there are a few minor plantation strikes going on at the present time in Arkansas and Mississippi. The reasons for this exception are, first, that there are few industries in the South which employ large numbers of men in one place; and, second, that few immigrants have thus far sought a residence south of the Potomac and the Ohio. Perhaps by the time industries increase in that section to the extent of inviting the immigration of hordes of semi-barbarians from Russia, Poland, Bohemia and Hungary, the labor problem will have been solved and the causes of disquiet effectually removed.—Mer. Reporter.

A most daring feat of railroad engineering is discussed by Western and Southern capitalists. It is proposed to construct a line diagonally across the country, spanning the Mississippi River at Memphis, from Pensacola, Fla., to Tacoma, at the head of navigation for ocean steamers on Puget Sound. For boldness and grandness of conception this project has only been equalled by the great "backbone" railroad, which also still exists on paper.—Exchange.

Real estate speculation in Washington is rife again. Last week suburban and city property sold to the extent of 756,820 square feet, at a recorded value of \$486,520. Cash payments were the order of the day. A New York syndicate have been operating.—Exchange.

BUILDING MATERIAL MARKET.

BRICKS.—On the market for Common Hards there has been a somewhat unsettled tone with the tendency rather toward an easy basis. Arrivals were smaller if anything, but there seemed to be a corresponding shrinkage in demand, and unless quality was very attractive or customers were in need of some favor in the way of delivery, receivers found it convenient to offer a little better terms in many cases. Building operations are probably quite as progressive as for some time past, but contractors have either partially anticipated their wants or structures have reached a point where the use of brick is less liberal, and the quantity purchased for the time being is certainly smaller. This is not altogether unseasonable nor does it appear to have any serious effect upon the general character of the market, the prospects for fall trade being considered quite as promising as ever, and well posted operators calculating that demand will realize all previous expectations, especially as there is no manifest disposition to force prices up to a fuller plane of valuation through unnatural methods. There has been rather a gloomy feeling on the market this week consequent upon the suspension of one of the largest dealers, but this probably had no direct effect upon the course of business, nor is there any good reason why it should unless in the form of a closer scrutiny of credit. In the matter of production the major portion of the capacity tributary to this market continues fully employed and is probably making some accumulation at the yards, though the preference is to strip out closely whenever facilities will admit, even at a somewhat reduced margin. While retaining about former figures on the general range our quotations are to some extent nominal at the moment, and outside figures are only made on fancy stock. Desirable Pales continue in good average demand and steady. Fronts firm, some of the best makes keeping well sold up to the line of production.

LATH.—Supplies have not been quite so full and came to hand in an irregular manner, with apparently an inquiry for all the arrival, and more especially for choice quality. Buyers, indeed, continue a close discrimination in selecting for a great deal of work now under way, and make no objection to paying at least former rates when suited with the stock offering. Other grades at a slight shading also meet with attention, and the general form of the market may in consequence be considered about steady on a range of \$1.90@2.00, with now and then some special delivery showing a slightly higher figure.

LIME.—Offerings have not been quite so full, but there was apparently plenty for the demand, as buyers moved rather slowly and appeared quite able to get along with a comparatively small quantity. Consumption is slower at the moment than expected, and some receivers think there is rather too much stock in dealers' hands to hope for any early revival of business. Rates continue to be quoted at the "regular" figures, and discounts also continue to give many buyers 5@10 per cent. better terms.

LUMBER.—While the distribution of supplies last month was comparatively slow, and no doubt to a portion of the trade somewhat disappointing, there could be noticed toward the close signs of improvement and the gaining tendency appears to continue. For the various forms of manufacturing consumption buyers are taking up a very good assortment and making larger invoices, while the promises of an in-

creased exhaust for building purposes appear almost certain to be realized. Indeed, in the latter respect, a great many operators are particularly sanguine of an excellent trade, and assert with much confidence that all danger from labor troubles has become a thing of the past, so far as work during the fall and winter is concerned at least. To meet the present outlet supplies are generally good, but the prospect of a better business will undoubtedly be reflected upon trading in first-hand parcels. Indeed, most coastwise offerings are securing reasonably prompt attention, and, in addition to what they can secure through the medium of agents visiting this market, a great many of the larger concerns have their representatives in the interior looking up and securing desirable parcels to be started forward at early dates. As yet few, if any, important changes have taken place in cost, but a gain in the volume of business cannot help proving beneficial to the interest of sellers, and a gradual hardening of prices may be expected to follow in natural sequence.

Eastern Spruce is quite generally commented upon in cheerful form by receivers. The conservative methods adopted by dealers during the past two or three seasons have become too deeply rooted to be eradicated by any influences now existing, and it is rare that hopes of a positively stimulating demand are expressed, but it is confidently believed that if manufacturers use ordinary discretion in making up their randoms and abstain from pushing forward supplies with undue freedom that for all standard sizes at least full prices can be obtained, and in a gradual manner a liberal quantity of stock placed before the shutting down period. Notwithstanding the increase in the arrivals during the first half of the year many yards already need replenishing, and others must soon follow it is claimed at the present rate of consumption, and should the distribution quicken the call for cargoes must be responsive. Quotations are placed at \$12.00@15.50 for random, choice lengths having sold higher of late. Specials valued at \$15.50@17.00 according to cut.

White Pine on domestic account still has a slow and somewhat uncertain demand. There is a certain steady fair outlet for choice clear stuff of which a superabundance never can be found and for such values are well sustained; but the average run of stock is not in sufficient favor to create any great amount of enthusiasm among operators, and reports occasionally are very tame in tone. Arrivals in the meantime continue, however, and as agents are said to be successful in placing a few contracts occasionally it is evident that some faith in the future remains. For whatever export demand arises there is still considerable competition, and shippers naturally retain more or less advantage on cost though getting no further shading of late. We quote at \$15.00@17.00 for West Indies shipping boards; \$26.00@29.00 for South American do., \$12.50@14.00 for box boards, and \$15.00@17.00 for extra do.

Yellow Pine makes little if any actual improvement and if a report of more cheerful and promising character is heard in canvassing the market, probably the very next house visited will neutralize it by complaints over the unsatisfactory condition of business. Trading, however, is constantly going on to some extent, and a report is current that some pretty attractive bills are likely to come upon the market at no distant period, on which good fair rates can be made under contract for quick execution. There is a pretty good supply of flooring here, but holders obtained much of it cheap and are willing to carry against an expected improved demand. We quote as follows: Randoms, \$17.50@19.50 per M; Specials, \$19.50@21 do.; Green Flooring Boards, \$30@32; Dry do. do., \$28@26; Sittings, \$20@23 do.; Cargoes f. o. b. at Atlantic ports, \$18@15 for rough, and \$18@20 for

dressed; Cargoes f. o. b. at Gulf ports, \$12@14 for rough, and \$19@21 for dressed.

Hardwoods still keep a little in the van as a steadily selling class of stock on domestic account, owing, in a great measure, to the multiplicity of uses to which they are put for manufacturing purposes, as well as continued popularity for house and office trim. On the latter outlet especially are the promises good, as a great many buildings now in course of construction will exhaust large amounts and require the best of quality. Ash, cherry, poplar, quartered oak and walnut seem to be about leading varieties, but a sprinkling of all standard descriptions is used. The export trade is still reported as somewhat unsatisfactory, with a repetition of complaint that careless shipments have overcrowded the foreign market with poor stuff. Advices from the interior afford nothing really new of an important character. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; white ash, \$35@40 do.; oak, \$30@40; do. do. quarter sawed clear, \$50@60; maple, \$30@32 do.; chestnut, \$28@32 do.; cherry, \$72@90 do.; whitewood, \$23@35 do.; elm, \$20@23 do.; hickory, \$42@55 do.

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

Table with 2 columns: Destination and Feet. Rows include West Indies, South America, East Indies, Europe, Total feet, and Total since Jan. 1, 1886.

The attempt to launch the big raft down in Nova Scotia on Saturday last was unfortunate. When nearly afloat the structure, by its immense weight, broke down the gearing, etc., and was forced into a position from which it is feared it will be difficult to extricate it.

A rival publication has complimented the Chicago Lumberman by obtaining an injunction restraining it from using the title originally adopted, and it will for the present be known as the Lumberman's Review. The more extended name, however, has not been allowed to crowd out any of the merits with which the new paper abounds.

GENERAL LUMBER NOTES.

THE WEST. SAGINAW VALLEY.

LUMBERMAN'S GAZETTE, BAY CITY, MICH.

The situation in this market has not changed materially since last week and not much difference will be noted until the midsummer dullness has passed away. The belief in a brisk fall trade is general among the manufacturers and dealers of this district, and it is based upon the activity of consumption in general and in railroad operation in particular. The building of railroads and the increase and improvement of rolling stock and other appurtenance only proceeds when money is plenty and business prospects good. So many logs have been hung up, in all the Northwestern lumber regions, that the mills have lost a good deal of time which they cannot make up. Reports from all producing points state that lumber stocks have been pretty closely sold, besides being reduced by the slowness of the logs in coming to hand. There are not many sales to report, but several lots

have been placed at prices which indicate the steadiness of prices at former figures. The sale of 1,000,000 feet at \$10, \$20 and \$40, 1,000,000 feet at \$21 straight, 2,000,000 feet at \$9, \$18 and \$38, must be regarded as pretty good for any condition of the market.

The Northwestern Lumberman has the following regarding the Chicago cargo market:

The tone of the market is better than it was two weeks ago, and more pronounced for a stiffening of prices than it was last week. Anybody can see this by going among the commission men. Ask them a question, and their courteous replies are a little more prompt and free than usual.

Last year, at a corresponding time, short piece stuff was quoted at \$8.75, with no crowding of the market. In the first week of August an advance to \$9 was noted.

Last season, at a corresponding time, the cry for long dimension began to be heard, and prices on such stuff advanced. There has been a good demand for such lumber ever since.

It is difficult to characterize the kind of inch lumber and name its market value that is coming to market. A great deal of it is what a commission man terms "cats and dogs," and comes from Northern mills where the better lumber has been separated out and sold to go East.

The Chicago Lumberman's Review as follows:

The strong probability of a shortage in the log stock at points west of Lake Michigan is becoming a leading feature in the northwestern situation. The drought continues, and the streams are getting lower every day. In all the rivers supplying the Mississippi valley mills a considerable part of the stock is now hung up, and in some cases there is no hope of its movement without heavy rains.

There is no real snap to the trade in hardwood this week, the business being dull and dragging as far as actual sales are concerned. The usual number of inquirers were around, or intruded their personality on the merchants through the telephone or mails.

Inch walnut is rather a precious commodity, owing to moderate supplies, oak and gum being likewise favorites among the list of woods most frequently called for at this season of the year.

LUMBERMAN AND MANUFACTURER, MINNEAPOLIS, MINN.

The condition of the lumber trade in the whole country is now all that manufacturers and dealers could expect for the summer term. The exceedingly dry weather of the past month, accompanied by heavy hail storms, has damaged crop prospects in many localities, and the grain markets continue dull and stagnant with prices very low.

The extreme low water on the streams of Michigan

has interfered seriously with the operation of mills, and the burning up of 40,000,000 feet of lumber on Tuesday ought certainly to have a favorable influence on prices. The demand for railroad timber and heavy dimension continues, with but few offers to furnish it at offered prices.

St. Paul and Minneapolis are rather crowding the market, but there are many signs of recuperation. Logs are plenty enough at Minneapolis with a fair stage of water from the reservoirs.

ENGLAND.

The Timber Trades Journal says:

It would be premature to state that business is reviving, and buyers have experienced so many disappointments in former years in listening to the confident predictions of improving trade indulged in by interested parties that they are disinclined to lend a ready ear to similar prophecies at the present time.

American Black Walnut.—There has not been much doing in logs. A few stray parcels have arrived, but we do not hear of sales of any consequence having been made.

American Whitewood.—Several parcels of large-sized prime logs have been landed lately, but, from all we can hear, trade in this is very quiet just now.

METALS.—COPPER.—Ingot in the ordinary way has met with fair average sale and ruled about steady.

METALS.—COPPER.—Ingot in the ordinary way has met with fair average sale and ruled about steady, but the principal feature of late was the conclusion between the Lake companies and home consumers of contracts for upwards of 10,000,000 lbs. at 10c., August and September delivery. Small lots were quoted at 10 1/2 @ 10 3/4 c.

allowing no concessions whatever from former rates. We quote \$17.50 @ 18.50 per ton for No. 1 X foundry; \$16.00 @ 17.00 for No. 2 X do. do., and \$15.00 @ 16.00 for Gray Forge.

Brooklyn, N. Y. In the City of Brooklyn Messrs. J. Cole and T. A. Kerrigan have made the following sales for the week ending August 6: \*Clinton st. s e cor Nelson st, 20x30, with courtyard. Louisa Cordes. \$7,025

about a steady market at 4 3/4 @ 4 1/2 c. for ordinary to best Western brands. Sheet Zinc fairly active, and about steady at 5 3/4 @ 6 3/4 c., as to brand, etc.

PAINTS, OILS, ETC.—No change of a decided character, yet the volume of business seems to be swelling somewhat and reports have a cheerful strain in many instances. There is scarcely a doubt that interior accumulations are small and the course of the market will depend upon how soon and how freely dealers are willing to stock up.

PITCH AND TAR.—Demand moderately active and running mainly to small lots for early and actual use, with prices holding steady all around. We quote Pitch at \$1.50 @ 1.75 per bbl.; Tar, \$1.90 @ 2.25, 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 August 6.

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

Table listing real estate sales with columns for address, description, and price. Includes entries for RICHARD V. HARNETT & CO., JAMES L. WELLS, LOUIS MESIER, and J. T. BOYD.

BROOKLYN, N. Y.

In the City of Brooklyn Messrs. J. Cole and T. A. Kerrigan have made the following sales for the week ending August 6:

Table listing Brooklyn real estate sales with columns for address, description, and price. Includes entries for \*Clinton st., \*Cowanove s lane, and \*Warren st.

and Flatbush av, runs north 50 x east 2.11 x south 25 x east 0.9 x north 25 x west 3.9. J. A. K. Steele..... 650
Total..... \$61,170
Corresponding week, 1885..... \$4,317

CONVEYANCES.

NEW YORK CITY.

JULY 30, 31, AUGUST 2, 3, 4, 5.

Allen st, No. 3, w s, 77 n Division st, 23x 87.6, three-story frame store and dwell'g and two-story brick shop on rear.
Allen st, No. 8, e s, 25x87.6, three-story brick dwell'g.
New tenem'ts projected.
Samuel Schweitzer to Samuel Weil. Mort. \$27,000. May 11. \$27,000
Same property. Samuel Weil to Charles Downey. Mort. \$4,000. July 30. 27,000
Attorney st, No. 162, e s, 200 n Stanton st, 25x 100, five-story brick store and tenement and three-story brick tenem't on rear. Solomon Gerber to Harry Johnson. Mort. \$13,000. Aug. 2. 25,000
Baxter st, No. 37, e s, 135.2 n Park st, 25x100.6, five-story brick store and tenem't. Moses Einhorn to Anna Levine. Mort. \$19,723. July 31. 25,500
Broadway, No. 1612, n e cor 49th st, 25.5x42.11 x25.5x41.10, or 49th st, n s, 96 w 7th av, 41.10 x25.5x42.11x25.5. Rebecca B. Johnson et al., exrs. Chas. Johnson, to Maurice Moore. June 11. 21,500
Same property. Release dower. Rebecca B. Johnson, widow, to Maurice Moore. June 11. nom
Bowery, Nos. 307 and 309. Party wall agreement. Sarah E. Regan with Bethany Smith. July 15. nom
Cheapside st, n s, near Monroe st, 25x50.3x24x 55.3, with use of 3-foot alley on rear. Mary Neill, Brooklyn, to Peter C. Doremus. April 30. 3,000
Christopher st, No. 158, s s, 60.6 w Washington st, runs south 78.10 x west 10.9 x west 9.9 x north 75.7 to st, x east 20, three-story brick dwell'g. Mary O. wife of John S. Newell to Margaret O'Neil. Mort. \$6,000. July 17. 9,500
Cannon st, Nos. 27 and 29, w s, 75 n Broome st, 50x100, two three-story frame stores and tenem'ts and two four-story brick tenem'ts on rear, new tenem'ts projected. Kaufman Henschel to Philip Maurer and George Brei-vogel. Mort. \$8,000. Aug. 3. 21,750
Columbia st, No. 88, e s, 175 n Rivington st, 25x 120, five-story brick store and tenem't. Rud-olf Kysela et al., trustees of and The Bo-hemian Building Assoc. No. 1, to Dora wife of Morris Denbosky. July 26. 19,500
Clinton st, No. 25 w s, 175 n Stanton st, 25x100, five-story brick store and tenem't. William Herring to Charles H. and William A. Graham. Mort. \$15,000. June 8. 23,000
Coenties slip, No. 23, w s, 57 s Front st, 27x45, four-story brick store and tenem't. William W. Mills, Brooklyn, to Herman Wronkow. Mort. \$13,000. Aug. 5. val. consid
Coenties slip, No. 22, e s, 20x50.6, four-story brick store and dwell'g. Anna Greve, individ. and extr. of Theodore Greve, dec'd, and Matilda Muhlhansen, Brooklyn, to Johu Frohlich and Clara his wife, joint tenants. Q. C. July 29. nom
Same property. William Greve to same. Mort. \$5,000. July 29. 11,000
Delancey st, No. 107, s s, 70.11 w Essex st, 17.8x 100.7x17.8x100.6, five-story brick store and tenem't. Ludwig Heck to Esther Willner. Mort. \$7,500. July 30. 16,500
Delancey st, No. 137, s s, 50 e Norfolk st, 25x75, five-story brick store and tenem't. Lena Friedman wife of Isaac to Nathan Loewy. Mort. \$18,750. Aug. 2. 25,000
Delancey st, Nos. 141 and 143, s s, 50 w Suffolk st, 50x100, two three-story frame (brick front) stores and dwell'gs and two four-story brick tenem'ts on rear. Louis Stern to Ascher and Isidore Simon. Mort. \$19,480. July 29. 34,000
Division st, n w cor Orchard st, runs west 54.9 to alleyway, x north 34.5 x northeast to point 68.9 from Orchard st, x east 68.9 to Orchard st, x south 61; No. 122 Division st, two-story frame store and dwell'g; No. 124, three-story frame store and dwell'g; Nos. 1 1/2 and 3 Orchard st, two two-story frame dwell'gs and two two-story frame dwell'gs on rear.
Division st, Nos. 116-120, n s, 54.11 w Orchard st, 9x34.9, three two-story frame dwell'gs; also all title in strip 2x68.
Sarah E. Dobbs, Theodora Gordon, Lucy A. Way, Catharine Anderson, Lucy W. Means and Annie R. Silvers to John Schreiner, Jr. Aug. 2. 50,000
East Broadway, n s, 110.3 e Pike st, 25x63. Joseph A. Harper to Elias and Philip Sobel. Q. C. July 29. nom
Same property. John W. Harper to same. Q. C. July 29. nom
Forsyth st, No. 61, s w cor Hester st, 25x50, three-story frame store and dwell'g and two-story brick store and dwell'g on rear.
Hester st, Nos. 110 and 112, s s, 50 w Forsyth st, 25x50, five-story brick store and dwell'g. Randolph Guggenheimer and Salomon Marx to Jacob L. Toch, trustee for Mary Toch and the children of Leopold Toch, dec'd. Mort. \$15,000. July 30. 37,000
Forsyth st, No. 201, w s, 240.10 s Houston st, 27.10x66.7, five-story brick store and tenem't. Jonas and Samuel Weil and Bernhard Mayer

to Henry Mandel. Mort. \$17,000. July 30. 24,000
Gouverneur st, No. 26, e s, 74 s Henry st, 24x 104.10x24x105, two-story frame (brick front) dwell'g. Catharine A. McManus to William Campbell. July 31. 7,100
Henry st, No. 59, n s, 115 w Market st, 25x100, five-story brick store and tenem't. Wolf Boroschek to Julius Brill. C. a. G. 1/2 part. Mort. \$8,000. July 30. 14,150
Mulberry st, No. 89, w s, 100 s Walker st, 25x 100, five-story brick store and tenem't and five-story brick tenem't on rear. Catharine M. Begg, widow, to Alexander Rittmaster and Abraham Levinson. Aug. 2. 22,000
Madison st, No. 250, s s, 92.6 w Clinton st, 20x 90, two-story brick dwell'g. Mary E. wife of William A. Waydell to Julius Brill. Re-re-corded. Mort. \$5,000. May 1, 1871. 11,000
Manhattan st, n e s, at centre line bet 125th and 126th sts, if extended, runs northwest 139 x northeast 78.5 x east 166.7 to point 300 w 9th av, x south 174.5 to Manhattan st, x northwest 96.10, vacant. Wilhelmine wife of William A. Juch to Edward Hammer. B. & S. All liens. Aug. 2. nom
Mott st, No. 14, e s, 159.1 n Chatham st, runs north 22 x northeast 70.8 x northeast 37.3 x south 18.3 x southwest 59.3 x southwest 51.1 to beginning, four-story brick store and tenement. Bertha wife of Marx Solomon to Giacomo Dapra. Mort. \$9,500. July 29. 17,300
Same property. Catharine H. Skaats, Man-chester, Vt., to Bertha wife of Marx Solo-mon. Q. C. Aug. 2. nom
Mott st, No. 77, w s, 100.5 s Canal st, runs west 100 x south 46.5 x east 39.6 x north 18.6 x east 60.4 to Mott st, x north 27.11, three-story brick factory. James S., Thomas J., Mary A., widow, and Julia A. Nealis, and Annie G. wife of William Scully, widow and heirs Charles Nealis, to Edward Maher. Aug. 4. 21,000
Mott st, No. 102, e s, 199.6 n Canal st, 25.6x 93.11x25.3 x abt 94, five-story brick store and tenem't and five-story brick tenem't on rear. Peter Warren to Solomon Alter and Lena Friedman. Aug. 2. 21,000
New Bowery, No. 17, south cor Roosevelt st, runs south along west side Roosevelt st 24.4, x west 28.8 to southeast side New Bowery, x northeast 86.4 x southeast 3.2, five-story brick store and tenem't. Herman Wronkow to Lewis Steinhardt. M. \$6,000. July 26. 12,250
New Bowery, south cor Roosevelt st, runs southerly along westerly side of Roosevelt st 28.5, x west 28.8 to southeast side New Bow-ery, x northeast 40.4. Herman Wronkow to Lewis Steinhardt. Q. C. July 26. nom
Oliver st, No. 77, w s, 25x100.
Oliver st, No. 79, w s, 24x100x25x100.
Two two-story brick dwell'gs.
John M. O'Brien and ano., exrs. Bridget Mc-Killop, to Roderick Green. Aug. 2. 17,800
Orchard st, No. 139, w s, 102 s Rivington st, 25 x87.6, five-story brick store and tenem't. Emma L. Naumann to Louise W. Kraner. 1/2 part. B. & S. Aug. 2. 4,950
Peck slip, No. 36, w s, 88.3 n South st, 19.2x53.3 x19x52.6, five-story brick store. James Kear-ney, Hackensack, N. J., to Rosetta M. Kear-ney. Mort. \$12,000. July 31. 18,000
Rivington st, No. 86, n e cor Orchard st, 25x75, three-story frame (brick front) store and dwell-ing and two-story brick stable on rear. Katharina wife of and John Holoch to Henry Rickless. Mort. \$10,000. Aug. 2. 18,000
Rivington st, No. 241, s s, 85 e Willet st, 20x70, three-story frame (brick front) store and dwell'g. Aaron Rosenblum to Bertha Salo-mon. Mort. \$5,000. Aug. 2. 8,900
Rivington st, No. 330, n s, 59.7 w Mangin st, 19.9x81.3, three-story brick dwell'g. Louis Granitzer to Gustav Pius and Jacob Silber-berg. Mort. \$3,500. Aug. 2. 5,250
Rutgers pl or Monroe st, No. 15, n s, 156.6 w Clinton st, 26x110, four-story brick tenem't. Israel Lebowitz and Isaac Goldstein to Lena Brand. Mort. \$10,000. Aug. 5. 15,150
Sheriff st, No. 61, w s, 150 s Rivington st, 25x 100, two-story brick and frame shop and three-story brick dwell'g on rear, new tenem't projected. William Lane to Adam Happel. Mort. \$4,000. Aug. 2. 10,450
Stanton st, No. 312, n s, 86.2 w Goerck st, 16x75 x16.3x75, brick store and tenem't projected. Bertha Solomon to Charles and August Ruff. July 7. 5,000
Sullivan st, No. 37, e s, 201.7 s Broome st, 21x86, with use of alley, three-story frame (brick front) store and dwell'g and three-story brick dwell'g on rear. Agnes Mayer to Ellen wife of Henry J. Walsh. Mort. \$5,000. July 31. 11,125
Sullivan st, Nos. 223-233, e s, 300 n Bleecker st, 115x100, five five-story stone front tenem'ts. Anthony A. Hughes to The Manhattan Con-struction Co. M. \$84,000. July 22. val. consid
Same property. The Manhattan Construction Co. to August C. Hassey. Sub. to mort. July 31. 90,000
Waverly pl, No. 191, e s, equidistant from West 10th st and Charles st, runs south 22x 75, four-story brick dwell'g. Henry N. Mar-kert to Arnold J. D. Wedemeyer. Mort. \$5,000. Aug. 4. 16,000
3d st, No. 77, n s, 385 e 2d av, 20x96.2, three-story brick dwell'g. Theodora M. wife of Theodore Huldberg to John W. Milleg. July 30. 14,700
7th st, No. 243, s s, 241.11 e Av C, 18.5x90.10, four-story brick dwell'g. Foreclos. Sidney H. Stuart to Pauline Cohn. Mort. \$4,000. July 30. 9,125

7th st, s s, 241.11 e Av C, 18.5x90.10. Release mort. Jacob Jacob to Pauline Cohn. July 29. 575
10th st, No. 285, n s, 56.5 w Av A, 18.9x71, three-story brick store and dwell'g. Carl Schmeising to Albert Ficken and Bertha his wife. Mort. \$5,000. July 31. 11,990
19th st, s s, 389.6 w 2d av, 20.6x92. Release dower. Mary E. McKenna to Mary F. Mc-Kenna. July 30. nom
23d st, No. 252, s s, 225 e 8th av, 25x98.9, one-story frame store. William Loughran to Samuel McMillan. Mort. \$11,520. May 25. 19,200
26th st, Nos. 247 and 249, n s, 162.6 e 8th av, 37.6x98.9, two three-story frame dwell'gs. Peter Hynes to Frederick S. Howard and Sylvanus T. Cannon. Mort. \$8,000. July 30. 18,500
27th st, No. 426, s s, 425 e 10th av, 25x98.9, two two-story frame stores and dwell'gs and one-story frame stable on rear. Philip Malone and ano., exrs. Margaret T. Morton, to John and John V. Campbell. Mort. \$6,000. Aug. 3. 8,400
28th st, No. 235, n s, 175 w 2d av, 25x98.9, four-story brick store and tenem't. John Fish to Alphonse Hogenauer. Mort. \$5,000. Aug. 2. 11,750
33d st, No. 233, n s, 350 w 7th av, 22x98.9, four-story brick dwell'g and two-story brick stable on rear. Mary A. Brophy to Mary C. Staun-ton. June 15. nom
34th st, No. 332, s s, 217 w 1st av, 23x98.9, five-story brick store and tenem't. Robert S. Hayward, trustee David Sands, dec'd, to Michael Habig. July 22. 16,250
Same property. William L. Sands, exr. David Sands, to Michael Habig. Q. C. All title. July 21. nom
35th st, No. 213, n s, 160 e 3d av, 20x98.9, three-story frame carpenter shop, &c., and two-story frame dwell'g on rear. Emily McFall to David McFall. B. & S. and C. a. G. Mort. \$4,500. July 26. nom
36th st, No. 314, s s, 175 w 8th av, 25x98.9, five-story brick stone front tenem't and three-story frame dwell'g on rear. George L. and Edward F. Henzel, San Francisco, Charles F. Henzel, New York, and Adeline Shafer to Ellen B. Wyckoff. Sub. to mort. July 10. 30,300
36th st, No. 251, n s, 268.9 e 8th av, 17.3x98.9, three-story brick dwell'g. Mary A. Kyle to Daniel McLean. All title. C. a. G. Taxes, assessm'ts, &c. Aug. 4. 650
Same property. Thomas H. Kyle to same. All title. C. a. G. Taxes, assessm'ts, &c. Aug. 4. 650
Same property. William Kyle to same. All title. C. a. G. Taxes, assessm'ts, &c. Aug. 4. 500
39th st, No. 523, s s, 325 w 10th av, 25x98.9, five-story brick tenem't. Ann wife of James Molloy to Mary Buchanan. July 31. 10,750
40th st, No. 215, n s, 230 e 3d av, 25x98.9, four-story brick dwell'g. Charles Simpson to Thomas F. Coyle. Mort. \$7,000. July 17. 13,000
42d st, s s, 290 w 2d av, runs south 92 x north-west 41.1 x southwest 23.2 x north 92.4 to 42d st, x 50. John F. Broderick to Bernard Earle. Q. C. July 23. nom
43d st, n s, 350 w 8th av, 25x100.4. Release dower. Mary E. McKenna to Mary F. Mc-Kenna. July 30. nom
45th st, No. 422, s s, 300 w 9th av, 25x100.4, five-story stone front tenem't. Michael H. Gillespie and Ellen M. Harlow to John Zickler. Mort. \$17,000. July 16. 26,200
45th st, No. 442, s s, 225 e 10th av, 25x100.4, four-story brick tenem't on rear. Maria and Catharine Mallan to Jacob and George Vix. Mort. \$5,000. Aug. 3. 9,500
46th st, No. 549, n s, 100 e 11th av, 25x100.4, two-story brick store and dwell'g and four-story brick tenem't on rear. Andrew Wilson to John F., Henry D., Herman H. and John F., Jr., Rottmann. Aug. 2. 8,000
46th st, n s, 125 e 11th av, 25x100.4. William A. Parshall to William Garms. July 27. nom
47th st, No. 420, s s, 225 w 9th av, 25x100.5, five-story stone front tenem't. Henry Alter to Elias P. Williams. Mort. \$16,500. Aug. 4. 29,500
48th st, No. 356, s s, 100 e 9th av, 25x100.5, five-story stone front tenem't. Alexander Moore and William Mulgrew to Margaretha Wolff. July 30. 35,000
48th st, No. 422, s s, 300 w 9th av, 25x100.5, five-story brick tenem't. Frederick Buse to Wilhelm Matthaeus. Mort. \$12,000. July 26. 23,200
48th st, No. 424, s s, 325 w 9th av, 25x100.5, five-story brick tenem't. Frederick Buse to Gottlob Handte. M. \$12,000. July 26. 23,200
48th st, No. 426, s s, 350 w 9th av, 25x100.5, five-story brick tenem't. Frederick Buse to Charles F. Fuhrmann. Mort. \$12,000. July 26. 23,200
49th st, No. 110, s s, 164.4 w 6th av, 21.4x100.4, four-story stone front dwell'g. Anna B. Wil-son, widow, to Robert E. Deyo and Charles F. Bauerdorf. Mort. \$15,000 July 12. 21,500
56th st, No. 36, s s, 500 w 5th av, 25x100, five-story brick dwell'g. Joseph Tickney et al., exrs. Washington Lee, dec'd, Emily T. Lee, widow, Josephine L. Price, Emma L. Bar-roll, J. Frank and Charles W. Lee, heirs W. Lee, to Elizabeth L. Morton. Mar. 19. nom
56th st, No. 352, s s, 100 e 9th av, 30x100.5, five-story stone front flat. Charles Riley to Leopold and Charles Wise. Mort. \$27,000. July 31. 50,000
56th st, No. 350, s s, 130 e 9th av, 30x100.5, five-story stone front flat. Charles Riley to



Leopold and Charles Wise. Mort. \$27,000. July 31. 50,000  
 58th st, n s, 70 w Lexington av, 20x100. Release from restriction. Max Pinner to Theresa Cohn. June 25. 500  
 58th st, No. 114, s s, 128 e 4th av, 19x100.5, three-story stone front dwell'g. George F. Kohler, exr. Elizabeth Haesen, dec'd, Brooklyn, to George F. Kohler, Brooklyn, and Emily S. Weed, Fairfield, Conn. Aug. 2. 9,000  
 Same property. Louisa Appleton and Emma Lord, New York, Charles H. Kohler, Mariner's Harbor, S. L., Nellie Kohler, William Schirmer, Sr., and Amelia Sailer or Emilia Syler, Brooklyn, to same. Aug. 2. 9,000  
 58th st, No. 5 W., n s, 165 w of new st west of Plaza, or 555 e 6th av, runs north 100.5 x west 20 x south 100.5 to 58th st, x east 20, four-story stone front dwell'g. Mina wife of Henry Cohn, to Emily L. Browne. Mort. \$25,000. Aug. 3. 46,500  
 61st st, No. 447, n s, 472 3 w 9th av, 13.11x100.4, four-story stone front dwell'g. William Bruce, Brooklyn, to Harriette M. Plunkett, Pittsfield, Mass. July 31. 16,500  
 64th st, No. 177, n s, 160 w 3d av, 16x100.5, three-story stone front dwell'g. Therese M. wife of Oscar Seebass to Matilda Henry. Morts. \$10,000. April 20. 17,000  
 64th st, No. 172, s s, 233.4 w 3d av, 20.10x100.5, three-story stone front dwell'g. Susan R. Brooks to David Oppenheimer. July 30. val. consid  
 64th st, No. 172, s s, 233.4 w 3d av, 20.10x100.5, three-story stone front dwell'g. David Oppenheimer to Solomon Marx. Mort. \$12,000. Aug. 3. 22,000  
 69th st, n s, 350 w 9th av, 18x100.5, four-story stone front dwell'g. Richard W. Myers to Sarah W. Cape. M. \$18,500. Aug. 2. 31,000  
 69th st, No. 400, s w cor 9th av, 25x100, five-story brick flat with store. George J. Hamilton to Adolph Tsheppe and Carl Schur. July 29. 65,000  
 69th st, s w cor 9th av, grant to cut window. George J. Hamilton to Adolph Tsheppe and Carl Schur. July 29. nom  
 69th st, Nos. 402-408, s s, 25 w 9th av, 75x100.5, four four-story stone front dwell'gs. George J. Hamilton to James McNiece. Aug. 3. 140,000  
 Same property. James McNiece to George J. Hamilton. Mort. \$86,000. Aug. 3. 140,000  
 70th st, s s, 290 e 5th av, 17.6x100.5, vacant. Anthony Mowbray to Isabel P. wife of James H. Benedict. July 14. 23,100  
 70th st, s s, 175 e 11th av, 33.4x100.5, two three-story stone front dwell'gs. Release mort. Anne E. Treacy to Emma M. Treacy. July 29. nom  
 Same property. Emma M. Treacy to William C. Frazee. Morts. \$22,000. July 29. 34,000  
 71st st, s s, east of 2d av. Charles L. Guilleaume with Maurice Moore and Arthur L. Meyer. Agreement to grade lots, &c. July 30. nom  
 72d st, Nos. 440-448, s s, 300 e 10th av, 100x102.2, five four-story stone front dwell'gs. George J. Hamilton to James McNiece. Aug. 3. 300,000  
 74th st, No. 110, s s, 90 e 4th av, 18x102.2, three-story stone front dwell'g. Bernard S. Levy to Arnold Marcus. M. \$8,500. July 28. 15,500  
 75th st, No. 554, s s, 81.6 e West End av, 18.6 x 102.2, three-story brick dwell'g. William E. D. Stokes to John R. Powell. C. a. G. July 29. 21,000  
 75th st, s s, 98 e Av A, 50x102.2, frame shanties and stables. Richard W. Robinson, Brooklyn, to Edward Roberts. Mort. \$4,300, taxes, &c. July 1. nom  
 75th st, No. 219, n s, 205 e 3d av, 25x102.2, five-story brick store and tenem't. Samson Walach to Anna E. Hasso. Mort. \$15,000. Aug. 2. 20,000  
 76th st, No. 120, s s, 203 w Lexington av, 16x 102.2, three-story brick (stone front) dwell'g. Edward C. Sterling to Stephen H. Olin, George L. Rives and John H. Montgomery, joint tenants. Morts. \$15,500. July 29. 18,500  
 79th st, No. 415, n s, 225 e 1st av, 27x102.2, four-story stone front tenem't. Foreclos. John Whalen to Frederick A. Libbey. Mort. \$11,904. Aug. 2. 3,000  
 79th st, No. 417, n s, 252 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Morts. \$11,904. Aug. 2. 3,000  
 79th st, No. 419, n s, 278 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 3,600  
 79th st, No. 421, n s, 304 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 3,600  
 79th st, No. 423, n s, 330 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 79th st, No. 427, n s, 382 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 79th st, No. 429, n s, 408 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,000  
 79th st, No. 431, n s, 434 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 79th st, No. 433, n s, 460 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 79th st, No. 435, n s, 486 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 79th st, No. 437, n s, 512 e 1st av, 26x102.2, four-story stone front tenem't. Foreclos. Same to same. Mort. \$11,904. Aug. 2. 2,500  
 80th st, No. 43, n s, 26 e Madison av, 23x83, four-story stone front dwell'g. Edward Kilpat-

brick to Mary A. Benedict, widow. Mort. \$25,000. Aug. 4. 45,000  
 80th st, No. 388, s s, 125 w 1st av, 25x102.2, four-story brick (stone front) tenem't. Otto Rosow to Joseph Steinheimer and Karoline his wife. Mort. \$8,000. July 30. 14,500  
 81st st, n s, 450 w 8th av, 25x102.2, four-story stone front dwell'g. Samuel Colcord to Mary H. Watts. Aug. 2. 71,000  
 Same property. Release mort. Eliza M. wife of Nathaniel P. Bailey to Samuel Colcord. Aug. 2. nom  
 81st st, No. 319, n s, 325 w 1st av, 25x102.2, five-story brick tenem't. Thomas Moore and John McLaughlin to John F. Bullwinkel. Mort. \$12,000. July 24. 18,300  
 83d st, No. 156, s s, 236.8 w 3d av, 18.11x77, three-story stone front dwell'g—mort. \$8,000. 4th av, s w cor 118th st, 50.5x90; also 118th st, s s, 90 w 4th av, 50x100.5, vacant—morts. \$17,500. Henry M. Bendheim to John F. Dunker. Aug. 2. See 8th av. 45,000  
 84th st, n e cor West End av, 20.6x80.2, three-story brick dwell'g. George W. Rogers to Alexander Lutz. Mort. \$18,450. June 30. 30,000  
 85th st, No. 312, s s, 172 e 2d av, 28x102.2, four-story brick (stone front) tenem't. Edward F. Dillon to Frank Kubischta. Mort. \$4,000. Aug. 2. 22,000  
 86th st, No. 336, s s, 245 w 1st av, 30x102.2, four-story brick (stone front) tenem't. Laemmllein Buttenwieser to William J. Boesch. Mort. \$14,000. July 30. 22,750  
 90th st, s s, 200 w 2d av, 100x100.8, new church projected. William J. O'Kelly to Michael A. Corrigan. Mort. \$24,000. Feb. 24. nom  
 91st st, n s, 194 w Av A, 100x100.8, frame sheds and stable and new building projected. Mary R. Swan to Henry Chenoweth and Harry Graham. May 25, taxes, &c. 16,339  
 92d st, s s, 100 e 10th av, 50x100.8, vacant. Morris Mayer to Jacob Loeb, Shoemakerstown, Pa. 1/2 part. April 3. 6,000  
 94th st, No. 161, n s, 132.6 e Lexington av, 18.10 x100, three-story stone front dwell'g. William Andrews, West Troy, to Abraham Cohn. July 26. 12,500  
 94th st, No. 159, n s, 113.8 e Lexington av, 18.9 x100, three-story stone front dwell'g. Same to same. July 26. 12,750  
 97th st, n s, 200 e 10th av, 100x100.11, vacant. Ashbel H. Barney to Jacob Lawson, Brooklyn. June 25. 24,600  
 97th st, n s, 100 e 10th av, 200x100.11, vacant, new dwell'gs projected. Jacob Lawson, Brooklyn, to Nelson M. Whipple. C. a. G. Aug. 2. 60,000  
 103d st, No. 222, s s, 255 e 3d av, 25x100.11, four-story brick (stone front) tenem't. Solomon Solomon to Eliza McAdam. Mort. \$9,000. Aug. 2. 11,000  
 104th st, s s, 113 e 1st av, 100x100.11, three-story brick factory. Wilhelmine wife of William A. Juch to Catharine Zimmermann. B. & S. All liens. July 1. nom  
 104th st, No. 204, s s, 90 e 3d av, 20x50.5, four-story brick dwell'g. Patrick Farley to Carl Gross. July 31. 8,175  
 104th st, No. 519, n s, 225 w 10th av, 25x100.11, four-story stone front dwell'g. James B. Gillie to James W. Coates. Mort. \$12,000. July 9. val. consid  
 106th st, No. 247, n s, 100 w 2d av, 25x100.11, four-story brick tenem't. Mathilde Sucker, widow, to Charles H. Lubkemann. Mort. \$5,000. July 31. 14,200  
 107th st, s s, 100 e 2d av, 150x100.11, Nos. 304-312 five four-story brick tenem'ts, No. 314 four-story brick store and tenem't. 2d av, Nos. 1970-1974, e s, 25.11 n 101st st, 75x 75, three five-story brick stores and tenem'ts. Wilhelmine wife of William A. Juch to Catharine Zimmermann. B. & S. All liens. July 24. nom  
 108th st, No. 232, s s, 175 w 2d av, 25x100.11, four-story brick tenem't. Isaac L. Holmes to John R. Bischoff. Mort. \$9,000 and assessm'ts. July 31. 13,500  
 111th st, No. 142, s s, 520 w 3d av or 25 w Lexington av, 18x100.11, three-story frame dwell'ing. John Keirns and Anney his wife to Myer Hellman. July 15. 5,800  
 111th st, No. 309, n s, 156.3 e 2d av, 27.1x100.11, four-story brick tenem't. Thomas J. Tobin to Ella M. Griffith. B. & S. July 29. val. consid  
 111th st, Nos. 216 and 218, s s, 185 e 3d av, 50x 100.11, two four-story brick stores and tenements. Henry Moss to Charles Hewitt. Newark, N. J. Morts. \$13,000. July 30. 26,000  
 Same property. Charles Hewitt, Newark, N. J. to Henry Gieschen. Mort. \$22,300. July 31. exch  
 111th st, s s, 125 e 8th av, 75x100.11, vacant. Mary V. Johnston, by S. Van R. Cruger, guard., to Frank A. Gale. Infant's share. July 31. 13,200  
 111th st, n s, 200 e 8th av, 125x100.11, vacant. Angelo L. Myers to Simon Sterne. Mort. \$8,000, assessm'ts., &c. July 30. 80,000  
 111th st, n s, 156.3 e 2d av, 27.1x100.11, Release judgment. Henry A. Cram and ano., exrs. and trustees G. C. Cram, to Ella M. Griffith. April 21. 15  
 Same property. Release judgment. Frederick S. Ridal, exr. Mary A. Ridal, to same. May 1. 25  
 Same property. Release judgment. Cordelia E. Macpherson, extrx. Gardner G. Yvelin, to same. July 26. 50  
 111th st, n s, 156.3 e 2d av, 27.1x100.11, Foreclos. John O'Byrne to Ella M. Griffith, August 5, 9,700

112th st, n w cor 4th av, 70.10x100.11. James Wood to Mary A. Wood. Mort. \$13,000. Aug. 4. 24,000  
 113th st, Nos. 205-209, n s, 104.6 e 3d av, 50x 100.11, three four-story brick tenem'ts. Frederick Hartung, Brooklyn, to Mary T. Constant. Q. C. Jan. 6, 1885. 32,023  
 117th st, No. 247, n s, 92.6 w 2d av, 17.6x75.7, three-story brick (stone front) dwell'g. Elisha Kingsland to Louis Richter. July 31. 7,500  
 117th st, No. 140, s s, 519 w 3d av, or 24 w Lexington av, 16.2x100.11, three-story brick dwell'g. Partition. Joseph Koch to Myer Hellman. July 29. 7,600  
 117th st, s s, 125 e 2d av, 75x100.11, vacant. Julia Mills, New Haven, Conn., Caroline K. wife of William H. Neilson, Far Rockaway, William H. Neilson, Sarah M. wife of J. Frederick May, Washington, D. C., Harriet W. Ogston, widow, Newport, R. I., Emily wife of Theodore Braine and Lawrence H. Mills, heirs P. Mills, &c., to The New York Condensed Milk Co. July 22. 13,750  
 119th st, s s, 135 e 6th av, 17x100.11, three-story stone front dwell'g. William O'Connor to Henry M. Halsey. Mort. \$10,800. Aug. 4. 14,500  
 Same property. Release mort. Simon M. Rosenblatt to William O'Connor. Aug. 4. nom  
 120th st, s s, 375 w 6th av, 100x100.11, vacant. Thomas S. Williams to Charles A. Peabody, Jr. Mort. \$16,000. July 29. 24,000  
 120th st, n s, 250 e 8th av, runs north 100.11 x west 100 x south 30.10 to Av St. Nicholas, x south 82.2 to 120th st, x east 57, vacant. Maurice Moore to Charles L. Guillaume. Morts. \$22,500. July 30. 32,500  
 121st st, s s, 175 w Pleasant av, 75x100.11, No. 434, two-story frame dwell'g; No. 436, one-story frame dwell'; No. 438, two-story frame dwell'g and one-story frame stable on rear. 120th st, Nos. 433 and 435, n s, 200 w Pleasant av, 50x100.11, two two-story frame dwell'gs. Helen R. wife of William H. Russell to Arthur D. Weekes. B. & S. May 13. nom  
 121st st, No. 434, s s, 225 w Pleasant av, 25x 100.11. Arthur D. Weekes to John Meehan and Mary A. his wife. Water tax 1886. July 14. 4,500  
 Same property. Release mort. Helen R. Russell, extrx and trustee Archibald Russell, to Arthur D. Weekes. July 12. 4,000  
 122d st, No. 225, n s, 275.6 w 7th av, 14.6x100, three-story stone front dwell'g. William Cohen to Philip H. Many. Mort. \$8,500. Aug. 2. 12,000  
 122d st, n s, 350 w 6th av, 25x100.11, vacant. Andrew D. Hopkins, Naugatuck, Conn., and Clara H. Andrews wife of and Floyd L. Waterbury, Conn., heirs D. Hopkins, to Edward L. Hinman, Columbus, Ohio. July 15. nom  
 Same property. Edward L. Hinman to Clarence W. Good. Mort. \$7,500. July 19. 9,500  
 123d st, No. 65, n s, 80 w 4th av, 19.5x100.11, three-story brick (stone front) dwell'g. Marcus Samuels to John Bannen. Mort. \$8,000. Aug. 2. See Lexington av. 15,000  
 124th st, No. 115, n s, 190 e 4th av, 25x100.11, two-story frame dwell'g. Theodore Yost to Nathan Wise. Aug. 5. 8,500  
 124th st, No. 111, n s, 140 e 4th av, 25x100.11, three-story frame dwell'g. 125th st, No. 112, s s, 140 e 4th av, 25x100.11, two-story frame dwell'g. Samuel B. Kenyon to Nathan Wise. July 21. 32,000  
 125th st, Nos. 116 and 118, s s, 190 e 4th av, 50x 100.11, two two-story frame dwell'gs. Maria S. wife of John N. Hageman, New Brunswick, N. J., to Nathan Wise. July 21. 40,000  
 125th st, No. 271, n s, 100 e 8th av, 25x99.11, two-story frame store and dwell'g and one-story frame building on rear. Thomas Woods to David W. Bishop. Mort. \$1,800. Aug. 3. 27,000  
 126th st, No. 27, n s, 310 w 5th av, 18.9x99.11, three-story brick dwell'g. William Chirong, Green Valley, Oregon, an heir of Marg't Chirong, to Johanna Predigam. 1-5 part. C. a. G. Mort. \$3,500. July 17. 2,000  
 126th st, n e cor St. Nicholas av, runs east 30.4x north 74.5 x east 66.8 x north 25 x east 16.8 x north 25.6 x west 95.1 to av, x south 126.4, four-story brick dwell'g on 126th st, and three three-story brick dwell'gs on St. Nicholas av. Nassau Building Co. to Joseph Moore. All liens. July 21. val. consid  
 128th st, n s, 410 e 6th av, 25x99.11, vacant. Charles W. Horn, Babylon, L. I., to James T. Horn, Mt. Pleasant, N. Y. 1/2 part. July 28. nom  
 131st st, n s, 125 w 7th av, 150x99.11; Nos. 205, 209, 213, 217 and 221, five three-story brick dwell'gs; Nos. 207, 211, 215 and 219, four three-story stone front dwell'gs. Isaac E. Wright to Albert Minnerly. All liens. Aug. 2. 140,000  
 Same property. Albert Minnerly to Isaac E. Wright. Morts. \$90,000. Aug. 5. 140,000  
 134th st, No. 305, n s, 100 w 8th av, 25x99.11, four-story brick tenem't. Walter S. Price to Adaline Schaefer. Mort. \$13,000. Aug. 1. 17,000  
 134th st, No. 307, n s, 125 w 8th av, 25x99.11, four-story brick tenem't. Same to Charles F. Henzel. Mort. \$12,000. Aug. 1. 16,700  
 137th st, n s, 400 w 6th av, runs south 99.11 x west 50 x north 48 x west 22 x north 51.11 to 137th st, x east 72, three-story brick dwell'g. Elizabeth D. Chaloner, Garden City, to Eliza Ellison. Aug. 2. 18,000  
 147th st, s s, 500 w Grand Boulevard, 25x99.11, vacant. Arthur L. Meyer to William F. Lennon. July 29. 1,400  
 152d st, n s, 225 w 10th av, 19.9x100.11, vacant.



Samuel F. Chalfin et al., exrs. and trustees Charles M. Connolly, to Joseph H. Cain. July 30. 3,200  
 152d st, n s, 425 w 10th av, 25x99.11, vacant. Richard C. Combes, exr. R. F. Carman, to Christian Trinks. B. & S. July 30. 4,250  
 152d st, n s, 450 w 10th av, 50x99.11, vacant. Same to Michael J. and Daniel F. Mahoney. B. & S. July 30. 8,500  
 153d st, s s, 425 w 10th av, 50x99.11, vacant. Same to Aaron H. Wellington. B. & S. July 30. 4,450  
 153d st, s s, 475 w 10th av, 25x99.11, vacant. Same to Henry Schmitt. B. & S. July 30. 2,400  
 153d st, n s, 200 e 10th av, 100x99.11, vacant. Abraham Bernheimer to Francis W. Seagrist, Jr. Aug. 2. 20,000  
 Av C, s w cor 14th st, 114.9x88, vacant, lumber yard. Walter M. Brown, Brooklyn, to R. Fulton Cutting. Mort. \$10,000. July 10. 30,000  
 Av D, No. 73, w s, 25 s 6th st, 23x89, three-story brick dwell'g. Samuel Lichtenstein to Catherine wife of Joseph Foerster. Mort. \$5,000. Aug. 2. 12,500  
 Greenwich av, No. 47, w s, 84 s Perry st, runs south 21 x west 64.3 x north 19.3 x west 7.4 x east 71.5 to beginning. Louisa wife of Fried- ried Wiltershausen to Jane wife of Otis T. Bedell, Cairo, N. Y. M. \$5,000. Aug. 3. 13,000  
 Lexington av, No. 576, n w cor 51st st, 20.5x90, four-story brick (stone front) dwell'g. The Manhattan Life Ins. Co. to William Padian, C. a. G. Aug. 2. 21,500  
 Lexington av, s w cor 97th st, 100.11x80, two } two story frame dwell'gs and frame stables. }  
 96th st, n s, 150 w 3d av, 75x100.11, vacant. } Joseph Schwarzier to Henry Lipman. 1/2 }  
 part. All liens. July 30. val. consid }  
 Lexington av, w s, 40.11 s 120th st, 60x65, three } four-story brick (stone front) tenem'ts. John }  
 Bannen to Marcus Samuels. Morts. \$30,000. }  
 Aug. 2. See 123d st. 44,500 }  
 Madison av, No. 935, e s, 17.4 n 74th st, 16.8x75, } five-story brick (stone front) dwell'g. Mary }  
 G. wife of William H. Gilder to Thomas Daly. }  
 July 26. 24,500 }  
 New av, n e cor 109th st, 100.11x120, vacant. }  
 Clark B. Augustine to Marcellus Hartley. B. }  
 & S. Mort. \$11,000. July 30. 23,000 }  
 Same property. Mary V. Johnston, by S. Van }  
 R. Cruger, guard., to Clark B. Augustine. }  
 All title. July 30. 14,500 }  
 Park av, No. 1632, w s, 25.2 s 91st st, 25.2x82.3, } five-story brick tenem't. Contract. Emil }  
 Russet to Mary Geissel. July 30. 26,000 }  
 Pleasant av, No. 331, w s, 57.1 s 118th st, 18.6x }  
 75, three-story brick (stone front) dwell'g. }  
 Frank A. Gale to Emile F. Maurer. Morts. }  
 \$6,750. April 30. 8,950 }  
 Pleasant av, No. 409, w s, 84.2 s 122d st, 16.8x }  
 100, three-story brick (stone front) dwell'g. }  
 Mary F. Stoughton, extrx. and trustee E. W. }  
 Stoughton and trustee for Susan M. Fitch, }  
 to Francisco D'Araujo. July 24. 8,000 }  
 Pleasant av, s e cor 121st st, runs south 31.3x }  
 east 3.4 x south 0.6 x east 73 x north 31.9 to }  
 121st st, x west 76.4. Release from covenant. }  
 John Gilsey to Harris Rosenthal. Aug. 4. 1,000 }  
 Riverside av, e s, 25 s 116th st, runs south 1.5 }  
 x east 93.4 x north 25.11 to 116th st, x west }  
 77.2 x southwest 29.3, vacant. }  
 116th st, s s, 88.5 e Riverside av, 50x100.11, }  
 vacant. }  
 116th st, s s, 188.5 e Riverside av, 50x100.11, }  
 vacant. }  
 William Loughran to Samuel McMillan. }  
 Morts. \$10,950. May 25, 1883. 18,250 }  
 St. Nicholas av, e s, 233.9 s 145th st, runs south }  
 75 x east 200 to New or Edgecombe av, x }  
 north 50 x west 100 x north 25 x west 100, vac- }  
 ant. William T. Ryerson and Ira Brown to }  
 George Lauer. Mort. \$3,500. June 24. 15,000 }  
 West End av, n w cor 78th st, 29x49.11, three- }  
 story brick dwell'g. Release mort. Marga- }  
 retta Card to Henry H. Hewett. Aug. 2. nom }  
 Same property. Henry H. Hewett to Emily }  
 S. Mather. Mort. \$15,000. Aug. 2. 25,000 }  
 West End av, 78th st. Agreement as to ease- }  
 ment for light and air. Emily S. Mather }  
 with Henry H. Hewett. Aug. 2. nom }  
 West End av, No. 56, e s, 45 s 75th st, runs }  
 south abt 20 x east 36.6 x southeast 9.8 x east }  
 8.3 x north 23.10 x west 11.11 x northwest 4.9 }  
 x west 0.4 x north 3.8 x west 36.9 to begin- }  
 ning, three-story brick dwell'g. Sarah and }  
 Helen C. Lewis, Ballston Centre, N. Y., to }  
 Gardiner Sherman. M. \$9,000. July 27. 15,500 }  
 1st av, No. 2255, w s, 21.10 s 116th st, 20x70. }  
 1st av, Nos. 2247-2251, w s, 61.10 s 116th st, }  
 runs west 70 x south 40 x west 3 x south 20 }  
 x east 73 x north 60. }  
 1st av, No. 2241, w s, 161.10 s 116th st, 20x73. }  
 Five four-story stone front stores and ten- }  
 ements. }  
 The New York Life Ins. Co. to Charles A. }  
 Stein. C. a. G. July 1. 55,000 }  
 1st av, e s, 25.11 n 106th st, runs north 75 x }  
 east 238 x south 100.11 to 106th st, x west }  
 169 x north 25.11 x west 69. }  
 106th st, n s, 263 e 1st av, 25x100.11. }  
 2d av, s w cor 102d st, 100.11x100. }  
 2d av, n e cor 101st st, 25.11x75. }  
 101st st, n s, 75 e 2d av, 25x100.11. }  
 Wilhelmina wife of William A. Juch to }  
 Mitchel Valentine. B. & S. All liens. July }  
 31. nom }  
 1st av, Nos. 212-216, s e cor 13th st, 59x80, }  
 three-story brick provision house. Isaac }  
 Fromme to Ralph Weil and Isaac Steiger- }  
 wald. C. a. G. Mort. \$18,000. July 30. 50,000 }  
 1st av, No. 847, w s, 25 n 47th st, 25x60, five- }  
 story brick store and tenem't. Caroline wife }  
 of Henry Westheimer to Joseph Fox. Mort. }  
 \$3,000. Aug. 2. 15,900 }

1st av, No. 1606, e s, 52.2 n 83d st, 25x84, five- }  
 story brick store and tenem't. Rosalie wife }  
 of Henry Meyers to Benedict A. Klein. Mort. }  
 \$9,500. Aug. 2. 22,600 }  
 Same property. Benedict A. Klein to Jonas }  
 Weil and Bernard Mayer. Mort. \$9,500. }  
 Aug. 2. 22,600 }  
 1st av, s w cor 92d st, 25.8x75, five-story brick }  
 store and tenem't. }  
 92d st, s s, 75 w 1st av, 25x50.8, five-story }  
 brick store and tenem't. }  
 89th st, No. 354, s s, 77 w 1st av, 20x100.8, }  
 five-story brick tenem't. }  
 Emeline wife of William H. Johnston and }  
 Elizabeth wife of Richard E. Johnston to }  
 George Gerlach. Mort. \$8,000 and water tax }  
 1885 and 1886. July 15. 49,500 }  
 2d av, No. 606, e s, 143.2 s 34th st, 24.10x80, }  
 five-story brick store and tenem't. Nathaniel }  
 Thurston to John F. Hunter. July 30. 26,000 }  
 Same property. John F. Hunter to Hannah }  
 wife of Marcus Kempner. Mort. \$18,000. }  
 July 30. 26,000 }  
 2d av, No. 1349, n w cor 71st st, 25x64, five-story }  
 brick (stone front) flat with store. Claus H. }  
 Klee to Henrietta wife of Ralph Stadeker. }  
 Morts. \$17,500 and taxes 1886. July 30. 31,000 }  
 2d av, s e cor 89th st, 25.8x100, five-story brick }  
 store and tenem't. Frederick Schuck to Harm }  
 Harms. July 29. 33,000 }  
 2d av, No. 1708, e s, 75.8 s 89th st, 25x100, five- }  
 story brick store and tenem't. Frederick }  
 Schuck to Morris Victorius. July 29. 25,000 }  
 2d av, e s, 24.9 n 25th st, 24.8x100. Herman }  
 Wronkow to Lewis Steinhardt. Mort. \$13,000. }  
 July 26. 17,750 }  
 2d av, e s, 74.1 n 25th st, 24.8x100. Samuel }  
 Howe to Sarah Lese. July 30. 14,750 }  
 2d av, Nos. 2340 and 2342, n e cor 120th st, 40.11 }  
 x80, two three-story brick tenem'ts. Partion. }  
 Joseph Koch to Joseph Fox. July 29. 21,000 }  
 2d av, Nos. 2340 and 1242, n e cor 120th st, 40.11 }  
 x80. Hiram Exstein, Buffalo, an heir of }  
 Hirsch Eckstein, to Joseph Fox. Q. C. All }  
 title. Mar. 31. nom }  
 Same property. Joseph Fox to Bernard French. }  
 July 30. 25,500 }  
 3d av, No. 380, w s, 49.4 n 27th st, 24.8x120, five- }  
 story brick stores and flats. George R. Read }  
 to Caroline A. Benjamin. Mort. \$35,000. }  
 July 28. 60,000 }  
 3d av, No. 1423, e s, 106.9 n 80th st, 16.9x100, }  
 three-story brick store and dwell'g. Sophia }  
 wife of William Torborg, Sophia, Henry, }  
 William Bollman, widow and heirs Herman }  
 Bollmann, to James Clark. Mort. \$2,000. }  
 Aug. 3. 11,200 }  
 3d av, Nos. 2037 and 2039, s e cor 112th st, 50.11 }  
 x95, two five-story brick stores and tenem'ts. }  
 Enoch Ketcham to Henry B. Renwick. Morts. }  
 \$46,000. July 19. 78,000 }  
 3d av, No. 535, e s, 74.1 s 36th st, 24.8x125, four- }  
 story brick store and tenem't. James O. }  
 George, William F., Norton L. and Andrew B. }  
 Ricardo, Elizabeth A. wife of Frank Pitcher }  
 and Mary A. wife of John G. Kearney to }  
 Martin Burke. Q. C. April 3, 1886. nom }  
 3d av, Nos. 2012-2018, s w cor 111th st, 100.10 }  
 x100, four four-story brick stores and ten- }  
 ements. }  
 112th st, Nos. 53-77, n w cor 4th av, runs north }  
 100.11 x west 230 x south 100.11 to 112th st, }  
 x east to beginning, thirteen two-story }  
 brick dwell'gs. }  
 Mary A. Wood and ano., exrs. John Wood, }  
 to James Wood. 1/2 part. Aug. 4. 87,053 }  
 Same property. Frederick D. Storey, guardian }  
 for Mabelle S. and James A. Wood, to same. }  
 B. & S. All title. Aug. 4. 22,556 }  
 Same property. Release dower. Mary A. }  
 Wood, widow, to same. Aug. 4. 4,229 }  
 4th av, s w cor 119th st, 50.5x90, vacant. }  
 119th st, s s, 90 w 4th av, 50x100.10, vacant. }  
 Morris Tuska to Jacob M. Newman. Aug. }  
 2. 21,000 }  
 4th av, No. 2225, e s, 20.11 n 121st st, 20x75, }  
 four-story brick tenem't. John Bell to An- }  
 drew Kane and Eliza his wife, joint tenants. }  
 Mort. \$8,000. July 29. 13,250 }  
 7th av, n w cor 123d st, 100.11x100, vacant. }  
 Herman Goldman to Morris Steinhardt. July }  
 31. 40,000 }  
 7th av, w s, extends from 122d st to 123d st, }  
 201.10x80, vacant. }  
 122d st, n s, 80 w 7th av, 20x100.11, vacant. }  
 Morris Steinhardt to Ella M. wife of Alfred }  
 Griffith. Morts. \$61,000. July 31. 95,000 }  
 7th av, No. 226, w s, 107.2 n 134th st, 17.9x100, }  
 three-story brick dwell'g. George J. H. Win- }  
 ter to Albert Nickelsburg. Morts. \$6,500. }  
 Aug. 2. 12,000 }  
 8th av, s e cor 117th st, 100.11x100, vacant. }  
 117th st, s s, 100 e 8th av, 50x100.11, vacant. }  
 Elizabeth and Harkness Boyd, exrs. Edward }  
 A. Boyd, to Edward Hirsh. July 24. 44,000 }  
 Same property. Elizabeth Boyd, widow and }  
 devisee of Edward A. Boyd, to same. July }  
 28. 44,000 }  
 8th av, s e cor 111th st, 75.8x100, vacant. }  
 S. Van Rensselaer Cruger to Frank A. Gale. }  
 Mort. \$13,700. July 30. 23,500 }  
 8th av, Nos. 2700-2706, s e cor 144th st, 94.11x100, }  
 four five-story brick stores and tenem'ts. }  
 John F. Dunker to Henry M. Bendheim. }  
 Morts. \$65,000. See 83d st. Aug. 2. 108,250 }  
 8th av, No. 2700, e s, 69.11 s 144th st, 25x100. }  
 Henry M. Bendheim to Hulda Wittner. Mort. }  
 \$15,000. Aug. 5. 25,500 }  
 8th av, n w cor 15th st, 34.4x75. Release mort. }  
 Pierrepont E. Johnson, trustee, to Benjamin }  
 F. Curtis. July 25. nom }  
 Same property. Release dower. Georgiana L. }  
 Beekman, widow, Mt. Hope, N. Y., to same. }  
 July 25. nom }

8th av, n w cor 130th st, 229.10 x 100, nine }  
 tenem'ts projected. David Dinkelspiel to }  
 Homer J. Beaudet. Mort. \$80,000. July 29. }  
 102,000 }  
 9th av, e s, 49.4 north 34th st, 49.4x100, two }  
 six-story brick stores and tenem'ts in course }  
 of erection. Laura N. Hegeman, Georgianna }  
 Shannon, widow, Letitia F. wife of Robert }  
 O. Gates, Frances S. wife of S. Fleet Speir }  
 and Peter A. Hegeman, heirs P. A. Hegeman, }  
 to Gideon Fountain. June 29. 30,000 }  
 9th av, e s, 25.8 n 105th st, 25.3x100, four-story }  
 brick store and tenem't. Mary wife of Daniel }  
 Darmody to John Mowatt. Aug. 2. 17,000 }  
 Same property. Covenant of indemnity against }  
 damages by encroachment, &c. Same to }  
 same. Aug. 2. }  
 9th av, e s, 25.8 north 105th st. Bella Hoff- }  
 stadt to Mary wife of Daniel Darmody. }  
 Agrees to use of land encroached upon until }  
 wall is taken down. July 22. nom }  
 9th av, No. 1648, e s, 75.6 n 95th st, 25.2x90.8x }  
 25.3x88.1, five-story brick flat with stores. }  
 Maria Klebisch to Caroline L. Macy. Decla- }  
 ration that a mort. against property has been }  
 barred by a foreclosure. July 17. nom }  
 Same property. Release mort. The Equitable }  
 Life Assur. Soc., U. S., to Maria Klebisch. }  
 July 22. 13,000 }  
 Same property. Maria Klebisch to Anna S. }  
 Cohn. Mort. \$19,000. July 30. 25,000 }  
 10th av, Nos. 991-1005, w s, extends from 63d }  
 to 64th st, 200.10x100, eight five-story stone }  
 front tenem'ts with stores. }  
 64th st, s s, 106 w 10th av, 200x100.5, vacant. }  
 Anthony A. Hughes to The Manhattan Con- }  
 struction Co. All liens. July 22. val. consid }  
 10th av, w s, extends from 63d st to 64th st, }  
 200.10x100. The Manhattan Construction }  
 Co. to August C. Hassey. All liens. July }  
 31. 241,000 }  
 10th av, 62d st. Receipt for all claim under }  
 certain building agreement. Andrew Kava- }  
 nagh to Moss S. Phillips. July 24. 570 }  
 10th av, n e cor 89th st, 100.8x80, vacant, }  
 New tenem'ts projected. Charles T. Barney }  
 to Christine Henschen. Morts. \$26,000. }  
 a. G. July 26. 36,000 }  
 Same property. Christine wife of Emil }  
 Henschen to Robert Karrass. Morts. \$68,000. }  
 C. a. G. Aug. 4. 18,000 }  
 10th av, e s, 50.11 s 102d st, 25x100, vacant. }  
 United States Trust Co., New York, trustee }  
 David Lee, dec'd, to Frances G. wife of Wil- }  
 liam A. W. Stewart. July 28. nom }  
 Same property. William P. Dixon to Samuel }  
 J. Luckings. Aug. 4. 7,000 }  
 10th av, s e cor 76th st, 77.2x100. }  
 76th st, s s, 100 e 10th av, 100x102.2. }  
 new buildings projected. }  
 Alexander McSorley to James S. Fonner, }  
 New York, and Sarah E. Lowther, Brooklyn, }  
 of Fonner & Lowther. Morts. \$114,250. May }  
 11. val. consid }  
 11th av, No. 433, w s, 24.9 s 36th st, 24.8x100, }  
 vacant. Thomas Watson to James G. Bat- }  
 terson, Hartford, Conn. Morts. \$4,500. }  
 Aug. 3. 6,000 }  
 11th av Boulevard, s e cor 141st st, 100x75, vac- }  
 ant. Release dower. Harriet B. Evans, }  
 widow, to Thomas H. O'Connor. Aug. 2. nom }  
 Same property. Harriet B. Evans, extrx. }  
 Lemuel G. Evans, to same. Aug. 2. 14,000 }  
 11th av, s w cor 70th st, 25.5x100, vacant. An- }  
 drew J. Skinner to Charles A. Fuller. }  
 July 15. 12,500 }

MISCELLANEOUS.

All property, real and personal, now in bands }  
 of grantor as surviving trustee of grantee }  
 under antenuptial deed. James R. Jessup, }  
 trustee, to Charlotte M. wife of Frederick }  
 Goodridge. Aug. 3. nom }  
 All title in the business of Scott & Linden- }  
 baum. Emma Lindenbaum to Salomon }  
 Scott. July 17. 430 }  
 Certified copy of the last will and testament }  
 of Elizabeth Harsen, dec'd. }  
 Exemplified copy of the last will and testament }  
 of Elizabeth A. Hawes, dec'd. }  
 Exemplified copy of the last will and testament }  
 of Miranda R. Knowlton, dec'd. }

23d and 24th WARDS.

Bayard st, s e cor Delancey pl, 425x313 to Jacob }  
 st, x250x156.6x175 to Delancey pl, x156.6, ex- }  
 cepting indef. portion thereof. Richard }  
 W. Robinson, Brooklyn, to Edward Roberts. }  
 Sub. to mort. and judgments of foreclosure; }  
 also taxes, &c. July 15. nom }  
 Cadiz pl, e s, 250 n Potter pl, 25x100. William }  
 S. and Charles W. Opydye to William Adam- }  
 son. July 30. 350 }  
 Denman pl, n s, 200 w Union av, 50x145.2. Silas }  
 D. Gifford, exr. Robert Webber, dec'd, to }  
 Ernest Hall. Oct. 10, 1876. 300 }  
 Frederic st, w s, lots 415-422, inclusive, map S. }  
 Cambreleng et al. property. Fordham. Mi- }  
 chael Kolzem to Ellen T. Daniels. July 28. }  
 1,400 }  
 Lafayette st, s s, 32 w West Farms road, 50x100, }  
 Henry A. Bassford, trustee, to Ann E. Dyer. }  
 July 15. 1,000 }  
 Mechanic st, n s, adj land P. Rice, 37x89x37x86. }  
 Foreclos. Silas D. Gifford to John Crosson. }  
 June 21, 1886. 750 }  
 Same property. John Crosson to William F. }  
 Pringle. July 27. 1,375 }  
 Poe pl, e s, abt 95 n Coles lane, 56.2x130.4x54x }  
 129.11. Release mort. Daniel Valentine to }  
 James Cole. July 29. 440 }  
 Same property. James Cole to Edward J. }  
 Owens. July 29. 625 }

Simpson st, w s, 177 n Lyon st, 25x100. Mary L. Tiffany, widow, to Elizabeth M. Deady. April 24. 550  
 134th st, s s, 436.8 e Willis av, 17.6x100. Thomas J. O'Kane to Sarah M. Harding. Mort. \$4,000. July 29. 7,000  
 134th st, s s, 444.2 e Willis av, 10x100. Release mort. Laura Taylor, widow, to Thomas J. O'Kane. July 29. nom  
 137th st, n s, 502.6 e Willis av, 17.6x100. William Cauldwell to Kate W. Gould and Emma I. Reed. April 29. 2,250  
 138th st, s s, 227.6 e Southern Boulevard, 35x100.11. Mary J. wife of Robert Hall to Martha A. Walter. Mort. \$2,000. Nov. 23. 7,500  
 138th st, s s, 150 w Home av, runs south 100 x west 25 x south 100 to 137th st, x west 75 x north 200 to 138th st, x east 100. Mary wife of Patrick Whelan to Samuel E. Husselman, San Francisco. Mort. \$18,000, and taxes 1884 and 1885. Mar. 16. 36,000  
 Same property. Samuel B. Husselman to Henry H. Williamson. Mort., taxes, &c., \$17,700. exch  
 142d st, s s, 456.6 e Alexander av, 25x100. Mary Wright, widow, to John C. Gilligan and Fannie his wife. Aug. 3. 3,650  
 146th st, s s, 150 e Leggett av, 100x100. Foreclos. Hoffman Miller to Cornelius Donovan. July 1. 435  
 147th st, s s, 225 e Willis av, 33.2x— to Mill Brook, x— to centre of block, x 128x100.  
 147th st, s s, 264.6 e Willis av, 57 to centre Mill Brook, x29x70.  
 John, Charles A., Mary, Bridget and Thomas Rae, Margaret R. wife of George Watson, Barbara R. wife of William Simpson, Jacob King, Charles R., Abraham and Frank King and Minnie E. Wright to William H. Buxton, trustees of parties of first part. May 7. nom  
 149th st, n s, 125 w Courtlandt av, 25x100, h & l. Michael Vetter to Sebastian Fischer and Margaret his wife. Mort. \$2,750. July 31. 6,000  
 156th st, s s, 150 w Courtlandt av, 50x100, h & l. William Brenfleck to Adaline Queripel. Aug. 2. 3,750  
 162d st, s w s, lot 58 map North Melrose, 50x100, hs & ls. William Koehler to Malcolm Hoffman. Aug. 2. 1,500  
 167th st, n s, 200 w Union av, 25x129.9x25x125.00 Fannie C. wife of and William H. Hallock, Somerville, N. J., to Mary E. wife of Selleck A. Waterbury. Morts. \$2,400. Aug. 3. 4,000  
 176th st, s w s, 200 n w Myrtle av, 50x108. Simon Adams, Brooklyn, to Carl Schieb. June 26. 3,200  
 184th st, centre line at centre of Andrews av, runs north through centre of av 180 x east 130 x 180x130. William W. Hyatt to Hugh N. Camp. Mort. \$1,300. Aug. 2. 3,323  
 Alexander av, s e cor 135th st, 20x75. Babette wife of Moritz Derleth to Joseph W. Davies. Mort. \$4,000. July 31. 8,050  
 Lafayette av, w s, lots 74 and 62 map of Mt. Hope, 100x200 to Monroe av.  
 Lafayette av, s w cor Warren st, 200x100.  
 Harriet L. Frisbie, New York, and Caroline L. Hawley, Denver, Col., heirs Catharine Finch, dec'd, to E. Byron Goodrich, exr. and trustee Stephen Cutter. Q. C. July 17. nom  
 Marion av, e s, 75.3 n Gambriil st, 25.1x104.10x25x102.9. John Judge to Peter Schweickert and Maria his wife. All liens. July 24. nom  
 Madison now Bathgate av, e s, 200 n 173d st, 100 x120. Newbury D. Lawton to John A. Knox. July 1. 3,000  
 Monroe av, e s, 150 s Gray st, 25x100. Henry G. Patten to Anthony S. Merz. July 29. 550  
 Monroe av, e s, 175 s Gray st, 25x100. Zerniah Saunders to Anthony S. Merz. July 29. 550  
 Railroad av, e s, 409 n Quarry road, 100x150. Foreclos. Stephen Merrilow to Dewitt C. Baggott. July 26. 2,300  
 Railroad av, n e cor 5th st, 69x84.8. Theodore Wilkens to Elizabetha wife of Lorenz Grundhofer. Aug. 4. 8,000  
 Robbins av, w s, lot 321 map East Morrisannia, 100x159 to Terrace pl, x 115.6x218. Wilhelmina wife of William A. Juch to Catharine Zimmermann. B & S. July 1. 500  
 Sedgwick av, e s, 411.3 n from centre of 205th st, runs east 263.2 to Ridge av, x north 173.7 x west 266.4 to Sedgwick av, x south 62.11.  
 Martha M. wife of Morris Wilkins to Hugh N. Camp. C. a. G. April 19. 5,692  
 Same property. Hugh N. Camp to Catherin A. Twaddell. Aug. 3. 6,250  
 St. Anns av, cor Rae st, 25x52x25x51.1, being n w 1/2 of lot 18 map Bensiona, left after St. Anns av opening. James Reilly to Edward Baer. July 29. 500  
 Stebbins av, s e s, 113 s w Home st, 25x148. Ernest Enge to John C. Inzelmann. July 29. 625  
 Washington av, w s, 94.3 n 163d st, 25.3x100. Elizabeth wife of Philip Rice to David Schmitt. July 29. 4,000  
 Whitlock av, n e cor 144th st, 100x75. Foreclos. Hoffman Miller to Cornelius Donovan. July 1. 350  
 Whitlock av, w s, 125 s 145th st, runs west 120 to The Harlem & Portchester R. R., x northeast along same— x east 38 x north 100 to 145th st, x east 75 to av, x south 125.  
 146th st, s s, 25 e Whitlock av, 25x100.  
 Wilhelmine wife of William A. Juch to Edward Hammer. All liens. April 16. nom  
 2d av, n s, 380 w 2d st, 40x100.  
 2d av, n s, 460 w 2d st, 20x100.  
 Edward K. Willard to Adelbert J. Howe. July 17. nom  
 3d av, w s, 75.3 n 163d st, 144.11x183.8x119.1x east 100.6 x south 25 x east 99.8. William

Sperb to Henry Ruhl. Mort. \$3,000. July 31. 22,500  
 Plot 3 5-1,000 acres, adj Bassford's, Ittners et al., 24th Ward, with rights of way. Mary A. Petersen to Peter W. Sheaffer, Pennsylvania. Aug. 3. 7,500

LEASEHOLD CONVEYANCES.

Chestnut st, w s, 9.10 s Madison st, runs west 31 to New Chambers st, s southeast 44.11 to Chestnut st, x north 34.4. Emma L. Jones, Brooklyn, to John G. Ress. 15 years, from July 1, 1886, per year, 500  
 New Chambers st, n w cor Chestnut st. Agreement subordinating mort. to lease. Daniel L. and Emma L. Jones with John G. Ress. Aug. 4.  
 5th st, Nos. 423 and 425. Assign. lease. Ernst Horcher to August Wiggers. 15,600  
 11th st, n s, 120 w 3d av, 70x100. Rutherford Stuyvesant to Charles Goldstein. 21 years, from July 1, 1886, per year, taxes, &c., and 2,000  
 16th st, s s, 510 w 2d av, 20x103.3. Hamilton Fish to Trustees of the Welsh Calvinistic Methodist Church. 21 years, from Aug. 1, 1886, per year, taxes, &c., and 500  
 51st st, s s, 358 w 5th av, 20x100.5. Assign. lease. Helene De Kay Townsend et al., admrs. of Solomon Townsend, dec'd, to Helene De Kay Townsend. nom  
 84th st, No. 152 E. Assign. lease. Thomas Smith to Mary and Winifred Smith. gift  
 88th st, No. 112 E. Surrender of lease. Lawrence Duffy to Rosetta M. Kearney. nom  
 2d av, No. 444. Assign. lease. Herman Wronkow to Lewis Steinhardt. nom  
 3d av, No. 2037. Assign. lease. Arthur F. Eagar to Lawrence P. Reilly. nom

KINGS COUNTY.

JULY 30, 31, AUGUST 2, 3, 4, 5.

Bergen st, s w s 70 s e Hoyt st, 70x75. Louise Lewyn, wife of Max to Siegmund Berendsohn. Morts. 7,000 nom  
 Bergen st, n s, 275 e 3d av, 25x100. Charles F. Sweet to William J. Delmar. M. 1,500 \$2,000  
 Butler st, s s, 120 w Hoyt st, 20x100. Partition. Michael Furst to Margaret Doran. 925  
 Berry st late 3d st, w s, 80 n North 7th st, 20x80, h & l. William H. Hamilton to Walter D. Edmonds, New York. Mort. \$3,250. 6,250  
 Bainbridge st, s e cor Hopkinson av, 40x167x30x167. Release dower. Stephania wife of George W. Hazelton to Isaac Halstead. 144  
 Bainbridge st, s s, 635 w Ralph av, 24x111x24 x114.  
 Bainbridge st, s s, 150 e Patchen av, 20x100.  
 Franklin av, w s, 20 s Madison st, 20x80, 1/2 of this, which is also subject to mort. \$3,000 and life estate of J. Crombie.  
 Baltic st, n s, 164.6 w 4th av, 16.8x100.  
 Madison st, n s, 160 e Patchen av, 20x100, 1/2 of this—sub. to mort. \$3,000.  
 Charles B. Crombie and Elizabeth his wife, Chicago, Ill., to Robert E. Hurley Des Moines, Iowa. 3,000  
 Bainbridge st, s e cor Hopkinson av, 40x167x30 x167. Vincent P. Polhemus, by George W. Hazelton, guardian, to Isaac Halstead. 700  
 Same property. Release judgment. Charles Biers and Charles A. Farnell to Stephania Hazelton. 140  
 Broadway, n e s, 225 n w 12th st, 25x100. Henry M. Goldfogle, ref., to John H. Budke. New York. 5,950  
 Broadway, n e s, 91.4 s e Greene av, 70.8x125.1, hs & ls. James A. Bills to John W. Cross. Sub. to mort. nom  
 Same property. John W. Cross to Abby J. Bills. Sub. to mort. nom  
 Cornelia st, s e s, 280 n e Broadway, 180x100, hs & ls. James A. Bills to John W. Cross. nom  
 Same property. John W. Cross to Abby J. Bills. Sub. to mort. nom  
 Centre st, s e cor Sackett st, 100x100. East New York. Herbert C. Smith to Henry C. Simonson. New York. Q. C. nom  
 Cooper pl, w s, 121 s Herkimer st, 69x97. Release mort. Elizabeth Palmer to Julianna Kempf. nom  
 Cooper pl, w s, 144.7 n Atlantic av, 69x97. Release mort. Robert R. Hamilton to Julianna Kempf. 1,450  
 Court st, s e cor Baltic st, 27x92.3x22x102, h & l. Arthur R. Morris to Asa C. Brownell. 15,000  
 Concord st, n e cor Atlantic av, 50x125, New Utrecht. Frank Duffy to Patrick H. Duffy. Mort. \$1,500. 2,500  
 Covert st, e cor Broadway, 200x100. Alfred J. Pouch to Virginia A. Kleina. 13,000  
 Decatur st, s s, 360 w Patchen av, 20x100, h & l. Horace B. Ball to John Steers and Mary J. his wife. 3,250  
 Downing st, n w cor Quincy st, runs east 35.9 x north 100 x west 46.4 x northwest 25.6 x north-west 27.3 x north 67.9 to Lexington av, x west 25 x south 57 x southwest 89.9 x southeast 177 to Downing st, x north 43.10. Edwin R. Sheridan et al., Bernard Sheridan to Emma L. Rendell. 800  
 Downing st, e s, 158.4 s Gates av, 16.8x100, h & l. Sarah E. wife of Frederick Chellborg to Charles H. Edgar. Mort. \$3,000. 7,425  
 Debevoise st, s w cor Humboldt st, runs south 211.5 to Flushing av, x west 175 x north 100 x west 11.11 x north 141.7 to Debevoise st, x east 200. Benjamin Rawson to Magdalena wife of Jacob Schneider. 24,060  
 Douglass st, s s, 138.5 e Rogers av, 20.3x100, h & l. Hugh Connor to Sarah F. Morrissey. Mort. \$1,800. 2,800

Douglass st, s s, 118.3 e Rogers av, 20.2x100, h & l. Hugh Connor to Lawrence Fitzpatrick. Mort. \$1,500. 2,800  
 Douglass st, n s, 130 w 5th av, 20x100. Edward J. Fletcher to Mary wife of John Flynn. 1,100  
 Ewen st, s e cor Withers st, 25x100. Maria O. Simms to Joseph Meyer. 1,200  
 Same property. Release mort. Andrew J. Onderdonk et al., exrs. Horatio G. Onderdonk, to same. nom  
 Fleet pl, w s, 157 n Johnson st, 18x85, h & l. Margaret Curry to Matteo Goucevich. 2,050  
 Frost st, s s, 175 w Lorimer st, 25x100. Williamsburgh Savings Bank to Mary J. wife of Matthew Smith. Mort. \$1,500. 1,600  
 Frost st, n s, 400 w Kingsland av, runs north 105 to Manhattan R. R., x west 62.6 x south 105 to Frost st, x east to beginning, h & l. Joseph Tilton to James F. Cullen. 2,600  
 Same property. James F. Cullen to Henriette A. Tilton. B. & S. and C. A. G. 2,600  
 Fairfax st, s e s, 95 n e Broadway, 366.8x100. Henry Weil to Myron Fox. 18,337  
 Fulton st, n s, 180.2 e Bedford av, 49x100, hs & ls. Asa C. and Caroline F. Brownell to Arthur R. Morris, New York. Morts. \$18,000. 30,000  
 Fulton st, s s, 375 w Brooklyn av, 100x100. John K. Dunn to Susan A. and Abraham P. Dunn, Pine Hill, Ulster Co., N. Y. Q. C. All title. nom  
 Fulton st, s e cor Kingston av, 60x100, contract. Clarence Dickerson to Ernest F. W. Eggert. 8,500  
 Freeman st, s s, 150 e Manhattan av, 25x100, h & l. Margaret C. wife of and William Wilson to Cornelius J. O'Brien. 2,300  
 Furman st, n w s, 180 n e Broadway, 80x100. Henry Wellbrock to Mary E. Carolan. 3,100  
 Garfield pl, n s, 336 w 7th av, 85x150. Henry Day to Cevedra B. Sheldon. 11,055  
 Garnett st, s s, 80 e Court st, 20x21.6. Eleanor Donnellon to Thomas Lennon. 400  
 Grand st. Graham av. Party wall agreement. Frederick Ring with Frederick Huth. 723  
 Hall st, w s, 167.10 s Park av, 20x100, h & l. Maria M. wife of Elijah Wood to Abraham G. Jennings. nom  
 Halsey st, n s, 108.4 e Lewis av, 66.8x100. Release mort. Charles M. Marsh to William Crockett and Maggie Wells. 20,000  
 Halsey st, n s, 100 e Marcy av, 18.9x100, h & l. Mary C. wife of and Levi Fowler to Theodore B. and Henry A. Willis. Mort. \$6,000. 9,500  
 Halsey st, s s, 375 e Sumner av, 40x100. Nellie M. McLain to Mary I. Poole. Q. C. 13,000  
 Same property. Mary I. Poole, New York, to Nellie M. McLain. Q. C. nom  
 Hancock st, n s, 200 w Lewis av, 100x100. William V. Studdiford to William S. Jennings. 16,500  
 Hancock st, n s, 100 w Lewis av, 100x100. Benjamin Wright to William S. Jennings. 16,500  
 Hancock st, n s, 200 w Lewis av, 100x100. Release mort. Samuel H. Vandewater to William V. Studdiford. nom  
 Hart st, s s, 240 w Lewis av, 20x100, h & l. James C. Kennedy to George Klippel. Mort. \$2,700. 3,400  
 Heyward st, s s, 80 w Lee av, 20x100. Richard Healy to John J. Brennan. 1,400  
 Havemeyer st (7th st), n w s, 75 s w North 7th st, 25x100. Charles Morris to Mary Fitzgibbons. 1,860  
 Hewes st, n s, 145 w Harrison av, runs north 100 x west 22.4 x south 57.5 x west 0.4 x south 42.6 to Hewes st, x east 22.8. Eliza wife of Louis Sanders to Martin Eselgroth. 9,000  
 Henry st, Nos. 38 and 40, w s, 75 s Middagh st, 25.9x76.6. Edward A. Willard and ano., exrs. Cornelia Henshaw, to Jacob and John Lind, of Lind Bros. 5,500  
 Humboldt st, w s, 50 s Richardson st, 25x100. Joseph J. Casey and Margaret F. Feiss, heirs Ann Flood, to Herman Schmidt. 700  
 Harman st, n w s, 160 s w Central av, 20x100, h & l. Friederick wife of Valentine Schweickert to August F. Nanz. Mort. \$1,500. 3,900  
 Herkimer st, s s, 124.6 e Kingston av, 17.6x100, h & l. Dennis Sheehan to Caroline Jenkins. Mort. \$3,000. 6,000  
 Herkimer st, s s, 175 w Utica av, 18x75, h & l. Rosie wife of Henry C. Webb to Julianna Kempf. Morts. \$1,498. nom  
 Herkimer st, s s, 193 w Utica av, runs south 75 x east 18 x south 110.6 x west 25 x north 185.6 to Herkimer st, x east 7, h & l. Rosie wife of Henry C. Webb to George W. Lung, Wilkesbarre, Pa. Mort. \$900. nom  
 Herkimer st, n s, 280 w Albany av, 20x100. Louise A. Burr to Mary E. Cox. M. \$2,000. 2,900  
 Hoyt st, w s, 80 s State st, 20x75, h & l. James H. Dobson to Eliza Mallett, Bayonne, N. J. 7,500  
 Hicks st, n w s, 269 n e Degraw st, 19.6x97.6. }  
 Hicks st, n w s, 327 n e Degraw st, 19.6x97.6. }  
 William F. Mittendorf to Julia Motley, Brooklyn. 15,000  
 Irving pl, w s, 200 s Crooke av, 85.8x138, hs & ls. William Flanagan to Henry Martin, Flatbush. 5,750  
 Ivy st, e s, 140 n Evergreen av, 40x100. Adrian M. Suydam to John P. Paterson. 1,350  
 Jackson st, s s, 125 w Graham av, 25x100, h & l. Julius Jacoby to John H. Schaefer. 5,800  
 Jackson pl, w s, 131 s 16th st, 15.8x100, h & l. Calvin Burr to John Bradley. 1,800  
 Jackson st, s s, 100 w Graham av, 50x100. Mary M. wife of Cornelius R. Atwater to Julius Jacoby. Mort. \$1,000. 2,050  
 Kent st, s s, 625 e Manhattan av, 25x100, hs & ls. Mary A. Capper, widow, to Mary A. wife of Alexander Reid. Mort. \$1,700. 2,500

Leonard st, s w cor Frost st, 25x100. Katie M. wife of John P. Conselyea to Ellen M. McGovern. 860  
 Leonard st, n w cor Maujer st, 12x56, frame building. Anton Schwarz to Henry A. Kiep. 2,500  
 Luquer st, n s, 66.8 e Columbia st, 33.4x25. Mary, Peter and Margaret Ryan, Bridget wife of John Hamilton and Bridget Ryan, the widow and heirs of Richard Ryan, to Daniel McCarty. 350  
 Linden st, s e s, 100 s w Hamburg av, runs southeast 100 x southwest 75 x northwest 15.9 x northwest 84.4 to Linden st, x northeast 66.1. Louis Kaden to George Walker. 2,400  
 Madison st, w s, 350 s Union av, 50x84, New Lots. Release mort. Eliza Cozine, extr. G. R. Cozine, to Helen E. wife of M. M. Drohan. 400  
 Madison st, s s, 240 w Stuyvesant av, 20x100, h & l. Frederick P. Bellamy to John T. Povie. Mort. \$4,000. 5,400  
 Same property. John T. Povie to Emma F. wife of Lyman M. Starrett. Mort. \$4,000. 5,500  
 Madison st, s s, 100 w Howard av, 50x100, h & l. Jane E. wife of R. Austin Demill to Angelina A. Murray. 3,000  
 Madison st, w s, 400 s Union av, 40x84. Helen E. wife of Martin M. Drohan, Red Bank, N. J., to James Dinmore and Murdock McPherson. 500  
 Melrose st, n w s, 275 s w Knickerbocker av, 25 x100. John F. Ehlers to Justus Plock. Mort. \$3,000. 5,300  
 Macon st, n s, 480 e Saratoga av, 116.8x137.3x 29.6x100. Mary J. Phelan to Benjamin Collins, New York. 2,100  
 Maujer st, n s, 150 e Ewen st, 25x100, h & l. Salomon Herrmann, N. Y., to Otto Saalfeld, New York. 6,850  
 Maujer st, n s, 124.2 w Bushwick av, 0.9x100x 0.3x100 on irregular line. Henry W. Meyer to Henry Eichhorn. 75  
 Monroe st, s s, 542.8 e Lewis av, 18.8x100, h & l. Carrie wife of George Phillips to James Cochran. 4,600  
 Monroe st, n s, 243.9 e Lewis av, 18.9x100. Florence E. wife of Edward Goldschmidt to James R. Connor. 4,000  
 Monroe st, n s, 85 w Reid av, 40x100. Catharine F. Bedell to Kate Acor. M. \$6,000. 2,600  
 Monroe st, e s, 450 n Liberty av, 25x100, h & l. with use of alley adjoining. Charles Liebow to Theodore E. Koerber. Mort. \$700. 1,500  
 Moore st, No. 36, s s, 25 w Ewen st, 25x100. George Haymar to George Seyfried. 3,200  
 Navy st, w s, 100 n Prospect st, 25x97.6. Francisco Lindino to Francisco Sarle. 2,850  
 Palmetto st, n w s, 450 s w Central av, 25x100. James Murphy to Jacob Hermann. nom  
 Prescott pl, e s, 80 n Atlantic av, 9.6x17. Christopher P. Skelton to Henry C. and Cornelius G. Koevoets. Q. C. nom  
 Pacific st, n s, 250 w Carlton av, 100x100. lease mort. Benjamin Sire to Jacob Oppenheimer. nom  
 Pacific st, No. 713, n s, 340 e 6th av, 20x100, h & l. William A. Heney to Archibald F. Heney. Q. C. 650  
 President st, s s, 513.8 e Smith st, 16x97.11, h & l. Thomas D. Carpenter to Theodore Ross. 5,100  
 President st, s s, 132 w 8th av, 60x100. Samuel W. Burtis to Sarah W. wife of Charles F. Burckett. 11,000  
 Prospect pl, n s, 233 w New York av, 42x95. William H. Lyon to Edward B. Hutchinson. 4,725  
 Pulaski st, n s, 319.8 w Marcy av, 17.5x100, h & l. Robert S. O'Loughlin to Thomas H. Finnell and Maria his wife. Mort. \$3,000. 5,000  
 Quincy st, n s, 310 e Grand av, 15x100. Albert H. and William E. Osborn to Emma L. Rendell. B. & S. nom  
 Rodney st, 9th st, e s, 75 s North 1st st, 25x100, h & l. Jane Brunger to Samuel Gordon and Mary J. his wife, joint tenants. Mort. \$3,000. 5,100  
 Rapalje st, w s, 750 n 3d st, 125x150.  
 Locust st w s, 775 n 2d st, 150x300 to Nassau st.  
 Nassau st, e s, 925 n 2d st, 100 to Force tubes, x-x-, New Lots.  
 Augustus N. Weller to John T. Stevenson, Centerville, Cal. Q. C. nom  
 Rutledge st, s e s, 328 s w Harrison av, 28x100, h & l. John Auer to August Muller and Christiane his wife. Mort. \$5,000. 10,500  
 Schenck st, e s, 120 n Lafayette av, 25x96.2. Daniel and John McCole and Daniel and James Lent, by James R. Allaben, Jr., guard., to Michael Friel. 2-5 part. 55  
 State st, s s, 147.4 w Bond st, 23.5x100x23.5x100. Emily L. Gray, widow, to Florian Grosjean. 3,000  
 Same property. Emily L. Gray, extr. and trustee Emily Coit, to same. nom  
 Sackett st, s s, 125 w Bond st, 20x75, h & l. Thomas E. Tracy to Charles Schaper. 4,400  
 State st, s s, 275 w Nevins st, 50x100. James H. Mullarky, trustee James Sullivan, dec'd, to John Griffin. 8,000  
 Scholes st, s s, 175 e Ewen st, 25x100. Katharine wife of Henry Weller to Theresia wife of Henry Kiefer. 4,000  
 Smith st, s e cor Loraine late Leonard st, 225 to centre of Grennell st, x east 175 to dock line Gowanus Canal, x northeast along canal 99.8 to Hamilton av, x northwest 178.10 to Leonard st, x west 47.4, with land under water, &c. Foreclos. Bernard J. York to Frederic A. Potts, New York. Mort. \$13,000 and interest. 23,800  
 St. Johns pl, No. 70, s s, 100 w 6th av, 20.2x 116.1x20.2x115.10. Jeannie S. Adams to Emma S. Fischer. 8,500  
 St. Johns pl, s s, 350.5 w 7th av, 9.7x100. Thomas F. Green to George H. Engeman. 1,750

Stockholm st, n w s, 150 n e Evergreen av, 25x 100. Avan H. Williamson to Edward Michaelis. 800  
 Sumpter st, s s, 390 w Stone av, runs west 100 x south 87.4 to Turnpike road, x southeast - x south 0.8 x southeast 80 x north 100. James A. Bells to John W. Cross. Mort. on each house \$2,500. nom  
 Same property. John W. Cross to Abby J. Bills. Mort. \$2,500. nom  
 Suydam st, No. 111, n s, 317.4 e Evergreen av, 17.2x95. Alanson Craft to Joseph Sweet. Mort. \$1,200. 2,300  
 Schaeffer st, n s, 100 e Bushwick av, 25x100. }  
 Schaeffer st, n s, 150 e Bushwick av, 25x100. }  
 John H. and Edward Claussen to Maria Hopkins. 1,000  
 Tillary st, n s, 107.2 e Fulton st, 24.3x73.8x24.4x 75.2. Partition. John W. Sanderson to Mary L. Van Winke. 16,020  
 Union st, s s, 290 e Hoyt st, 20x100, h & l. Thomas J. Carleton to Jane wife of Edward J. Mulvaney. Mort. \$3,000. 5,800  
 Van Sicken pl and Voorhees pl, lots 83 and 84, 103 and 104 map part J. W. Voorhees farm, Coney Island. Abraham N. Light to Annie A. Place, Long Island City. 1,000  
 Same property. Annie A. Place to Michael P. Ryan, Bridgeport, Conn. 1,000  
 Vanderveer st, s s, 80 e Bushwick av, 140x100. Henry Weil to Dirling Smith and Maria his wife. 5,600  
 Walton st, n w s, 44 s w Throop av, 22x70.8x22 x69. Anna wife of Peter Rassweiler to Simon Adams. 3,200  
 Warren st, n s, 212.2 w Nevins st, 20x100. Florida O'Brien to Frances Muller. Mort. \$2,000. 3,450  
 Weirfield st, n w s, 250 n e Broadway, 20x100, h & l. Carl A. Weidborn to Elise Mayer. nom  
 White st, n s, 1129.2 e Brooklyn and Coney Isl and Plank road, 50x125, Flatbush. James Hanley to John Z. Lott. 600  
 North 1st st, s s, abt 35 e 3d st, 25x64.9. Elizabeth A. Crichton and Emma V. McDonald, heirs C. Richards, to Jane Barrow. 1,875  
 Same property. Sarah F. McDonald, by John McDonald, guard., to Jane Barrow. Infants share. 625  
 North 2d st, Nos. 118 and 118½, w cor 3d st, 26.9x47.10x26.9x51.6. }  
 North 2d st, Nos. 116 and 116½, s w s, 26.9 n w 3d st, 26.5x50.2x25.1x47.10. }  
 John G. Koerner to Henry Seeger and Paulina his wife, joint tenants. 17,400  
 North 2d st, s s, 150 e Lorimer st, 25x100. Mary A. and John B. Campbell, by C. De Hart Brower, guard., to Max Ewald. Infants share. 3,500  
 Same property. Margaret Campbell, widow, to same. Release dower. 682  
 2d st, n s, 20.8 e Bond st, 25.1x91.5x25.1x90.10, h & l. Mary E. Lynch to William Wilson and Julia F. his wife. Mort. \$2,900. 5,000  
 2d st, n s, 46.3 e Bond st, 24.10x92x-24.10. Maria H. Rider to Mary E. Lynch. Release mort. 600  
 2d st, n s, 45.9 e Bond st, 25.4x92x24.4x91.5, h & l. Mary E. Lynch to Elizabeth L. Green, Rhinebeck, N. Y. Mort. \$2,900. 5,000  
 North 2d st, s s, 125 e Leonard st, 25x100, h & l. Emily C. wife of James J. Richardson to Richard P. Tighe. 1,800  
 South 3d st, s s, 100 e 8th st, 50x95. Bertha and Mary Deutz, by Louis Deutz, guard., to George W. Ihrig. Infants share. 8,000  
 South 4th st, s s, 45.1 w Rodney (9th) st, 19.9x 103.9x19.9x103.6. Archibald K. Meserole et al., trustees Abraham Meserole, dec'd, to Charles A. Yost. 3,800  
 South 4th st, No. 292, s s, 104.3 w Rodney st (9th), 19.10x104.6x19.10x104.3. Archibald K. Meserole et al., trustee Abraham Meserole, dec'd, to Elizabeth wife of Isaac Requa. 3,800  
 5th st, s w s, 308.3 n w 7th av, 19.9x100, h & l. George Phillips to Daniel Lamm. 6,900  
 South 5th st, s w cor Marcy av (8th st), 20x80. Archibald K. Meserole et al., trustees Abraham Meserole, dec'd, to John W. Byard. 7,000  
 East 5th st, e s, 140 s Av B, 100x250 to Ocean Parkway. Av B, s s, extends from East 4th to East 5th st, 200x400.  
 East 4th st, w s, 180 s Av B, 100x100, Flatbush. Reformed Protestant Dutch Church to Frederick D. Evans. 14,170  
 6th st, n s, 164.6 w 6th av, 16.8x100, h & l. Thomas Butler to Cecile Girard. Mort. \$4,000. 6,500  
 East 7th st, w s, 200 s Av B, 80x250 to Ocean Parkway, Flatbush. Gilbert, Gilbert, Jr., Walter R., Thomas C. and John B. H. Oakley and Mary B. wife of Amasa D. Ward to Ebenezer Galer. 3,920  
 South 9th st, n 102.6 e 1st st, runs northeast 108 x east 34 x south 4 x east 3 x south 104 to South 9th st, x west 37. James F. Carlisle to Benjamin W. Wilson. 7,000  
 Same property. Benjamin W. Wilson to William Vogel. 7,000  
 9th st, s w s, 120.9 n w 5th av, 50x92, includes court yard. Frank Bowman to John McCormick. 5,500  
 10th st, s s, 90 e 6th av, 55x100. Emma B. Case, formerly Sheldon, to Francis J. McMahon. Sub. to mort. nom  
 10th st, s s, 90 e 6th av, 55x100. Francis J. McMahon to Cevetra B. Sheldon. Mort., &c., \$15,000. nom  
 11th st, s s, 147.10 w 5th av, 16.8x100. Sampson B. Oulton to William H. Bierds. Mort. \$4,000. nom

11th st, s w s, 292.10 n w 7th av, 25x100. William E. White to Israel Muller. 1,050  
 11th st, s s, 147.10 w 5th av, 16.8x100. Release mort. Asa W. Parker to Sampson B. Oulton. nom  
 Same property. William H. Bierds to Peter Eisemann. Mort. \$4,000. exch  
 14th st. Party wall agreement. Madeline C. Plumstead with Andrew P. Van Tuyl, Jr. 7,000  
 15th st, s s, 250.6 e 6th av, 110x100x108.1x100. Asa W. Parker to John F. Hart. 7,000  
 18th st, s w s, 100 n w 4th av, 100x100, h & l. Bartlett Bent, trustee Bartlett Bent, dec'd, to Amos B. Rogers. C. a. G. 7,000  
 19th st, n e s, 125 s e 7th av, 15x100. Joseph Thonet to Theophile Thonet. Sub. to mort. 1,400  
 19th st, n s, 200 w 9th av, 25x90. Elizabeth wife of Andrew P. Van Tuyl to John McKenzie and Duncan McPherson. Mort., int. and taxes \$2,075. 1885. exch  
 20th st, n s, 125 e 5th av, 20x100, h & l. Robert J. Dean to Bernard Smith. 3,510  
 39th st, s s, 220 w 4th av, 20x100.2, h & l. Julia P. wife of Patrick Downing, Mary E. wife of Jacob Schaffer and James F. Roach, heirs Daniel Roach, to Julia Roach. nom  
 49th st, s s, 180 e 3d av, 80x100.2. Edward T. Hunt, extr. and trustee of Thos. Hunt, to Henry Kettlehodt. nom  
 49th st, s s, 180 e 3d av, 20x100.2. Henry Kettlehodt to Louis Merten and Maria his wife. 650  
 Same property. Release mort. Edward T. Hunt, extr. and trustee Thos. Hunt, to Henry Kettlehodt. consid. omitted  
 50th st, s s, 250 e 6th av, 25x100. Julia M. wife of Sidney A. Ensign, Hartford, Conn., to John Roth. 225  
 50th st, s s, 250 e 5th av, 25x100. Julia M. wife of Sidney A. Ensign, Hartford, Conn., to Thomas Lyon. 225  
 52d st, s w s, 180 n w 4th av, 20x100.2. Sarah A. wife of William R. Thiel to Martin Hayden and Ann his wife. 650  
 55th st, n s, 266.8 w 2d av, 33.4x100. Henry L. Spicer, Jr., Silvermines, Conn., to William Prinzarn. Mort. \$3,525. 4,000  
 59th st, s s, 40 w 12th av, 20x100.2. Bath Junction. James V. S. Woolley to Alfred Warne. 150  
 61st st, n s, 100 e 12th av, 20x100, Bath Junction. James V. S. Woolley to William Lawson. 100  
 61st st, n s, 60 e 12th av, 40x100, Bath Junction. Same to James B. Washburn. 200  
 65th st, n s, 100 w 4th av, 50x100, New Utrecht. Timothy Donovan to Felix B. Corrao. 1,000  
 Av B, s e cor East 5th st, 250x140, Flatbush. John Z. Lott to Isabel H. Alexander. C. a. G. 4,240  
 Av B, s s, 40 e East 8th st, 40x100, Flatbush. E. Francis Hyde, assignee Dickinson & Co., to William N. Peak. 300  
 Atlantic av, s s, 112.6 w Henry st, 12.6x90. Isaac Dimant to Harris Gruscinsky. All liens. 6,000  
 Atlantic av, n s, 80 e Troy av, 20x99. John Heyzer to Charles J. Warren. 800  
 Buffalo av, s w cor Dean st, 214.4 to Bergen st, x250. William H. Wells, New York, to Nathaniel W. Burtis. Mort. \$4,000. 12,000  
 Baltic av, n s, 50 e Miller av, 25x100, h & l. Annie wife of William Paul to Nathaniel Isaacs. Mort. \$1,000. 3,300  
 Bay Ridge av, centre line, adj. W. Sieger, 50x 30, being part of said avenue, New Utrecht. Edward Egolf and John A. Lott, Jr., to Jennie Van Brunt. B. & S. nom  
 Bushwick av, n e s, 75 e Schaeffer st, runs northeast 75 x southeast 25 x northeast 85 x southeast 100 to Van Voorhis st, x southwest 60 x northwest 34.10 x southwest to Bushwick av, x northwest 98.1. Alfred J. Pouch to Edward L. Swift, New York. 5,000  
 Central av, e s, 45 n Elm st, 3x70. Francis Halstead, Jr., to Francis Halstead. nom  
 Central av, w s, extends from Schaeffer st to Van Voorhis st, 200x100. William Schildknecht to Thomas A. Watson. 6,000  
 Carlton av, No. 67, e s, 102.3 s Park av or st, 25 x100. Josephine Hamilton to John J. and Annie A. Campbell. 3,600  
 Clason av, e s, 40 n Park pl, 40x100. Julius Davenport to Benjamin Limkin. exch  
 Clason av, n e cor Putnam av, 80x79.10. Gesine wife of Henry J. Lankenau to Martin Carroll. 11,500  
 Evergreen av, n e s, 60 s e Himrod st, 40x80, h & l. James A. Bills to John W. Cross. Sub. to mort. nom  
 Same property. John W. Cross to Abby J. Bills. Sub. to mort. nom  
 Franklin av, s s, 630 w 2d st, 96x112.4. }  
 Franklin av, s s, 720 w 2d st, 90x112.4. }  
 Flatbush. John Dunham and ano., exrs. Wm. Dunham, to Margaret L. Dunham, widow. nom  
 Fulton av, n e cor Wyckoff av, 50x100, h & l. Martin Plage to Claus Schloen. 11,000  
 Grand av, w s, 171.5 n Park av, 25x22x25x23.6. Henry E. Klugh, New York, to Edwin R. Sheridan. Q. C. Taxes and assessments and sales for same and all liens. 40  
 Gates av, n s, 120.10 e Reid av, 20.10x90. Phebe A. wife of and William Godfrey to Margaret A. wife of Jason R. S. Boardman. Mort. \$7,000. 11,500  
 Graham av, e s, 20.2 n Broome st, 23x55. George W. Streeter to Himan C. Dexter, New York. Correction deed. B. & S. nom  
 Harrison av, n e s, 23 n w Walton st, 22x73. Adolph Wilson to Henry Schreiber. Mort. \$2,500. 4,750



Kingston av, n w cor Degraw st, runs north 127.9 x west 100 x north 112.9 to Douglass st, x west 100 x south 112.9 x east 25 x south 113 x southerly to Degraw st, x east 173.5.

Butler st, n s, at centre old Cedar st, runs northwest along Cedar st 49.1 to centre old Van Voorhis av. x southwest to Butler st, x east 215.11.

Also parcel bounded north by centre of Remsen av (old map), east by centre Pine st, south by centre block bet Butler and Douglass st before Douglass st widening, and west by line 275 w Troy av.

Helen C. and Caroline V. Kennaday and Jane W. Stille to Milvin Brown, B. & S. and C. A. G. nom

Lafayette av, n s, 41 e Franklin av, 19x80, h & l. Cornelia wife of Samuel S. Wandell to Catharine A. Cornell. 1/2 part. 3,000

Lafayette av, n s, 150.4 w Lewis av, 18.5x100, h & l. Patrick F. O'Brien to Anna E. Schwerdtfeger nee Kreilig. Mort. \$4,000. 7,000

Lafayette av, n s, 100 w Lewis av, 0.4x100. Release mort. John A. Latimer and ano., trustees for Harriet B. Belden, to Patrick F. O'Brien. nom

Lafayette av, s s, 200 w Patchen av, 13.2x—x10. Imogene Hart and Fanny Hart to Asa W. Tenney. 75

Lafayette av, s s, 150 w Stuyvesant av, 25x200 to Van Buren st, h & l. Eliza D. Tuttle, widow and devisee of Sylvester Tuttle, to Henry Hamilton. Q. C. nom

Same property. Ezra B. Tuttle to same. 2,000

Lafayette av, n s, 81 w Lewis av, 19.4x100. Patrick F. O'Brien to Catharine McMahon. Mort. \$4,000. 7,500

Lexington av, s s, 230 e Clason av, 110x100. Patrick J. Kenedy to Carrie M. wife of Samuel R. Bullock. 9,900

Same property. Release mort. Margaret B. Warren et al., exrs. Charles C. Warren, to Patrick J. Kenedy. consid. omitted

Lexington av, s s, 295 e Grand av, 30x100. Greenleaf K. Sheridan to Emma L. Randell. B. & S. nom

Liberty av, n w cor Orient av, 100x100. Ditmas Jewell to John H. Koch. 2,000

Liberty av, n e cor Montauk st, 20x100, East New York. Thomas H. Howard to Walter E. Smith. 275

Locust av, s s, lot 29 map South Greenfield, &c., 100x100. Job Johnson to Matthew Garin. 600

Locust av, e s, 450 n Liberty av, 150x100. Melvin Brown to William W. Ryan. 1,500

Manhattan av, n w cor Noble st, 25.6x94.1x25x 99, h & l. James Thompson to The Greenpoint Savings Bank. 25,200

Manhattan av, e s, 50 s Ash st, 25x100. Julia A. Planagan and Catharine Carroll, Long Island City, heirs Catharine Murphy, to Hiram B. Blauvelt. Mort. \$1,000. 3,000

Myrtle av, s s, 44.9 e Ralph st, 50x77.10x27.1x 35.1x63.8. Michael Dowling to Jacob J. Barnes. 3,000

Myrtle av, n e cor Steuben st, 25x100. Frederick W. Jackson to Annie wife of John H. Graham. C. A. G. nom

Ocean av, e s, 100 s Linnington av, 100x100. Ocean av, e s, 240 s Linnington av, 100x200 to Williamson av. John J. Drake to William B. Smith. 2,000

Ovington av, s w s, adj John Lefferts, New Utrecht, abt 35 acres. Edward Egolf and John A. Lott, Jr., to Daniel P. Darling. Mort. \$7,000. 15,762

Ocean av, w s, 200 s Duryea av, 75x100. Gilbert S. Thatford to Morris H. Story. Mort. \$900. 1,200

Pennsylvania av, e s, 225 s Baltic av, 25x110. Wolcott H. Pitken to Henry Krechtler. 750

Park av, n s, 550 w Marcy av, 25x100. Catharine wife of and George Straub to Barbara Kremler. Mort. \$2,000. 6,500

Patchen av, w s, 37 n Madison st, 17x75x23.9x 58.6. John T. Biersds to Peter Eisemann. Mort. \$3,300. exch

Rockaway av, s w cor Hull st, 17x75. Foreclos. Gerard M. Stevens to William H. Palmer, New York. Mort \$3,000. 2,200

Same property. William H. Palmer to Clara E. Cobb. Mort. \$3,000. 6,000

Remsen and Garrison avs, lots 492-496 on old map 9th Ward, &c., each 25x100. Henry L. Davenport, Hannah D. Brown, Emily D. Brown and Sarah C. Willis to Alfred Davenport. B. & S. All title. nom

Sheffield av, e s, 180 n Baltic av, 20x100. George Walther to Anna Matson, widow, New York. 1,800

Tompkins av, e s, 25 s Lexington av, 75x97. Joseph Irwin, exr. Jno. Clark, to Henry and George Fleer. 13,950

Utica av, w s, 114.9 n Bergen st, 28x84.4x1.9x 80, h & l. Willis B. Goodsell, Norwalk, Conn., to Victorine C. Jones. Mort. \$600. val. consid

Sheffield av, w s, 100 n Broadway, 20x100. Martha S. Armstrong to Jane T. Victory. 800

Same property. Release mort. Kings Co. Fire Ins. Co. to Martha S. Armstrong. nom

Williams av, e s, 250 s Baltic av, 50x100. George C. Sexton to Katrina wife of Charles Wander. 700

Wythe av, n e s, 37 s e Rodney st, 18x60, h & l. Peter McArdle to David Igelheimer. Mort. \$500. exch

Wythe av, e cor Rodney st, 19x60, h & l. David Igelheimer to Peter McArdle. Mort \$2,350. exch

3d av, e s, 60.2 s 35th st, 40x100. George Wise to Charles Hart. 2,025

4th av, e s, at centre line 80th st, runs east

502.7 x south 139.4 x west 502.7 to av, x north 139.4, being 1 1-12 acres. New Utrecht. Watson L. Bennett to Louisa S. Andrews. Mort. \$1,400. 5,650

4th av, s e s, 75 s w 21st st, 25x75. John Doren to John Gibbs. Mort. \$500. 1,550

5th av, s w cor Garfield pl, 111x100. John J. Leary to John Assip and Timothy J. Buckley. Mort. \$13,300. nom

7th av, n w s, 307.6 s w 16th st, 17.10x100. Jennie G. wife of William S. Wyckoff to Hugh Brennan. 4,600

11th av, n e cor 61st st, 100x100. James V. S. Wooley to John Johnson. 625

Boundary bet Isaac C. Schenck and A. W. Montfort, at point 705.7 n Brooklyn and Jamaica plank road, 7 362-1,000 acres, partly in New Lots and part in Newtown. Azariah W. Monfort to the City of Brooklyn. 10,728

Brooklyn, Greenwood and Bath plank road, w s, adj Ida Voorhees, New Utrecht, 30x— John Lefferts to Albert V. B. Voorhees. 200

Flatlands to Varkins Hook road, adj W. G. Kouwenhoven, Canarsie, 4 525-1,000 acres. William G. and John B. Kouwenhoven to Peter Kouwenhoven. Q. C. nom

Flatlands to Varkins Hook road, n s, adj land of heir of J. Lott, Canarsie, 4 392-1,000 acres. Peter G. and John B. Kouwenhoven to William G. Kouwenhoven. Q. C. nom

Interior lot on centre line bet Schaeffer and Van Voorhis sts, at point 100 s e of Schaeffer st and 100 n e Evergreen av, runs northeast 75 x southeast 32.5 x southwest 75 x northwest 36. Benjamin Collins to Eliphalet N. Anable, Long Island City. nom

Interior lot, 83.3 n Myrtle av and 85.5 w Adelphi st, runs west 14.6 x north 19.3 x east 18.6 x south 20.1. Carsten Platt to Frank C. Joslin. 1,000

Interior lot on centre line bet 11th and 12th sts, at point 375 e 6th av, runs east 25 x north 60 x west 25 x 60. Amelia V. wife of Christian Becht to William E. White. Q. C. 100

Interior lot on centre line bet 10th and 11th sts, at point 157.10 n w 7th av, runs southwest 40 x northwest 16.8 x 40 x 16.8. Thomas Corrigan to Annie E. wife of Jacob Degroff. 100

Interior lot on centre line bet 10th st and 11th st, at point 100 n w 7th av, runs southwest 40.1 x northwest 58.3 x northeast 40 x southeast 57.10. Thomas Corrigan to Mary I. Michel. 340

Lot 24 block 11 Fifth Ward Assessment map. Matthias W. Cole, Registrar of Arrears, to Eliza Hamilton. 263

Lots 120 block 6, 121 to 124 block 7, 156 to 167 block 7, 556 to 558 and 589 block 15, 662 block 17, 33 to 42 block 4, 236 to 239 block 8, 211 to 215 block 8, 277 to 280 block 9, 343 and 344 block 11, and 410 block 12, map of 730 lots at Bath Junction. Release mort. John Lefferts to James V. S. Wooley. 1,000

New Lots road, n w cor New York, Brooklyn & Manhattan Beach R. R., 7.11x—x90. Ulpan Van Sinderen et al., individ. and exrs. H. Van Sinderen, to New York, Brooklyn & Manhattan Beach R. R. 30

Plot at the Narrows, New Utrecht, on New York Bay, adj Isaac Stillwell, 7 acres, lays on both sides of shore road. Foreclos. Gerard M. Stevens to Hannah D. White. 5,000

General assignment for benefit of creditors. Seligman and Abraham S. Trier to Martin B. Brown. nom

Last will and testament of Nicholas Stillwell and probate of same.

WESTCHESTER COUNTY, N. Y.

JULY 30 TO AUGUST 5—INCLUSIVE.

EASTCHESTER.

Nelson, Sarah J., to Thomas Pasket, north 1/2 of south 1/2 of lot No. 350 on w s 4th av, Mt. Vernon, 25x105. \$2,750

Apel, John H., to Fredericke A. Limburger, south 1/2 lot No. 163 on n w s Greenwich st, West Mt. Vernon, 40x125. 500

Heckert, Louisa and Julius, to William Keller, lot No. 215 on n e s Westchester av, Washingtonville, 50x150. 1,500

Bard, William H., to Wilson, Adams & Co., lots Nos. 399, 400, 424, 428, 429 and 430, at West Mt. Vernon. 5,555

Tibbits, Jay E., to Geo. H. Brown, lot No. 374 on s w s South st, West Mt. Vernon, 70x143. 1,125

Hertel, Henry, to Geo. Weber, lot No. 479 on s s Valentine st, Central Mt. Vernon, 50x100. 300

Stewart, Susan, to Francis Bacon, as treasurer of Reformed Church of Bronxville, lot on road leading from Post road to White Plains, adj. D. Barnes. 500

Appel, Barbara, to Adelheid Hermann, lots Nos. 152 and 154 on Franklin st, also lots Nos. 327 and 329 on Railroad av, at northwest Mt. Vernon, 5,000 sq ft each. 350

NEW ROCHELLE.

Dodd, Henry A., et al., to Mary A. McDonald, lot on s s Washington av, adj J. H. Kelly. 325

Same to Joseph H. Kelly, lot on s e cor Union pl and Washington av. 325

Iselin, Adrian, Jr., to Mary A. Delaney, lot F on n s Elm st, at Reservoir Park. 1,800

Helmrich, George, to Frederick Lorenzen, lot No. 21 on s s Oak st, adj M. O'Brien. 75

PELHAM.

Fordham, John C., to John H. Williams, lot No. 2 on s s Orchard st, 62x103 1/2. 1,200

Stapleton, Alexander F., to Edward J. Stapleton, lot No. 21 on w s 3d av, Pelhamville, 100 x100. 300

Stapleton, Edward, to Daniel Stapleton, same property. 100

WESTCHESTER.

Lewis, Thomas W. W., to Robert F. Johnson, west 1/2 lot No. 561 on s s 10th av, Wakefield, 50x114. 150

WHITE PLAINS.

Hildebrandt, Mary B., et al., by James H. Moran, referee, to James D. Wright, all interest in lot on s s Railroad av, adj E. Horton. 850

YONKERS.

Bashford, Georgianna, to Thomas C. Cornell, s s Highland av, 100 e Highland pl, 50x100. 2,250

Austin, Daniel L. and Jacob S., to Bartholomew T. Hayes, lot on n e s Yonkers av, 300 w Oak st. 3,900

Stilwell, Benjamin W., to Charles W. Wheeler, e s New Main st, adj Alex. Ferguson, 25x85. 2,200

Shrine, John G., to Wm. J. Bell, lot No. 198 on s s Centre st, 25x100. 350

Schell, Edward, to Daniel W. Johnson, w s Vineyard av, 259 n Ashburton av, 60x109. 1,300

Blackwell, William R., to Joseph Peene, lot on e s Woodworth av, 210.10 s Ashburton av. 3,500

MORTGAGES.

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

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

NEW YORK CITY.

JULY 30, 31, AUGUST 2, 3, 4, 5.

Augustine, Clark B., to S. Van R. Cruger, guard. Mary V. Johnston. New av, n e cor 109th st. P. M. July 30 due Aug. 3, 1889, 5%. \$11,000

Alexander, Adolf and Emanuel, to Richard Sidenberg. 3d av, s w cor 122d st, 25.3x100. Aug. 3, due Aug. 1, 1890, 5%. 35,000

Alter, Solomon, and Lena Friedman, to Peter Warren. Mott st. P. M. Aug. 2, 8 years, 5%. 10,000

Same to same. Same property. P. M. Aug. 2, 4 years, 5%. 4,000

Alter, Solomon, to Isaac Friedman. Same property. Aug. 3, due Feb. 3, 1888 or sooner. 1,500

Baumann, Edward, to Robert W. Stuart and James D. Eakin, trustees. Av C, n e 3d st, 48x8; 3d st, No. 255, n s, s e Av C, 18x48; 3d st, n s, 26 e Av C, 18x48. Aug. 4, 5 years, 4 1/2%. 15,000

Bedell, Jane, wife of Otis T., Green Co., N. Y., to Louisa Willershausen. Greenwich av. P. M. Aug. 3, 5 years, installs, 5%. 4,000

Bendheim, Henry M., to John F. Dunker. 8th av, s e cor 144th st. P. M. Aug. 3, due Aug. 2, 1887, 5%. 4,000

Same to same. 8th av. P. M. Aug. 3, due Aug. 2, 1887, 5%. 2,000

Bischoff, John R., to Samuel J. K. Adler. 108th st. P. M. Sub. to 2 morts. July 31, installs. 700

Bullwinkel, John F., to Thomas Moore and John McLaughlin. 81st st. P. M. July 24, 2 years or sooner, 5%. 1,300

Baggot, De Witt C., to Albert Ayres. Railroad av. P. M. July 26, 1 year. 1,000

Baltes, Fernando, to Paulina A. Morgan, widow. 88th st, n s, 235.7 e 4th av, 25.7x100.8. July 28, 3 years, 5%. 16,000

Same to Henry S. Fearing et al., trustees Amey R. Sheldon. 88th st, n s, 261.1 e 4th av, 25.1x 100.8. July 28, 3 years, 5%. 7,200

Batchelor, Charles, to Edward P. Steers. 72d st, n s, 175 w 9th av, 100x100.2; 126th st, s e cor 7th av, 20x80. July 29, 2 months. 5,250

Beaumont, Albert, to Elizabeth West. 44th st, n s, 175 e 11th av, 25x100.5. July 29, 3 years, 5 1/2%. 2,600

Benjamin, Caroline, wife of and Walter R. and Mary A. Reed, widow, to MUTUAL RESERVE FUND LIFE ASSOC. 73d st, n s, 208.6 e 5th av, 16.6x102.2. July 31, 3 years, 4%. gold, 25,600

Brill, Julius, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, No. 250, s s, 92.6 w Clinton st, 20x90. July 29, 1 year. 5,000

Brummer, Anna K., wife of John, to THE GREENWICH SAVINGS BANK. Cornelia st, Nos. 7 and 9, n s, 65.11 w 4th st, 50x95. July 22, due Aug. 1, 1891, 4 1/2%. 20,600

Buchanan, Mary, to Julia F. Van Duzer. 39th st. P. M. July 31, 5 years, 5%. 1,500

Batchelor, Charles, to Josepha M. Young, extr. Edmund M. Young. 126th st, s s, 74 e 7th av, 20x80. July 22, due May 1, 1887. 2,500

Brower, Ogden, Montclair, and Charles De H. Brower to THE SEAMEN'S BANK FOR SAVINGS, New York. Washington st, Nos. 394 and 396, s w cor Hubert st, runs west along Hubert st 230 to Nos. 241 and 242 West st, x south 50 x east 230 to Washington st, x north 50 to beginning; Washington st, Nos. 390 and 392, w s, 50 s Hubert st, 50x230 to Nos. 239 and 240 West st, x50x230. July 30, 1 year or installs, 4 1/2%. 109,000

Beaudet, Homer J., to David Dinkelspiel. 8th av, 130th and 131st st. P. M. Building loan. July 29, due Jan. 1, 1887. 85,000



Collins, Jane, mortgagor, with Eliza D. Davis. Extension of mortgage. June 22.

Camp, Hugh N., to Alfred J. Taylor. Loring av and 206th st. P. M. Aug. 2, due July 1, 1887, or sooner, 5% gold, 1,700

Cain, Joseph H., to Samuel F. Chaffin et al., exrs. and trustees Charles M. Connolly. 152d st. P. M. July 30, due Aug. 2, 1889, or sooner, 5% 2,000

Connolly, Edward D., to THE MUTUAL LIFE INS. CO., New York. Lexington av, s e cor 56th st, 20.5x78. Aug. 2, 1 year, 5% 13,000

Conway, John R., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 21st st, n s, 210.6 w 3d av, 20.6x98.9. July 31, 1 year. 12,000

Cann, Pauline, wife of David, to John Ahrens, exr. Geshe Meyer. 7th st. P. M. July 30, due July 1, 1891, 5% 4,000

Corrigan, Michael A., to THE FRANKLIN SAVINGS BANK. 90th st, s s, 200 w 2d av, 100x100.8. July 31, 1 year, 4% 65,000

Cromar, Charles, to Frederick Boss. Arthur st, n w s, 419 n e Kingsbridge and West Farms road, 25x125. July 29, 5 years. 400

Crosby, William B. and Ernest H., of Crosby & Hoffman, with Edward P. Steers, both mortgagees of Charles Batchelor. Agreement as to priority of mortgages. July 29.

Cunningham, Catharine, to John B. Thomas. 41st st, n s, 145 w 1st av, 88.4x98.9. Sub. to mortg. \$76,888. July 14, due Oct. 1, 1886. 975

Campbell, John V. and John, to Philip Malone, exr. Anne M. Phelan. 27th st, n s, 462, s s, 425 e 10th av, 25x98.9. Aug. 3, 3 years, installs, 5% 3,000

Chenoweth, Henry, and Harry Graham to Mary R. Swan. 91st, n s, 194 w Av A, 100x100.8. July 25, due Aug. 2, 1887. 10,200

Cohn, Abraham, to Julius J. Frank, exr. Julius Rosenbaum. 94th st, n s, 113.8 e Lexington av. P. M. Aug. 3, 3 years, 4% 6,000

Same to same. 94th st, n s, 132.6 e Lexington av. P. M. Aug. 3, 3 years, 4% 6,000

Daniel, Edwin M., with Charlette Horstorf. Agreement as to lien of mortgages made by Nathan Platto. July 30. nom

Denbosky, Dora, wife of and Morris, to Joseph C. Levi, trustee. Columbia st. P. M. July 26, 2 years, 5% 8,000

Same to same. Same property. P. M. July 26, 2 years, 5% 5,000

Di Lorenzo, Geogorio, to George H. Fursler. Stebbins av, s e s, 288 n e 167th st, runs southeast 100 x southwest 50 x southeast 48 x northeast 75 x northwest 148 to Stebbins av, x southwest 25 to beginning; Stebbins av, s e s, 363 n e 167th st, runs southeast 148 x northeast 75 x northwest 48 x southwest 50 x northwest 100 to av, x southwest 25 to beginning. Aug. 2, 3 years, 5% 800

Dunker, John F., to Georgiana E. Arnold. 8th av, e s, 69.11 s 144th st, 25x100. Aug. 2, due Aug. 1, 1889, 5% 15,000

Same to same. 8th av, e s, 44.11 s 144th st, 25x100. Aug. 2, due Aug. 1, 1889, 5% 15,000

Same to Spencer H. Smith and Silvanus S. Riker and R. S. Bowne, trustee Walker Bowne, dec'd. 8th av, s e cor 144th st, 19.11x100. Aug. 2, due Aug. 1, 1889, 5% 20,000

Same to Z. Berger, Samuel W. Hollister and Robertson Trowbridge, exrs. Robert A. Robertson. 8th av, e s, 19.11 s 144th st, 25x100. Aug. 2, due Aug. 1, 1889, 5% 15,000

Daly, Thomas, to Mary G. wife of William H. Gilder. Madison av. P. M. July 26, 1 year, 5% 18,000

D'Aranjo, Francisco, to Morris B. Baer, guard. of William and Jessie Rosenfeld. Pleasant av. P. M. July 24, due July 31, 1888, or sooner, 5% 3,000

Davies, David T., to Mary Maloney, Brooklyn. 134th st, s s, 460 w 5th av, 100x99.11. July 30, 3 months or sooner. 1,000

Davis, Joseph W., to Frederic de P. Foster, trustee George H. Carey, dec'd. Alexander av, e s, 40 s 135th st, 20x75. July 30, 3 years, 5% 4,500

Downey, Charles, to Samuel Weil. Allen st. P. M. July 30, due Oct. 1, 1886. 23,000

Same to same. Same property. Building loan. July 30, due Oct. 1, 1886. 15,000

Dennis, William D., to Robert S. Hayward, trustee David Sands, dec'd. 57th st, n s, 75 e 10th av, 20x100.5. Aug. 5, 3 years. 16,000

De Peyster, Anna G., to Horace P. Averill, Brooklyn. 13th st, No. 136, s s, 343 e 7th av, 22x103.3. Aug. 5, 3 years. 3,000

Dinkelspiel, Julius, to Charles W. Woolsey and ano., trustees George W. Woolsey, dec'd. 60th st, s s, 391 w 2d av, 19.10x100.5. Aug. 2, 3 years, 5% gold, 10,500

Ellison, Eliza, widow, to Elizabeth D. Chaloner, Garden City, L. I. 137th st. P. M. Aug. 2, 5 years or sooner, 5% 17,000

Fonner, James S., and Louisa J. his wife, and Sarah E. Lowther to Alexander McSorley. 10th av, s e cor 76th st. May 11, due Jan. 1, 1887, 5%. See Conveys. 42,861

Forrester, Josephine, wife of and Peter, to Charlotte A. Suydam. 128th st, n s, 180 e 5th av, 19.4x99.11. July 31, due Aug. 5, 1888, 4% 12,250

Foster, Christopher, to E. Ellery Anderson. 1st av, w s, 49.4 n 37th st, 29.6x80. Aug. 1, demand. 1,200

Ford, Julia E., wife of Simeon, to THE DRY DOCK SAVINGS INST. Madison av, e s, 99.11 n 132d st, 20x80. July 27, due Aug. 1, 1887, 4% 6,500

Same to same. Madison av, e s, 79.11 n 132d st, 20x80. July 27, due Aug. 1, 1887, 4% 6,500

Platto, Nathan, to Edwin M. Daniel, Plainfield, N. J. Forsyth st, e s, 76 s Hester st, 24.9x75.4 x24.9x75.2. Aug. 4, 5 years, 4% 10,000

Fox, Joseph, to Caroline Westheimer. 1st av. P. M. Aug. 2, installs, 5% 5,000

Ficken, Albert, and Bertha his wife, to Carl Schmeising. 10th st. P. M. July 31, installs, 5% 3,800

Ferguson, Mary A., widow, to THE METROPOLITAN TRUST CO., New York. Hudson st, e s, 41.8 n Horatio st, 25.5x122.10x25.5x125.5. July 30, 3 years, 4% 4,000

Fuller, Charles A., to Andrew J. Skinner. 11th av, s w cor 70th st, 25.5x100. July 15, 6 months. 12,000

Fuller, Charles A., and Sarah G. his wife, to same. Same property. Sub. to mort. \$12,000. July 15, 6 months. 7,640

French, Bernard, to THE HARLEM SAVINGS BANK. 2d av, n e cor 120th st. P. M. July 30, 1 year, 5% 10,000

Grenell, Increase M., to Morris Steinhardt. 87th st, n s, 375 w 9th av, 100x100.8. Building loan. Aug. 2, due April 1, 1887. 30,000

Griffith, Ella M., wife of Alfred, to Eugene Elsworth, exr. and trustee William Elsworth. 11th st. P. M. Aug. 5, due July 1, 1889, 10,000

Gale, Frank A., to S. Van Rensselaer Cruger. 111st st. P. M. Secures bonds of mortgagor and Moritz Bauer. July 31, installs, 5% 12,000

Same to Marie de Vetry, Paris, France. 8th av, s e cor 111th st. P. M. July 30, installs, 5% 7,800

Gantner, Leonhart, to Frederick Hofman. Taylor av, n w s, 100 n e Columbia av, 50x100. July 1, 2 years. 600

Gilligan, John C., and Fannie his wife, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 142d st. P. M. Aug. 3, 1 year. 1,800

Goldstein, Charles, to Rutherford Stuyvesant. 11th st, n s, 120 w 3d av, 70x100. Lease. Aug. 3, due May 1, 1892. 30,000

Goold, Clarence W., to Edward L. Hinman. 122d st. P. M. July 19, due Aug. 4, 1886, or sooner. 7,500

Grundhofer, Elizabetha, wife of and Lorenz, to Theodore Wilkens. Railroad av, n e cor 5th st. P. M. Aug. 4, installs. 7,000

Garms, William, to THE EXCELSIOR SAVINGS BANK, New York. 46th st, n s, 125 e 11th av, 25x100.4. July 29, due Oct. 1, 1887, 5% 2,000

Gerlach, George, to Emeline, wife of William H. Johnston and Elizabeth wife of Richard E. Johnston. 92d st, 89th st. P. M. July 15, due July 31, 1887, 5% 6,000

Gross, Carl, to Patrick Farley. 104th st. P. M. July 31, 3 years, 5% 4,675

Gundrum, Edward, to Frederic J. Middlebrook, Brooklyn. 28th st, n s, 4 w 2d av, 48.10x55.2x20x62.6. July 30, 5 years, 5% 13,000

Gahren, Charles, to THE GERMAN SAVINGS BANK. 62d st, n s, 250 e 10th av, 5 lots, each 25x100.5. 5 mortg., \$17,000 each and 2 for \$16,000 each. Aug. 2, 1 year. 83,000

Gessner, William J., to E. Benedict Cobb. 133d st, s s, 500 w 6th av, 50x99.11. Aug. 2, due Sept. 1, 1886. 10,000

Gordon, Robert and Joseph, to Susan Dyckman. 2d av, s w cor 39th st, 24.6x83. Aug. 2, 3 years, 5% 23,000

Same to Stephen D. Horton, trustee Frost Horton, dec'd. 2d av, w s, 24.6 s 39th st, 24.11x83. Aug. 2, 3 years, 5% 15,000

Greene, Harry, to John Twiname. 124th st, s s, 400 e 8th av, 25x100.11. Aug. 2, 3 years, 5% 5,000

Green, Roderick, to THE EAST RIVER SAVINGS INST. Oliver st. P. M. Aug. 2, 1 year. 5,000

Griffith, Ella M., wife of and Alfred, to Morris Steinhardt. 7th av, w s, extending from 122d to 123d st. P. M. July 31, due May 1, 1887. 34,000

Same to same. Same property. Building loan. Aug. 2, due May 1, 1887. 80,000

Hirsh, Edward, to THE MUTUAL LIFE INS. CO., N. Y. 8th av, s e cor 117th st. P. M. July 24, due Aug. 2, 1887, 5% 25,000

Hall, Frank B., to Eli M. Merrill. 3d av, Nos. 168-172, w s, 20 n 16th av, 54x60; 16th st, Nos. 145 and 147, n s, 60 w 3d av, 40x92. Lease. July 15, due July 1, 1889. 1,169

Harms, Harm, to Frederick Shuck. 2d av, s e cor 89th st. P. M. July 29, due July 1, 1889, 5% 10,000

Hellman, Myer, to George E. Kitching et al., trustees John H. Kitching. 111th st. P. M. July 15, 3 years, 5% 3,500

Hewitt, Charles, Newark, N. J., to Henry Moss. 111th st. P. M. 2 mortg., each \$4,500. July 30, due Aug. 1, 1887. 9,000

Hughes, Anthony A., to Julia A. Barker. 10th av, w s, extdg from 63d st to 64th st, 200.10x100. July 21, demand. 3,150

Same to Lewis A. Peterson. Same property. July 21, demand. 5,665

Hunter, John F., to Theodore T. Moran. 2d av. P. M. July 30, due Aug. 1, 1891, 5% 16,000

Same to Nathaniel Thurston. Same property. Sub. to mort. \$16,000. July 30, 5 years, 5% 2,000

Habig, Michael, to John Weiszler. 34th st. P. M. Aug. 2, 4 years, 5% 4,000

Harvey, Isaac, Brooklyn, to Caroline A. Calhoun, Newark, N. J. Frankfort st, No. 11, s s, 28.9x104x31.3x104. Aug. 4, due Aug. 1, 1889, 5% 11,000

Same to Almira wife of Patrick Ford. Same property. Sub. to mortg., \$35,000. Aug. 4, 2 years. 2,000

Henschen, Christine, wife of and Emil, to Charles T. Barney. 10th av, n e cor 89th st, 80x100.8x100.8x80. Building loan. July 26, demand. 32,000

Same to same. Same property. P. M. Sub. to mort. \$26,000. July 26, demand. 10,000

Henry, Matilda, wife of Isaac, to Therese M. Seebass. 64th st. P. M. Aug. 3, 1 year or sooner, 5% 2,000

Henzel, Charles F., to Walter S. Price. 134th st. P. M. Aug. 1, 2 years. 1,200

Higgins, James, and John Keating to Alexander Hamilton et al, trustee LIVERPOOL & LONDON & GLOBE INS. CO., New York. 69th st, No. 303, n s, 74 e 2d av, 26x100.5. Aug. 3, due June 16, 1889, 5% gold, 16,000

Hollister, George K., and Samuel A. Friedline to Alexander Brown, Philadelphia, Pa. 2d av, n w cor 14th st, 25.11x80. Aug. 5, 5 years, installs, 5% 25,000

Same to same. 2d av, w s, 25.11 n 114th st, 25 x80. Aug. 5, 5 years, installs, 5% 16,000

Same to same. 114th st, n s, 80 w 2d av, 20x100.11. Aug. 5, 5 years, installs, 5% 12,000

Same to Ellen E. Ward. 2d av, w s, 50.11 n 114th st, 25x80. Aug. 5, 5 years, installs, 5% 16,000

Same to same. 2d av, w s, 75.11 n 114th st, 25x80. Aug. 5, 5 years, installs, 5% 16,000

Hall, Mary A., widow, to Charles Wall. Broadway, e s, 75.11 n 131st st, runs east abt 100 x south abt 25 x west to Broadway, x north to beginning. Aug. 3, 3 years, 5% 400

Ingersoll, James H., and Ida M. his wife, to THE BOWERY NATIONAL BANK. Vanderbilt av, s e cor 167th st, runs east 174 x south 364.10 x west 238 to Vanderbilt av, x north 369 to beginning. July 31, notes. 20,000

Jones, Rosa M., wife of and Edward P., to Howard Thornton, exr. Catharine A. Thornton. Broadway, No. 474, e s, bet Grand and Broome sts, 25x100. 1/2 part. July 31, 5 years. 12,000

Juch, Wilhelmine, wife of William A., to Alexander Valentine, Westchester. 2d av, s w cor 102d st, 100.11x100. July 28, due Sept. 1, 1886. 7,925

Juch, Wilhelmine, wife of William A., to Michel Valentine. 2d av, n e cor 101st st, 25.11x75. July 26, due Aug. 1, 1887. 3,000

Same to same. 2d av, e s, 25.11 n 101st st, 3 lots, each 25x75. 3 mortg., each \$2,000. July 26, due Aug. 1, 1887. 6,000

Same to same. 101st st, n s, 75 e 2d av, 25x100.11. July 26, due Aug. 1, 1887. 2,000

Same to same. 101st st, n s, 100 e 2d av, 5 lots, each 25x100.11. 5 mortg., each \$1,500. July 26, due Aug. 1, 1887. 7,500

Juch, Wilhelmine, wife of William A., to Isaac E. Valentine. 101st st, n s, 100 e 2d av, 125x100.11. Aug. 2, demand. 2,000

Kahn, Lena, wife of and Martin, to Almira wife of Patrick Ford, Brooklyn. 113th st, n s, 220 e 2d av, 40x100.11. Sub. to mortg. \$7,500. Aug. 4, 1 year. 1,000

Kane, Andrew, and Eliza his wife, to John Bell. 4th av. P. M. July 29, due Aug. 1, 1887, or sooner. 1,000

Kearney, Rosetta M., wife of and James, to THE MUTUAL LIFE INS. CO., New York. 88th st, s s, 184.5 e 4th av, 25.7x100.8. July 30, 1 year, 5% 3,000

Ketchum, Edgar, to Sarah E. Weight, widow. 135th st, s s, 414 e Willis av, 16x100. July 15, 5 years, 5% 3,500

Same to same. 135th st, s s, 398 e Willis av, 16 x100. July 15, 5 years, 5% 3,500

Klein, Benedict A., to Rosalie wife of Henry Meyers. 1st av. P. M. Aug. 2, 1 yr, 5% 4,500

Knox, John A., to Susan J. Woolley, Great Neck, L. I. Bathgate av, e s, 250 n 173d st, 16.8x120. July 1, 3 years. 2,500

Same to Harriet Smith, extrx. William M. Smith. Bathgate av, e s, 200 n 173d st, 3 lots, each 16.8x120. 3 mortg., each \$2,500. July 1, 3 years. 7,500

Kohler, George F., and Emily S. Weed to Henry Burden, trustee Henry Burden, dec'd. 58th st, No. 114, s s, 128 e 4th av, 19x100.5. Aug. 2, due Aug. 1, 1891, 4% 9,000

Kubischta, Frank, to THE BANK FOR SAVINGS, New York. 85th st. P. M. Aug. 2, 1 year, 5% 10,500

Same to Edward F. Dillon. Same property. P. M. Aug. 2, due Aug. 1, 1889, or installs, 5% 2,500

Kohn, Theodor A., to THE NEW YORK LIFE INS. AND TRUST CO. 3d av, No. 1007, e s, 156.8 n 59th st, 18.11x105. Aug. 5, 3 years, 4% 8,000

Lally, John, to John Murray and Bridget his wife. 2d av, w s, 25.11 n 121st st, 20x53.11. Lease. Aug. 1, 5 years, 4% 700

Lee, Richard, to John Early. Elizabeth st, e s, 174.3 n Prince st, 19.11x91.4x22.2x91.4. Aug. 4, 5 years, 5% 7,000

Lese, Sarah, wife of Louis, to Samuel S. Sands and Elizabeth Aymar, exrs. Joseph L. Gailard. 2d av. P. M. July 30, due Aug. 1, 1887, 5% 11,000

Levinson, Abraham, and Alexander Rittmaster, to George M. Miller and Stephen D. Marshall, trustee Levin R. Marshall. Mulberry st. P. M. Aug. 2, 5 years, 5% 14,500

Levine, Anna, wife of Savelle, to Louis Goodman. Pike st, No. 19, n s, 22 e Henry st, 24x44.10. July 31, 1 year. 1,500

Loewy, Nathan, to Lena Friedman. Delancey st. P. M. Aug. 2, 1 year or sooner. 1,000

Same to Louis Stern. Same property. P. M. Aug. 2, due Feb. 1, 1887. 500

Lubkemann, Charles H., to Mathilde Sucker. 106th st. P. M. July 31, due Aug. 1, 1889, or installs, 5% 2,000

Legenhausen, John H., to Rudolph Wyman. Av C, e s, 54 s 13th st, 25x62.3. July 31, 3 years. 3,500

Luckings, Samuel J., to Sarah S., Catharine S. and Frances Richmond, Rye, N. Y. 10th av. P. M. Aug. 4, 3 years or sooner. 4, 0

Maher, Edward, to Teresa C. Reilly, extrx. James Reilly, Brooklyn, N. Y. Mott st. P. M. Aug. 4, 3 years, 5%.

Mahoney, Michael J. and Daniel F., to Richard C. Combes, trustee for Frances M. Badetty. 152d st. P. M. July 30, 1 year, 5%.

McNiece, James, to THE GERMANIA LIFE INS. Co. 72d st, s s, 339 e 10th av, 21x102.2. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 72d st, s s, 300 e 10th av, 20x 102.2. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 72d st, s s, 360 e 10th av, 20x 102.2. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 72d st, s s, 380 e 10th av, 20x 102.2. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 72d st, s s, 320 e 10th av, 19x 102.2. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 69th st, s s, 43 w 9th av, 18x 100.5. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 69th st, s s, 61 w 9th av, 19x 100.5. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 69th st, s s, 25 w 9th av, 18x 100.5. Aug. 3, due Nov. 30, 1887, 5%.

Same to same. 69th st, s s, 80 w 9th av, 20x 100.5. Aug. 3, due Nov. 30, 1887, 5%.

McQuaide, Maria E., widow, to Patrick Lilly. 15th st, n s, 207.2 w 7th av, 20x103.2. Aug. 3, 5 years, 5%.

McShane, John, to Joseph Kurtz. 3d av, No. 2521, store floor and cellar. Lease. July 31, demand.

Merritt, Martha M. S., widow, to Thomas H. Baucle. 11th st, No. 143, n s, 520 w 3d av, 17.11x100.11. Aug. 3, 1 year.

Moelich, Charles F., to THE NEW YORK SAVINGS BANK. 35th st, s s, 325 w 9th av, 25x 98.9. July 22, due June 1, 1889, 4 1/2%.

Moore, Maurice, to Arthur L. Meyer. 76th st, No. 46, s s, 182 w 4th av, runs south 102.2 x west 18 x north 38.2 x west 0.8 x north 64 to st, x east 18.8 to beginning. July 28, due July 26, 1887, 5%.

Mowbray, Anthony, to THE EQUITABLE LIFE ASSUR. Soc., U. S. 70th st, s s, 265 e 5th av, 25x100.5. July 14, due Jan. 1, 1888, gold, 45,000.

Same to same. 70th st, s s, 307.6 e 5th av, 17.6 100.5. July 14, due Jan. 1, 1888, gold, 28,000.

Mowatt, John, to Mary Darmody. 9th av, e s. P. M. Aug. 2, 5 years, 5%.

Many, Philip H., to William Cohen. 122d st. P. M. Aug. 2, due Jan. 1, 1887.

McLeod, Margaret T., Samuel B. W., Sarah B. and Theodor, Susie L. Wylie, Mary A. and Sinclair Adam, Margaret A. and Rutgers Clarkson, Clifton, N. J., and Elizabeth L. and Christopher Magee, Pittsburgh, Pa., to Jemima Payne. 18th st, n s, 80 e 9th av, 20x47.4. July 27, due May 1, 1887.

McReynolds, Anthony, to The New York State Colonization Society. 131st st, n s, 157 e 7th av, 17x99.11. July 30, 3 years, 5%.

Same to Henry M. Schieffelin. 131st st, n s, 125 e 7th av, 16x99.11. July 30, 3 years, 5%.

Same to Samuel Powel, Jr., Philadelphia, Pa. 131st st, n s, 174 e 7th av, 3 lots, each 17x 99.11. 3 morts., each \$8,000. July 29, 5 years, 5%.

Same to John H. Powel, Jr., et al., exrs. and trustees Samuel Powel. 131st st, n s, 141 e 7th av, 16x99.11. July 30, 5 years, 5%.

Moore, Maurice, to Arthur L. Meyer. 49th st. P. M. July 29, 3 years, 5%.

Manice, William De F., to THE NEW YORK LIFE INS. & TRUST Co. Broadway, 6th av, 36th st and 35th st—the block. July 30, due Aug. 1, 1891, or sooner, 4%.

Matthaeus, Wilhelm, to Adolph Handte. 48th st, s s, 300 w 9th av, 25x100.5. July 29, due July 1, 1888, 5%.

McCullough, Mary T., to THE MUTUAL LIFE INS. Co., New York. 14th st, n s, 78.7 w Lexington av, 17.10x100.11. Already mortgaged to parties second part for \$2,500. July 29, due July 31, 1887.

Milleg, John W., to Theodora M. Huldberg. 3d st. P. M. July 30, due Jan. 1, 1887, or installs, 5%.

Moore, Alexander, and William Mulgrew to John F. Feitner, Carlstadt, N. J. 48th st, s s, 150 e 9th av, 25x100.5. July 30, 5 years, 5%.

Same to same. 48th st, s s, 125 e 9th av, 25x 100.5. July 30, 5 years, 5%.

Moore, Maurice, to Arthur L. Meyer. 120th st. P. M. July 15, due July 26, 1889, 5%.

Same to Rebecca B. Johnson, et al., exrs. Charles Johnson. 49th st. P. M. June 11, due July 16, 1887, 5%.

Morton, Elizabeth L., wife of and William J. to THE EQUITABLE LIFE ASSUR. Soc., U. S. 56th st. P. M., Mar. 19, due Jan. 1, 1892, 5%.

Mulry, Thomas, to THE EMIGRANT INDUSTRY SAVINGS BANK. 13th st, n s, 241.8 e 8th av, 20.10x103.3. Aug. 2.

Murphy, Francis, to THE EMIGRANT INDUSTRY SAVINGS BANK. 113th st, n s, 204.6 e 3d av, 50x 100.11; 113th st, n s, 254.6 e 3d av, runs north to centre line of block, x east 100 x south to land of F. Ball, x southwest to st, x west 63.1 to beginning; 113th st, n s, 250 w 2d av, runs north to land of Ball, x southwest 54 to st, x east 41.9 to beginning. Aug. 3, 1 year.

Minnerly, Albert, to Peter Donald. 131st st, n s, 125 w 7th av. P. M. Aug. 2, due Aug. 1, 1889, 5%.

Same to same. 131st st, n s, 159.4 w 7th av. P. M. Aug. 2, due Aug. 1, 1889, 5%.

Same to same. 131st st, n s, 191.8 w 7th av. P. M. Aug. 2, due Aug. 1, 1889, 5%.

Same to same. 131st st, n s, 142.8 w 7th av. P. M. Aug. 2, due Aug. 1, 1889, 5%.

Same to Robert S. Bowne et al., trustees Walter Bowne, dec'd. 131st st, n s, 257.4 w 7th av, 17.7x99.11. Aug. 4, 2 years, 5%.

Same to Sarah Ann Kouwenhoven. 131st st, n s, 240.8 w 7th av, 16.8x99.11. Aug. 4, 2 years, 5%.

Same to same. 131st st, n s, 224 w 7th av, 16.8x 99.11. Aug. 4, 2 years, 5%.

Same to John C. Schenck. 131st st, n s, 176 w 7th av, 15.8x99.11. Aug. 4, 2 years, 5%.

Same to same. 131st st, n s, 208.4 w 7th av, 15.8 x99.11. Aug. 4, 2 years, 5%.

Nugent, William, mortgagor, with John H. Riker, trustee. Extension of mort. at reduced interest. July 1.

Nagle, Patrick, to Max Altnayer, trustee for creditors. Monroe st, s s, 88 e Corlears st, 22x 70. 1/2 part. Aug. 2, due Feb. 1, 1887.

Noble, William, to The New York Lumber and Wood Working Co. 83d st, s s, 350 w 8th av, 20x102.2. July 28, due Dec. 4, 1886.

Nicolai, Andrea, widow, to John C. C. Gilsey. Broome st, No. 203, s s, 75 e Norfolk st, 25x52. Aug. 2, 5 years, 5%.

Nickelsburg, Albert, to Sophie St. G. Lawrence. 7th av. P. M. Aug. 2, 5 years, 5%.

Same to Elisabeth R. Walsh. Same property. P. M. Aug. 2, 5 years, 5%.

Oppenheimer, David, to William H. Phillips et al., exrs. and trustees Samuel Philips. 64th st. P. M. July 30, due Aug. 2, 1889, 4 1/2%.

Opperman, Augustus, to Rebecca wife of Leonard Scott. 9th av, e s, 75.3 n 43d st, 25.1 x100. Aug. 2, 10 years, 4 1/2%.

O'Connor, William, to M. Simon Rosenblatt. 119th st, s s, 85 e 6th av, 18x100.11. August 4, 3 months.

Oppenheimer, Jacob, to James R. Plum, trustee for Elias Plum, Jr. 3d av, w s, 80.11 n 101st st, 20x100. Aug. 4, 5 years.

Same to Louis Grunhut. 3d av, w s, 60.11 n 101st st, 20x100. Aug. 4, 5 years.

Same to Jacob W. Riglander. 3d av, s w cor 102d st, 20.11x100. Aug. 4, 5 years.

Same to Peter Donald. 3d av, w s, 20.11 n 101st st, 20x100. Aug. 4, 5 years.

Same to same. 3d av, n w cor 101st st, 20.11x 100. Aug. 4, 5 years.

Same to same. 3d av, w s, 40.11 n 101st st, 20x 100. Aug. 4, 5 years.

Same to Henry W. Strauss. 3d av, w s, 20.11 s 102d st, 20x100. Aug. 4, 3 years.

Same to same. 3d av, w s, 40.11 s 102d st, 20x 100. Aug. 4, 3 years.

Same to Mary G. Willard and Anna L. and Mercy M. Plum, Troy, N. Y. 3d av, w s, 100.11 n 101st st, 20x100. Aug. 4, 5 yrs.

Same to same. 3d av, w s, 120.11 n 101st st, 20x 100. Aug. 4.

Same to Benjamin Sire. 3d av, w s, extends from 101st to 102d st, 201.8x100. Aug. 4, 1 year or sooner.

Osborne, W. Wallace, to Caroline Fuller, Brooklyn. Valentine av, s e s, 325.3 n e Central av, 50x178. July 23, due July 18, 1891.

Padian, William, to THE MANHATTAN LIFE INS. Co. Lexington av, n w cor 51st st. P. M. Aug. 2, 1 year, 4%.

Pfeiffer, Henry, to Pauline Ettlinger. 10th st, n s, 474.3 w 2d av, runs northeast 94.7 x southeast 23.9 x southwest 94.7 x northwest 23.9 to beginning. Aug. 2, 5 years, 5%.

Same to Charlotte Klenner. Same property. Aug. 2, due Aug. 1, 1887.

Preiser, John, or Breiser, to John Bussing, Jr. 158th st, n w s, lot 207 map village of Melrose, 25x100. July 31, 3 years.

Phillips, Moss S., Brooklyn, to Arthur L. Meyer. 10th av, w s, 50.5 s 62d st, 25x100. July 29, 6 months.

Same to John B. Smith. 10th av, s w cor 62d st, 100.5x100. Aug. 4, demand.

Plunkett, Harriette M., Pittsfield, Mass., to Cynthia H. B. Clark. 61st st. P. M. July 31, installs, 5%.

Queripel, Adaline, to William Brenfleck. 156th st. P. M. Aug. 2, due Aug. 1, 1889, or sooner.

Ramsey, Peter N. and William H., to William Moores. 60th st, n s, 100 w 9th av, 250x100.5. Mort. \$97,500. July 30, 1 year 5%.

Ruhl, Henry, to William Sperb. 3d av, 23d Ward. P. M. July 31, 1 year, 5%.

Rittmaster, Alexander, and Abraham Levinson to Catharine M. Begg. Mulberry st. P. M. Aug. 2, installs, 5%.

Reilly, Lawrence P., to James V. Lynch. 3d av, No. 2037, store and basement. Lease. July 12, due Jan. 1, 1887.

Rice, John S., to John B. Whiting, Orange, N. J. Broadway, No. 435 n w cor Howard st, 26 x75. 1/2 part. Sub. to dower of Lucy S. Rice, widow. July 30, 6 months.

Richter, Louis, to John M. Cornell, guard. Julia C. Leffingwell. 117th st. P. M. July 31, 3 years, 5%.

Ruck, John M., to George Roll. 52d st, n s, 200 w 9th av, 50x100.5; 52d st, n s, 300 w 9th av, 50 x100.5. July 28, due Jan. 1, 1887.

Roehling, Ann, wife of and Joseph, to Henry Meigs and Alfred Roe, trustees John J. Palmer. 56th st, s s, 400 e 10th av, 25x69.2x 25.2x66. Aug. 4, 3 years.

Stein, Charles A., to Walter Wheeler. 1st av, w s, 101.10 s 116th st. P. M. July 1, 3 years, 5%.

Same to Lorillard Spencer. 1st av, No. 2255. P. M. July 1, due July 8, 1889, 5%.

Same to Charles G. Spencer. 1st av, No. 2251. P. M. July 1, due July 8, 1889, 5%.

Same to Eleanora L. Cenci. 1st av, No. 2249. P. M. July 1, due July 8, 1889, 5%.

Same to Morris L. Chaim. 1st av, No. 2241. P. M. July 1, due Aug. 3, 1889, 5%.

Schmitt, David, to Frederick Oppermann, Jr. Washington av. P. M. July 29, 3 years, 5%.

Smith, John F., to Gregorio di Lorenzo. Washington av. P. M. July 15, 3 yrs, 5%.

Sterling, Edward C., to Caroline M. wife of George L. Rives. 76th st, s s, 203 w Lexington av, 16x102.2. Sub. to mort. \$12,500. July 29, due Aug 1, 1887.

Stone, Leander, to Elkan Blumenthal. 124th st, s s, 100 e 1st av, 25x100.11. July 21, 5 years, 5%.

Strong, James H., to THE MUTUAL LIFE INS. Co., New York. 3d av, w s, 25.11 s 98th st, 25x100. July 29, due Aug. 1, 1887, 5%.

Schlesinger, Leo, and Joseph Hecht to THE UNITED STATES TRUST Co., New York. 3d av, No. 1702, w s, 73.8 s 96th st, 27x100. July 30, due Aug. 1, 1891, 4%.

Same to same. 3d av, No. 1704, w s, 46.10 s 96th st, 26.10x100. July 30, due Aug. 1, 1891, 4%.

Same to same. 3d av, No. 1708, s w cor 96th st, 20x100. July 30, due Aug. 1, 1891, 4%.

Same to same. 3d av, No. 1706, w s, 20 s 96th st, 26.10x100. July 30, due Aug. 1, 1891, 4%.

Steinhardt, Lewis, to Herman Wronkow. New Bowery, s w cor Roosevelt st. P. M. July 26, 1 year, 5%.

Same to same. 2d av. P. M. July 26, 1 year, 5%.

Steinhardt, Morris, to Herman Goldman. 7th av, w s, extdg. from 122d to 123d st. P. M. July 31, due Aug. 2, 1887, or sooner, 5%.

Schreimer, John, Jr., to Sarah E. Dobbs and Theodore Gordon, Lucy A. Way, Brooklyn, Catharine Anderson, Cincinnati, O., Lucy W. Means, Trenton, N. J., and Annie R. Silvers, Cranberry, N. J. Division st, Orchard st. P. M. Aug. 2, due Aug. 1, 1888, or sooner, 5%.

Seagrist, Francis W., Jr., to Abraham Bernheimer. 153d st. P. M. Aug. 2, 3 years or sooner, 5%.

Sobel, Elias and Philip, to THE EAST RIVER SAVINGS INST. East Broadway, No. 128, n s, 110.3 e Pike st, 25x63. Aug. 2, 5 years or sooner, 5%.

Same to same. East Broadway, No. 134, n s, 183.11 e Pike st, 25.3x62.7x25x62.9. Aug. 2, 5 years or sooner, 5%.

Stadeker, Henrietta, wife of Ralph, to Leo G. Rosenblatt. 2d av, n w cor 71st st. P. M. Aug. 2, due Feb. 1, 1887, or sooner, 5%.

Stevane, Albert, to Thomas H. Baucle. Division st, No. 52, n s, west of Christie st, runs west 22 on Division st, x north 72.3 in depth on w s to land of Gillett, x northeast 10 to alleyway, x east 17.3 to point 81.1 e Christie st, x south 70 to beginning. Aug. 2, 3 years.

Thompson, Jennie M., wife of and John B., to THE MUTUAL LIFE INS. Co. 38th st, n s, 171.3 w Madison av, 23.9x98.9; 39th st, s s, 170 w Madison av, 25x98.9. July 30, due June 1, 1887, 5%.

Townsend, Helene DeK., widow, to Chauncey E. Low, trustee for Alice O. L. Sand. 51st st, s s, 358 w 5th av, 20x100.5. Lease. July 27, due Sept. 1, 1888.

Tscheppa, Adolph, and Carl Schur to Emma L. wife of Cornelius H. Van Ness, Cornwall, N. Y. 69th st, s w cor 9th av. P. M. July 29, due Aug. 1, 1891, 4%.

Same to George J. Hamilton. Same property. July 29, due Aug. 3, 1887, 5%.

Tucker, Winfield, Isabella and Adeline, to THE EXCELSIOR SAVINGS BANK. 8th av, e s, 50 s 131st st, 50x100. Aug. 2, due Oct. 1, 1887, 4 1/2%.

Twaddell, Catharine A., to Martha M. wife of Morris Wilkins. Sedgwick av. P. M. Aug. 3, 1 year, 5%.

Same to Hugh N. Camp. Same property. P. M. Aug. 3, 1 year, 5%.

Toch, Jacob L., trustee, to Randolph Guggenheimer and Salomon Marx. Forsyth st, s w cor Hester st. P. M. July 30, installs, 5%.

The Trustees for the Corporation of the Methodist Episcopal Church in the City of New York to THE SEAMEN'S BANK FOR SAVINGS, New York. 18th st, n s, 100 w 8th av, 103x 114.6. July 30, 3 years, 4 1/2%.

Thum, Joseph, to Simon Bernheimer and August Schmidt, of Bernheimer & Schmidt. Greenwich st, No. 401. Lease. July 29, demand.

Victorius, Morris, to Adolph Seheffel. 2d av. P. M. Sub. to another mort. to same party for \$12,000. July 29, due Aug. 1, 1889, or sooner, 5%.

Same to same, guard. Edwin K. Florence R., Agnes K., Walter M., Herbert A. and Irene Scheffel. Same property. P. M. July 29, due Aug. 1, 1889, 4 1/2%.

Walsh, Ellen, wife of Henry J., to THE EMIGRANT INDUSTRY SAVINGS BANK. Sullivan st. P. M. July 31, 1 year.

Wilner, Esther, to Ludwig Heck and Katharina his wife. Delancy st. P. M. Sub. to mort. \$7,500. July 30, 4 years or sooner.

Watts, Mary H., wife of Dickson G., to Samuel Colcord. 81st st. P. M. Aug. 2, due Nov. 15, 1886, or when house is finished and before when no interest is charged.

Wolf, Margaretha, wife of Charles E., to Georgiana E. Arnold. 48th st. P. M. July 30, due Aug. 2, 1889, 4 1/2%.

Same to Samuel Riker. Same property. Sub.

to mort. \$15,000. Aug. 2. due Aug. 1, 1887, 5% 11,500  
 Whipple, Nelson M., to Jacob Lawson, Brooklyn. 97th st, n s, 100 e 10th av, 100x100.11. Secures debt of mortgagor and Albert C. Squier. Aug. 2, demand. 33,000  
 Same to same. 97th st, n s, 200 e 10th av, 100x100.11. Secures debt of mortgagor and Albert C. Squier. Aug. 2, demand. 33,000  
 Same to same. 97th st, n s, 200 e 10th av. P. M. Aug. 2, demand. 30,000  
 Same to same. 97th st, n s, 100 e 10th av. P. M. Aug. 2, demand. 30,000  
 Wilkes, Lizzie T., to Frederick S. Myers. 129th st, s s, 810 e 5th av, 25x99.11. Aug. 3, 1 month. 345  
 Wohlfert, Frederick, to THE NEW YORK SAVINGS BANK. 35th st, s s, 350 w 9th av, 25x98.9. July 22, due June 1, 1889, 4 1/2%. 13,000  
 Wallace, James G., and Ellen his wife, and William J. Smith and Eliza his wife to Nellie C. Van Reypen. 52d st, s s, 240 e 3d av, 40x100.5. Aug. 3, due Jan. 1, 1887 or sooner. 5,000  
 Wise, Nathan, to Rebecca Ehrich. 124th st, n s, 190 e 4th av, 25x100.11. Aug. 5, 1 year, 5%. 5,000  
 Same to Maria S. Hageman, New Brunswick, N. J. 125th st, s s, 190 e 4th av. P. M. July 21, due Aug. 5, 1889, 5%. 15,000  
 Same to same. 125th st, s s, 215 e 4th av. P. M. July 21, due Aug. 5, 1889, 5%. 15,000  
 Same to Samuel B. Kenyon. 124th st, n s, 140 e 4th av. P. M. July 21, due Aug. 5, 1889 or sooner, 5%. 8,000  
 Same to same. 125th st, s s, 140 e 4th av. P. M. July 21, due Aug. 5, 1889 or sooner, 5%. 17,000  
 Wittner, Hulda, to Henry M. Bendheim. 8th av. P. M. Aug. 5, installs, 5%. 3,000  
 Wood, James, to Clerk City and County of New York, in trust for Mabelle S. and James A. Wood. 3d av. s w cor 11th st, 27.6 x100. Aug. 4, 3 years, 5%. 21,767  
 Same to Mary A. Wood, extrx. John Wood. 112th st, n s, 17.10 w 4th av, 12 lots, each 17.10x100.11. 12 mortg., each \$3,000. Aug. 4, 3 years, 5%. 36,000  
 Same to same. 112th st, n w cor 4th av, 17.10x100.11. Aug. 4, 3 years, 5%. 3,000  
 Wright, Isaac E., to John Ross. 131st st, n s, 125 w 7th av, 150x90.11. Aug. 4, 6 months or sooner. 14,000  
 Zimmernann, Justus H., to Samuel Weil. Monroe st, n s, 99.9 e Catharine st, 51.10x101.4x54.9x101.11. To build at once. July 31, due July 15, 1887, 5%. 16,000  
 Declaration by Esther Celler, owner of No. 248 West 35th st, New York, that she holds title subject to two mortg. Aug. 4.

KINGS COUNTY.

JULY 30, 31, AUGUST 2, 3, 4, 5.

Alexander, Isabel H., wife of James, to John Z. Lott. Av B, East 5th st. P. M. July 27, due July 1, 1889, 5%. 5,000  
 Assip, John, and Timothy J. Buckley to William Post, committee of John Rogers. 5th av, s w cor Garfield pl, 111x100. July 30, due May 1, 1887. 30,000  
 Acor, Kate, wife of Lewis, to Anna J. Foster. Monroe st, n s, 105 w Reid av, 20x100. July 31, 1 year. 4,000  
 Same to same. Monroe st, n s, 85 w Reid av, 20x100. July 31, 1 year. 4,000  
 Ahrens, John H., to Otto W. Van Campen and ano., exrs. Alrich Henken. Ross st, s s, 20 w Lee av, 21.4x90. Aug. 2, 3 years, 5%. 4,000  
 Anderson, Frank P., to August C. Hockmeyer. Penn st, s e s, 81.4 n e Marcy av, 20.2x100. July 31, due Jan. 1, 1887. 300  
 Andrews, Louisa S., to Watson L. Bennett. 4th av. P. M. Aug. 2, 3 years, 5%. 1,100  
 Blauvelt, Hiram B., to George R. Connor et al., exrs. George Ricard. Manhattan av, e s, 50 s Ash st, 25x100. July 31, 3 years. 1,000  
 Bradley, John, to Calvin Burr. Jackson pl. P. M. July 30, 8 years. 1,500  
 Burckett, Sarah W., wife of Charles F., to Samuel W. Burtis. President st. P. M. July 27, 1 year, 4 1/2%. 11,000  
 Belden, George H., to George M. Eddy. St. Marks av, n s, 40 e Rogers av, 20x100. July 31, 1 year. 1,000  
 Brownell, Asa C., to Arthur R. Morris. Court st, Baltic st. P. M. July 30, 3 years, 5%. 3,000  
 Same to Mary J. Edwards and ano., exrs. and trustees Jonathan Edwards. Court st, Baltic st. See Conveys. July 30, 3 years, 5%. 8,000  
 Browne, Thomas, to The Henry Elias Brewing Co. Sands st, n e cor Washington st, 88.6x120. Lease. July 26, installs. 25,000  
 Brown, Melvin, to Linnie H. Griffin, general guard. Bradney B. Griffin. Kingston av. n w cor Degraw st, 127.9 x 175 x 113 x 173.5; Douglass st, s s, 100 w Kingston av, 100x112.9; Butler st, n s. See Conveys. July 15, 5 years, 5%. 5,000  
 Bushfield, John C., to Theodore F. Sanxay. Decatur st, s s, 231.3 e Sumner av, 18.5x100. July 30, 3 years. 6,000  
 Barney, John, to Stephen C. Halstead. Sackett st, s s, 127.8 w Hoyt st, 16.2x90. Aug. 2, 1 year. 1,300  
 Brady, John F., to Anna J. Wood. Lexington av, s s, 125 w Marcy av, 17.10x100. July 23, 3 years, 5%. 2,000  
 Bullock, Carrie M., to Margaretta B. Warren et al., exrs. C. C. Warren. Lexington av. P. M. Aug. 3, 3 years, 5%. 2,500  
 Same to Patrick J. Kenedy. Lexington av, s s, 230 e Clason av, 110x100. Aug. 3, 3 years, 5%. 3,900

Barnes, Jacob J., to Michael Dowling. Myrtle av, s s, 44.9 e Ralph st, 50x77.10x27.1x35.1x63.8. Aug. 4, 1 year. 7,000  
 Bayer, Sarah E., and Martin her husband, to The Mechanics' Fire Ins. Co., Brooklyn. Waverly av, e s, 290 n Myrtle av, 20x100. Aug. 3, 1 year, 5%. 3,000  
 Breitenstein, Lucas, to Obermeyer & Liebmann. McDougal st, n s, 375 e Saratoga av, 25x100. Aug. 5, 1 year, 5%. 2,000  
 Brennan, Hugh, to Jennie G. Wyckoff. 7th av. P. M. July 2, due Aug. 1, 1891, 5%. 2,800  
 Brown, Caroline, to Lucy A. Vanrein. Wythe av, n w s, lot 36 map 141, lots Williamsburgh, 25x81.9x25x81.6. Aug. 5, due June 1, '88, 2,500  
 Carolan, Mary Eliza, to Henry Wellbrock. Furman st. P. M. Aug. 4, 1 year, 5%. 2,900  
 Carroll, Martin, to Dine Savings Bank, Brooklyn. Clason av, Putnam av. P. M. Aug. 5, 1 year, 4%. 4,800  
 Cacao, Felix B., to Isaac E. Bergen. 65th st, n s, 100 w 4th av, 50x100. Aug. 3, 3 years, 1,600  
 Campbell, John J. and Annie A., to Josephine Hamilton. Carlton av. P. M. July 30, 3 years, 5%. 600  
 Carpenter, Thomas D., Jr., to Halsey Corwin. Herkimer st, n s, 300 w Nostrand av, 25x100. July 29, 2 years, 5%. 3,000  
 Cobb, Clara E., to John M. Stearns and ano., trustees of Eliza Valentine and children. Rockaway av, s w cor Hull st, 17x75. July 15, 3 years. 3,600  
 Collum, Caroline S., to John M. Stearns, trustees George Well, dec'd. Lee av, e s, 195 n Wilson st, 20x80.5x--x88.1. July 29, due Aug. 1, 1888. 650  
 Conlan, Dennis, to John Dixon, Hammondsport, N. Y. 1st st, n e s, 308 s e Bond st, 20 x64x17x56. July 31, 1 year. 500  
 Conlan, John, to Sarah E. Whitlock. Wolcott st, s e cor Richards st, 18x100. July 30, 3 years. 500  
 Connor, James R., to Florence E. Goldschmidt. Monroe st. P. M. July 30, 3 years, 5 1/2%. 2,250  
 Crockett, William, and Maggie Wells to Charles M. Marsh. Halsey st, n s, 108.4 e Lewis av, 66.8x100. 2d mort. July 29, demand. 3,000  
 Canfield, Mary J., wife of and Frank M., to Henry B. Scholes. Rodney st, s e s, 312.2 s w Bedford av, 16.9x100. July 31, 3 years. 1,700  
 Darling, Daniel P., to Heaton Manice. Ovington av. P. M. July 30, 3 years. 10,000  
 Davis, Lillie D., and Herbert M. her husband, to Ella Royce. Schaeffer st, s e s, 75 n e Bushwick av, 16.8x100. July 29, 3 years. 1,200  
 Deck, Franz, to Jost Moller, Jr., and John H. Schumann. Montrose av, s s, 225 w Lorimer st, 25x100. July 24, 5 years, 5%. 4,000  
 Dexter, Hiram, to The Riverhead Savings Bank, Suffolk Co., L. I. Graham av, n e cor Broome st, 68.9x75x22x79.7. July 31, due July, 1887, 5%. 7,000  
 Evans, Frederick D., to trustees Reformed Protestant Dutch Church of Flatbush. Av B, East 4th st. P. M. June 22, 3 years, 5%. 2,000  
 Same to same. East 5th st. P. M. June 22, 3 years, 5%. 4,000  
 Same to John Z. Lott. Av B, East 4th st. P. M. June 22, 3 years, 5%. 640  
 Same to same. East 5th st. P. M. June 22, 3 years, 5%. 1,262  
 Same to same. East 4th st. P. M. June 22, 3 years, 5%. 600  
 Ellson, Thomas, to Sophie G. Parker. Kosciuszko st, n s, 200 w Stuyvesant av, 100x100. July 30, demand. 2,000  
 Ender, George F., to Henry Loeffler. Seigel st, n s, 100 e Ewen st, 25x100. Lease. July 31, due July 1, 1888, 5%. 1,000  
 Fiel, Annie, to Peter Doelger. Franklin st, n e cor Eagle st, runs north 25 x east 44 x northeast 85 x northwest 24 x east 47.8 x south 100 x west 145. July 27, due Aug. 1, 1888. 1,300  
 Ford, Margaret, and Patrick her husband, to The Mutual Life Ins. Co., New York. Franklin av, e s, 238.4 s Fulton st, 20x100. July 29, due July 30, 1887, 5%. 6,000  
 Fox, Myron, to Henry Weil. Fairfax st. P. M. July 28, 1 year. 18,337  
 Same to same. Fairfax st, s e s, 95 n e Broadway, 366.8x100. July 28, 1 year. 26,950  
 Galer, Ebenezer, to The Williamsburgh Savings Bank. East 7th st, w s, 200 s Av B, 80x250 to Ocean Parkway. July 29, 1 year, 5%. 1,600  
 Gibbs, John, to John Doren. 4th av. P. M. July 31, 3 years. 550  
 Gilmartin, Ellen, to Anna Greve, extrx. Theodore Greve. State st, n e cor Furman st, 20.4 x61. July 31, due Aug. 1, 1891, 5%. 5,000  
 Graham, Annie, wife of and John H., to Catharine E. Waterbury, trustee John F. Kohler, dec'd. Myrtle av, n e cor Steuben st, 22x100. Aug. 2, 3 years, 5%. 5,000  
 Goucevich, Matteo, to Margaret Curry. Fleet pl, w s, 157 n Johnson st, 18x85. July 31, due Aug. 1, 1891, 5%. 1,150  
 Horton, Lewis S., to Daniel Ferry. 67th st, e s, 500 s 5th av, 150x88.7x150x110.2. Aug. 5, 1 year. 400  
 Hosking, Richard T., to Henry Kettlehodt. 49th st. P. M. Aug. 3, 3 years. 450  
 Healy, Richard, to The Kings County Savings Inst. Lee av, w s, 20 s Lynch st, 20x80. July 31, 1 year, 5%. 5,000  
 Same to same. Lee av, s w cor Lynch st, 20x80. July 31, 1 year, 5%. 7,000  
 Heinemann, Adam, to Hyman and Henry Sonn. North 1st st, n s, 16 w 2d st, 17.10x46. July 31, 1 year, 5%. 500  
 Hamilton, Eliza, to Reuhamay Proctor, general guardian of Lewis Du Bois. United States st, s s, adj. United States Navy Yard, 19.3x96x

19.3x100; United States st, s s, 122.6 e Little st, 19.3x66.4; United States st, s s, 100 e Little st, runs east 22.8 x south 66.4 x east 19.3 x south 31.8 x west 41.11 x north 98; Front st, n s, 210.9 e Gold st, 18.9x100. July 31, due Dec. 31, 1886. 500  
 Hart, John F., to Asa W. Parker. 15th st. P. M. July 30, demand. 7,000  
 Hockmeyer, August C., to Richard F. Carpenter. South 1st st, n e s, part of lot 3,564 assessment map of Williamsburgh, 22.6x85. July 30, 1 year, 5%. 1,000  
 Hamilton, Henry, to Riverhead Savings Bank. Lafayette av, s s, 535 e Lewis av, 65x200 to Van Buren st. Aug. 4, 3 years, 5%. 17,000  
 Jennings, William S., to Samuel H. Vandewater. Hancock st. P. M. July 23, due Sept. 1, 1886. 8,000  
 Same to same. Hancock st. P. M. July 30, due Sept. 1, 1886. 2,000  
 Same to same. Hancock st. P. M. July 30, due Sept. 1, 1886. 2,000  
 Same to same. Hancock st. P. M. July 30, due Sept. 1, 1886. 8,000  
 Same to same. Hancock st. P. M. July 30, due Sept. 1, 1886. 24,000  
 Jennings, William S., to Samuel H. Vandewater. Hancock st, n s, 210 w Lewis av, 90x100. July 30, due Sept. 1, 1886. 15,000  
 Keller, August, to Frank Nothig and Johanna his wife. Bergen st, n s, 200 e Howard av, 25x107.2. Aug. 4, 3 years, 5%. 400  
 Kern, Philip, to Philip Morrhene. Court st, w s, 40.6 n 1st pl, 19.6x55. July 1, 5 years, 5%. 4,000  
 Kleine, Virginia A., to Alfred J. Pouch. Covert st, Broadway. P. M. Aug. 5, due July 1, 1888. 9,000  
 Klippel, George, to Therese Schwerin. Hart st, s s, 240 w Lewis av, 20x100. Aug. 4, due June 30, 1889, 5%. 1,000  
 Koerber, Theodore E., to Charles Liebow. Monroe st. P. M. July 29, 2 years. 100  
 Kretchler, Henry, to Wolcott H. Pitkin. Pennsylvania av. P. M. July 16. 375  
 Kalbfleisch, Lucy F., wife of and Edward L., to The South Brooklyn Savings Inst. South Portland av, e s, 100 n Lafayette av, 23x100. Aug. 2, 1 year, 4 1/2%. 10,000  
 Koch, John H., to Dittmas Jewell. Liberty av, n w cor Orient av, 100x100. Aug. 2, 5 yrs. 4,000  
 Koch, Josephine, to John I. Voorhees. Hale av, n e cor Atlantic av, 112x100x94x101. July 23, 3 years. 900  
 Kelly, John, to John Mangels. Van Brunt st, w s, 125 s Dikeman st, 25x90. July 31, 3 years. 1,600  
 Kenny, Peter D., to Sarah J. Keeneth. Van Buren st, n s, 180 w Patchen av, 18x100. July 29, due July 1, 1887, 5%. 2,400  
 Linscott, John A., to Fred S. Myers. Atlantic av, s s, 298.8 w Utica av, 66.8x103.9x48.2x100. July 28, note. 300  
 Lloyd, Elizabeth, to Edward C. Underhill. 16th st, n s, 236.7 w 4th av, 14.4x88x18.6x87. July 9, 5 years, 5%. 1,000  
 Lamm, Daniel, to Brooklyn Trust Co. 5th st. P. M. Aug. 2, 1 year, 5%. 4,000  
 Livingston, Amelia A., wife of and William J., to Deborah L. Mott. Nassau st, w s, 162 n 1st st, 19x50. Aug. 3, 5 years, 5%. 1,400  
 McMahon, Bernard, to J. Wyckoff Van Sicken. Bay av, n e cor Schenck av, 50x100. Aug. 1, 1886, 3 years. 1,400  
 McMahon, Francis J., to The Metropolitan Life Ins. Co. 10th st, s s, 90 e 6th av, 3 lots, each 18.4x10. 3 mortg., each \$4,250. July 30, 1 year. 12,750  
 Same to Asa W. Parker, Hempstead, L. I. 10th st, s s, 90 e 6th av, 55x100. 2d mort. July 30, demand. 1,200  
 McMonnies, David, to George Simpson. Greene av, n s, 108.4 w Stuyvesant av, 16.8x100. July 30, due Aug. 1, 1891, 4 1/2%. 3,300  
 Miller, Albert, to The Williamsburgh Savings Bank. Greene av, n s, 60 w Sumner av, 20x80. July 30, 1 year, 5%. 3,250  
 Miller, David, to Albert G. McDonald. Flushing av, n s, 175 w Nostrand av, 25x100. July 30, due Aug. 1, 1887. 1,000  
 Mottey, Julia, to William F. Mittendorf. Hicks st. P. M. July 30, due Aug. 1, 1891, 5%. 5,000  
 Same to same. Hicks st. P. M. July 30, due Aug. 1, 1891, 5%. 5,000  
 Maccinchey, Emanuel, to The Williamsburgh Savings Bank. Marcy av, w s, 40 s Rodney st, 20x60. Aug. 3, 1 year, 5%. 2,000  
 Martine, Augustine L., wife of William McK., to Alfred De W. Mason. Lexington av, n s, 123.9 e Tompkins av, 23.3x100. July 31, due July 1, 1889, 5%. 2,500  
 Mayer, Elise, to The Williamsburgh Savings Bank. Weirfield st, n w s, 250 n e Broadway, 20x100. July 30, 1 year, 5%. 2,300  
 Same to Anna Eliza Cozine. Same property. July 30, installs. 1,200  
 McCormick, John, to Frank Bowman. 9th st, s w s, 120.9 n w 5th av, 50x92.6. July 31, 2 years. 1,250  
 McLean, Henrietta, to Kaufman Simon, Tappan, N. Y. Monroe st, s s, 425 e Bedford av, 20x79.6x20x81.6. July 31, 2 years, 5 1/2%. 1,200  
 Meyer, Joseph, to Andrew J. Onderdonk. Ewen st, Withers st. P. M. June 29, due Dec. 29, 1886. 600  
 Miller, Frances, to Florida O'Brien. Warren st. P. M. Aug. 3, 1 year, 5%. 450  
 Muller, Anna, wife of and Charles M., to The German Savings Bank, Brooklyn. Havemeyer st, e s, 67.4 n Division av, 20x80. July 31, due Dec. 1, 1887, 5%. 3,500  
 Murray, J. Archibald, to Louise H. Leclere. 39th st, s s, 350 w 3d av, 50x100.2. July 30, 3 years, 5%. 4,500



McLain, Nellie M., to Thomas E. Greason et al., exrs. James Wiggins. Halsey st, s s, 395 e Sumner av. 20x100. Aug. 3, 3 years. 4,000  
 Same to Michael Dowling. Halsey st, s s, 375 e Sumner av. 49x100. Aug. 3, 1 year. 500  
 McMahon, Catharine, to Patrick F. O'Brien. Lafayette av. P. M. Aug. 4, 2 years, 5%. 1,000  
 Miller, August, to John Auer. Rutledge st, s e s, 323 s w Harrison av, 25x100. Aug. 3, 3 years. 1,500  
 Matson, Anna, to George and Maria Walther. Sheffield av. P. M. Aug. 2, 5 years. 300  
 Miller, Emily, to Matthias Hacker and Margaretha his wife. McDougall st, n s, 275 e Saratoga av, 25x100. Aug. 4, due July 1, 1891, 5%. 1,800  
 Martin, Henry, to William Flanagan. Irving pl. P. M. July 31, 3 years, 5%. 4,750  
 McDicken, John, to Susan E. Willett. Kosciusko st, s s, 21 w Lewis av, 18.8x100. Aug. 4, due May 1, 1887. 1,000  
 Same to Thomas S. Strong. Kosciusko st, s s, 39.8 w Lewis av, 4 lots, each 18.6x100. 4 mortg., each \$1,000. Aug. 4, due May 1, 1887. 4,000  
 McArdle, Peter, to David Igelheimer. Wythe av, Rodney st. P. M. Aug. 2, 3 years, 5%. 2,350  
 McGovern, Ellen M., to Katie M. Conselyea. Leonard st. Frost st. P. M. July 1, 3 yrs. 400  
 Nichols, William H., to Mary A. Chichester. Magnolia st, s e s, 275 n e Central av, 20x100. Aug. 5, 3 years. 2,800  
 Sanico Thomas K. Lees. Magnolia st, s e s, 295 n e Central av, 20x100. Aug. 5, 3 yrs. 2,800  
 Same to same. Magnolia st, s e s, 315 n e Central av, 20x200. Aug. 5, 3 years. 2,800  
 Same to Sarah E. Lees. Magnolia st, s e s, 335 n e Central av, 20x100. Aug. 5, 3 years. 2,800  
 Same to same. Magnolia st, s e s, 355 n e Central av, 20x100. Aug. 5, 3 years. 2,800  
 Same to same. Magnolia st, s e s, 375 n e Central av, 25x100. Aug. 5, 3 years. 2,800  
 Nason, Morris, to The German Savings Bank, Kings County. 5th av, n e cor Prospect av, 72.6x97.7. Aug. 4, 1 year, 5%. 10,000  
 Nagel, John, to Charles Miller, Jersey City, N. J. Myrtle av, s s, 75 w Canton st, 25x109.7x 25.1x107.1. Aug. 2, 10 years, 5%. 3,500  
 Nanz, August F., to Frederic Schwickert. Harman st. P. M. July 30, installs. 1,800  
 Oppenheimer, Jacob, to Clarence Ewen. Pacific st, n s, 250 w Carlton av, 100x100. July 30, 3 years. 5,000  
 O'Brien, Patrick F., to John A. Latimer and ano., trustees of Harriet E. Belden. Lafayette av, n s, 81 w Lewis av, 19.4x100. July 31, due Feb. 5, 1889, 5%. 4,000  
 O'Brien, Catharine J., to Margaret C. Wilson. Freeman st. P. M. Aug. 4, 5 years, 5%. 1,000  
 Portsmouth, Adriana C., and Richard O. her husband, to George Simpson. Greene av, n s, 91.8 w Stuyvesant av, 16.8x100. July 30, due Aug. 1, 1891, 4 1/2%. 3,300  
 Pearson, Ellen, wife of and Theodore, to Richard L. Wyckoff. 3d st, n s, 46.10 w Hoyt st, 33.6x80. Aug. 3, 3 years, 5%. 5,000  
 Same to Halsey Corwin. 3d st, n s, 80.4 w Hoyt st, 33x80. Aug. 2, 3 years, 5%. 6,000  
 Same to Marie L. Langhaar. 3d st, n s, 113.4 w Hoyt st, 33.6x80. Aug. 2, 3 years, 5%. 6,000  
 Raymond, Charles H., to Agnes H. Davies. East New York av, n w s, 90 w Sackman st, runs southwest 40 x northwest 57.10 x north 57 to Dean st, x east 40 x south 44.10 x southeast 44.10. Aug. 2, 3 years. 2,250  
 Same to same. Dean st, s s, 139.3 w Sackman st, 41x-41.9x57. Aug. 2, 3 years. 1,600  
 Same to same. East New York av, n w s, 50 w Sackman st, runs s w 40 x northwest 44.10 x north 44.10 to Dean st, x east 40 x south 32.8 x southeast 32.8. Aug. 2, 3 years. 2,150  
 Reeves, Jane F., and Ellsworth A. her husband, to Robert S. Ingraham. Herkimer st, n s, 168 e New York av, 19x80. July 29, due Dec. 1, 1889. 3,000  
 Robertson, Eleanor, to John Prendergast. Keap st, s s, 234.4 e Lee av, 22.4x100. July 31, 3 years, 5%. 2,500  
 Rogers, Amos B., to Mary C. McCabe. 5th av, west cor 12th st, 20x80. Aug. 2, due Aug. 1, 1889, 5%. 7,500  
 Rogers, Edward, to John S. Andrews. Prospect pl late Warren st, n s, 350 w Rockaway av, 50x113.10x-127.9. Aug. 3, 5 years. 800  
 Roth, John, to Henry Becker. 50th st, s s, 275 e 6th av, 25x100. July 29, due Aug. 1, 1889. 300  
 Ryan, William W., to Melvin Brown. Locust av. P. M. Aug. 2, 3 years. 750  
 Requa, Elizabeth, to Archibald K. Meserole et al., trustees of Abraham Meserole, dec'd. South 4th st. P. M. July 1, 5 years, 5%. 2,280  
 Ryan, Michael P., to Annie A. Place. Van Sicken pl. P. M. July 19, 3 years. 975  
 Sheldon, Cevetra B., to Henry Day. Garfield pl, n s, 336 w 7th av, 85x150. July 17, due May 1, 1887. 11,055  
 Same to same. Same property. July 17, due May 1, 1887. 25,000  
 Smith, Dirling, to Henry Weil. Vanderveer st. P. M. Aug. 3, 1 year. 5,600  
 Same to same. Vanderveer st, s s, 80 e Bushwick av, 140x100. Aug. 3, 1 year. 9,600  
 Squance, Hattie I., to Abraham Vanderveer. 10th st, s w s, 228.10 s e 4th av, 17.4x100. July 15, 3 years. 3,000  
 Same to Stephen H. Williamson. 10th st, s w s, 246 s e 4th av, 17.4x100. July 15, 3 yrs. 3,000  
 Same to Ellen M. wife of James H. Williamson. 10th st, s w s, 263.4 s e 4th av, 17.4x100. July 15, 3 years. 3,000  
 Same to John I. Voorhees. 10th st, s w s, 298 s e 4th av, 17.4x100. July 15, 3 years. 3,000  
 Same to same. 10th st, s w s, 315.4 s e 4th av, 17.4x100. July 15, 3 years. 3,000

Same to Abraham Lott. 10th st, s w s, 332.8 s e 4th av, 17.4x100. July 15, 3 years. 3,000  
 Story, Morris H., to Gilbert S. Thatford. Ocean av. P. M. Aug. 3, 10 years. 900  
 Saalfeld, Otto, to Solomon Herrmann. Maujer st, n s, 150 e Ewen st, 25x100. July 2, 5 years, 5%. 4,500  
 Schloen, Claus, to William H. and Alfred M. Beadleston, and Ernest G. W. Woerz. Fulton st. P. M. Aug. 3, 3 years, 5%. 6,000  
 Stevenson, William, to Mary A. Squire, extr. of John L. Williams. Nostrand av, w s, 105.7 s Bergen st, 25x100. Aug. 3, 3 years, 5%. 2,500  
 Schaefer, John H., to The Williamsburgh Savings Bank. Jackson st, s s, 125 w Graham av, 25x100. July 31, 1 year, 5%. 3,000  
 Same to Julius Jacoby. Jackson st. P. M. 2d mort. July 31, 5 years, 5%. 1,800  
 Seeger, Henry, to John G. Koerner and Margaretha his wife. North 2d st, w cor 3d st, 26.9x47.10x26.9x51.6: North 2d st, s w s, 26.9 n w 3d st, 26x50.2x25.1x47.10. July 31, due Aug. 1, 1896, 5%. 13,000  
 Smith, John, to Kate G. Studwell. Lafayette av, n s, 300 e Tompkins av, 25x100. July 30, 5 years, 5%. 2,000  
 Smith, William B., to Jane W. Schoonmaker. Ocean av, e s, 100 s Linnington av, 100x100; Ocean av, e s, 240 s Linnington av, 100x200 to Williamsou av. Aug. 2, 3 years. 1,500  
 Smith, Mary J., wife of and Matthew, to The Williamsburgh Savings Bank. Frost st. P. M. July 30, 1 year. 1,500  
 Speth, Mary, to John Kramer and Barbara his wife. Bushwick av. P. M. July 27, due July 1, 1889, 5%. 1,060  
 Straub, Catharine, wife of and George, to The Williamsburgh Savings Bank. Park av, n s, 550 w Marcy av, 25x100. Aug. 2, 1 year, 5%. 2,000  
 Sussman, Adolph, to The Kings County Savings Inst. South 1st st, n s, 49.8 e Berry st, 25x80. July 31, 1 year, 5%. 2,500  
 Schieffelin, Charles M., to Will J. Henry. Bridge st, e s, 21.2 s York st, runs south 20.10 x east 75 x north 42 to York st, x west 25.6 x south 21.2 x west 49.6. July 9, 3 yrs., 5%. 9,500  
 Schneider, Magdalena, wife of Jacob, to Benjamin Rawson. Debevoise st, Humboldt st. P. M. July 30, 5 years, 5%. 18,000  
 Sayres, William J., to Margaret Hendrickson, Jamaica, L. I. Lafayette av, n s, 100 e Lewis av, 100x100. July 21, 1 year, 5%. 2,500  
 Schaper, Charles, to Thomas E. Tracy. Sackett st. P. M. July 30, 3 years, 5%. 2,000  
 Siebert, Charles, to The East Brooklyn Savings Bank. Myrtle av, n s, 21.4 e Franklin av, 20 x85; Franklin av, e s, 85 n Myrtle av, 22.9x 79. July 30, 1 year, 5%. 9,500  
 Smith, Mary, to Susan B. Shevlin. De Kalb av, n s, 70 w Clason av, 25x100. July 30, 3 years. 500  
 Steers, John, to Adrian H. Joline. Decatur st. P. M. July 15, due Aug. 1, 1887. 2,200  
 The Second German Baptist Church Assoc., Brooklyn, to Christian Fasen. Wallabout st, n s, 100 w Harrison av, 29.6x100x28x100. Aug. 2, installs., 5%. 2,500  
 Vass, S. Maury, to The Williamsburgh Savings Bank. Greene av, n s, 75 w Stuyvesant av, 16.8x100. Aug. 4, 1 year, 5%. 3,300  
 Van Winkle, Mary L., to The Mutual Life Ins. Co., New York. Tillary st. P. M. July 30, 1 year, 5%. 10,000  
 Vining, Edward A., and Georgiana V. Fisher to William H. Dill. Clifton pl, s s, 175 e Nostrand av, 25x100. July 27, due July 1, 1887. 450  
 Wells, Maggie, and Asael J. her husband, and William Crockett to The Mutual Life Ins. Co., New York. Halsey st, n s, 108.4 e Lewis av, 4 lots, each 18.8x100. 4 mortg., each \$4,750. July 29, due July 3, 1886, 5%. 19,000  
 Walker, George, to John W. Phelps. Linden st, s e s, 100 s w Hamburg av, 66.1x100. June 14, 6 months. 3,000  
 Same to Louis Kaden. Linden st. P. M. June 14, 6 months. 2,400  
 Wander, Catharine, to George C. Sexton. Williams av. P. M. July 28, 1 year. 300  
 Watson, Thomas A., to Richard Mowbray. Central av. P. M. Aug. 3, 3 years, 5%. 2,000  
 Yost, Charles A., to Archibald K. Meserole et al., trustees Abraham Meserole, dec'd. South 4th st. P. M. July 23, due Aug. 1, 1889, 5%. 2,230

and Trust Co., general guard Mary V. Johnson. nom  
 Carpenter, Emily E. and Frederick J., exrs. and trustees Jane S. Carpenter, to Charles M. Cannon. 2,000  
 Dunker, John F., to Newman Cowen. 4,000  
 Danssa, Augustin, admr. Ana de Rivera, to Bank of America. nom  
 Dunker, John F., to Adolph Bendheim. 2,000  
 Friedlander, Rebecca, and Joseph C. Levi, exrs. Louis Friedlander, to Anna R. Clark. 8,845  
 Gebe, George, to Frederick Dillemath. 700  
 Grunhut, Louis, to Randolph W. Townsend. 11,500  
 Hansen, Peter F. T., to Charles G. Witte, Brooklyn. 4,000  
 Hoffman, Jobst, to Noses Butzel. 4,863  
 Heckmann, Peter, admr. Elizabeth Heckmann, dec'd, to Catharine and Elizabeth Heckmann. 6,000  
 Juch, Wilhelmine, wife of and William A., to Isaac E. Valertine. 2,000  
 Jencks, Francis M., to Margaret Williamson. 6,000  
 Same to same. nom  
 Katzenberg, Julius, to Isaac Untermeyer. 3,238  
 Kiefer, Theresia, guard. Peter C. and Louis C. Nickel, to Leopold Rothschild. 4,000  
 Kingsland, George L. and Ambrose C., trustees, to Henry P. Kingsland. nom  
 Kingsland, Henry P., to Thomas McCredie, Albany. 6,105  
 Krammer, Louis, to Henrietta F. Hansen. 1,015  
 Knabe, Diedrich, to Albert Seligmann and Charles Seligmann. 2,000  
 Knabe, Hermann, to Diedrich Knabe. nom  
 Lane, William F., and H. Dales, exrs. William R. Dales, to Gemina Payne. 6,000  
 Maher, Edward, to Teresa C. Reilly, extr. James Reilly. 4,000  
 McAdam, Eliza, to Francis M. Jencks. 2,500  
 Merriam, Henry E., exr. Benjamin W. Merriam, to Francis M. Jencks. 6,000  
 Merriam, Henry E., to same. nom  
 Merrill, Eli M., to Mary A. Merrill. nom  
 Meigs, Henry, to Jacob R. Schuyler. 7,000  
 Oakley, Sarah, to William G. Lathrop, Jr., trustee for John M. Ryer. 6,000  
 Same to Charlotte B. Lathrop, extr. William G. Lathrop. 10,000  
 Oppenheimer, Max., to Charles Putzler. 2,500  
 Osorio, Isidore, to Rebecca Friedlander et al., exrs. Louis Friedlander. 8,786  
 Reilly, Joseph B., to George Latham. 1,271  
 Sands, Samuel S., guard. Charles E. Sands, to D. Comyn Moran, trustee. 3,025  
 Schneider, Mathias H., to Anna Ridder. 4,567  
 Schuck, Frederick, to Julius Goebel. 10,000  
 Seixas, Gershom A., to Robert M. Bruce. 4,000  
 Skinner, Andrew J., to Sarah H. Powell. 30,000  
 Same to Charles Frazier. 7,640  
 Same to Charles A. Peabody, Jr. 12,000  
 Southmayd, Charles F., to Bernard Earle, Hicksville, L. I. nom  
 Star Fire Ins. Co. to The Westchester Fire Ins. Co. 2,000  
 Same to same. 4,000  
 Same to same. 6,000  
 Same to same. 6,000  
 Same to same. 3,500  
 Same to same. 5,000  
 Sullivan, Susan, to Julia E. Thacher. 2,800  
 Schieffelin, Henry M., to Fanny K. Crosby and Mary B. Schieffelin. nom  
 Stumpfel, Theodore G. F., to William H. Payne. 2,600  
 The Farmer's Loan and Trust Co. to Heaton Manice. 1/4 part. nom  
 Vanderpoel, Aaron J., and George W. Quintard, exrs. Oliver Charlick, to Thomas W. Cauldwell, trustee. 15,000  
 Wagenen, Bleeker Van, exr. Jane B. Fox, to Thomas W. Cauldwell, trustee. 3 assigns. nom  
 Weil, Jonas, and Bernhard Mayer to Fanny Bach. 1,750  
 Wilson, Julia F., wife of William, to Lewis M. Hornthal. 5,124  
 Wittner, Hulda, to Henry M. Bendheim. nom  
 Wood, James, to Mary A. Wood, as extr. John Wood. 8,000  
 Same to same. 8,000

KINGS COUNTY.

JULY 30 TO AUGUST 5—INCLUSIVE.  
 Adams, Henry H., as Kings County Treasurer, to Ada Remsen. nom  
 Baird, Andrew D., to Augustus T. Carpenter, as trustee. \$2,510  
 Chapman, George F., to Harry Loomis. 1,300  
 Croak, John, to William H. Mountfort. 3,072  
 De Bevoise, Isaac, to Magdalena Schenck. 400  
 Driggs, Edmund, to William Ziegler. 10,000  
 Fines, Bernard, to Francis Lange. 1,000  
 Fish, James D., to John D. Fish, admr. Mary E. Fish. 1,000  
 Greacen, Thomas E., et al., exrs. James Wiggins, to James T. Wiggins. nom  
 Hewlett, Mary E., to Caroline Schaper. 4,500  
 Kent, Sarah A. M., to Jane W. Schoonmaker. 500  
 Lott, Abraham, to Matilda W. Magaw. 3,000  
 Same to Matthew J. Tierney. 3,000  
 Martens, Claus, gen'l guard. Theodore Huld, to John Mangelis. 1,600  
 McDermott, John, to M. F. McDermott and ano., exrs. Alexander Murray. 3,000  
 McDermott, M. F., and ano., exrs. Alexander Murray, to John Croak. 3,000  
 Moran, Charles A., exr. Anson Blake, Jr., to Catharine M. Abrams. nom  
 Nostrand, George E., to Ann M. Van Pelt. 1,200

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

JULY 30 TO AUGUST 5—INCLUSIVE.  
 Amend, Katie J., to John Rotkamp and Mary his wife. \$1,500  
 Amend, William J., to Maria Ridder. 1,000  
 Breeden, Benjamin F., to Emily G. Perry, Dedham, Mass. 12,000  
 Birkamp, Henry, to Thomas McCarty. 12,000  
 Cauldwell, Thomas W., trustee for Alice B. Fox, to Mary T. Constant et al., exrs. Samuel S. Constant. 6,000  
 Same to same. 6,250  
 Same, as trustee for Noel B. Fox, to same. 6,250  
 Cook, John F., to George L. Kingsland et al., trustees, for Albert A. Kingsland. 8,000  
 Cruft, Annah P. and Harriet O., Boston, Mass., to The N. Y. Life Ins. and Trust Co. nom  
 Same to same. 10,000  
 Cruger, S. Van Rensselaer, special guard. Mary V. Johnson, to The N. Y. Life Ins.



Table listing names and amounts, including Parsons, Charles H., Perrott, Ann M., Rothman, George, etc.

Table listing names and amounts, including Reinert, G., Rieke, J. W., Romanov, V., etc.

Table listing names and amounts, including Norton, F., Same, Same, O'Brien, T., etc.

CHATELS.

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.

JULY 30 TO AUGUST 5—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names and amounts, including Altman, H. J., Breid, M., Bloete, G., etc.

HOUSEHOLD FURNITURE.

Table listing household furniture with names and amounts, including Achenbach, Nellie, Asher, Bertha, etc.

Table listing miscellaneous items with names and amounts, including Ansel, G., Atwood, D. T., Bartolomeo, J., etc.

Lavens & Co. 59 Duane st.... E. P. Bullard. Machinery. 565  
 Lawrence, J. J. Flushing st. L. I.... S. A. Woods' Machine Co. Machinery. (R) 1,000  
 Leeds, W. J. 226 E. 60th.... W. C. Woodburn. Dental Chair and Fixtures. 100  
 Same.... W. R. Leggat. Dental Chair and Fixtures. 60  
 Luzzi, C. 202 Division.... D. Loricchio. Barber Fixtures. 120  
 Marxsen, O. and L. Borrmann. 137 1st av.... C. H. Krug. Delicatessen Store, Fixtures, &c. (R) 600  
 Mayer, J. 101 Av C.... I. Mayer. Barber Fixtures. (R) 200  
 McAleer, J. 419 Cherry.... J. McMahon. Horses, Wagons, &c. 100  
 Madden & Coyne. Blacksmiths Shop bet 8th and 9th avs and 65th and 66th sts.... J. Claffy. Blacksmith Shop, Fixtures, Tools, &c. 600  
 Mann, R. 1544 8d av.... C. J. Warren and A. B. Stratton. Bakery Fixtures. (R) 650  
 Mullin & Banta. 204 E. 11th.... D. B. Dunham. Coach. 700  
 N. Y. Mercantile Journal Co. 350 Pearl.... W. Brown. Office Furniture, Type, Printing Presses, &c. (R) 1,000  
 Osborne, T. Stone Yard, 91st and 92d sts.... J. Taylor. Machinery and Stock of Brown Stone, &c. (R) 25,000  
 Parks, J. A. Cor. White and Centre.... C. H. Field and M. B. Flynn. Lathes. (R) 1,500  
 Pfluge, E., and Carolina. 9 Jay st.... Philipina See. Boarding House Furniture, &c. 250  
 Py, Alfred. 77 Washington sq.... Marvin Safe Co. Safe. 120  
 Palmer, Elizabeth. 560 and 562 W. 23d.... S. A. Wood's Machine Co. Machinery. (R) 632  
 Peccoraro, —. 9 East Broadway.... H. Frank. Barber Fixtures. 821  
 Quinn, J. H. 160 Leroy.... J. Lennon. Ice Wagons, Horses, &c. (R) 2,500  
 Quinn, C. J. 47 Chrystie.... Nuffer & Lippe. Coach. (R) 420  
 Rockaway Beach Improvement Co. (Limited.) Rockaway Beach Hotel.... Mitchell, Vance & Co. Gas Fixtures, Globes, &c. (R) 8,056  
 Rohde, A. 177 Allen.... W. Bayrhoft. Drug Fixtures. 2,400  
 Rosenblom, W. 84 Clinton.... L. Engel. Glassware, Crockery, China and Store Fixtures. 500  
 Raborg, S. Broadway and 51st st.... S. Gutman. Pictures. 450  
 Schaffer, Elizabeth. W. 70th st, bet 11th and 12th avs. D. Thomas. Horse, Market Wagon and Farm Stock. 175  
 Schwencke & Pfitzmayer. 33-37 Bleecker.... Wilhelmnia Braun. Lithographic Stones, Machinery, &c. (R) 2,350  
 Schastey & Williams. Broadway and 53d st.... C. J. Osborn. Machinery, Tools and Appliances and Stock in Furniture Manufactory and Warehouse. (R) 130,000  
 Sprenger, R. 203 E. 92d.... J. Claussen. Horses, Wagons, Bottling Machinery and Stock. 950  
 Stormer, H. 974 8th av.... F. Schaake. Barber Fixtures. 300  
 Scharmann, J. F. 223 and 225 N. 2d st, Brooklyn.... H. B. Scharmann. Machinery. 6,116  
 Shindhelm, J. S. M. 109 Chrystie.... G. N. Shindhelm. Store Fixtures and Household Furniture. 347  
 Stein & Allaire. Stalls 22 and 24 Central Market.... S. Adelsdorfer & Co. Wagon, Ice-houses and Butcher Fixtures. 500  
 Straub, G. 522 W. 45th.... Barbara Giesmann. Butcher Fixtures, Horse and Wagon. 400  
 Schiller, S. 108 Mott.... I. Weschansky. Sewing Machines. 150  
 Stockhoff, H. 11th av, n e cor 108th st.... M. Geismann. Horse, Market Wagon and 800 Hotbed Sashes. 800  
 Tripp, C., Jr. Cor Grand and Clinton... W. Fiske. Printing Press. 210  
 Terhune, J. H. 249 Canal and 344 Broome.... Emma Terhune. Machinery and Fixtures. 400  
 Tobin, J. 409 E. 106th.... Vermont Marble Co. Horses. 272  
 Vogelius, C. F. 27 Rose.... G. W. and W. H. Van Allen. Machinery. (R) 1,500  
 Vaccas, M. 137 E. 13th.... Mosler, Bowen & Co. Safe. 100  
 Vogler, C. 276 E. 3d... Roberts, Collin & Co. Bakery Fixtures. 175  
 Wade, B., and Marie.... G. Dessecker. Coach. (R) 227  
 Ward, J. B.... M. Armstrong & Co. Carriage. 700

BILLS OF SALE.

Bromberger, E. 383 East Houston... A. Bromberger. Cigar Store Fixtures, &c. nom  
 Crow, P. 351 W. 98th.... F. W. Allen. Livery Stable and Undertaking Business. 9,000  
 Engelbach, F. 56 South Washington sq.... E. L. Feigner. Horses, Wagons, Pheatsons, Office Fixtures, &c. amt. omitted  
 Hermstedt, F. 118 Allen.... Marie Rechenbach. Saloon. 150  
 Kuhn, G. 629 W. 67th.... P. Boyle. Saloon. 300  
 Lehman, J. 10th av, n e cor 19th st.... J. Dunn. Frame House. 100  
 Manning, W. J. 548 4th av.... M. Groh's Sons. Stock of Liquors, Wines, &c. nom  
 Northrop, B. E., and H. Fischer. 211 8th av... P. E. Moisson. Restaurant and Furniture, Room Business, Stock and Uurniture. exchange for real estate  
 Peacock, J. H. 107 Water.... W. E. Harris. Dairy and Restaurant. 2,800  
 Pfeifer, G. 70 Essex.... Catharine Bueth. Printing Fixtures. 300

N. Y. ASSIGNMENTS OF CHATTEL MORTGAGES.

Artmann, R., to L. Bowsky. (Mortgage given by H. Fechteler, May 15, 1886.) 1,000  
 Becker, Mary, to Josephine Hogan. (M. Hogan, April 20, 1886.) 401  
 Collin, E., to Steinhardt Bros. (R. Fischer, July 23, 1884.) 700  
 Fischer, Anna, to E. Collin. (R. Fischer, July 23, 1884.) 400  
 J. Kress Brewing Co. to Beadleston & W. (N. J. Murphy, May 19, 1885.) 1,000  
 Trevett, Carrie A., to J. Wescott. (J. W. Lawrence, May 17, 1886.) 270

KINGS COUNTY.

SALOON FIXTURES.

Boecklin, G. 224 Union av.... C. Lipsius. \$150  
 Springman, F. 41 Kent av.... Budweiser Brewing Co. (R) 1,500

Ball, K. 198 Scholes st.... J. Fallert. 200  
 Chapman, J. 1406 Bergen st... E. Oche. 350  
 Cain, J. C. 322 Van Brunt st... Brunswick-Balke-Coller Co. Billiard Tables. (R) 32  
 Dunn, R. 70 Metropolitan av.... Budweiser Brewing Co. (R) 270  
 Etter, A. 398 1st.... Rubsam & H. (R) 300  
 Findley, A. 137 Magnolia st.... M. A. Findley. 500  
 Link, H. 48 Leonard st.... Budweiser Brewing Co. (R) 600  
 McNichols, D. 150 York st.... A. S. Kennedy. Pool Table. 75  
 McGovern, P. 331 Leonard st.... J. J. Sullivan. (R) 875  
 Richardson, G. E. 256 Fulton st... H. Vogel. 450  
 Rogner, M. 49 Cook st.... L. Eppig. 350  
 Regan, T. 141 North 4th st... Williamsburgh Brewing Co. (R) 150  
 Winnetta, G. 14 Metropolitan av.... The Williamsburgh Brewing Co. 150  
 Wolf, Max. 654 Gates av.... J. F. Betz, receiver. (R) 1,350

HOUSEHOLD FURNITURE.

Arnaux, F. 156 Adam st.... Alexander Bros. 299  
 Beatlie, Florence. 69 Laurence st... L. Z. Murray. 106  
 Bungert, Lena. 58 Jefferson st.... C. Jordan. Piano. (R) 212  
 Colton, Mary. 163 Halsey st.... L. Z. Murray. 185  
 Coykendall, F. 174 Garfield pl... L. Z. Murray. 134  
 Creighton, Sarah A. 866 Herkimer st.... J. Mullins. 175  
 Foster, Mrs. F. C. 390 St. Marks pl... L. Z. Murray. 128  
 Gardner, D. L. 181 Adams st.... Matilda M. Gardner. (R) 400  
 Gill, W. A. 392 Marcy av.... E. H. Morrey. 130  
 Gillespie, G. B. and Eliza G. 330 4th st.... A. J. Steers. 300  
 Green, Catharine. 181 Sands st.... L. Z. Murray. 190  
 Groom, Mrs. M. 333 St. Marks pl... J. Mullins. 115  
 Goodwin, Anna M. 125 South Elliott pl... Kate Godfrey. 300  
 Hallenbeck, H. C. 144 Putnam av.... L. Smadbeck. 200  
 Hall, Evelina E. 34 Schermerhorn st.... A. E. Obbard. (R) 872  
 Harper, J. and Annie. 217 10th st... A. J. Steers. 230  
 Harris, E. 82 Concord st.... J. Mullins. 310  
 Heckel, P. 210 Frost st.... Whalen Bros. 154  
 Henry, Mrs. S. L. 104 Bridge st.... L. Z. Murray. 151  
 Higgins, Mrs. Hugh. 754 Gates av.... J. Mullins. 183  
 Hotchkiss, P. P. 80 Willow st... F. G. Smith. Piano. 200  
 Joachim, Bernard. 358 South 5th st... A. R. Peabody. 130  
 Keese, Emily A. Flatbush... L. Z. Murray. 108  
 Kelly, Mrs. Ellen. 76 Smith st.... L. Z. Murray. 110  
 Lambert, W. W. 467 1/2 Fulton st... F. A. Fraser. Printing Office. 500  
 Mann, W. G. 696 Van Buren st.... J. Mullins. 129  
 McKee, Julia. 928 Herkimer st.... A. Schuiz. 135  
 Mezzick, J. B. 119 Marion st.... L. Z. Murray. 139  
 Miller, C. F. 458 Myrtle av.... L. Z. Murray. 272  
 Mulvaney, Elizabeth. 340 1/2 Evergreen av.... J. Mullins. 147  
 Munse, Le Grand B., and ano. Tappan Zee House, Nyack.... M. Valentine, ex R. Valentine. (R) 20,000  
 Oakley, Mrs. A. Orient av and Baltic st.... L. Z. Murray. 100  
 O'Connor, M. 152 21st st.... M. Mason. 128  
 Reilly, Mrs. A. 419 Clermont av.... L. Z. Murray. 160  
 Ritter, Mrs. Charles. 225 Schermerhorn st.... J. Mullins. 101  
 Robinson, R. 13 North Elliott pl... I. Mason. 96  
 Schadler, A. 128 Floyd st.... Jacob Bros. Piano. 290  
 Senns, C. 118 5th av.... H. Franke. 400  
 Sheppard, J. and Mary L. 429 5th av.... E. J. Post. 220  
 Sheldon, W. R. 112 Hicks st... A. J. Steers. 350  
 Taylor, W. R., Jr. 67a Somers st... L. Z. Murray. 185  
 Thompson, Mrs. Mamie. 159 Franklin av.... L. Z. Murray. 211  
 Thran, Emily. 51 Troutman st.... Epstein, K. & Co. 130  
 Urban, August. 452 Atlantic av.... F. G. Smith. Piano. 150  
 Van Syckel, Emily L. Van Sinderen av.... W. Spence. 4,700  
 Vose, J. A. Utica av and Degraw st.... I. Mason. 100  
 Wallace, Rosa. 114 Sumner av.... G. H. Kern. 125  
 Warner, A. D. and Mary E. 212 Lefferts pl... A. J. Steers. 567  
 Watt, G. 198 Spencer st.... L. Z. Murray. 115  
 Weiss, Rudy. 81 Myrtle av.... L. Z. Murray. 170  
 Wolf, G. R. 87 Cumberland st.... F. G. Smith. Piano. 175

MISCELLANEOUS.

Addis, W. E. De Kalb av.... M. G. Renners. Stock and Fixtures. 827  
 Boyle, M. N w cor Grand and 10th st.... Annie Byrne. Horse, Cart, &c. 100  
 Buhl, C., Jr. 180 Leonard st.... Elizabetha Buhl. Brush Manufactory. 300  
 Beck, J. 703 Broadway... A. B. Stratton. Bakery. 153  
 Beck, J. 703 Broadway... G. Brickner. Bakery. 219  
 Craw & Carle. 26 Tillary st... Marvin Safe Co. Safe. 100  
 Dannemann Bros. 18 Dodworth st... Marvin Safe Co. Safe. 65  
 Dennis, O. 1241 Broadway... Marvin Safe Co. Safe. 55  
 Dugan, J. E. and Mary E. 294 Division av.... Sarah N. Schad. Fixtures. 165  
 Ennis, H. L. 174 Prospect st.... The Henry Kiljam Co. Coach. (R) 157  
 Feitman, S. 926 Broadway... J. Kinahan. Horse and Wagon. 400  
 Fetzler, J. 186 21st st.... Emma Van der Wyk. Horse and Wagon. 75  
 Green, C. M. 326 Pearl st, New York... D. Appleton & Co. Presses, &c. (R) 3,336  
 Gaus, E. A.... P. Barrett. Wagon. 162  
 Gumpert, J. F. Vernon av, near Sumner av.... C. Regan. Wagon. 100  
 Hartmann & Barnes... P. Barrett. Truck. 200  
 Hoenighausen, J. 578 Bushwick av.... Marvin Safe Co. Safe. 55  
 Homeyer Bros. 244 Flushing av... Marvin Safe Co. Safe. 81  
 Jones, W. E. 14 and 16 Water st.... Mosler, Bowen & Co. Safe. 82  
 Kaese, A.... P. Barrett. Truck. 165  
 Kelly, T. C. 415 De Kalb av.... Marvin Safe Co. Safe. 67

Kopp, M. 679 Grand st... N. Langler. Wagon. 200  
 Lauzer, I. H. 84 Broadway... H. J. Scharnagel. Barber Shop. 100  
 Lindball, C. W. 934 Fulton st... H. Stallzbergh. Office Furniture. 60  
 Lowey, Wm. 85 Nassau st. New York... Virginia Lowey. Presses, &c. (R) 476  
 Lutz, John. 177 Driggs st.... C. W. Morsch. Barber Shop. 186  
 Meyerriecks, F. D. W. Kaatze. Horse, &c. (R) 130  
 Monsees, J. Cor Butler st and Howard av... J. Kraus. Truck. 100  
 Nichols, S. H. 67 Lafayette av.... Marvin Safe Co. Safe. 67  
 O'Donnell, H. 1150 Atlantic av.... Mosler, Bowen & Co. Safe. 60  
 Parisen, G. 102 Magnolia st... Holmes & Cotts. Horse, Wagon, &c. 500  
 Pendleton, Sarah J. 818 Broadway... Lazell, Dalley & Co. Drug Store. 434  
 Pendleton, Sarah J. Cor Franklin av and Pacific st.... Lazell, Dalley & Co. Drug Store. 434  
 Ripullone, D. 139 Cook st.... E. M. Williams. Sewing Machine. 80  
 Rathjen, W. H. 944 Atlantic av.... Mosler, Bowen & Co. Safe. 60  
 Schilling, C. 491 Wythe av... W. R. Clarkson & Co. Bakery. 650  
 Smith Bros., O. L. 15 Frankfort st. New York... James Conner's Sons. Type, &c. (R) 2,205  
 Simonson, H. J. Cor De Kalb and Waverly avs... J. Cunningham Son & Co. Livery Stable. (R) 800  
 Simonson, H. J. Jersey City.... J. Cunningham Son & Co. Coach. 946  
 Terhune, J. H. 249 Canal st, New York... Emma Terhune. Machinery, &c. 400  
 White, J. A. Cedar st.... F. F. Eden. Horses and Truck. 115

BILLS OF SALE.

Boyle, Michael, to P. and V. Piatteo. Frame Building, 570 President st. 325  
 Bose, Frederick, to Albert J. Hafl. Grocery, 67 Tillary st. 1,750  
 Caddoo, King H., to Charles L. Lang. Toy Store, 839 Myrtle av. 425  
 Denzin, Augusta, to Ernst Augustin. Bakery, 749 Broadway. 875  
 Donaghy, John S., to Frank H. Tyler. Horse, Phaeton, &c. 3 0  
 Durnion, Owen, to Phillip McCaffrey. Saloon, s e cor Atlantic av and Nevius st. 1,000  
 Erhard, William, to William Vasoll. Butcher Shop, 942 Atlantic av. 500  
 Hopper, Benjamin F., to John E. Hegman. Grocery, 926 Myrtle av. 238  
 Lahey, Thomas M., to Clement D. Harrington. Drug Store, 146 Smith st. 7,000  
 Martin, William H., to Edwin M. Millard. 1/2 part Steam Launch Atlantic. nom  
 Morse, George E., to Gertrude E. Newman. Cigar Store, 596 Atlantic av. 900  
 Summersgill, Carrie, to Louis Staudenbaur. Jewely Store, 206 Grand st. 900  
 Travo, Peter F., to Samuel M. Post. Fixtures, &c., 119 Greenpoint av. 700

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.

July and August  
 2\* Alden, Henry P.—Andrew Allen, as exr. \$1,786 17  
 2 the same—the same. 1,764 14  
 2 Arden, Thomas B.—W. T. Graff. 120 11  
 2 Arson, Bernhardt—Anton Schwarz 948 45  
 3 Ackermann, Bernard L., Jr.—Benedikt Fischer. 192 48  
 3 Angle, Isabella—Solomon Benjamin 440 50  
 3 the same—the same. 385 75  
 3 Alexander, Louis—J. H. Stone. 278 98  
 4 Archbold, Robert H.—Gustave Helmstetter. 104 36  
 5 Adler, David L.—W. H. Beadleston 37 00  
 5 Ashmore, Herbert E.—John Patterson. 148 02  
 6 Allen, Samuel E.—Lizzie T. Murphy. 135 92  
 6 Adams, J. Melvin—P. H. Van Riper. 491 58  
 6 the same—the same. 290 34  
 6\* Adams, George N.—American Net and Twine Co. 562 93  
 6 Anderson, Gabriel—F. C. Ambuster. 77 59  
 31 Blaisdell, John H.—James Gaykema 82 35  
 31 Baiz, Abraham—D. D. Barker. 652 50  
 31 Bayard, Charles H.—James Scott. 4,438 76  
 2 Buck, James S.—Aaron Peck. 1,341 92  
 2 Beez, Robert, as admr. of Andrew Beez—Louis Klein, as president. costs 67 59  
 3 Baker, Dwight B.—A. R. Clark. 307 12  
 3 Bottum, George L.—E. P. Gleason Mfg. Co. 105 10  
 3 Bush, Henry W.—J. S. Silver. 320 34  
 3 Burnaby, George R.—S. A. Sawyer. 12,971 73  
 3 Bader, Philip—Frederick Lemmermann. 259 50  
 4 Backhouse, George—Peoria Nat. Bank, of Peoria, Ill. 642 60  
 4 Beecher, John S.—J. M. Comstock. 276 65  
 4 Barton, William E.—Gustave Helmstetter. 104 36  
 5 Brownson, James M.—G. G. Hendrick. 158 20  
 5 Brown, John H.—J. E. Stillwell. 191 60  
 5 Brennan, Matthew J.—L. S. Chase. 29 90  
 5 Bothwell, John R.—John Sloane. 300 76  
 5 Blatt, Louis—Conrad Stein. 424 87  
 6 Brock, Robert P.—Lena Brockington. 49 50

Table listing names and amounts for various individuals and companies, including Colburn, Frederick E., Comstock, Franklin G., Carroll, Patrick J., Conroy, James, Connor, Charles F., Cusack, John H., Cohu, Aaron B., Clinton, William S., Cane, Henry M., Cane, George W., Coonan, Maurice, Cohn, Jacob, Carden, Robert E., Cohen, Charles S., Dusenbury, George M., Dickel, Helen W., d'Orville, Adolphus, Doe, John, Deutsch, Rosa, Duffy, Mary, Duffy, Michael, Deming, Lafayette L., De Vivo, Diego, De Vivo, Annie, de Rivera, Henry C., Ross, Salvador, Davids, John B., Davenport, John B., Davis, Richard, Eschbach, Alexander, Everhart, Frank, Fowler, Reuben L., Fischer, Catherine J., Faust, John D., Frank, Himan, Fox, Edwin M., French, William A., Flaherty, John, Farley, Cornelius, Fuller, Edward A., Fleidner, Ferdinand, Fleming, Thomas M., Fortunate, Antonio, Fisher, Morris, Grady, Thomas F., Gottsberger, William S., Glade, Charles, Grote, Doretha, Gilbertson, John, Gibbs, John B., Goldsmith, Ida, Goodsell, Charles M., Godfrey, Eli A., Godfrey, Miriam E., Hamilton, Henry N., Hogan, Thomas, Heit, Jacob D., Heit, Jacob, Hart, Henry, Hahner, George E., Herrman, Edward, Herrman, Moses H., Huggins, James L., Huggins, Jane H., Hecht, Philip, Hover, Herbert M., Hollander, Katy, Hertsberg, Solomon S., Hogan, Thomas, Hyman, Michael, Hoffman, Orrin C., Harrington, Denis, Haines, Aaron H., Jones, J. Dana, Jacobs, Samuel E., Jones, Nathaniel, Japha, William, Keeney, Patrick J., Kent, Percy, Kessler, Jacob, Koues, George E., Keating, Patrick E., Karwiese, Rudolph, Klunder, Charles F., Keith, Minor H., Koch, Eliza L., Klunder, Charles F., Kracke, Charles E., Kappes, Jacob, Leve, Gustave.

Table listing names and amounts for various individuals and companies, including Livingston, Sarah J., Levy, Benjamin, Leventhal, Martin, Law, Walter W., Lynch, John, Lambert, William W., La Motta, Peter, La Motta, Frank, Lovejoy, L. William, Mackey, Joseph, Murphy, John, Misell, Zillah D., Misell, David, Murphy, Mary, Moses, William S., Mendel, Louis, Murray, Thomas, Murray, Henry, Masterson, John S., Moss, Charles, Mandelbaum, Jacob, Marsh, Charles H., Mengis, Morris C., Miller, John, Miller, Michael, Mintz, Michael, Manning, William I., Maxwell, Robert E., Maxwell, George H., Monte, Salvatore, Montgomery, Edward L., Mayer, Jacob, Myer, Ella, May, Gustave, Marshall, Henry G., Meehan, Elizabeth, Mulry, Edward, Meyers, Abraham, Meyer, Herman, MacKey, Joseph, McHugh, Arthur, McCabe, Francis, McCaffrey, William J., Nussbaum, Gustave, Noonan, Michael, Netz, William, Nash, Eugene, O'Rourke, Bernard, O'Connor, Michael, O'Connor, Mathew J., O'Hare, Marie L., Orville, Adolphus, Ogle, George H., Ogle, Joseph, Pine, Ethan A., Phelps, Thomas, Parrott, Mary A., Peter, Joseph, Ploghoff, August, Peck, Frederick J., Post, Thomas J., Rosenthal, Joseph, Rosenthal, Lena, Radde, Louis E., Riley, John, Reynolds, William, Rosenthal, Isidor, Roe, Richard, Rice, William C., Rosenfeld, Joshua, Rosebrook, Frank, Rider, William W., Reed, David L., Schmidt, Louis W., Scovill, Thomas L., Stern, Aaron, Steinhardt, Ephraim, Saunders, Stiles M., Seliger, Alfred E., Scherer, Paul, Scott, John S., Schmidt, Ernest M., Schernikow, Otto F., Stratton, Hudson V., Schwed, Adolph, Solomon, Moses, Steiger, Ferdinand, Sterling, Edward C., Sloane, John, Sloane, Thomas C., Sloane, William D., Sloane, Henry T.

Table listing names and amounts for various individuals and companies, including Schutzle, Frederick, Schanzlin, Herman, Sinclair, Catherine N., Sossau, Gertrude, Schuster, John, the same, Smith, Robert E., Smith, John W., Smith, Joseph M., Tarpy, Thomas, Tamagni, Charles, Terrier, Walter, Tenney, Herman J., Tarler, George, Tallman, William D., Templeton, James A., Thomson, Andrew L., The Adams Printing Co., The Crist Engine Works, The Gutta Percha and Rubber Mfg. Co., Buckley, Jr., The Knickerbocker Ice Co., Birkett, as admr., The Americus Turning Co., Seaboard Bank, The Fursell Co., The Purssell Co., Poultney Slate Works, The Uptown News Pub. Co., Bennington Woolen Mills, The Chicago, Danville & Vincennes R. Co., the same, The Mayor, & Co., Eagle Tube Co., Nassau Building Co., The Mayor, & Co., Trustees of the Leake & Watts Orphan House, the same, Eliza J. Ross, the same, William Moller, the same, the same, Von Seyfried, Rudolph, Van Steenberg, Burham, Blair, Wilson, Elijah N., White, James, Watson, Emma, Watson, Henry J., Wilson, James, Wolfe, James, White, Charles H., Weber, Albert, Walters, Henry G., Winans, Charles T., White, James, Wiley, Theodore W., Wright, Andrew, Young, David B.

KINGS COUNTY.

Table listing names and amounts for various individuals and companies in Kings County, including Alexander, George R., American Central Ins. Co., Ainslie, James and Robert, Schneider, Baiz, Abraham, Bell, J. Jay, Bush, Henry W., Bergen, John H., Brownson, James M., Carney, Mary, Cooper, William T., Clinton, William S., Dickson, George A., Ellis, Ella, Farrell, James, Fishbeck, Louis, Gourlay, James B., Gordon, La De Valsen C., Dickerson, Graham, William H., Gildersleeve, George F.

Table of satisfied judgments in New York, July 31 to August 6 inclusive. Includes entries for Graves, Isabella S., Kelly, Bridget, Kraemer, George J., etc.

SATISFIED JUDGMENTS.

NEW YORK.

July 31 to August 6—inclusive.

Table of satisfied judgments in New York, July 31 to August 6 inclusive. Includes entries for Beno, Joseph, Biow, Gabriel L., Barrett, Wm., etc.

Table of satisfied judgments in Kings County, July 31 to August 6 inclusive. Includes entries for +anders, Joshua C., Steinhardt, Michael, etc.

KINGS COUNTY.

July 31 to August 6—inclusive.

Table of satisfied judgments in Kings County, July 31 to August 6 inclusive. Includes entries for Cabill, John, Creamer, Joseph, Jr., etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, July. Includes entries for 31 Eighty-first st., 31 Eleventh av., etc.

NEW YORK CITY.

August.

Table of mechanics' liens in New York City, August. Includes entries for 2 Eleventh av., 2 Sixty-second st., etc.

KINGS COUNTY.

July.

Table of mechanics' liens in Kings County, July. Includes entries for 29 Bushwick av., 31 Halsey st., etc.

August.

Table of mechanics' liens in Kings County, August. Includes entries for 2 Bushwick av., 2 Bushwick av., etc.

Table of mechanics' liens in Kings County, August. Includes entries for 5 Broadway, Nos. 978-985, 5 Quincey st., etc.

SATISFIED MECHANICS' LIENS.

AUG. NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, August. Includes entries for 2 One Hundredth st., 3 Mulberry st., etc.

Discharged by order of court.

KINGS COUNTY.

July 31 to August 6—inclusive.

Table of satisfied mechanics' liens in Kings County, July 31 to August 6 inclusive. Includes entries for 65th st. n. s., 65th st. n. s., etc.

BUILDINGS PROJECTED.

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

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table of buildings projected in New York City, South of 14th Street. Includes entries for Bank st., Hudson st., Pearl st., etc.



44th st, No. 550 W., rear, two-story brick stable, 16x10, tin roof; cost, \$300; Essie O'Neill, on premises; ar't, J. W. Cole. Plan 1357.  
 47th st, No. 611 W., storage shed, 25x100; cost, \$500; Wm. Kelly; ar't, J. W. Cole. Plan 1356.  
 52d st, No. 423 W., five-story brick (stone front) tenem't, 25x88.6, rear 21.6, tin roof; cost, \$20,000; ow'r and ar't, James Lee, 420 West 50th st. Plan 1377.  
 17th st, No. 136 E., one-story brick stable, 25x30, tin roof; cost, \$1,000; Wm. Tilden, Union Square Hotel; ar't and m'n, Chas. Parkinson; b'r, B. Ryan. Plan 1869.  
 27th st, No. 434 W., five-story brick (stone front) tenem't, 25x80, tin roof; cost, \$20,000; ow'r and b'r, Gillespie & Harlow, 396 9th av; ar't, M. V. B. Ferdon. Plan 1387.  
 28th st, Nos. 235 and 237 E., two five-story brick tenem'ts, 25x82, tin roofs; cost, each, \$15,000; Jacob Dieter, 342 East 15th st, and Alphonse Hogenauer, 418 East 84th st; ar't, W. A. O'Hea. Plan 1398.  
 36th st, No. 12 W., five-story and basement brick dwell'g, 25x66.8, with extension 17, tin and slate roof; cost, \$30,000; Richard Irvin, Jr., 10 West 17th st; ar'ts, Roeth & Tilden, of Boston, Mass., b'rs, J. B. Smith and Morton & Chesley. Plan 1398.  
 29th st, Nos. 617-623 W., two-story brick refrigerating house for cooling beef, 93x100, felt and gravel roofing; cost, \$25,000; Joseph Stern, 55 West 50th st; ar'ts, Axford & Cramer. Plan 1367.  
 10th av, Nos. 140 and 142, two five-story brick tenem'ts with stores, 19.2x85.6 and 25.6x82, tin roofs; cost, \$15,000 and \$18,000; Frederic Bronson, 174 Madison av; ar't, R. M. Hunt. Plan 1386.

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

63d st, n w cor Av A, open shed, 16x45, for coal bins; cost, \$150; J. D. Crammins, 40 East 68th st. Plan 1362.  
 92d st, No. 439 E., rear, open shed, 10x24; cost, \$15; James Innes, on premises; b'r, Joseph Spears. Plan 1360.  
 3d av, e s, 50 s 100th st, three five-story brick tenem'ts with stores, 25x90, tin roofs; cost, each, \$25,000; George C. McLaughlin, 155 East 92d st; ar't, C. Baxter. Plan 1361.  
 64th st, No. 321 E., wagon shed, 18x53; cost, \$500; William Moller, 209 East 87th st; ar't, P. F. Schoen. Plan 1364.  
 94th st, n s, 80 e 2d av, five-story brick tenem't, 20x70, tin roof; cost, \$13,000; ow'r and b'r, John McCormick, 300 West 133d st; ar't, W. A. O'Hea. Plan 1392.

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

65th st, s s, 300 e 11th av, three-story brick tenem't with wagon roadway in 1st story, 25x50, tin roof; cost, \$7,000; Anne Thomas, 70th st, s w cor 11th av; ar't, John Bingold. Plan 1376.  
 95th st, n s, 250 w 9th av, six three-story and basement brick dwell'gs, 16 and 17x50, tin roof; cost, each, \$10,000; Charles A. Bouton, 211 W. 124th st; ar'ts, W. J. Merritt & Co. Plan 1355.  
 Riverside av, n e cor 104th st, two and three-story and basement brick (granite front) dwell'g, 36x77.2 and 94, rear 36 and 24.6, tin roof; cost, \$95,000; Richard S. Bacon, Flushing, L. I.; ar't, J. M. Dunn. Plan 1375.  
 10th av, n e cor 89th st, five-story brick tenem't with stores, 25x76, tin roof; cost, \$18,000; ow'r and b'r, Emil Haenschen, 333 East 54th st; ar't, George Matthias. Plan 1378.  
 10th av, e s, 25 n 89th st, three five-story brick tenem'ts with stores, 25x87, tin roof; cost, each, \$15,000; ow'r and ar't, same as last. Plan 1379.  
 9th av, e s, 25.8 n 83d st, two five-story brick (stone front) tenem'ts with stores, 25.6x83, tin roofs; cost, each, \$16,000; Alex. D. Duff, 321 East 86th st; ar't, G. A. Schellenger. Plan 1390.

**NORTH OF 125TH STREET.**

129th st, s s, 300 e 7th av, five-story brick tenement, 25x80, tin roof; cost, \$15,000; William C. Boyd, 72 East 127th st; ar'ts, Cleverdon & Putzel. Plan 1365.  
 129th st, s s, 325 e 7th av, five-story brick tenement, 25x80, tin roof; cost, \$15,000; Frank G. Swartwout, 68 East 121st st; ar'ts, Cleverdon & Putzel; b'rs, not selected. Plan 1359.  
 171st st, s s, 175 e 11th av, one-story and basement stone stable, 20x25; cost, \$2,000; Wilhelmina Lober, 166th st, near 10th av; ar't, W. P. Anderson; built by day's work. Plan 1373.  
 185th st, s s, 100 w 10th av, two-story frame dwell'g, 18x42, tin roof; cost, \$1,500; ow'r, ar't and b'r, Oscar Norman, 1474 3d av; m'n, not selected. Plan 1358.  
 150th st, n e cor St. Nicholas pl, three-story brick (stone front) dwell'g, abt 43x50, slate, copper and tin roof; cost, \$80,000; James A. Bailey, 118 Madison av; ar't, S. B. Reed; b'rs, Fordyce & Himper. Plan 1391.

**23D AND 24TH WARDS.**

Clarke pl, s s, 200 e Jerome av, rear, open shed, 25x14; cost, \$100; Charles Myers, 169th st and Jerome av. Plan 1374.  
 155th st, n e cor Morris av, one-story frame foundry, 50x25, tin roof; cost, \$600; Sigmund Feust, 119 Prince st; b'r, Michael Rohr. Plan 1366.  
 168th st, n s, 79.6 w Tinton av, three-story frame dwell'g, 20x40, deck roof tinned, mansard slated; cost, \$4,000; Henry Slater, 1599 Lexington av; ar't, H. S. Baker, b'rs, not selected. Plan 1382.  
 Fulton av, e s, 103 s 169th st, two-story frame dwell'g, 17.10x35, rear 18.5, tin roof; cost, \$3,000; Wilhelmina Ronner, 1280 Fulton av; ar't, Louis Falk. Plan 1383.

Grand av, w s, 397 s w Samuel st, lumber shed, 16x8.6; cost, \$20; Philip Vohdin, Chestnut st, West Farms. Plan 1363.  
 Honeywell av, w s, 376 s Samuel st, two-story frame dwell'g, 21x28, tin roof; cost, \$1,600; Mary Thornton, 327 East 79th st; ar't, Andrew Spence. Plan 1385.  
 St. Anns av, e s, from 134th to 135th sts, ten three-story and basement brick dwell'gs, 20x42, cost, each, \$7,000; Theodore G. Thomas; ar'ts, McKim, Mead & White. Plan 1354.  
 Washington av, w s, 101 s 183d st, two-story frame dwell'g, 30x35, tin roof; cost, \$3,000; Amelia Merritt, Franklin av, bet 167th and 168th sts; ar't, C. S. Clark. Plan 1372.  
 161st st, s s, 490 e Jerome av, two frame sheds for storage of lumber, 16x100, roofs covered with tar paper; cost, each, \$500; James W. Colwell, 232 East 127th st. Plan 1370.  
 161st st, s s, abt 520 e Jerome av, one-story frame office, 31x17; cost, \$600; same as last. Plan 1371.  
 Franklin av, w s, 135.4 s 169th st, four three-story frame dwell'gs, 20x38, tin roofs; cost, total, \$15,000; Jacob Stahl, Franklin av, near 169th st; ar't, Julius Kastner. Plan 1388.  
 Valentine av, e s, abt 325 n 179th st, two-story frame dwell'g, 22x34, rear 26, shingle roof; cost, \$2,750; William W. Osborn, 992 East 175th st; ar't, B. J. Schweitzer; b'rs, Robert Sauvan and S. T. Hink. Plan 1394.

**KINGS COUNTY.**

Plan 1062—Lafayette av, n e cor Lewis av, one four-story brown-stone store and flats, 24x61, tin roof and wooden cornice; cost, \$11,000; ow'r and b'r, P. Concannon, Van Buren st; ar't, I. D. Reynolds.  
 1068—Butler st, No. 182, bet Bond and Nevins sts, one two-story frame dwell'g, 20x32, tin roof; cost, \$1,500; Theresa Doyle, on premises; ar't, F. Ryan; b'r, J. Gallagher.  
 1069—North 13th st, s s, 125 w Berry st, one one-story frame smith shop, 25x50, felt roof; cost, \$150; F. W. Fletcher, 459 Madison st; ar't and b'r, G. H. Fletcher.  
 1070—Hunterly road, es, 114.7 n Atlantic av, one three-story frame (brick filled) tenem't, 21x40, tin roof; cost, \$3,500; J. P. Lonergan; ar't, A. Hill.  
 1071—Rochester av, w s, 114.7 n Atlantic av, one three-story and basement frame (brick filled) dwell'g, 21x40, tin roof; cost, \$3,500; ow'r and ar't, same as last.  
 1072—Evergreen av, s e cor Van Vooris st, seven two and three-story frame (brick filled) dwell'g, 16.8x40, tin roofs; cost, each, \$2,000; G. C. Cardwell, 17 Lawton st; ar't, C. W. Cardwell; m'n, not selected.  
 1073—Schaeffer st, n s, 75 e Bushwick av, three three-story frame (brick filled) dwell'gs, 18x40, tin roofs; cost, each, \$2,500; ow'r and b'r, Joseph Hopkins, 56 Schaeffer st; ar'ts, Platte & Acker.  
 1074—23d st, No. 138, s s, one three-story frame (brick filled) store and dwell'g, 25x50, tin roof; cost, \$4,400; Helena C. Hamstead, 330 Atlantic st; b'rs, J. Sorenson and J. Kolb.  
 1075—Humboldt st, e s, 40 s Frost st, one two-story frame (brick filled) store and dwell'g, 20x40, tin roof; cost, \$2,300; ow'r and ar't, John Collins, 250 Moore st; b'rs, J. Rueger and Rehun & Becker.  
 1076—Fairfax st, e s, 95 n e Broadway, six two-story frame dwell'gs, 16.8x40, gravel roof; cost, each, \$2,250; Myron Fox, 245 Washington st; ar't, S. M. Styles.  
 1077—Gates av, s s, 225 e Marcy av, five four-story brick stores and flats, 20x64, gravel roofs, wooden cornices; cost, each, \$9,000; Wm. H. Aldrich, 497 Gates av; ar't, T. S. Goodwin; b'r, not selected.  
 1078—Penn st, s s, 160 e Marcy av, three three-story and basement dwell'gs, 20x50, tin roofs, wooden cornices; cost, each, \$10,000; M. Ferguson, 254 Hewes st; ar't and b'r, E. Ferguson.  
 1079—Lewis av, e s, 82 n Madison st, one two-story and basement dwell'g, 20x42, tin roof, wooden cornice; cost, \$4,500; B. Linikin, 300 Stuyvesant av; ar't, A. Hill.  
 1080—Lewis av, e s, 24 n Madison st, two two-story and basement dwell'gs, 19x42, tin roofs, wooden cornices; cost, each, \$4,500; ow'r and ar't, same as last.  
 1081—Lewis av, e s, 100 n Madison st, one two-story and basement dwell'g, 18x42, tin roof, wooden cornice; cost, \$4,500; ow'r and ar't, same as last.  
 1082—Reid av, e s, 22 s Madison st, eight four-story brick stores and tenem'ts, 19.6x60, gravel roofs, wooden cornices; cost, each, \$7,000; ow'r and b'r, T. W. Swimm, 393 Gates av; ar't, A. Hill.  
 1083—Heyward st, n s, 120 w Harrison av, fifteen three-story frame (brick filled) tenem'ts, 25x58, tin roofs; cost, each, \$4,000; ow'r and b'r, J. Bossert and J. Auer, on premises; ar'ts, Platte & Acker.  
 1084—Debevoise st, No. 81, n s, 119 w Morrell st, one two-story frame dwell'g, 21.5 and 20x51.2x 58.10, tin roof; cost, \$3,200; ow'r and m'n, Isidor Mock, on premises; ar't, Th. Engelhardt; c'r, not selected.  
 1085—Halsey st, n s, 25 w Throop av, six three-story and basement dwell'gs, 16.3x42, gravel roofs, wooden cornices; cost, each, \$7,000; J. L. Young Bros., 763 Madison st; ar't, J. L. Young; c'rs, J. L. Young Bros.  
 1086—Greene av, No. 1157, n e s, 300 from Evergreen av, one one-story frame flower-house and offices, 9.10x10, tin roof; cost, \$200; ow'r and b'r, John Deller, on premises; ar't, E. Schrampf.  
 1087—Macon st, n s, 80 e Arlington pl, five three-story and basement brown stone dwell'gs,

16x40, tin and gravel roofs, wooden cornices; cost, each, \$4,500; Wm. O. Thomason, 135 Lef-ferts pl; ar't, A. Hill; b'rs, H. B. Ware and J. Mills.  
 1088—Carroll st, s s, 200 e Washington av, one one-story frame dwell'g, 20x10, gravel roof; cost, \$30; ow'r and b'r, Patrick Kelly, Carroll st, near Washington av.  
 1089—Sackman av, e s, 150 n Duryea av, one one-story frame dwell'g, 21x31, tin roof; cost, \$500; Mrs. Imogene Van R. Hurd, Dean st, near Sackman av; ar't, M. F. Hurd; b'rs, T. V. Featherstone and W. Miller.  
 1090—Elm st, No. 147, one three-story frame (brick filled) tenem't, 25x55, tin roof; cost, \$4,500; ow'r and b'r, Robert B. Mulier, 145 Elm st; ar't, H. Vollweiler.  
 1091—Vanderveer st, s s, 80 e Bushwick av, eight two-story frame dwell'gs, 17.6x40, gravel roofs; cost, each, \$2,000; ow'r and c'r, Diring Smith, 826 Herkimer st; ar't, Thos. McMahon; m'n, W. S. Montgomery.  
 1092—Hamilton av, n w cor Court st, one four-story brick store and tenem't, 25x60, tin roof, wooden cornice; cost, \$7,000; Hugh Bond, Hamilton av and Smith st; ar't, G. Damen; b'r, J. Cady; c'r, not selected.  
 1093—Willoughby av, Nos. 809 and 811, two two-story brown stone dwell'gs, 25x40, tin roof, wooden and tin cornices; cost, each, \$6,000; ow'r and b'r, George Straub, 22 Ditmars st; ar't, Th. Engelhardt.  
 1094—Reid av, s w cor Decatur st, one four-story brick store and tenem't, 20x75, tin roof, brick and iron cornice; cost, \$9,000; ow'r and b'r, Henry Grassman, 364 Vernon av; ar't, F. Holmberg.  
 1095—Hancock st, n s, 193 w Lewis av, eight three-story and basement brown stone dwell'gs, 18x45, gravel roofs, wooden cornices; cost, each, \$8,000; Wm. Jennings, 176 East 122d st, New York; ar't, C. Baxter; b'r, not selected.  
 1096—Madison st, w s, 175 n Liberty av, one one-story frame dwell'g, 20x30, tin roof; cost, \$700; ow'r and b'r; Otto Stemmler, Jefferson st, East New York.  
 1097—Fulton st, n s, 220 e Bedford av, three four-story brown stone stores and tenem'ts, 20x 40, tin roofs, wooden cornices; cost, each, \$5,000; ow'r, A. C. Brownell, 200 Halsey st; ar't, F. K. Irving.  
 1098—Fairfax st, s s, 195 n e Broadway, sixteen two-story frame dwell'gs, 16.8x40, gravel roofs; cost, each, \$2,350; Myron Fox, 245 Washington st; b'r, S. M. Styles.

**ALTERATIONS NEW YORK CITY.**

Plan 1678—23d st, No. 52 E., interior alteration, iron girders furnished, new fire-proof iron structure in open court; cost, \$15,000; Y. M. C. A., on premises; ar't, B. L. Gilbert, b'rs, not selected.  
 1674—29th st, No. 103 W., raised two stories and five-story brick extension, 21.11x38, rear 21.6, tin roofs, front wall taken down and rebuilt on street line, new partition, &c.; cost, \$14,000; Jane C. Spearing, 311 West 25th st; ar't, W. H. Smith; built by day's work.  
 1675—Ludlow st, No. 6, new front in first story, iron beams furnished; cost, \$150; Bernhard Cohn, 37 Canal st; b'rs, Paul Buttel and G. Gauf.  
 1676—Locust av, n s, abt 150 e Broadway, two-story frame extension, 20x19, tin roof; cost, \$900; J. B. Haskin, Fordham; b'r, E. Eddy.  
 1677—47th st, No. 625 W., flat roof to replace peak; cost, \$100; Catharine Corcoran, on premises; b'r, Patrick Corcoran.  
 1678—16th st, No. 551 E., repair damage by fire; cost, \$550; Henry Riemann, 64 University pl; b'rs, Pardee & Gleeson.  
 1679—Beekman st, No. 78, repair damage by fire; cost, \$255; William Zinsser & Co., 197 William st; b'r, Albert Rodler.  
 1680—Houston st, No. 441 E., iron beams and columns to replace brick piers in front; cost, \$700; Robert Porter, 350 West 55th st; b'r, John Hedenkamp.  
 1681—23d st, No. 139 E., raised one-story; cost, \$2,000; lessee, Christian Kolle, on premises; ar't, Chas. Rentz.  
 1682—23d st, No. 210 W., alterations in first story and basement; cost, \$1,000; ow'r and b'r, Joachim Decomps, on premises; ar't, J. P. Genthon.  
 1683—11th av, 43 ft. west of and 40 north of 24th st, water tank; cost, \$150; lessee, Eben Peek, 55 West 19th st; ar'ts, Harkness Fire Extinguisher Co.  
 1684—Mott st, No. 201, flat roof to replace peak, iron cornice; cost, \$1,200; Margaret Fitzpatrick, on premises; b'rs, Wunnenberg & Johnston.  
 1685—Maiden lane, No. 62; cost, \$50; Emanuel De Frece.  
 1686—Av A, s w cor 31st st, three-story brick extension, 17x29.6, tin roof, front and gable alterations, iron beams and columns furnished; cost, \$5,000; Michael Hughes, on premises; ar't, John Brandt.  
 1687—Arthur av, No. 2347, raised one story; cost, \$500; ow'r, ar't and b'r, Charles Cramer, on premises.  
 1688—21st st, No. 55 E., two-story brick extension, 8x15.6, tin roof; cost, \$2,300; S. L. M. Barlow, 1 Madison sq; ar't, J. W. Walter; b'r, C. H. Bliss.  
 1689—15th st, Nos. 540 and 542 W., and Nos. 537 and 539 West 14th st, new kiln for whitening factory; cost, \$3,000; Frank Malone & Co., on premises; ar't, G. A. Young; b'rs, List & Lennon.  
 1690—Waverly pl, No. 25, boiler flue; cost, \$240; lessee, Cyrus Clark, 90th st and Riverside av; ar't, G. Robinson, Jr.



Table of property listings in Essex County, including addresses, descriptions, and values. Includes entries for 40th st, No. 444 W., store and front basement; 53d st, No. 332 E., store and cellar; 92d st, No. 16 E., Walter McFarland to Denis F. Murphy; 113th st, No. 426 E., Henry Vehstedt to Giacomo Mariano; Av A, No. 296, store and adjoining rooms, also basement; 1st av, No. 277, store and basement; 2d av, No. 496, first story, rear basement and front cellar; 2d av, No. 498, first story, front cellar and rear basement; 2d av, n w cor 71st st, lease of saloon and fixtures; 2d av, n w cor 121st st, 25 1/2 x 53 1/2; 2d av, w s, 25 1/2 n 121st st, 20 x 53 1/2; 3d av, No. 2037, store and basement; 10th av, No. 861, Sarah E. Platt to Michael E. Carley.

Table of property listings in Essex County, including addresses, descriptions, and values. Includes entries for Ruppert, Idar—M Jastram, Newark; Smitz, F R, Jr—M E Reeves, Pennington st.; Stainsby, William—E Riker, 13th av.; The American Ins Co—J Soellner, n e cor Waverly pl and Barclay st, 25x81; The Howard Savings Inst—J Rittweger, w s Lillie st, 150 ft s of Spruce st.; The Mut Ben Life Ins Co—R E V Gerth, S 9th st.; The Order of St Benedict—H Hardy, several tracts.; Thompson, T H—J F Kastner, Lewis st.; First Union Co-operative Land and Building Soc, New York—F A Partridge, Belleville; Van Buskirk, Roswell—A Zappel, Westcott st.; Vanderhoof, E T—S A Fowler, Caldwell; Van Rossum, J A C—P J Feitner, Orange; Vreeland, E S—M A Vreeland, Central av.; Wiedenb-cker, Louis—C Schlosser, n w cor Springfield av and South 10th st, 10x120.; Williams, Mary, et al—H Wiedenhold, Orange; Wimmer, Boniface—Order of St Benedict, High st.

MORTGAGES.

Table of mortgages in Essex County, including names of mortgagors and mortgagees, and values. Includes entries for Arbuthnot, M A—The Howard Sav Inst, Bloomfield av.; Baker, Henry—John Grey, Clinton; Baldwin, A C—N Ball, North 6th st.; Beach, M A—K A Gager, East Orange; Beck, Edmund—R Maloney, Locust st.; Benisch, Regina—W Mendel et al, Boston st.; Bitner, George—A T Love, Montclair; Bohn, Conrad—R N V Freundschaftsbund, Bloomfield; Buchold, Wilhelmina—The Prud Ins Co, Springfield av.; Bromie, Johanna—J Apollin, Prince st.; Condit, Zadac—A Baumann, Orange; Crane, J N—A Jerolemon, North 7th st.; Crump, A E—F H Smith, Jr, Montclair; Downey, Wm—G A Richards, Polk st.; Eigenmann, Frederick—A Kerchner, Lillie st.; Goff, S E—The Prudential Ins Co, Clinton; Henry, Henry—The Ent B & L Assoc, Ferry st.; Halme, A J—The N G B & L Assoc, High st.; Hid, William—The Sec Sav Bank, 16th av.; Hunter, Georgiana—C E Cowell, East Orange; Jacobus, Richard—D B Coe, Bloomfield; Jastram, Mary—A M Dickerson, Ashland st.; Johnson, W H—L D Hollon, Bloomfield; Kuser, J R—The Mut Life Ins Co, Montclair; Kline, A J—E T Dusenberry, Fairmount av.; Knoll, Mary—A Coe, Prince st.; Kunkel, Theresia—H W Geddicke, Ferguson st.; Lange, J P—S S Doughty, Crane st.; Lyons, M F, et al—C A Feick, Lafayette st.; Merz, Catharine—O Mandorf, admr, Broome st.; Morrell, B W—The American Ins Co, East Orange; Moran, James—The Prud Ins Co, Plane st.; Murren, John—J P Cullen, Orange; Murray, Wm—J Q Preble, Orange; Nicholson, Margaret—The Howard Savings Inst, Canal st.; Nichols, Thomas—M B Gwlicker, Clifton av.; Pollock, A M—The 14th Ward B & L Assoc, Elizabeth av.; Roder, P W—The Pas B & L Assoc, Somerset st.; Rode, Agnes—A M Hartmann, Wall st.; Rogers, C P—The American Ins Co, Montclair; Schenck, M L—The Ent B & L Assoc, Quitman st.; Schlosser, Christian—G Kreuger, Springfield av.; Schuhmann, John—O Naundorf, Wallace st.; Schlosser, Christian—The Ger Savings Bank, Springfield av.; Schnetzer, E K—G Krueger, Bigelow st.; Schropp, Maria—J Hoelzel, Camden st.; Sieb, Frederick—G Sieb, Berlin st.; Smith, E C—The Howard Sav Institution, Montclair; Smith, J C—O Naundorf, Court st.; Smith, John—J C Savale, Orange; Soellner, A P—The American Ins Co, Waverly pl; Soellner, A P—The American Ins Co, Waverly pl; Steight, A A—The Franklin Sav Institution, Rosville av.; St Marys R C School Assoc—G S Duryee, trustee, High st.; Teitner, P J—J A C Van Rossum, exr., Orange; Thistle, H B—Firemen's Ins Co, East Orange; Thistle, H B—Firemen's Ins Co, East Orange; Thompson, H C—D W Thompson, East Orange; Ward, E W—H B Taylor, Bloomfield av.; Wilkinson, E A—The Morris Co Savings Bank, Market st.; Wurster, George—G Krueger, Market st.; Young, M J—Z Belcher, 4th av.

CHATTEL MORTGAGES.

Table of chattel mortgages in Essex County, including names of mortgagors and mortgagees, and values. Includes entries for Andres, Edward, 882 Broad st—G Zahn, Jr, barber fixtures; Cendanni, Gaetano, 69 New st—J H Frost et al, barber fixtures; Deming, T A, 98 Oliver st—A Mead, carriage and harness; Druching, F A, et al, 8 Maple pl—T J Wilson, machinery, &c.; Glanbrecht, Francis, 27 Dey st—C Biermann, furniture; Joseph Wells & Bro, 149 Oraton st—C W Clayton, horses, carts, &c.; Kleb, J D, 177 William st—C Biermann, furniture; Lindsey, E A, 22 Ashbridge st—C O Ripley, horse, harness, &c.; Nagel, F P, 410 Washington st—C W Clayton, furniture; Oese, Charles, East Orange—F C Edwards, horse, harness, &c.; Williams, Samuel, et al, 830 Broad st—The Holbrook Printing Co, machinery.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, including names of parties and values. Includes entries for Adams, E D—J H Cronan, J City; Armstrong, John, by exr—F Bauman, J City; Same—J McCarthy, J City; Same—D Hale, J City; Same—M Mullin, J City; Same—H Meincke, J City; Armstrong, John—D Sammann, J City; Benson, Rodney—J F Autenreith, J City; Bimberg, Emma—Emily F Kemp, J City; Board, J M—T A Wood, Hoboken; Board, J M, and T A Wood—The Mayor and Council of the City of Hoboken, Hoboken; Bowe, J H—The North Hudson County Railway Co, J City; Boyd, John—M Deevy, Harrison; Brown, J L—Alice G Haywood, Bayonne.

Table of property listings in Hudson County, including addresses, descriptions, and values. Includes entries for Bumsted, W G—M Kornblom, J City; Christians, Gerrut—C D Ayres, Bayonne; Cooper, W E—Adeline S Toffey, J City; Cosgrove, Mary—Eva Hauf, Bayonne; Cox, William, by exr—E Ackerman, Union; Cronan, J H—L Regan, J City; Same—Bridget Tracy, J City; Same—M Corcoran, J City; Same—M Costigan, J City; Devling, George—G V Denzer, West Hoboken; Dills, James—Barbara Givernaud, North Bergen; Du Bois, Edward—The Hoboken Land and Impt Co, Hoboken; Emmons, F S and E F—J E Andrews, J City; Engel, G L—The Hoboken Land and Impt Co, Hoboken; Flannagan, Ann—Frances H McGurk, J City; Flannery, J J—J J Maher, J City; Freilinghuysen, Matilda E, Lucy, Frederick George, Sara and Theodore, and Sarah H T Davis—B M Shanley, Harrison; Glaubenskle, Emilie, and Philippine Golsh, heirs of William Radde—A A Mitchell, Union; Gobel, Edward—J J Carey, J City; Gregory, D S, Jr, by sheriff—New Jersey Junction Railroad Co, J City; Halstead, Nancy W—W E Whittle, Kearney; Same—S Yates, Kearney; Henderson, Alfred—A Davis, J City; Hexamer, Philip, assignee of G P Heim—Henrietta A Schutte, Union; Hill, Arian—T D Hurst, Hoboken; Howell, P H—J P Jones, J City; Isham, C H—F Bauman, J City; Same—D Hale, J City; Same—M Mullen, J City; Same—D Sammann, J City; Same—J McCarthy, J City; Same—H Meincke, J City; Kavanagh, Catharine—M Glendon, Hoboken; Kemp, Emma P—G F Werner, J City; Kennedy, William—M Lugiano, Hoboken; Kerrigan, Sarah C—G Kernut, West Hoboken; Same—Eleanor E Sell, West Hoboken; Same to H Reinshagen, West Hoboken; Knack, Mary D—Annie Ahrsberg, Union; Krause, Mary A—D Green, J City; Lee, Emily J—E O Donnell, J City; Levins, Patrick—J Holmes, J City; Liebstein, Joseph—N Liebstein, Harrison; Lincoln Lodge No, 126 I O of O F, by trustee—August Least, J City; Linn, Clarence—D E Cleary, J City; Lower, Toney—M Mostropietro, J City; Maher, J J—J J Flannery, J City; McDonald, Hugh—M Moran, J City; McGurk, F H—The United New Jersey Railroad and Canal Co, J City; McIntee, Philip—J Knobloch, J City; Mitchell, A A—J Callery, Union; Moran, Michael—H McDonald, J City; Muir, R H—J Kerschner, J City; Myers, Mary—M C Myers, Kearney; Newham, Mary A—Meta Rathjen, J City; Niles, W W—E Paddew, Weebawken; Offerman, Henry—W Hirtler et al, Hoboken; Pease, Harriet E, by sheriff—J H Cadugan, Bayonne; Ritter, Jacob—H H Breuel, J City; Robb, William—The Mayor and Council of the City of Hoboken, Hoboken; Rocher, C J—A Audibert, J City; Rogers, J H—W D Holmes, Kearney; Schlegel, William, by exr—H H Breuel, J City; Schneider, Henry—Lucinda Rautter, J City; Schutte, Henrietta—W Peter, Union; Siedler, Charles—A Bonnell, J City; Smith, Sidney—C Droge, J City; Spitznagel, Joseph—United New Jersey Railroad and Canal Co, Harrison; The Arlington Homestead Association—Virginia Lowey, Kearney; The Central New Jersey Improvement Co—M Driscoll, Bayonne; The Consumers' Gas Works Co (Limited), of Penn—The Consumers' Gas Co of Jersey City, J City; The Hoboken Land and Improvement Co—E Du Bois, Hoboken; Same—Susan Bell, Hoboken; Same—to G L Engel, Hoboken; The Jersey City Land & Basin Co—P Hausen; The Middlesex Quarry Co—Catharine Matthews; Tintle, George—W J Kearns, Harrison; Tumilty, Philip—Margaret McCue, J City; Van Winkle, Jacob, by exrs—H E Willis, J City; Van Winkle, Peters—H E Willis, J City; Vreeland, G H, H J and H G, by guard—Helen J Beeton, J City; Vreeland, J B—C J Peshall, J City; Same, by sheriff—same, J City; Vreeland, J B, by sheriff—Kate M Vreeland; Wagner, Wilhelmine—Henrietta A Schutte, Union; Wallace, John, Jr—T H Perry, J City; Walters, W H and Samuel—T Winkle, Bayonne; Weild, J H—Abby L English, J City; Weldon, Thomas, by guard—The United New Jersey Railroad and Canal Co, J City; Wellerson, Andrew, by exr—P Flaherty, J City; Wheeler, D R—W H Banks, J City; Williams, J B and M S, and H Von Glahn—Rudolph Itz, Union; Winfield, Alm—da—J McGartland, Bayonne; Witterson, Lucy S—P Flaherty, J City; Wright, G W—The Mayor and Council of the City of Hoboken, Hoboken.

MORTGAGES.

Table of mortgages in Hudson County, including names of mortgagors and mortgagees, and values. Includes entries for Ackerman, Edward—E Leuby et al, North Bergen, 3 years; Banks, Chilion—M J Cramer, 3 years; Boethe, Maria—L Lau, 2 years; Breslin, James—Exr C G Sisson, Harrison; Breuel, H H—G H Lary, 5 years; Bundy, Mary—J N Fiacre, 5 years; Corcoran, Michael and Bridget—J H Cronan, 3 years; Costigan, Martin and Catharine—J H Cronan, 3 years; Davis, Alexander—A Henderson, 5 years; Deevy, Margaret and Stephen—J Boyd, Jr, 2 yrs; Dietz, John—T Von Beust, Union, 1 year; Dietz, Julia—H Kuhl, Union, 5 years; Drew, Mattie E—The Garfield Building and Loan Assoc, installs; Driscoll, Michael—The Bayonne Building Assoc No 2, Bayonne, installs; Einemann, Hermann—J E Grunbach, 3 years; Etzel, Joseph and Albert—The Hoboken Bank for Savings, Hoboken, 1 year; Farley, Cornelius—J J Vreeland, 5 years; Heim, J W—G Sunkle et al, 1 year.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including names of parties and values. Includes entries for Allen, W F, et al—W H White, South Orange; Allen, W L—M Dippel, Waverly pl; Same—C Trefz, Brenner st.; Ayers, H C—E F Ayers, two tracts; Baldwin, J C—H C Thompson, East Orange; Ball, A C—W R Ball, Livingston; Black, J E—W Cutler, East Orange; Bergin, Patrick—P Koch, Clover st.; Bren, Adams—Order of St Benedict, Grand st.; Bray, J B—G J Ferry, East Orange; Breneman, Frederick—J Smith, Orange; Brunner, Anna—E Vogt, Ferry st.; Burt, G W—F B Burt, Orange; Burt, F B—L N Curtis, Orange; Callis, George—W Dixon, Gotthart st.; Clark, E M—M Clark, Orange; Clark, William—S Clark, several tracts; Condit, J P—J H Hart, East Orange; Copelton, John—J Bronvi, Prince st.; Cowell, C E—G Hunter, East Orange; Coyne, Bernard—J Van Ness, East Orange; Crump, Samuel—J Lamb, Montclair; Cullen, J P—T Barry, Orange; Same—J Mulhern, Orange; Cummings, E L—C Victor, South Market st.; Same—same, Montclair R R av.; Day, D P—M D Douglass, Clinton; De Groot, Richard—J Jackson, Eagles st.; Dehmer, Anton—G Krueger, w s Charlton st, 50 w Montgomery st, 100x100; Dodd, S E—J Williams, South Orange; Dorman, Rialdo—R L Eells, Bloomfield; Duryee, G S—The St Marys R C School Assoc, s w cor High st and Springfield av, 266x142; Farnham, M F—K Merz, e s Broome st, 15 s Waverly pl; Ferry, G J—J B Bray, South Orange; Same—same, Clinton; Freeman, A A—J A Minott, East Orange; Garrabrant, Smith—E B Gaddis, Brunswick st.; Gilbert, S P—W C Johnson, Bloomfield; Grant, Alexander, trustee—M L Miller, Orange; Hauser, Matthias—N Helmstaedler, Bedford st.; Hayes, H W—G S Duryee, Newark; Same—R H Hilton, Hunterdon st.; Headley, Louis—B F Crane, s e cor High and Crane sts, 88x90; Hedden, C R—W H Baker, East Orange; Hilton, R H—H W Hayes, Hunterdon st.; Huber, Matilda—R C Schimpf, North 3d st.; Jaffray, E S—C F Loutre, East Orange; James, C A, et al, P Leonard, North 6th st.; Same—same, e s North 6th st, 128 ft. to 7th av, 107x106; Kingsland, J R—J R Hay, Franklin; Kummerle, Jacob—H Henry, Ferry st.; Lyon, M E—F M Olds, Thompson st.; Maloney, Richard—E Beck, n w cor Locust st and Hamburg pl.; McCann, Patrick—A M Kopp, Court st.; McLachlan, Wm—W Donahue, Bloomfield; McManus, Anna—J Moran, e s Plane st, 120 s of Market st, 38x60; McManus, Terence—same; Minott, J A—G C Taylor, East Orange; Mount, D H—S Brearley, e s Chatham st, 100x30; O'Mara, Mary—The Morris Co Sav Bank, Market st.; Parker, Cortlandt—C H Holzwarth, Court st.; Partridge, S D—F H Joralemon, Orange; Pelligrino, Antonio—P Viscidi, n s Central av, 50 from Colden st, 40x101; Peloubet, Jarvis—The Peloubet Co, Bloomfield.; Pierson, P S—W Cutler, E Orange; Preble, J Q, et al—W Murray, Orange; Prescott, C J—T S Root, Orange; Richards, Georgiana—G Southward, Montclair; Riggs, George—S Scheuer, w s Broad st, 117 ft s of Marshall st, 275x28; Riker, S E—J C Smith, s e cor Court and Camden sts, 25x100; Rode, Henry—A Rode, Wall st.; Roder, P W—J C Bechin, Somerset st.; Roder, P W—S C Howell, Somerset st.; Root, T S—C R Prescott, Orange; Roth, Lazarus—M Jalkowsky, 67 Broome st.



Hirtler, William and Henry—H Offerman, Hoboken, 5 years.....	14,000
Jones, Lewis—M J Cramer, 1 year.....	2,000
Same—P H Howell, 1 year.....	1,500
Keane, John—Anne Ross, 3 years.....	650
Keary, Patrick—Exr C G Sis-on, 2 years.....	3,500
Keeney, William—The Lafayette Building and Loan Assoc, installs.....	3,200
Livingston, James—J W Hamblet, 3 years.....	350
Lincks, Frederick—Annie E Stoltz, 3 years.....	950
Same—M Lincks, 3 years.....	300
Malloy, Annie—Monticello Mutual Building and Loan Assoc, installs.....	3,800
Means, John—J N Fiacre, 3 years.....	1,500
Meyer, Joseph—H Stappenbeck 3 years.....	1,100
Mostropietro, Michele—L F Bettche, 1 year.....	200
Murphy, Margaret T—People's Building and Loan Assoc of Harrison, installs.....	200
Muoro, Sarah J, Margaret I and A F—Exrs of Moses Sands, 3 years.....	1,300
O'Brien, William—M Griffin, Bayonne, 3 years.....	1,000
Paddew, Bridget—A Hoble, Weehawken, 3 yrs.....	1,500
Parker, Thomas—The Peoples Building and Loan Assoc of Harrison, Kearney, installs.....	1,000
Perry, T H—R Parker, Jr, 3 years.....	1,000
Pesball, C J—F R Smith, 1 month.....	8,000
Rathjen, Meta—G P Howell, 1 year.....	500
Scharf, Henry—N S Hibbler, 5 years.....	3,000
Salter, A P—R Johnston, Bayonne, 3 years.....	1,500
Simonson, G P—R O Babbitt, Bayonne, 1 year.....	1,000
St Nicholas Roman Catholic Church of Jersey City—G Och, 5 years.....	5,000
Tack, John—Magdaline Staminger, 5 years.....	1,600
Thompson, Catharine—The Mutual Life Ins Co of New York, 1 year.....	3,000
Turner, Sarah—J Means, 3 years.....	450
Van Deesten J A—Christina M Kramer, Hoboken, 5 years.....	500
Vondy, Florence D—T F Harrison, 5 years.....	2,600
Vreeland, Julia A—H J Vreeland, 3 years.....	1,500
Whittle, W E—Nancy W Halsted, Kearney, 1 yr	125
Wincke, Thunselda—W H Walters et al, Bayonne, 6 years.....	1,025
Weigel, J J—Mary Stoveken, 3 years.....	2,500
Wills, H E—Exr Jacob Van Winkle, 2 years.....	1,200
Werner, Mary—A Buchlein, North Bergen, 3 yrs	400
Yates, Samuel—Nancy W Halstead, Kearney, 1 year.....	125

CHATTEL MORTGAGES.

Badois, Charles—P Ballentine & Son, saloon ...	400
Coffey, Joseph and Mary, Bayonne—C Feigen-salon ...	250
Festing, August, Hoboken—F J Drescher, furni-ture.....	187
Fick, Michael and Joseph, North Bergen—H Drescher, stock and fixtures florist establish-ment.....	3,622
Glintenkamp, Henry and Diedrich—Beadleston & Woerz, horse, wagon, harness, grocery and liquor store.....	500
Kruse, Anna, Hoboken—The F & M Schaefer Brewing Co, saloon.....	500
Myers, Frederick, Bayonne—J Van Wiukle, saloon.....	300
Wilson, Charles—Lizzie O'Brien, saloon.....	482

JUDGMENTS.

Barnes, J T—J P Cooper et al.....	170
Coffey, Joseph, and J C Louny—D M Koehler. ...	52

MISCELLANEOUS.

**REMOVAL!**  
**JAS. G. WILSON,**  
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**ROLLING BLINDS,**  
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**ROLLING STEEL SHUTTERS, ETC.,**  
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**IMPROVED FOLDING CHAIRS,**  
 For CHURCHES, HALLS and OPERA HOUSES.  
 30 Styles with Patent Foot Rest, Hat, Coat and Umbrella Rack.  
 Leading houses in the country use the **ANDREWS CHAIRS.**  
 Send for special circular.  
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 611 Washington St., Boston.

**NATIONAL CHIMNEY TOPS**  
 (Patented).  
 The most efficient Chimney Cowl in use. Down drafts and smoky flues cured, a wonderful increase of draft obtained.  
**WARRANTED "SURE."**  
 The spiral part enlarging as it goes upward, admits the air on all sides and the wind striking it in any direction is given an upward tendency, thus helping to produce the desired effect.  
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 Endless Ladders and Steam Hod Elevators to Let and Hoisting Engines for all purposes.  
 Sole proprietors of patent right for Endless Chain Ladder Hod Elevator  
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**MINERAL WOOL,**  
**A Fire-proof Deadening Material.**  
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 where with increased facilities I am prepared to attend promptly to all orders.  
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 General Planing Mill and all kinds of Lumber, Doors, Sash Blinds, Posts, Mouldings, Cabinet Trim-mings, &c.  
 Estimates given for large or small contracts.  
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**BUILDING MATERIAL PRICES.**

Mahogany—Small.....	5 @	6 1/2
do —Medium.....	6 1/2 @	7 1/2
do —Large.....	8 @	11
do —Extra Large.....	12 @	14
Rosewood, ordinary to good.....	2 1/2 @	4 1/2
Rosewood, good to fine.....	4 1/2 @	6 1/2
Lignumvite, 8@12 in.....	45 @	65 00
Lignumvite, other sizes.....	15 00 @	25 00

**GLASS.**  
 Window Glass, Prices Current per Box of 50 feet.

SIZES.	SINGLE.			
	1st.	2d.	3d.	4th.
6x 8—10x15.....	\$11 50	\$10 50	\$10 00	\$9 50
11x14—16x24.....	13 00	12 25	11 50	10 75
18x22—20x30.....	17 00	16 00	14 50	13 25
15x36—24x30.....	19 00	17 00	15 00	—
26x38—24x36.....	20 00	18 50	16 25	—
26x36—26x44.....	21 50	20 00	16 50	—
26x46—30x50.....	23 50	22 00	19 00	—
30x52—30x54.....	25 00	23 00	20 00	—
30x56—34x56.....	26 00	24 00	22 00	—
34x58—34x60.....	27 50	26 00	23 50	—
36x60—40x60.....	31 00	28 00	26 00	—

**DOUBLE.**

6x 8—10x15.....	14 00	13 50	13 00	12 25
11x14—16x24.....	17 00	16 00	15 25	14 50
18x22—20x30.....	22 00	20 50	19 00	—
15x36—24x30.....	24 00	22 00	20 00	—
26x38—24x36.....	26 00	24 00	21 75	—
26x36—26x44.....	27 50	26 00	22 50	—
26x46—30x50.....	30 00	28 00	24 50	—
30x52—30x54.....	31 50	29 00	26 00	—
30x56—34x56.....	33 00	30 50	28 00	—
34x58—34x60.....	35 00	34 00	31 00	—
36x60—40x60.....	38 00	36 00	34 00	—

Sizes above—\$15 per box extra for every 5 inches.  
 An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 inches will be charged in the 84 united inches' bracket.  
 Discount 80@80 and 5 per cent. single thick on French; 75@75 and 5 per cent. on American.  
 Per square foot, net cash.

**GREENHOUSE, SKYLIGHT AND FLOOR GLASS.**

1/2 Fluted plate... 18@20	3/4 Rough plate... 27@30
1-16 Fluted plate... 20@22	1/4 Rough plate... 33@30
1/4 Fluted plate... 22@25	3/8 Rough plate... 60@70
1/2 Rough plate... 22@25	1 Rough plate... 70@80

**HAIR—Duty free.**  
 Cattle..... 7 bushel of 7 lbs. 21@25  
 Goat..... 30@35

**IRON.**

Pig, Scoten, Coltness.....	7 ton \$19 75	@ 20 00
Pig, Scotch, Glengarnock.....	18 50	@ 18 75
Pig, Scotch, Eglinton.....	17 50	@ 17 75
Pig, American, No. 1.....	17 50	@ 18 00
Pig, American, No. 2.....	16 00	@ 17 00
Pig, American, Forge.....	15 00	@ 16 00

**BAR IRON FROM STORE.**  
 Common Iron.  
 3/4 to 1 in. round and square..... 1 75 @ 1 80  
 1 to 6 in. x 3/4 to 1 in. .... 1 75 @ 1 80  
 Refined Iron.  
 3/4 to 2 in. round and square..... 1 90 @ 2 30  
 1 to 6 in. x 3/4 to 1 in. .... 1 90 @ 2 30  
 1 to 6 in. x 1/2 and 5-16..... 1 95 @ 2 40  
 Rods—5/8@1-16 round and square..... 1 80 @ 2 30  
 Bands—1 to 6x3-16 No. 12..... 2 00 @ 2 50  
 Norway nail rods..... 5 @ 6

Sheet.	Common American.	R. G. American.
Nos. 10 to 16.....	2 70 @ 3 00	3 1/2 @ 3 40
Nos. 17 to 20.....	3 00 @ —	3 1/2 @ 3 40
Nos. 21 to 24.....	3 00 @ —	3 1/2 @ 3 40
Nos. 25 to 26.....	3 00 @ 3 12 1/2	3 1/2 @ 3 40
Nos. 27 to 28.....	3 25 @ 3 50	3 1/2 @ 4

**B. B. 2d quality**

Galvanized, 10 to 20.....	5 @ —	4 1/2 @ —
do 21 to 24.....	5 1/2 @ —	5 @ —
do 25 to 26.....	6 @ —	5 1/2 @ —
do 27.....	6 1/2 @ —	6 @ —
do 28.....	7 @ —	6 1/2 @ —

Patent plished..... 7 lb A, 10c.; B, 9  
 Russia..... 7 lb. 9 1/2 @ 10 1/2  
 Bails, American steel..... 34 50 @ 35 00

**LABOR.**

Ordinary, per day.....	\$1 50 @	2 50
Masons, do.....	3 50 @	4 00
Plasterers, do.....	— @	4 00
Carpenters, do.....	— @	3 50
Plumbers, do.....	3 00 @	3 50
Painters, do.....	2 50 @	3 50
Stone-setters, do.....	3 50 @	4 00

**LIME.**

Rockland, common.....	— @	1 00
Rockland, finishing.....	— @	1 20
State, common, cargo rate.....	7 @	90
State, finishing.....	— @	1 10
Ground.....	95 @	1 00

Add 25c. to above figures for yard rates.  
**BATH—Cargo rate.....** 7 @ 1 90 @ 2 00  
 (Continued on page VIII.)