

**REAL ESTATE BUILDERS' RECORD AND GUIDE.**  
ESTABLISHED MARCH 21<sup>st</sup> 1868.

DEVOTED TO REAL ESTATE BUILDING ARCHITECTURE HOUSEHOLD DECORATION.  
BUSINESS AND THEMES OF GENERAL INTEREST

**PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.**

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

*J. T. LINDSEY, Business Manager.*

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*To insure prompt compliance to their request, subscribers ordering their address changed must be careful to send us the old address as well as the new one.*

A halt was called in the "bull" campaign in stocks on Wednesday last, and the market has since been somewhat uncertain. When prices are advancing a great number of timid operators put in stop orders, which always encourages the "bears" to make raids in order to reach these "stops," which are always a standing menace to the "bulls." But the latter have not yet done with the street; they will soon find something to encourage them, and the market will probably again advance. Still, we do not think that very much higher prices will be scored. Should the government stop buying bonds or the foreigners realize, stocks would fall back five or six points; but if the Treasury surplus is poured into Wall street and foreign investors keep on their purchases, the "bull" campaign will be resumed. The business of the country is not good. The iron and steel market is torpid, the crops do not promise well, and the buying power of our own public is limited. Apart from the foreign buying, the buoyant condition of stocks in Wall street is largely artificial. The real estate market is on the whole dull, for while there is a good deal of bargaining, there are not many sales.

The newspapers have very generally commended the action of the President in his recent appointment of Chief Justice of the United States. Yet the real calibre of the appointee is unknown to the vast mass of the American people. He seems to have been a successful local lawyer, and is a man of high character, but his principal backers, such as Senator Farwell of Illinois, would identify him with the great corporations. Then he is an admirer of the kind of Democracy taught by the late Stephen A. Douglas, which the country has certainly outgrown. The speeches published as showing a specimen of what he can do in that way are of a very *ad captandum* character, and it is to be hoped he will have another style for his judicial decisions. It does not look quite right to pick up an obscure lawyer, without judicial experience or national repute, and put him at the head of trained judges of the Supreme Court of the United States. The Chief Justiceship should have been given either to Justices Field, Miller or Grey.

In the annual report of the Chamber of Commerce it is suggested that perhaps it would be wise to consolidate all the populations surrounding New York Bay under one municipality. THE RECORD AND GUIDE has time and again urged this matter upon the attention of our citizens. We have favored the annexation of Brooklyn, Staten Island and the inhabited localities joining us on the north and east. We believe that every interest of the populations involved would be benefited by organizing this metropolitan district under one government. Properly they all belong each to the other; their interests are inter-related. The present separation is unnatural and leads to waste and misgovernment. If we were the imperial city, which our population and position entitle us to be, there would be a development of civic pride which would show itself in the character of the municipal officers we would choose for our rulers. So far the local politicians of both New York and Brooklyn have opposed all propositions looking toward a consolidation, because instinctively they know that the metropolis of the future would not tolerate the kind of people as leaders who are now all powerful in local politics. Our great exchanges, especially the Real Estate Exchange, should move in this matter, and keep in line with the Chamber of Commerce in trying to fulfill the manifest destiny of New York.

That the politicians and newspapers should denounce trusts and corporations without any reservation might have been expected, but sober-minded citizens would naturally expect that a dignified, influential body like the Chamber of Commerce would not join in an unreasoning and prejudiced clamor. Whoever prepared the last annual report of the Chamber inserted a paragraph about trusts which reads like an editorial in a sensational newspaper. The writer

and the Chamber seem to overlook the fact that the trust is an evolution from existing business conditions. It is primarily a labor-saving organization in certain great industries. By its means wealth is massed to do business in a wholesale way, and thus better serve the community. To argue that a trust is an organization intended primarily to exploit the public and crush out opposition is simply preposterous, and the newspapers which claim that this is their whole object, affront common sense. Like all human institutions and devices the trust is liable to certain abuses which public opinion should denounce and the law should as far as possible correct. But the main object of the majority of the lately organized trusts is a useful and beneficent one. The aim is to produce economically by getting rid of superfluous and unnecessary manufactories, merchants and go-betweens, and to distribute products with less waste than under the chaotic system of universal competition. In other words, the design is to produce and distribute goods to the consumer at the lowest possible cost and of the best quality. Of course when these organizations are perverted so as to charge extortionate profits or to oppress labor, they become objectionable and should be dealt with by public opinion and the law. But the trusts and what they represent have become a part of the modern machinery of doing business, and they have come to stay despite the clamors of the ignorant newspapers.

The newspapers that have been supporting Governor Hill as a Presidential candidate are to be commiserated. It now seems doubtful whether he will be renominated for Governor. The disclosures connected with the aqueduct deal have injured him in the eyes of all who have the good of the State at heart. He is unquestionably a man of ability, but he does not seem to have a particle of political or personal honesty. The passage of the high license law puts him "in a hole." If he vetoes it he will deeply offend the moral sense of tens of thousands of good Democrats, while if he approves the liquor interest will be alienated. If the Democrats wish to carry this next Presidential election they must make sure of New York State. Hill is not the kind of candidate to attract votes in a close contest. If he should be nominated it will mean that we will have a campaign of corruption, for he will not scruple to use any means to re-elect himself. This accounts, too, for the opposition of the State Democrats to the needed electoral reform which would follow our adoption of the Australian system of voting. The almost unanimous opposition of the Democrats in the Legislature to this reform would undoubtedly lose them the State were it not for the bad reputation which the Republicans have achieved in other matters. In the disgraceful aqueduct deal the Republicans are as deep in the mud as Governor Hill and the Democrats are in the mire.

Notwithstanding the outpouring of the Treasury into the bond market, it is an indisputable fact that there is a steady shrinkage going on in our available currency. The bonds cancelled represent about so much currency, in the way of national bank notes, permanently withdrawn from circulation. Up to date there has been a shrinkage of national bank circulation since 1883 of about \$185,000,000. The place, however, of these retired bank notes was very largely taken by the emission of silver certificates based upon the coinage of silver dollars. In October last we published the following table:

	1883.	September 24, 1887.
Treasury notes.....	\$176,681,016	\$346,739,458
National bank notes.....	356,815,570	171,566,589
Gold certificates outstanding.....	59,807,370	89,348,560
Silver certificates outstanding.....	72,620,686	151,654,044
<b>Total circulation.....</b>	<b>\$885,924,642</b>	<b>\$759,803,652</b>
Shrinkage since 1st July, 1883.....		\$96,120,990
Or exclusive of silver certificates.....		\$155,174,348

In 1883 our population was only 35,000,000, it is now 62,500,000. That is to say, while our currency is contracting we are adding 3 per cent. to our population per annum, and in potential wealth over 4 per cent. per annum. In other words, at a time when we need more money with which to transact business we are cutting down the supply. How absurd it would seem if the head of a great manufactory should add largely to its working force, and at the same time withdraw from its shops a large proportion of the tools to be used by his employes. Yet this is exactly what we are doing as a nation, and for this Congress is not really to blame. The Senate, by an overwhelming vote, gave its opinion that silver certificates should be issued for an amount equivalent to the bank notes cancelled. But Secretary Fairchild persuaded the House Finance Committee to pigeon-hole the bill to which this was an amendment on the part of the Senate. This was to save President Cleveland the necessity of vetoing it, which he felt it would be his duty to do, and that would have been resented by the so-called silver States of the South and West. Our entire Eastern press, as well as our bankers, insists upon the policy of steadily contracting our currency. Hence they favor bond purchases and oppose silver coinage.

All this is ominous for the future business of the country. As the annual increase of our population is about 3 per cent. we ought to add at least an equivalent amount to our circulating medium;

that is, about \$50,000,000 per annum. But instead of that we are getting rid of our government securities, which are the basis of our bank issues. Wall street hopes that at least \$80,000,000 of bonds will be cancelled. In the meantime and during the course of the year we will add \$24,000,000 to our silver coinage, but the net result is a large yearly diminution of our circulating medium. Nor does the Presidential election promise any relief, for on one side the candidate will be Grover Cleveland, who is a stubborn gold monometallist, while any Republican candidate likely to get the nomination will be one satisfactory to Wall street and the State of New York. Sherman, Depew, Harrison or Hawley are all pronounced anti-silver men. Should either Allison or Evarts be chosen there would be some hope of a more liberal financial policy, but the selection of either of them is very unlikely. The boom in Wall street is but the spluttering of the light before the lamp of our prosperity dies out.

Real Estate and Building in April.

For several months past THE RECORD AND GUIDE has been pointing out that the transactions in real estate this year have been far behind those of 1887, and in our real estate department we have reiterated week after week the fact that the market has been in a dull condition and that transactions have not been numerous, while the daily papers have been harping upon the prosperous condition of the market, in contravention to the state of things which must have been patent to all well-informed observers.

A cursory glance at the tables given below will show that the month of April was far behind last year in the volume of transactions. There is a difference of over \$14,000,000 in favor of 1887. The conveyances in April last year were 65 per cent. larger in amount than during the corresponding month in 1888. The mortgages, on the other hand, show that last year they were but 38 per cent. larger, from which it is clear that a greater per centage on the actual values has been loaned this year than last. Indeed, a calculation shows that in April, 1887, the mortgages were nearly 50 per cent. of the aggregate amount of the properties transferred, while this year they were 66 per cent. The Twenty-third and Twenty-fourth Wards showed up 100 per cent. better last year than this, while the number of buildings were also far ahead of 1888. They averaged in cost \$4,717 last year as against \$3,086 this.

In the buildings projected there is even a greater decrease. April 1887 shows up 127 per cent. larger in amount than last month. The average estimated cost per building last year was \$17,208, while this year it was but \$14,268. There has been a decrease in every section south of the Harlem River, and a very large increase north of that line. The largest comparative decrease has been between One Hundred and Tenth and One Hundred and Twenty-fifth streets, Fifth and Eighth avenues, and the smallest south of Fourteenth street.

The figures for the four months make an equally small showing for 1888, as compared with 1887. The conveyances are less by over \$20,500,000, and the mortgages by about \$5,600,000, the redeeming feature in the latter being that the money loaned at less than 5 per cent. keeps up with last year. The projected buildings is where the "shoe pinches" terribly, for in the first four months of last year they were 128 per cent. larger in estimated cost than this year. The following are the tables :

Table with columns: Year (1888, 1887, 1886), Conveys., Amount, Nom. 23d & 24th W., Amount, Nom. Total.

Table with columns: Year (1888, 1887, 1886), No. Mortgs., Amount, No. at less than 5 p. c., Amount, No. less than 5 p. c., Amount, Banks, T. & I. Cos., Amount, Total.

\* Includes transfer of N. Y. & Brooklyn Ferry Co. for \$3,000,000. † Includes mort. of more for \$1,000,000. ‡ Does not include mort of the Aguan N. & I. Co. for \$1,000,000.

BUILDINGS PROJECTED.

Table comparing 1886, 1887, and 1888 projected buildings with columns for Total No. of buildings, Estimated cost, and various street locations.

BUILDINGS PROJECTED.

Table comparing 1886, 1887, and 1888 projected buildings with columns for Total No. of plans, Total No. of buildings, Estimated cost, and various street locations.

KINGS COUNTY CONVEYANCES.

Table showing Kings County conveyances for 1887 and 1888 with columns for Number, Am't involved, and Nom.

MORTGAGES.

Table showing mortgages for 1887 and 1888 with columns for No. at 5 per cent. or less, Am't involved, and No. at 5 per cent. or less.

KINGS COUNTY PROJECTED BUILDINGS.

Table showing projected buildings for 1888 and 1887 with columns for Total No. of brick frame, No. of b'gs., 1888 Cost, and 1887 Cost.

Our Prophetic Department.

MR. BOVINE—I have called on you to-day, Sir Oracle, with my friend, Mr. Bruin, to discuss the financial situation. Of course I look upon the recent rise in the stock market as being quite legitimate. Prices have been unduly depressed during the past year, and they are recovering their proper status. But my friend holds a somewhat different view, which he will explain.

SIR ORACLE—Stock quotations do not always represent intrinsic values. I regard the present movement as exceptional. There has been buying in Wall street because a reaction is due after a year of depression. Then the government purchase of bonds is displacing investment money, which stimulates purchases of all manner of securities, Hence the partial boom which has made its appearance in Wall street.

MR. BRUIN—I confidently predict a collapse when the present unnatural excitement is over. The wholesale trade of the country is in a bad way. Wages are being reduced and the numbers of the unemployed workmen are constantly increasing. Our winter wheat crop is a failure and the sowing of the spring crops has been delayed by the late season. The agricultural outlook is very bad, and hence there is no basis for expecting an improved railway business from this time forth. Then there is the stoppage of railway building and of house construction. Iron and steel are slow of sale and depressed in price, and this has always been a sign of trouble in the manufacturing business of the country. I insist the time cannot be distant when big money is to be made on selling the market.

SIR O.—There is force in what you say Mr. Bruin, but still I think that the other side is also worth considering. Perhaps Mr. Bovine will give the reason for the faith that is in him.

MR. BOVINE—This is no country for "bears;" it is the hopeful, the energetic, the enterprising who succeed in this age and community. The timid, the fearsome, those who are on the lookout for disaster, ought to emigrate to some decaying commonwealth; they are out of place here. It is quite true that the government bond purchases is temporarily a great help to our market, but its great sustaining

power is due to two primary causes—the rapid growth of our population and wealth and the steady inflow of European investment money. Every year sees 3 per cent. additional population and a still larger increase to our wealth. Hence no matter how wild may seem our railroad schemes, they only anticipate by but a short time the actual needs of the community. Then European capital finds no such profitable employment as in this country. With this enormous reserve to fall back upon there is no danger in dealing on the bull side of the market for a long pull.

SIR O.—Well, that view of the case is also plausible. Nothing is more remarkable in the history of our railroad building than the rise in the value of many securities. I can remember when Union Pacific stock sold for 16, and it was not many years before there were eager purchasers of it at 130. Iron Mountain sold for 5—converted into the Missouri Pacific stock it commanded over par. I have myself bought M. K. & T. at 2 and sold it at 16 to buy it again at 51. There are many stocks of which this could be said. Atchison & Santa Fé for instance once sold at 7 and subsequently commanded 130.

MR. BRUIN—Yes, but there is another side of that story. This same Atchison and Santa Fé has recently sold at 85. Jersey Central was an investment stock above par; it has sold down to 7. I heard a well-known real estate owner compare the securities market to the boy's game of "snap the whip." The lads would all be placed in line, but the smaller boys towards the end; the swaying motion would commence with the big boys and increase as the lads became smaller in size. It was the small boys at the end who got the worst of the game, for it was they who were tossed into the road or against the fences. So when bad times come the major securities hold their own pretty well, but the common stock has to suffer. It is assessed and its price is driven down. All the junior securities are unfavorably affected. Just at the moment there is a flurry in stocks, but the wise man will get out before the inevitable reaction takes place.

MR. BOVINE—I still hold that any one who keeps possession of his stocks will be the gainer in the long run. The country keeps on growing. The volume of its trade mounts higher and higher. But the minor systems are all finally incorporated into the great trunk lines. We will have a great deal larger mileage of railroads by the beginning of the twentieth century, but there will be fewer railroad companies, for the amalgamating process will keep right on. There is no fear while the great money accumulations of Europe are at the service of our railroad systems.

SIR O.—Now, Mr. Bruin, you can have your last word,

MR. BRUIN—I make bold to assert that the common stocks of our railroads are practically worthless. The bonds represent the cost of building and the equipments of the roads and they have a certain value, but the experience of all business is that 6 per cent. is about as large a profit as you could expect from any industry. Now the bonded debts of our railway systems on the whole pay more than 6 per cent. on the original amount of invested capital, and hence it is unwise to expect any return from the common stock, which in nine out of every ten railway enterprises was issued as a bonus to those who purchased the bonds. There is a law in all great businesses which brings about a steady diminution in profits. This operates in the railway world as well as in manufacturing and trade. Note the marvellous falling off in traffic charges. Time was when 4 cents per ton per mile was not an unusual charge. The rate to-day per ton per mile on the great trunk lines is expressed in mills, not in cents. Passenger charges are somewhat better maintained, but the tendency is towards cheaper rates. Business is encouraged at the expense of profits. Hence I repeat that the bonded indebtedness of our railway systems represents more than their entire value. The stocks of the roads are rapidly becoming worthless. This is shown by the steady reduction in the dividends on common stock. Look at the New York Central, for many years it paid 8 per cent., now it is 4 per cent. and it may sometime pay 5, but never more. The Burlington will have to reduce its dividend. Then look at the recent action of the Pennsylvania Central. This tendency is common to all the trunk lines in the country.

MR. BOVINE—I have but one more remark to make. The tendency to cheapness is undoubted, but the increase of business in many cases makes profits larger on even lower rates. The value of money is cheapening in all the centres of trade in the world. In our own time we have seen the ordinary rates of interest reduced from 7 to less than 4 per cent., but this in time tends to reduce fixed charges on our railroad corporations. The 7 per cent. of the fifth mortgage of the Erie road has been cancelled with money borrowed for twenty years at 4 per cent. The Delaware & Hudson, for instance, issues stocks having no fixed charges as its various bonded loans become due. The new mortgage of the Reading road will be a 4 per cent. one, and will replace bonds which average more than 6 per cent. In a very few years several large loans on the New York Central road now paying 6 per cent. will become due, and will be replaced, probably, by a 3½ per cent. bond. It is such considerations as these which induces investors to pay 107 for New York Central common stock when it only pays 4 per cent. dividends.

SIR O.—Well, gentlemen, you have both had your say, and the public can judge which of you is right. It looks to me as if stocks were a purchase so long as government continues buying bonds and Europe is in the market absorbing our railway securities.

Men and Things.

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New York papers seem to have lost the art of reporting. The *Herald*, under the ownership of the elder Bennett, was the first to give full and fair accounts of all kinds of meetings without reference to party or sect. But of late years our journals, while dwelling on sensational events, cut short the public utterances of our most noted citizens. Not a paper in New York gave a full and accurate report of Chauncey M. Depew's speech at the Grant anniversary. Yet it was an important address, and from a possible candidate for the Presidency. Colonel Ingersoll's speech on the same occasion, which would have been eagerly read, was dismissed with a few lines. The papers have also stopped the practice of giving the notable addresses of our clergymen on Sundays. Of course it is not desirable to publish merely religious discourses, but Drs. Dix and Hall, Heber Newton and Prof. Adler, and men like them, have generally something to say on current topics which the public would like to see.

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Many of our readers will regret to hear of the death of Carl Pfeiffer, the architect, which occurred on Friday evening last week in Washington. For some time Mr Pfeiffer had been a sufferer from pulmonary troubles, and a few weeks ago went to Asheville, N. C., in the hope of being benefited by the change. This hope, however, was not fulfilled, and Mr. Pfeiffer was resting in Washington on his way to New York when the disease took a fatal turn. The deceased was born in Germany about 1838, and came to this country when fifteen years old. His reputation in his profession was deservedly high. His most important work was Dr. Hall's church, on 5th avenue, the Roosevelt Hospital, the Church of the Messiah, the Berkshire apartment house, the Insane Asylum at Middletown, the Colored Orphan Asylum, and many of the finest residences in this city. He was a member of the National Academy, the Union League Club, and until 1876 belonged to the American Institute of Architects. He will be buried in Washington.

Real Estate Exchange Matters.

The directors of the Exchange met on Monday morning, at 11 o'clock, in conformity with a resolution of the Legislative Committee, requesting them to consider the majority and minority reports of the Special Committee on Rapid Transit. The Board met in a doubtful frame of mind, as the question was most intricate. The Cable Road recommended in both reports, they contended, may be a comprehensive plan for local and transfer passenger traffic, but it does not give rapid transit in the sense that the city requires it. With this and other difficulties in their path, the directors concluded not to take any action on either report, especially as it was difficult to find any two members who agreed with all the provisions of either. Besides, it was not known what the stockholders would say in the matter, and the Exchange is after all a stock company, and its interests might have been affected by any action taken by the Legislative Committee, especially if it turned out to be unwise. The directors, therefore, passed the following resolution, on the motion of Mr. Scott, the paragraph referring to the cable road having been inserted on the motion of Mr. Cammann:

Whereas, The Special Committee on Rapid Transit of the Legislative Committee of this Exchange have, in accordance with the request of this Board, filed their majority and minority reports;

And Whereas, This Board does not feel at liberty to indorse either of said reports unless passed upon by a general meeting of the members of the Exchange, and as the time is too limited before the adjournment of the Legislature for such a meeting to be held and have its effect;

And whereas, Under the resolution of the Legislative Committee constituting such Special Committee, they were requested to report in favor of some method of rapid transit, and as the Board understands the working of the cable system recommended in both reports, such system does not give rapid transit to the city within the real meaning of the term.

Be it therefore resolved, That this Board recommends that every means be taken by this Exchange to use its influence to affect legislation in behalf of rapid transit during the sitting of the next Legislature.

Be it also resolved, That the Committee on Legislation be requested to defer final action in the matter.

The Legislative Committee met on Tuesday, Wm. Reynolds Brown in the chair. There was quite a good attendance and every one came prepared to hear a discussion upon the majority and minority reports of the Committee on Rapid Transit. This anticipation was not realized, for directly after the preliminary business had been cleared away, the chairman announced that he had received a communication from the directors. It was "short, sharp and decisive," and is was read through before the committee realized its import. It was as follows:

THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED).

APRIL 30, 1888.

Referring to the terms of the resolution constituting the Committee on Legislation, this Board request that such committee do delay further action on rapid transit.

(Signed) E. A. Cruikshank, Leonard J. Carpenter, Wm. Cruikshank, H. H. Cammann, Geo. H. Scott, Ira D. Warren, Edward Hirsh, Isaac Fromme, J. Romaine Brown.

This document was accompanied with an extract from a series of resolutions passed in September, 1885, which gives the Board the vetoing power in an emergency should the Legislative Committee ever take action which the Board considered unwise or inadvisable. This is the first time in the history of the Exchange that they have exercised the veto. It may be apropos here to quote the resolution creating the Special Committee on Rapid Transit. It was the result of the Mayor's message, the Murray Hill meetings and the general public agitation which followed. It was passed

February 14, 1888, and reads: "That a committee of fifteen be appointed to inquire if any plans are in existence which will not conflict with the present laws, and afford the city of New York immediate means of rapid transit." It was thus urged that both reports failed in the intention of the resolution calling them into existence, except in the paragraph in which they declare their conclusion that "rapid transit in this city requires four tracks—two for express trains and two for frequent stops."

On the motion of Mr. Van Siclen it was resolved to forward a copy of the directors' communication to the railroad companies and others who appeared before the Special Committee.

W. C. Orr reported that he had appeared before the Committee on Cities at Albany against the Brundage bill, in behalf of the Exchange, in conjunction with the representatives of the Produce Exchange and several bank presidents and officials, and that he felt the bill was not likely to become a law.

Mr. Lespinasse then proposed the following:

*Resolved*, That the Real Estate Exchange, representing the taxpayers of the city of New York, do hereby request the Legislature, without any delay, at its present session, to change the present Aqueduct Commission by adding thereto the Mayor and Comptroller of the city of New York.

Several other members spoke in favor of the resolutions, and condemned the controlling of the city's affairs from Albany, instead of from the City Hall. Mr. Orr opposed the resolutions, and wanted them referred to a committee, but a vote was insisted upon, as it was deemed advisable that the Exchange should at once place itself on record in the matter in view of the revelations obtained through the Fassett Investigation Committee. The resolutions were carried *nem. con.* The committee then adjourned.

The new knock-down fees which came in vogue on May 1 have scarcely been commented upon. They were published in this column some time ago, but will bear repetition. They are \$3 on knock-downs less than \$5,000; \$5 on sales between \$5,000 and \$100,000, and \$25 on those above that sum. Legal sales remain as before—\$2 for sales by order of court, and \$1 on court sales of assets. Exchange fees on property at upset prices will be the same as if sold.

**Notice to Property-Holders.**

CITY OF NEW YORK, FINANCE DEPARTMENT, }  
COMPTROLLER'S OFFICE, April 26, 1888. }

In pursuance of Section 916 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property, affected by the following assessment list, viz.:

**SEWERS.**

- Attorney st, bet Broome and Delancey sts.
- 62d st, bet 10th and 11th avs.
- 64th st, bet Av A and East River.
- 102d st, bet 9th and Manhattan avs.
- 103d st, bet 9th and Manhattan avs.
- 142d st, bet 7th and 8th avs.
- Av B, bet 15th and 16th sts, and bet 17th and 18th sts.
- Lexington av, bet 89th and 91st sts, and bet 93d and 94th sts.
- 8th av, e s, bet 153d st and Harlem River, outlet sewer.
- 9th av, e s, bet 105th and 106th sts.

**REGULATING, GRADING, SETTING CURBSTONES AND FLAGGING SIDEWALKS.**

- Claremont av, from 116th to 122d sts.
- Clifton st, from St. Anns av to Union av.
- Kingsbridge road, from 155th to 190th st.
- 11th av, from 155th st to Kingsbridge road; also draining.
- 69th st, from 8th to 9th av
- 90th st, from 9th to 10th av.
- 103d st, bet 8th and 9th avs.
- 121st st, from 7th av to Av St. Nicholas.
- 137th st, from Convent to 10th av.
- 154th st, bet North 3d and Courtlandt avs, and laying crosswalks.

**WIDENING SIDEWALKS, SETTING CURBSTONES AND FLAGGING.**

- Coenties slip, both sides, from Front to South st.
- PAVING.**
- Courtlandt av, from North 3d av to 156th st, with trap block.
  - 67th st, from crosswalk on w s of 10th av to crosswalk on e s of 11th av, with trap block.
  - 68th st, from crosswalk on w s of 10th av to crosswalk on e s of 11th av, with trap block.
  - 81st st, from west crosswalk of 8th av to east crosswalk on 9th av, with granite block.
  - 85th st, from w crosswalk of Av B to e crosswalk of Av A, with granite block.
  - 95th st, from w crosswalk of 9th av to e crosswalk of 10th av, with trap block.
  - 95th st, from w crosswalk on w s of 2d av to crosswalk on e s of 3d av, with trap block.
  - 97th st, from w crosswalk of 8th av to e crosswalk of 9th av, with trap block.
  - 129th st, bet 8th av and Av St. Nicholas, with granite block; also curbing.

**FENCING VACANT LOTS.**

- 4th av, s e cor 128th st.
  - 105th st, s s, bet 4th and Madison avs.
  - 112th and 113th sts, bet 5th and 6th avs.
  - 137th st, n s, bet 8th and Edgecombe avs.
- FLAGGING SIDEWALKS.**
- 4th av, e s, bet 127th and 128th sts.
  - 85th st, bet 8th and 9th avs; also curbing.

**RECEIVING BASINS.**

- 20th st, s e cor Av B.
  - 105th st, n w cor 10th av.
  - 122d st, n e cor 7th av.
- CHANGING GRADE.**
- 110th st, from 1st av to Riverside Drive.

—which were confirmed by the Board of Revision and Correction of Assess-

ments, April 17, 1888, and entered on the same date in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid on or before July 2, 1888, interest will be collected thereon at the rate of 7 per cent. per annum, from April 17, 1888. Payments to be made to the Collector of Assessments and Clerk of Arrears, between 9 A. M. and 2 P. M.

COMPTROLLER'S OFFICE, April 26, 1888.  
SEWERS.

Irving pl, bet 15th and 16th sts.  
158th st, from Hudson River to and through road or public drive and 157th st to 10th av, with branches in 10th av, bet 155th st and Kingsbridge road, in road or public drive, and 11th av, e s, bet 156th and 157th sts, and in 156th st, bet 10th av and road or public drive; outlet sewer.  
—which were confirmed by the Board of Revision and Correction of Assessments April 23, 1888, and entered in the Record of Titles of Assessments April 23, 1888, that unless the amount be paid on or before July 2, 1888, interest will be charged as above from April 23, 1888.

COMPTROLLER'S OFFICE, April 30, 1888.  
REGULATING, GRADING, CURBING AND FLAGGING.

155th st, from 8th av to McComb's Dam lane.  
—which was confirmed by the Board of Revision, etc., April 25, 1888, and entered in the Record of Titles, etc., April 25, 1888, that unless the amount be paid on or before July 7, 1888, interest will be charged as above from April 25, 1888.

**Wants and Offers at the Exchange.**  
(For the week ending Thursday, May 3d.)

The items under the head of "wanted" are condensed statements showing what sort of property the broker, whose "number" precedes the item, wishes to secure for clients. The items under "offered" give the location, size, cost, and a brief description of the property offered for sale by the broker whose "number" precedes the item.

NO.	WANTED.	PRICE
63	To purchase. A dwelling on west side, that is rented.	\$12,000 to 16,000
69	Between 16th and 22d streets, 5th and 6th avenues. A three or four-story, high stoop, dwelling house.	
184	On 36th, 37th, 38th or 39th streets, between 4th and 5th avenues. A four-story, high stoop, brown stone private dwelling, full size. Not to exceed.	\$75,000
184	Facing Bryant park, 42d street preferred, east of 6th avenue. A four-story, brown stone, private dwelling, must be 25 feet front.	
184	Between 45th and 59th streets, Lexington and 9th avenues. Dwelling 20 front. Not exceeding.	30,000
184	Fronting on Bryant Park, 40th or 42d street, in fee. Four-story brown stone, lot to be full size, for use of club. Not exceeding.	70,000
446	Between 57th and 86th streets, west side, 8th and 10th avenues. A four-story, high stoop, brown stone, first-class dwelling, not less than 20 feet front. Below.	30,000
468	South of 23d street. Stable with twenty-five or more stalls.	
468	Between 23d and 42d streets, Lexington and 2d avenues. Plot 100 feet square with old buildings; corner preferred.	
468	Below 42d street, in good renting neighborhood. Tenement or flat house, as an investment.	
468	On east side. Private dwelling, brick or brown stone.	9,000 to 15,000
495	To exchange. A residence in Brooklyn, worth \$25,000, for a private house in New York City, worth \$50,000. Balance in cash.	
<b>OFFERED.</b>		
51	West 81st street, near 10th avenue. Three lots, free and clear. Will exchange for improved property below 59th street.	30,000
103	120th street, central. Corner 100x125.	80,000
103	122d street, central. Corner 100 feet square, unimproved.	70,000
159	Down-town property, for improvement and investment.	
159	Central and up-town property for improvement and investment.	
159	Valuable water front, 100 feet, central location, no street interposing; private bulkhead. Possession, or present occupant will remain and probably pay \$4,000 rent per year.	
184	On Water street, near Wall street. Four and five-story and basement brick buildings. Well rented.	
184	On Broadway, near Union square. Building, large frontage and depth.	
184	On Murray Hill, from 36th to 40th street. Several dwellings.	
184	In 23d Ward, near depot of Harlem River branch of N. Y., N. H. & H. R. R., about two miles from Harlem Bridge via Southern Boulevard. Five vacant lots.	2,250
184	An avenue corner, West 23d street, 175 feet on West 23d street and 148 feet on avenue.	
266	76th street, north side, 100 feet east of 10th avenue. Plot 100x102.2.	
1002	Valuable city lots in exchange for tenements or flats. Lots are free and clear and worth \$20,000.	

**PROPERTY FOR SALE OR TO RENT.**

5th avenue, corner of 59th street. Plot 50.5x100. To lease for long or short term, with renewal. Present structure commencement of large hotel. Foundation laid for heavy building. Address, Owner, 249 West 51st street. Commission paid to brokers.  
Valuable water front on the East River, between 108th and 109th streets. For sale or to lease for a long term of years; owner will make improvements to suit tenants. The St. Nicholas avenue horse cars afford easy means of transit from the west side of the city. Address, Owner, 249 West 51st street. Will pay commission to brokers.  
30th street, near 6th avenue. Desirable plot, comprising about three lots. Elegant site for publishing house or factory. Address, No. 492, care Real Estate Exchange.  
125th street, southeast corner 6th avenue. Four lots. To lease for a term of years. Rare chance for a large establishment. Brokerage paid. Address, No. 492, Real Estate Exchange, 59 Liberty street.

**The Municipal Buildings.**

R. M. Hunt and R. M. Upjohn will assist Professor W. R. Ware, as an advisory committee, in examining the competitive plans for the new Municipal buildings. The report will be upon the following points: 1. As to whether any of the plans are meritorious, and if so, which are the five best in order. 2. What beneficial modifications could be made in the plans.

## Real Estate Department.

The real estate market has scarcely shown any improvement since our last year. Sales at private contract are not as numerous as at this time last year, and vacant lots are sluggish. At auction Monday and Thursday were the busiest days, but the result was not quite satisfactory. In many cases good prices were not obtained, while the continuing feature is the number of properties bid in, owing to the sellers being unable to secure their prices.

The interviews with some Harlem real estate agents, which recently appeared in an evening daily contemporary, in which a broker told the reporter that "if a man wants to hire a house or flat in Harlem now, let him pick out one and make his offer," does not quite correspond with the facts. Inquiry amongst the best firms in that part of the city elicits the information that while renting has not been quite as well as was desired, reductions have not been frequent. Property between 2d and 8th avenues has held its own fairly well, and so far from stores being rented at ruinous prices to the lessees, every one vacated has been "snatched up" at last year's figures. In certain parts of Harlem, far east for instance, tenements have suffered from want of demand, but anything near 3d avenue can be rented at fairly good prices. Landlords have been asking too much in these far eastern sections, and they have learned that they will have to be content with a lower return than 8 or 9 per cent. on their money, which they have been trying to hold out for. Many downtown residents who cannot obtain cheap houses in the lower wards have moved to Harlem, and this has maintained the rents of private houses ranging from \$700 to \$1,200 fully up to last year's figures.

The general market has been so far behind last year in sales and projected buildings, as will be seen from an article elsewhere, that any indication of returning improvement will be welcomed. During the past week the architects' offices have shown greater activity in the matter of new plans than for some time past. The cost of new buildings to be erected which our reporters have learned of this week will probably amount to nearly \$2,000,000, while those announced last week will hardly aggregate \$800,000. This may or may not be a temporary movement, but as it is desirable at this juncture to note carefully any signs of improvement, the fact is chronicled for what it may be worth. The feeling amongst architects is better. They say that builders and capitalists are talking with more confidence than for some time past. There are two factors which seem to augur a better market—one the expected failure of the measure which would have taxed mortgages, the other the anticipated distribution amongst the people of a possible \$150,000,000 of Treasury surplus this year. A prominent bank president expresses it as his opinion that President Cleveland and his party will make a great effort to this end, which would create a period of prosperity and a buoyant feeling in business circles throughout the country which would carry the President and his party upon a wave of popular feeling into power again. While it is unwise to be too sanguine, the market in all its phases will be watched with critical interest from now on.

Monday was an exceedingly busy day at the Exchange. There was a very large attendance and the sales, which were numerous, embraced properties of every description in many localities. Four parcels belonging to the Hendricks' estate were eagerly bid for and brought a total of \$63,200. One of the four parcels, viz., No. 62 South Washington square, went to H. K. Thurber for \$22,600; another parcel No. 618 Water street was sold to E. Felbel for \$9,200. Mr. Felbel owns the adjoining premises, Nos. 614, 616 and 620. There was much interest manifested in the sale of 23d and 24th Ward properties. Among the bidders were Louis Eichwort, Elmer A. Allen, Henry Bracken, S. D. Bonfils, F. W. Devoe, J. E. Kerby, Sam'l E. Duffy, John Dolan, President Bush, of the Northern Gas Light Co., and Capt. B. P. Fairchild. The prices realized were very satisfactory.

No auction sales of real estate were held at the Exchange on Tuesday May 1st.

The sales on Wednesday were few in number and quite unimportant. None of the parcels sold brought as high as \$25,000. The dwelling No. 455 West 57th street was withdrawn on a bid of \$15,000.

The business transacted on Thursday at the Exchange reached the large total of \$728,676. Sales were held by seven different auctioneers, and much interest was manifested in the offerings. Among those who watched the sale of No. 550 Broadway were John and James Duncan, Amos R. Eno and Josiah Belden. The size of the building and lot was 35x100, and the first bid offered was \$100,000. Advances of \$5,000 followed, until \$125,000 was bid; after this \$1,000 was offered at a time, until \$131,000 was reached, and the property sold to Fay Brothers. For the five-story brick building No. 63 Madison avenue, northeast corner of 27th street, 24.9x71.1, the sum of \$46,500 was realized, and the dwelling No. 26 West 38th street, 25x98.9, went for \$45,700. The premises Nos. 67-73 Spring street, together in size 100.2x109.1x97.9x102.6, brought a total of \$74,550. Hecker's Mill, on Rutgers' slip and Cherry street, 123x120, was disposed of for \$111,025. There was no demand for the vacant lots offered, and most of them were bid in. Rev. James M. Galligan, pastor of the Church of the Holy Name of Jesus, bought six lots on the northeast corner of 10th avenue and 96th street, for \$50,000. Father Galligan was the plaintiff in the foreclosure suit, having sold the lots last June for \$55,000.

Only two sales were held at the Exchange yesterday. The attendance was small and the sales unimportant.

On Monday next, May 7, Richard V. Harnett will set the auction ball in motion by offering two plots of 12th Ward lots, comprising a 9th avenue front, between 204th and 205th streets, and four lots on the northwest corner of Vermilyea avenue and Hawthorne street. These twelve lots will be sold to close a partnership.

On Tuesday, the 8th inst., Mr. Harnett will sell, by order of the trustee, the valuable 20-foot private residence No. 46 West 55th street, and a plot of three lots, on "liberal terms," on the northern corner of 5th avenue and 96th street, a magnificent building site. On the same day the same auctioneer will sell, under foreclosure, by order of the Supreme Court, thirty

vacant lots on New and Edgecombe avenues, 151st and 152d streets. This will be an interesting sale.

On Wednesday, May 9th, Richard V. Harnett will sell the property known as the Colwell Iron Works, situate on 11th avenue, West 26th, 27th and 28th streets, belonging to the children and devisees of the late Lewis Colwell. It comprises twenty-four lots, with the buildings thereon, and the sale will be an important one. This is a Supreme Court sale in partition, and will be held under the direction of the referee, Judge Noah Davis.

On the same day Mr. Harnett will sell the two flats at Nos. 230 and 232 East 86th street, known as "The Montgomery," situate about 340 feet east of 3d avenue.

On Thursday, the 10th inst., Richard V. Harnett will sell the choice private dwellings No. 308 Lexington avenue and No. 343 West 50th street. The former is 24.8 feet front and has a two-story extension. Also the handsome residence No. 811 5th avenue, near 62d street, by order of the executor; the modern house No. 55 East 53d street, and five lots on 138th street and Railroad avenue, by order of the executors and trustees.

On Thursday, May 10, James L. Wells will sell three handsome cottages at Nos. 920 to 924 Trinity avenue; a dwelling at No. 834 East 170th street, and a house at No. 897 East 161st street.

On Monday, May 14, James L. Wells will sell lots in Fordham and on the Fox estate. On Tuesday, the 15th inst., he will sell sixty-eight Tremont lots, on liberal terms, on Valentine avenue, between 179th and 180th streets; on Wednesday, the 16th inst., corner lots on Tinton avenue and 147th street and Franklin avenue and 167th street; on Thursday, the 17th inst., the stores and flats Nos. 2908 and 2910 3d avenue, and two cottages in Belleville, N. J.; on Monday, the 21st inst., two modern cottages at Nos. 527 and 529 Cypress avenue, near 149th street; and on Saturday, the 26th inst., on the premises, at 2 P. M., a large stone residence, outhouses and greenhouses, with twenty-nine lots at Astoria, L. I., one block from the ferry. All these properties are located in rapidly growing and improving sections.

On Tuesday, May 15th, Van Tassel & Kearney will conduct a corporation sale of valuable building lots and improved property in the 9th and 12th Wards, by order of the Commissioners of the Sinking Fund. The realty to be disposed of comprises lots on West 99th, 101st and 102d streets, the irregular lot on the northwest corner of 129th street and 12th avenue, and a lot with buildings on the east side of Waverly place, between 11th and Bank streets, known as Primary School No. 18. The sale will be held under the direction of Comptroller Theo. W. Myers.

On Tuesday, May 15th, William Kennelly & Bro. will sell five valuable lots, 25x99.11 each, on the north side of 151st street, 175 feet west of 10th avenue; also five lots on the south side of 152d street, 175 feet west of 10th avenue, 25x99.11 each, including a substantial brick residence with all improvements.

Maclay, Davies & Co. offer for sale a number of very desirable business properties, situated at No. 55 Broadway and No. 31 Trinity place; No. 111 Cedar street and Nos. 106 and 108 Liberty street; Nos. 33-37 Bleeker street, Nos. 17-25 Bloomfield street and Nos. 78-86 Little West 12th street. This is all first-class property suitable for permanent investment. Diagrams of the different plots are to be found in another column.

The conveyances for the week are about \$3,000,000 behind the corresponding week last year, the mortgages nearly \$2,000,000 less, and the loans under 5 per cent. somewhat larger, in amount. The projected buildings show a decrease of \$721,400. The following are the figures:

	CONVEYANCES.		
	1886. Apl. 30 to May 5, includ.	1887. Apl. 29 to May 4, includ.	1888. Apl. 27 to May 3, includ.
Number.....	424	507	490
Amount involved.....	\$9,081,965	\$12,141,216	\$9,197,827
Number nominal.....	34	64	78
Number 23d and 24th Wards....	44	59	63
Amount involved.....	\$180,625	\$438,765	\$182,509
Number nominal.....	7	11	11
	MORTGAGES.		
Number.....	376	449	448
Amount involved.....	\$4,593,240	\$6,384,035	\$4,455,600
Number at 5 per cent.....	193	254	240
Amount involved.....	\$2,204,122	\$3,026,854	\$2,473,123
Number at less than 5 per cent..	53	43	44
Amount involved.....	\$859,800	\$741,500	\$802,750
Number to Banks, Trust and Insurance Companies.....	48	61	77
Amount involved.....	\$556,250	\$2,118,310	\$1,021,080
	PROJECTED BUILDINGS.		
	1886.	1887.	1888.
	Apl. 30 to May 6.	Apl. 30 to May 6.	Apl. 28 to May 4.
Number of buildings.....	133	139	81
Estimated cost.....	\$2,044,325	\$2,129,500	\$1,408,100

### Gossip of the Week.

P. N. & W. H. Ramsey have sold the three five-story brick flats with stores Nos. 17-27 West 125th street, together in size 115x99.11, for something like \$275,000 to the Schaefer Brewing Company. The latter have sold to the Messrs. Ramsey eight lots on St. Nicholas avenue, between 128th and 129th streets, for about \$80,000. We hear Chas. R. McGregor was the broker.

We hear that the Manhattan Athletic Club have purchased the Christ Church property on the southeast corner of 5th avenue and 35th street, size 62.9x125. The terms have not transpired.

E. H. Ludlow & Co. have sold for the estate of James Billings the four-story stone front dwelling No. 89 Park avenue, 19.9x80, to G. R. Sheldon for \$45,000, and for W. V. Brokaw the four-story brown stone dwelling No. 114 East 39th street, 20x98.9, for \$32,250.

W. P. Seymour has sold for J. W. Nash the full sized four-story, high stoop, brown stone dwelling No. 619 5th avenue on private terms.

Jefferson M. Levy has sold the four story stone front dwelling No. 20 West 35th street, 21x71, for \$27,400 to Mrs. Draper. This is an advance of \$5,000 on the sum paid for the house at auction on Monday.

Bellamy & Winans, now of 659 5th avenue, have sold for Wm. P. Earle the dwelling No. 129 West 70th street, 18x58, with extension 11x13, lot 100.5,

for \$32,000. This firm sold six of the row of eight houses built by Mr. Earle and only one remains unsold.

Moritz Bauer has sold the entire westerly front on 10th avenue, between 123d and 124th streets, and four lots on the southwest corner of 10th avenue and 123d street. The terms have not transpired.

G. C. Edgar & Son have sold another of their houses on West 77th street, near 9th avenue, 20x50x100, to Samuel Marx for \$32,500.

Walter W. Montague has sold for Charles McDonald, Nos. 49 and 53 West 84th street, four-story brown stone residences, 20x57x102, with three-story extension. Price for the two, \$68,000.

W. W. Montague has sold for Dr. Abram W. Lozier the five-story double flat on the southeast corner of 9th avenue and 93d street, 25.10x96x100, to A. W. Frazer for \$62,750.

Hoffman Bros. have sold for Alex. McSorley the five-story brick and stone flat with stores on the southeast corner of 10th avenue and 76th street, 25x70x77, to A. Cammal for \$45,000.

Oppenheimer & Metzger have sold three lots on the south side of 87th street, between 5th and Madison avenues, at \$15,000 each for improvement, to James A. Frame.

Morris Simmonds, of Simmonds & Brown, has purchased the three-story brick and stone dwelling No. 175 West 82d street, 17x50x97, for \$18,600.

W. B. Taylor & Sons have sold for David Campbell the three lots on north side of 84th street, commencing 225 feet west of 8th avenue, to Alex. McSorley on private terms.

J. Romaine Brown & Co. have sold for Ungrich Bros. the two five-story brown stone flats Nos. 252 and 254 West 33d street, 25x75x89 each, to W. Clarence Martin on private terms.

The Cuthell and Tooker syndicate has been incorporated with a capital of \$25,000, for acquiring, improving, etc., real estate in the States of New York and Connecticut. The incorporators and trustees are James M. Cuthell, John A. Stevens, Jr., and Arthur A. Tooker.

Comptroller Meyers has submitted to the Commissioners some interesting correspondence concerning the value of certain lots on the southwest corner of Park avenue and 82d street, which the Commissioners have been authorized to sell to the Church of the Redeemer. The Church has offered for four lots (including the corner one) on the avenue and four on the street, the sum of \$23,040; basing the calculation on the fact that the value of the lots in question in 1865 (when the church first occupied the premises) was \$12,000, to which has been added interest at the rate of 4 per cent. for the twenty-three years elapsed since then. Mr. Richard V. Harnett, however, has valued the lots for the Comptroller, and his appraisal is \$73,000; the corner lot standing for \$10,000 and the seven other lots on avenue and street at \$9,000 each. Four other lots on the street, 200 feet west of Park avenue, were also appraised by Mr. J. Dey Conover, his valuation being \$12,000 a lot, or \$48,000 for the four. The matter has been referred back to the Comptroller for further examination and report.

Pullich & Deaken have sold for Edward Gordon one lot on the east side of 9th avenue, 75 feet north of 60th street, 25x100, on private terms, to Messrs. Lowen & Halliday for improvement.

Dye & Castree have sold for J. Bergeman the five-story stone front flat No. 80 Morton street, 25x100, for \$30,000; for Mrs. Murphy the three-story brick dwelling No. 145 West 10th street, 22x95, for \$10,800, and for Mrs. Rowell the southwest corner of Laight and Collister streets, 25x80, with frame building, for \$15,000.

The bill of the costs, expenses, etc., relative to acquiring title to Lind avenue from Wolf street to Devoe street will be presented for taxation to the Supreme Court on May 11th.

L. Froehlich has sold for I. L. Rice, No. 106 East 62d street, a three-story brown stone front residence, 16x50x80, to M. Toch for \$15,000, and for S. Newcombe, No. 218 East 68th street, another three-story brown stone front residence, size 18.4x50x100, to A. Engelmutth on private terms.

P. C. Eckhardt has sold the five-story new improved tenement No. 356 West 43d street for Wm. Rankin for \$33,000; also the four-story double tenement with stores, No. 443 West 50th street, for Mrs. K. Miller to A. Hartmann for \$20,000.

M. Robinson & Co. have sold the tenement No. 192 Delancey street to A. Krauer & Rouda for \$42,500.

H. V. Mead & Co. have sold for John White the five-story brick tenement No. 420 West 26th street, 25x85x100, to Daniel O'Farrell on private terms.

Jacob Schlosser has sold the 20-foot three-story brown stone house on the west side of Lexington avenue, 42 feet south of 85th street, to Stockert & Millemaster for \$15,000.

Doré Lyon has sold the three-story brown stone dwelling No. 310 West 137th street for \$15,000 to A. S. Nichols.

Notice is given that a petition to change the grade of 72d street, between Avenue A and East River, is pending before the Common Council, and objections, etc., will be received at the Department of Public Works until May 12th.

The Commissioners of the Department of Public Parks will hear statements, objections, etc., on May 16th, at 11 o'clock, regarding proposed changes in system of street, in a portion of the Spuyten Duyvil district; in the lines of Mott avenue; in the street system in Fordham Heights district; in closing part of Loring place and Andrews avenue; in the lines of Brookline street; in classification of Rae and Carr streets and Eagle avenue.

The Homestead Co-operative Building and Loan Association will hold its first public meeting at 8 o'clock on Wednesday evening, May 9th, at Brunings Hall, No. 206 East 86th street. The principle of co-operation as applied to building associations will be explained and new members enrolled.

Jas. S. McQuillen will make his debut as an auctioneer on Monday next at the Exchange. Mr. McQuillen will act as auctioneer for the new firm of D. Phoenix Ingraham & Co.

S. M. Blakely has sold for Mrs. Susan T. Price the three-story frame house and lot No. 235 West 43d street, 20x100.5, for \$13,000.

Brooklyn.

The sale of the East Side Park lands will take place in the County Court

House on Wednesday, May 9th, at noon, by order of the Brooklyn Park Commissioners. Three hundred and sixty-eight lots in all will be offered, the terms of sale being 10 per cent. at purchase, 20 per cent. on delivery of deed, and 70 per cent. on bond and mortgage for ten years at 5 per cent. Title will be guaranteed by the city. William Cole and Thomas A. Kerrigan are the auctioneers.

Corwith Bros. have sold the store property on the southwest corner of Meserole avenue and Oakland street for Henry Lettmann to Messrs. Rorden & Kohlmann for \$6,500; the house and two lots Nos. 67 and 69 Dupont street for Maria L. Lucas to Margaret Herdelberger for \$8,500, and the house and lot No. 72 Oak street for the Jabez Williams estate to Frank J. Bieman for \$2,250.

Real estate transactions are behind last year, and business on the whole is not as good as it was last spring. The conveyances amount to \$833,390 less than during the corresponding week in 1887. The projected buildings, however, are looking up, for they are larger both in number and amount. The following are the tables:

CONVEYANCES.			
	1886.	1887.	1888.
	Apl. 30 to May 6,	Apl. 29 to May 4,	Apl. 26 to May 1,
	includ.	includ.	includ.
Number.....	439	486	469
Amount involved.....	\$2,571,549	\$3,292,733	\$2,459,343
Number nominal.....	42	65	68
MORTGAGES.			
	1886.	1887.	1888.
	Apl. 30 to May 6,	Apl. 30 to May 6,	Apl. 28 to May 4,
	includ.	includ.	includ.
Number.....	338	309	337
Amount involved.....	\$2,098,872	\$1,581,676	\$1,103,083
Number at 5 per cent. or less...	193	182	204
Amount involved.....	\$1,253,140	\$1,185,709	\$742,860
PROJECTED BUILDINGS.			
	1886.	1887.	1888.
	Apl. 30 to May 6,	Apl. 30 to May 6,	Apl. 28 to May 4,
	includ.	includ.	includ.
Number of buildings.....	41	154	203
Estimated cost.....	\$211,990	\$723,450	\$1,241,488

Out Among the Builders.

D. Willis James and John G. Prague will shortly commence several important improvements on the west side, aggregating in cost about \$400,000. They will consist of the erection of fifteen buildings, as follows: Seven four-story, high stoop, brick and stone front houses of various dimensions, with two-story and basement extensions, to be built on the south side of 86th street, commencing 75 feet east of 10th avenue, for D. Willis James, at the estimated cost of \$154,000; five four-story high stoop residences, 20 and 22x60, with three-story and basement extensions, to be constructed by John G. Prague on the north side of 86th street, commencing 30 feet east of 9th avenue, containing cabinet trim throughout, at a cost of about \$137,000, and a four-story residence on the south side of 87th street, 30 feet east of 9th avenue, to cost \$22,000. These houses will all be of a first-class character, and will contain all the modern improvements, hardwood trim, etc. Mr. Prague will also build on his own account two large five-story brick and stone front flats, one on the northeast corner of 86th street and the other on the southeast corner of 87th street, covering the entire front on the east side of 9th avenue. They will each have a depth of 96 feet on the avenue and a frontage of 30 feet on both streets. They will contain steam heat, hardwood trim and all the improvements, and will each have two large stores on the first floor, one of which has already been leased. Their combined cost is estimated at \$100,000. Mr. Prague is the architect for all these improvements.

McKim, Mead & White will be the architects of the large fire-proof office building to be erected by the Judge on the northwest corner of 5th avenue, and 16th street, on the site formerly occupied by the Martinelli Restaurant. All the details are not yet arranged; but the building will be eight stories high, 57x125 feet, and will be constructed of yellow pressed brick and terra cotta. The cost will be \$250,000. It appears from the conveyances that the property upon which the building is to stand was purchased by R. and O. Goelet, and the presumption is that it is they who will make the improvements, renting the same to the Judge for a term of years. In doing this they will be simply carrying out a policy already adopted by them with their property on the southeast corner of Broadway and 20th street. They erected a building there and then leased it to the Archer & Pancoast Manufacturing Co. That this is the course to be adopted with the Judge building is all the more probable because the Goelets are not given to purchase for speculation.

J. E. Terhune, associated with Leopold Eidlitz, has made the plans for the new Union Square Theatre. The drawings have been submitted for some time to Superintendent D'Oench, who is giving them careful consideration. The facade on 14th street will be permitted to remain, as well as the eastern wall, but the western wall will be carried back 2 feet west of the original line. The new building will be thoroughly fire-proof, being constructed wholly of brick and iron. The entrance is to be very elaborately decorated and also the proscenium. There will be two galleries. The cost is roughly estimated at about \$200,000, but working estimates have not yet been obtained. The theatre promises to be one of the finest and safest in the city.

Twelve five-story brick and stone front improved apartment houses are to be built by George F. Johnson on the north side of 97th street, commencing 115 feet east of 3d avenue, from plans by A. B. Ogden & Son, at a cost of \$200,000. Several will contain stores. The same architects are preparing plans for two five-story brown stone front flats, 38.4x86.5 each, to be built on the south side of 87th street, 230 feet east of 5th avenue, by James A. Frame, to cost about \$75,000 to \$80,000. They will have hardwood trim, steam heat, etc.

Ten three-story and basement brown stone front houses will shortly be commenced, five on the north side of 130th street, and five on the south side of 131st street, the former for Stephen J. Wright, and the latter for Isaac E. Wright. The houses will be of a modern character and will cost altogether about \$85,000. Cleverdon & Putzel are now preparing the plans.

Homer J. Beaudet will shortly commence the erection of a five-story brick and stone front apartment house, 25x96.10 in size, on the southeast

corner of Madison avenue and 114th street. It will have a handsome front, surmounted by two towers. There will be a store on the first story, and the floors above will each contain two suites, which will have all the modern improvements. The plans are being drawn by Architects Wm. Baker & Co., who estimate the cost at \$30,000.

C. Abbott French & Co. are preparing plans for a large flat, 40x98.2 in dimension, to be built by Lawrence Kelly on the southwest corner of 9th avenue and 76th street. It will be of brick and stone and will have modern improvements, the first floor containing stores. The cost is estimated at \$40,000. The same architects have plans for a five-story brick and stone improved tenement, 25x89.7, to be built by Lowen & Halliday on the east side of 9th avenue, 75.5 feet north of 60th street, at a cost of \$20,000.

Herter Bros. have plans under way for a synagogue for the Beth Hamedrash Hgdodol Congregation, who will build at No. 70 Willett street. The structure will be in the Moorish style, of brick, stone and terra cotta, 30x60 feet. Cost not estimated.

Berg & Clark have the plans on the boards for three first-class five-story brick and brown stone front flats, one to be built on the southeast corner of 7th avenue and 135th street, size 24.11x71, and the others on the south side of 135th street, 75 feet east of 7th avenue, and 43x85 together in size. They will contain hardwood trim throughout, and will have steam heat, extra stairways for servants, and all the modern improvements. There will be but one apartment per floor. Their total cost to the owner, Wm. Whitehead, will be about \$75,000. These buildings will be somewhat similar in character to those erected by the same owner on the northeast corner opposite.

The six-story building which we announced last fall John T. Farley intended building on the southeast corner of 72d street and 9th avenue is at last to be commenced. The plans are being prepared by Thom & Wilson, and it is decided upon that the structure will be 45x98.2 in size, with four stores on the first floor, offices and studios above, and apartments on the four top stories. The building will have an elevator, steam heat, hardwood finish and various improvements, and will cost about \$70,000.

The competition for the Montclair Music Hall, already spoken of in these columns, has been decided in favor of Lamb & Rich. The building will be 80x132 feet, three-and-a-half stories high, of brick and frame. The interior is very tastefully and artistically arranged and decorated. It contains a grand hall, music room 30x53, billiard room, bowling gallery, etc.

John C. Burne has the plans on the boards for a five-story brick, stone and terra cotta front apartment house, 25x60, with an extension 19x27.6, to be built by Rody McLoughlin at No. 120 East 114th street, at an estimated cost of \$20,000.

J. S. Wightman is drawing plans for a five-story brick and stone apartment house, 25x65, to be built at No. 210 East 103d street for Daniel C. Moynihan at a cost of about \$14,000.

Thos. P. Dunne is about to build three five-story brick and stone front improved apartment houses, 25x66 each, on the east side of Madison avenue, 26 feet south of 116th street, at a cost of about \$50,000.

J. B. McElpatrick & Son will make plans for the complete remodeling and decoration of the Star Theatre. Most of the details have yet to be made, and the cost has not been estimated.

The following persons have been appointed Building Inspectors: Charles Shooley, Cornelius J. Horgan, George T. Sinclair, Daniel O'Toole, H. H. Donnelly, H. C. Keyes and John E. Peek.

N. Le Brun & Son have plans finished for a brick five-story apartment house, 25x50, which Thomas Pearson will build at No. 322 East 27th street. Estimates have not yet been received for the cost.

William Graul is making plans for a five-story flat for J. Lewkowitz at No. 26 East 125th street, 37.6x90, and also for John Schreiner a similar structure, five stories high, 35x97, to be erected on the northeast corner of Lexington avenue and 123d street.

V. Klehman will make extensive alterations to the private residence, No. 310 East 5th street, from plans by Herter Bros.

Ed. Wenz has the plans on the boards for four five-story tenements, 25x66 each, to be built for Mrs. Louise Schneider on the north side of 85th street, 200 feet east of Avenue A.

John Frame intends to build a five-story tenement, 25x83, on the north side of 129th street, 75 feet west of 6th avenue.

Jas. Henderson has the plans under way for a five-story flat, 28x85, to be built by John M. Hyde on the south side of 124th street, 64 feet west of 3d avenue.

Julius Munckwitz is drawing plans for a five-story flat, 22x75, which Henry Hildburgh intends building on the southeast corner of Madison avenue and 85th street.

Thom & Wilson have the plans under way for two five-story brick and stone front improved tenements, 25x86.2 each, to be built by Kilian Bros. on the north side of 32d street, 100 feet east of 7th avenue, at a cost of \$36,000, and a five-story flat, 25x86, to be built by J. Donnellon and Wm. Barnes on the south side of 146th street, 100 feet east of 10th avenue, at a cost of \$20,000.

Adolph M. Bendheim will improve the plot on the northwest corner of 8th avenue and 124th street, running through to 125th street, 201x150 feet. Exactly what class of buildings will be erected is not yet decided, but we learn that Mr. Bendheim would build to suit any lessee for a term of years.

We learn that the stable which the Clark estate are about to build will be erected on the south side of 68th street, 300 feet west of 10th avenue, not west of 8th avenue as appeared in our list of projected buildings. The plan filed at the Building Bureau erroneously reads "west of 8th avenue," which led to the error.

De Lemos & Cordes have plans for a five-story silk factory, 50x100 feet, for Charles Horn, who will build on 11th avenue, northeast corner 67th street. The structure will be of brick and stone, with large boiler house extension, elevators, etc. Cost not yet estimated.

C. & A. Ruff will build two tenements at Nos. 32 and 34 Attorney street.

Lamb & Rich are working on plans for extensive alterations and additions to the residence of Selmar Hess on the corner of Madison avenue and 75th street.

Jordan & Giller have completed plans for a two-story brick, iron and glass building, which Alexander Stewart will build at No. 132 3d avenue. Cost about \$14,000.

#### Brooklyn.

A. W. Blazo is preparing plans for a four-story brick stores and hall, 45 x95, to be erected on the west side of Bedford avenue, about 100 north of Fulton street, for Robert Porterfield, to cost \$25,000.

#### Out of Town.

HYDE PARK-ON-HUDSON.—C. Gray Dinsmore, son of the deceased president of the Adams Express Company, is having plans drawn by Berg & Clark, for an ornate amateur photographic gallery. It will contain all conveniences for the purposes, and the style of the extension will be that of the Old Colonial. The size will be 26x35.

NEW DORP, S. I.—Horace G. Knapp & Co. are making plans for two residences for Hughes & Ross. They will be three stories high, of frame, 26x30 feet. Horace G. Knapp will also build a handsome residence here for himself.

NEW ROCHELLE, N. Y.—Mr. Ernest Garner is about to build a two-and-a-half-story frame house, 25x50, at Residence Park, to cost \$6,000, from plans by Berg & Clark.

ORIENT, L. I.—C. B. King intends to build an ornate frame dwelling, 24x42 in size, from plans by J. A. Webster, of New York, to cost \$3,500.

RANCOCAS, N. J.—Henry D. Traimore will build a creamery, 20x36, from plans by Berg & Clark, to cost \$5,000. It will contain several new features for the purposes of its use.

SHORT HILL, N. J.—Lamb & Rich will make designs for a large brick stable which W. I. Russell will build here.

SUMMIT, N. J.—Mrs. Grant, of Philadelphia, will build a handsome two-and-a-half-story residence here of red stone and Brittany tiles. It will be 30x50 feet and finished in hardwood. The architects are Lamb & Rich.

William Hicks also intends building a residence here, 31x31, two-and-a-half-stories high, from designs by Lamb & Rich.

TARRYTOWN, N. J.—H. O. Avery has plans for the complete remodeling of the Berkeley Inn; A. W. Griswold, owner.

YONKERS, N. Y.—James Carroll will shortly commence the erection of a five-story brick and stone front apartment house, 47x110 in size, with stores on the first floor, on the corner of South Broadway and Hudson streets. The plans are being drawn by A. B. Ogden & Son, and the building will cost about \$40,000. This will be one of the largest improvements of the kind here.

#### Contractors' Notes.

The Department of Public Works will receive bids until noon Thursday, May 10th, for furnishing and delivering cut stone at the reservoir at High Bridge; furnishing materials and performing the work of building a house for storage of coal on the lot 50x201, between 96th and 97th streets, 100 feet west of 9th avenue; and a wagon platform; furnishing and delivering stop-cocks, hydrants, wooden hydrant-boxes and cast iron stop-cock boxes; furnishing, delivering and laying six-inch cast iron water-pipe, from the present main on 79th street to the main on Blackwell's Island; laying water-mains in Avenue A, Madison, Arthur and 4th avenues, and in 140th, 135th, 134th 113th, 112th, 100th and Macomb streets.

Sealed bids will be received at the Hall of the Board of Education until 9:30 A. M. Monday, May 14th, by the School Trustees of the 21st Ward, for repairs, etc., sanitary work and alterations to Grammar School No. 14 and Primary School No. 16; at the same date and place until 4 o'clock by the trustees of the 20th Ward, for alterations, etc., sanitary work and alterations to heating apparatus in Grammar Schools Nos. 26, 32, 33 and Primary School No. 27; at the same place on Tuesday, May 15th, until 9:30 A. M., by the trustees of the 19th Ward, for the same work to Grammar Schools Nos. 18, 27, 53, 59, 70, 73, 74, 77, and until 4 o'clock on the same day, by the trustees of the 18th Ward, for similar work to Grammar Schools Nos. 40 and 50, and Primary Schools Nos. 28 and 29.

#### Special Notices.

Anyone wishing to purchase a first-class residence should inspect those which Bartlett Smith, of No. 220 West 29th street, offers for sale on another page. They are situated at Nos. 146 to 154 West 121st street, in the choice location between Lenox and 7th avenues. The houses are 18x54, on lot 100.11, and have been constructed with unusual care and attention to details. Terms can be made at 4½ per cent.

#### Removal Notices.

Emanuel Perls, the well-known east side broker, has removed his office to No. 72 St. Marks place, between 1st and 2d avenues. Mr. Perls will be pleased to meet his old clients and new ones at his new office.

Wm. Kennelly & Bro., the well-known auctioneers and brokers, have removed to commodious offices at No. 45 Liberty street, within five doors of the Real Estate Exchange and near Nassau street. That building, of which they have charge, has undergone extensive repairs, and a few vacant offices are offered by them, ranging from \$450 upwards. The building has been fitted up with the latest improvements, and is well lighted and ventilated.

#### "The New Parks Beyond the Harlem."

A volume bearing the above title, recently published by THE RECORD AND GUIDE, should be in the hands of every dealer and investor in property north of the Harlem River. The book is edited by Mr. John Mullaly, and contains 172 pages of letter press, including 30 pages of illustrations and a map of the city showing the new parks in colors, with mile distances, from the Grand Central depot. The cost is 50 cents in paper, and \$1.00 in cloth.

**BUILDING MATERIAL MARKET.**

**BRICKS.**—Common Hards have remained in much the same general condition as for a week or two preceding. Arrivals came to hand with more or less frequency, always making an offering quite equal to the outlet and sometimes an excess, so that sellers had no opportunity to gain an advantage and often found it judicious to make some allowance where anything of a faulty character had to be disposed of. Indeed the matter of quality is quite a decided and important feature of all negotiations at the moment, and sellers who can offer a really fine article have more than the usual lead on their less fortunate competitors, while receivers who have been carefully watching affairs feel confident that as soon as a better average grade of brick can be made available there will be an improvement in the demand and a generally more animated market. Not many, however, are now disposed to assume that the trade lost up to the present period as compared with last year, and in disappointment of some calculations, can be fully recovered, and while the progress of the season must of necessity increase the consumption everything now indicates that the supply will be furnished without much stint, unless some unexpected influence arises to curtail work. Of late the offering has been made up of a great many "final cargoes" from old stock, and numerous captains report that their next trip will be with the last load, so that manufacturers' accumulations must be rapidly disappearing, but behind commences to loom the shadow of new crop. Indeed for that matter the substance is already here, as a small quantity of this year's make from New Jersey has come to hand and burning commencing to be more general, while along the Hudson moulding is now quite common and without further setbacks. Pales may not be exactly demoralized in tone, but the market does not afford many encouraging features. If stock was really fine and a customer happened to be found who wanted it, more than likely \$3.00 could be obtained without much difficulty, but the same quality without a ready buyer would not stand much better chance than less attractive grades, though hardly likely to go as low as the poorest, which have touched \$2.35@2.50 per M.

**LATH.**—There is nothing really new on the general market, nor feature of special interest, except the persistent manner in which some receivers insist that they could obtain better rates if so inclined, yet failing entirely to accomplish such a result. Sellers have an advantage just now in finding a demand from a great many outside sources which takes the overflow from the market, but local buyers are neither liberal or hurried in their movements, and contend successfully against any advance in value. Offerings, however, are not very full, and at the close the feeling seems to be somewhat steadier at \$2.25 for the best, slab stock down to \$2.00 for round wood of poor quality. The proportion of round wood stock has thus far kept as small as possible.

**LIME.**—The cheerful expectations of receivers have not been realized, and the best they could do was to hold the market steady on common Rockland and shade off somewhat on finishing, the latter selling down to 90@95c. per bbl. Supplies have not been particularly large, and it is known that every effort is being made at the Eastward to keep shipments down, but the actual light demand and competition of stock from other sources cannot as yet be neutralized. For St. John stock about 75c. remains as the current rate, with not quite so much stock offering.

**LUMBER.**—From a purely seller's standpoint the general market is gaining somewhat. A larger volume of business is growing up on the distributive outlet, and this reflects itself to some extent upon the wholesale position, so that all classes of operators are more or less benefited, and it is natural that as much capital as possible is made out of the promising features when commenting upon the situation. It is, however, not a difficult matter to discover a certain lack of spirit in character of many reports, especially from those who may be considered as thoroughly conservative and careful, and the comparison with former years is scarcely in favor of the present period so far as amount of stuff changing hands is concerned. The quality of the custom, however, seems to be generally good, and so far as they go the dealings are on a reasonably solid basis. The additions to local accumulations are commencing to be made with somewhat greater freedom in part on immediate delivery and in part through purchasers of stock yet to come forward, but thus far dealers have not found it necessary to exert themselves to any important extent, the offerings with few exceptions coming right to them, and agents generally showing an inclination to act fairly and reasonable in the matter of values, seeking only natural current advantages.

The members of the Lumber Trade's Association having petitioned the Trunk Line Commissioner for a restoration of the option of having "lighterage free" lumber lightened, or being allowed the privilege of hauling by their own trucks and thus obtain the rebate of three cents per 100 lbs., express a determination to urge a granting of the request by natural and legitimate means in their power.

It has been decided by the State Superintendent of Public Works that the State canal shall be officially opened on May 10th.

Eastern Spruce has not panned out well this spring and even some of the most pronounced adherents to roseate reports under pretty much all circumstances are willing to admit some disappointment. A backward season and miscalculation of consumptive wants have made the natural outlet of smaller proportions than expected, while the outcome of supplies was both too full and too early, as demand stood here, to be easily managed and enforced realizing crowded hard on values. Consumption must after a while become larger in the natural order of things and that will encourage dealers to invest with greater freedom, but the tone of the market is likely to depend largely upon the course pursued by manufacturers in sending forward supplies. About all the principal mills are now starting up, but it will of course be some little time before they are ready to ship. We quote at \$13.00@14.00 per M for 6 to 9 inch, and \$14.50@15.50 for 10 to 12 inch, with specials at \$16.00@18.00 per M.

Northern Spruce is still inquired after with a fair degree of freedom and buyers make no objection to intimations that they will be charged pretty full rates, but there is a belief among some of the trade that demand will become a little more cautious after the first flurry.

Hemlock still appears to be considered in a generally firm condition, with fairly good prospects, and on an asking basis at least former rates are current. It is suggested, however, that after present contracts are met and the State stock com-

mences to appear local wants will not be so prominent, though it is expected that quite a good New England trade can be depended upon to help manufacturers out. We quote Joist at \$12.00@12.50 per M; Boards at \$12.50@13.00 per M; Timber \$12.00@12.50 per M for 24-foot and under; \$13.00@14.00 for 26 to 32-foot, and \$15.00@16.00 for 34 to 40-foot.

Piling meets with continued steady inquiry, and there is no modification of the claim that about all the stock that can be got out and forwarded will be afforded a place upon arrival, if indeed it is not sold afloat. Extreme prices, however, are less prominent and full bids are promptly accepted. Quoted at 6¢@6½¢ per lineal foot for one-half of cargo of 12-inch butt or larger, and 5¼¢@6¢ for smaller sizes.

White Pine remains quite steady in tone, and while competition among salesmen does not abate to any noticeable extent there seems to be less inclination to resort to cutting and prices are very well sustained as a rule. Trade is fair also, indeed expanding somewhat, and the general outlook favorable, yet a certain degree of caution characterizes the movements of most buyers, and has a tendency to hold in check expectations of a buoyant character. On export account, properties are said to be a little better, but they develop slowly. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South American do.; \$15.00@16.00 for box boards; \$16.50@17.50 for extra do.

Yellow Pine judged from surface appearances is retaining a fair degree of animation and steady rates, while a good general run of orders comes upon the market for special bidding and helps swell the volume of trade. Now and then, however, among buyers may be heard an intimation that they are certainly losing no ground, and the inference is naturally drawn that manufacturers fail to recover from the habits of competition that have so long kept this market under more or less depression and prevented a stiffening up of values. We quote Randoms, \$18.50@21.00 per M; Specials, \$20.00@22.00 do.; Green Flooring Boards, \$21.00@22.50 do.; Dry do. do., \$23.00@25.00 do.; Sidings, \$13.00@15.00 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Carolina pine between a very good natural market and a continued tendency to amplify all favorable symptoms to the fullest extent is generally reported in excellent condition. The area for the distribution of lumber is somewhat circumscribed, and as predicted some operators who handled the stock last year do not want it this season, but rough boards retain former average attention, and desirable dressed stock sells very well to a pretty good circle of custom.

Hardwoods appear to have had a slightly irregular trade, some operators complaining and others asserting that business is quite as good as at this time last year so far as distribution is concerned. In the matter of selling stuff into dealer's hands the experience is about as usual, anything strictly choice or fancy meeting with prompt and appreciated attention, while poorer qualities drag and generally have to be marked down low before they get custom. On foreign account considerable is being picked up in one way or another, but as usual only on close selection where shippers have had any experience in forwarding. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; White ash, \$36@42 do.; oak, \$37@43 do.; quarter sawed clear, \$50@55 do.; maple, \$25@32 do.; chestnut, \$30@38 do.; cherry, \$67@90 do.; white wood, \$25@33 do.; elm, \$20@23 do.; hickory, \$50@80 do.

Last month's exports make the best record since the commencement of the year and are the largest since October, 1887.

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

	Feet.
To West Indies.....	2,870,000
To South America.....	2,880,000
To East Indies.....	1,065,000
To Europe.....	40,000
Total feet.....	6,855,000
Previously reported this year.....	14,279,000
Total since Jan. 1, 1888.....	21,134,000
Total same time, 1887.....	26,215,000

**GENERAL LUMBER NOTES.**

**THE WEST.**

The *Timberman* as follows:

The winter onslaught on the pine monarchs of the forests has practically closed and nearly all the camps are deserted; where a few weeks ago, from the small hours of the morning sometime before day, until darkness shrouded the scene, might be heard the ring of the woodsmen's axe and the crash of the monster pines which fell prone to the earth in response to the sturdy blows of the choppers; silence now reigns supreme and the busy, bustling scene of activity which characterized the forest during the winter months is superseded by the stillness of its primeval condition. The result of this "battle of the pines," in which devastation has marked the track of the invaders and utter desolation has left its impress on the numerous scenes of conflict, has been an immense output of logs, which doubtless exceeds considerably the most sanguine expectations of the statisticians and warrants the expectation of an exceedingly busy season among the mill and vessel owners and an output of lumber, in the lower peninsula of Michigan at least, which shall exhibit no decline from a comparative point of view. The facts embraced above furnish food for abundant reflection by those inclined to watch the progress of events in the history of Michigan's lumber industry. In 1870, the wisecracks who professed superior knowledge and foresight in this connection startled the residents of the Saginaw Valley by furnishing figures which demonstrated (figuratively) that at the end of fourteen years, at the then rate of production, witnessed the completed denudation of the forests and the utter extinction of the lumber industry, on which the population of the valley depended almost wholly for support. It is an old "saw" that figures never lie, but in the instances alluded to figures did lie to an amazing extent; and notwithstanding the enormous increase in production the work goes bravely on with undiminished activity and with no apparent evidence of decay. The question, however, which agitates the minds of the people to-day is—how long is this enormous output to be maintained, and how long will the pineries continue to respond to the avaricious demands of the mill capacity which refuses each recurring year to be satisfied? It is safe to assume that there is to be "an end to all things," and that the logging interests of the Wolverine State must finally succumb to the inevitable but even Prof. Sargent's government estimates have been shorn of reliability so far as the standing pine at the

time of their issuance is concerned. One of the most palpable reasons for the unreliability of these timber reports (mostly estimates) is the fact that the men who make them, usually have no practical knowledge of either forestry or the lumber business, and they fail to realize that timber lives, and in a certain sense breathes, and like other of nature's products, has a being and advances in stature, and that the development of the Michigan pine forests annually is an important factor (or should be) when estimating the probable or possible limit of endurance in response to the drafts being made thereon. Another important point in this connection is, that at the date of these estimates of the timber resources of Michigan it was a standing order to the camp foreman in the lumber woods to "take nothing under twelve or fourteen inches in diameter," as the case might be; but the degeneracy of the times, in connection with logging operations at present, permits the slaughter of anything which will produce a 2x4 scantling in the "cleaning up" process or "second cutting," and consequently, Michigan, like Maine, will be known as a lumber producing State long after the wisecracks who have presumed to pronounce the obituary of the business shall themselves have passed from the memory of their friends.

The *Mississippi Valley Lumberman*, of Minneapolis says:

Trade has been far from active during the past week, particularly in the line of out of town trade. Several buyers were in the market, and some lumber has been sold, but it is evident that the high tide of the early spring trade has been passed and that the summer demand has not fairly set in. Local dealers are not showing, however, a very marked disposition to push trade. The stocks of dry lumber are very light, and the demand for city consumption can be pretty safely relied upon to absorb all that there is in pile before this season's cut is ready for market and for use. Notwithstanding the falling off, shipments are not far behind what they were a year ago. A large proportion of the lumber going out of Minneapolis is from the stocks sold some time ago and which has not all yet been delivered. The Ruddock stock will all be out within the next two weeks, but some time will elapse before the Itasca stock is closed out. Only a little more than half of it has yet been shipped. The movement has been comparatively free from North Wisconsin and St. Paul and Duluth points through St. Paul to the Southwest and into Iowa. The local salesmen report, however, that the Chicago dealers are exhibiting a decided anxiety to unload their surplus supply, and now that their facilities for shipping are restored are pushing out after trade.

The *Northwestern Lumberman* as follows:

It is a notable fact, this spring, that prices all over the country have been firm. Despite the railroad embargo in this city, and the impossibility of quick dispatch, not only here, but at other points, and the discouragement which that naturally engendered, dealers have evinced little disposition to cut prices in order to sell. There has been a prevailing feeling that dry lumber would sell, and that there was no reason for weakness on the part of holders. On this account wintered-over stock has been worked off at a fair profit, and dealers are in a healthy financial state.

A large number of Eastern buyers have visited Green Bay and north shore points during the spring in search of stocks, and a number of large sales have been made at prices about equal to those prevailing in the Saginaw Valley. Freight rates will probably be established at 25 cents a thousand higher from Menominee to Buffalo than from Bay City to that point. This will give Menominee a rate to Buffalo and Tonawanda no higher than that from Menominee to this city last season, namely, \$2 a thousand. This will favor Eastward shipment from Menominee. Corresponding rates will prevail from Lake Superior ports. It remains to be seen if the price of lumber will relatively decline.

A correspondent of the *Lumberman* gives the following particulars of the formation of a big hemlock combination:

News comes from Olean, N. Y., a town 90 miles from Buffalo, just this side of the Pennsylvania line, of the formation there last week of a vast hemlock trust, called the Pennsylvania Lumber Storage Company. Though there have at various times been large combinations of hemlock dealers in the western part of the Keystone State, which have gained considerable wealth, no organization of such magnitude as this has ever been attempted. Its membership embraces all the leading producers of the hemlock belt, and represents millions of dollars. A charter had already been granted the corporation, and under it last week, at a meeting of the stockholders, the organization was completed by the election of officers and the adoption of constitution and by-laws. The directors chosen were S. S. Bullis, Olean; O. H. Smith, Boston; G. D. Briggs, Buffalo; J. J. Newman, Buffalo; S. J. Gifford, Smethport; F. H. Goodyear, Buffalo; M. P. Dunbar, New York; Frank Brooks, Smethport, and George L. Roberts, Bradford. At a meeting of directors immediately following, S. S. Bullis, of Olean, was made president, and Judson J. Newman, of Buffalo, secretary and treasurer. The appointment of superintendent, auditors and inspectors was deferred until a later date.

The object of the company will, as its name implies, be the storage and shipment of lumber. The products of the mills of the lumbermen interested in the organization, and such others who desire to place their lumber with it for disposal, will be shipped from the saw to storage yards, to be established at Olean, the headquarters of the company. There it will be graded, piled, seasoned and dressed, and sold through the agents of the company exclusively. There will also be a small yard at Bradford, Pa. For the lumber stored transferable certificates will be issued. O. H. Smith, of Smith & Blanchard, Boston, will act as agent for the New England States, and will, it is said, dispose of about 30,000,000 feet annually. M. P. Dunbar, of New York, will look after the company's interests in and about the metropolis, and expects to sell about 40,000,000 feet a year. The Allegheny Lumber Company will be agents for New York State, Ohio, Pennsylvania and New Jersey. What the output of the company will be is not known, but it is presumed it will be something over 100,000,000 feet. The formation of this syndicate is regarded an omen of advance in prices. Hemlock has been sold on a very close margin for some time, owing to close competition, but now that one organization controls the major portion of the product, some attempt, it is reasonable to suppose, will be to bolster up selling figures.

*Chicago Lumber* has the following on the wholesale market:

There have been but few offerings at the cargo docks this week, but the supply has been about as heavy as the demand. A good many buyers are out of the market, because they do not care to take on fresh stock until after May 1, when they inventory their posses-



sions, and in consequence sellers are restricted to a very narrow field of operations. However, they have had no trouble in working off everything arriving, and in making some sales ahead. Piece stuff has sold at \$10 for green and at from \$10.75 to \$11 for dry. Inch lumber is not accurately quotable, as the offerings have been of no particular quality. A load of medium dry stock sold to-day at \$15.12 1/2; another lot of mill run of fair quality, better than No. 2, brought \$18, while still another brought \$16. Prices it may be said vary but little from last year.

And discourses as follows on the log crop: The deep snags which were counted on to fill up the streams, appear to have fulfilled that purpose only too well. The Wisconsin streams have in some cases risen to a dangerous point, and some losses of logs have occurred in consequence of their getting beyond control. But the actual work of driving in the logs from the headwaters of rivers and streams has not yet made notable progress, and the result of it is still largely an unsolved problem. The floods have not been of so much assistance in many cases as might be supposed, leaving the question of clean and rapid work still dependent largely on the spring rains. As far as prospects go there is nothing to find fault with, but lumbermen have too often seen flattering prospects followed by slow and difficult running, and they are rather inclined to be skeptical as to the outcome. There is one thing favorable, and that is that all the swamps and ponds are full of water. It depends only on the usual rains in most cases to give a driving stage of water, and if they come soon enough they will on many streams insure at least as clean a drive as has been had for some years.

CANADA.

An exchange says:

Loading lumber at the docks in Ottawa has begun. Three barges are already at their moorings. The water is unusually low for the season, not over 4 feet higher than at its lowest last season. The north waters have of course to come down yet, but appearances indicate another season of very low water in Ottawa.

GREAT BRITAIN.

The Timber Trades Journal as follows:

LONDON.

American Blank Walnut.—In both logs and lumber a steady trade continues and prices generally are well maintained. We understand several parcels of logs have lately been sold by private contract to wholesale dealers at the docks.

American Whitewood.—A good amount of trade has again been done this week, and the tone of the market is cheerful.

Sequoia.—Transactions in this are still spoken of as being small and unimportant. Some weeks back there seemed to be an improved inquiry, but this did not continue. The stock at the docks is still considerable, consisting of sound, clean, seasoned planks, mostly of large sizes, from which buyers may make a capital selection. We have been surprised to see how slowly this wood has gone off.

GLASGOW.

There have been some further arrivals of pitch pine at Greenock during the past week, and the total import of this staple to Clyde since the beginning of the year is represented by a carrying tonnage of 14,357 tons. Compared with former years this appears a big import for the time, but is, of course, accounted for by the unusually low point to which the stock was reduced at the close of last year, giving ample opening for fresh supplies, and the quantity on hand now is just about the same as was held a year ago, and may be considered a fairly adequate stock for the market.

It will be observed from the list that there have been pretty large arrivals, in parcels per steamship, of walnut and whitewood, etc. Some portion of these was sold to arrive, and sales to a considerable extent have been made ex quay, but as recent supplies of walnut and whitewood logs have been frequent and ample they are not so readily disposed of for the present.

METALS.—COPPER.—Ingots has shown no unusual movement toward the consumptive outlet; indeed, as a matter of fact the market was at times very quiet, and business confined solely to small lots wanted on ordinary trade orders. Supplies, however, are kept well in hand, with prices generally supported, and there is said to be a probability of a pool sale to consumers. Speculation seems rather conservative. On spot the quotation is about 16 1/2% to 16 3/4% for Lake. Manufactured Copper is not selling with much freedom. About an average distribution takes place on ordinary outlets, but beyond that there is rarely any trading. We quote as follows: Sheets, not above 30x72 in., 16 oz and over, 22c.; do, 14 to 16 oz, 23c.; do, 12 to 14 oz, 24c.; do, 10 to 12 oz, 25c.; do, 8 to 10 oz, 28c.; do, under 8 oz, 28@30c. Sheets longer than 72 inches add 1c. for 12@14 oz, 2c. for 10@12 oz, and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz and over, 22c.; do, 16 to 32 oz, 22c.; do, 14 to 16 oz, 24c.; do, 12 to 14 oz, 26c.; do, 10 to 12 oz, 30c.; do, 8 to 10 oz, 33c. Sheets longer than 96 inches add 1c. for under 16 oz; and 2c. for 8 to 10 oz. Sheets, not above 48x60, 32 to 64 oz, 22@23c.; do, 16 to 32 oz, 27@28c.; do, 14 to 16 oz, 29c.; do, 12 to 14 oz, 33c.; do, 10 to 12 oz, —@—; do, 8 to 10 oz, —@—. Sheets longer than 96 inches add 1c. for 16 oz and under. All bath tub sheets, per lb., 16 oz, 25c.; 4 oz, 27c.; 12 oz, 29c.; and 10 oz, 32c. Bolt copper, 3/8 inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1c. per lb. above the foregoing prices. Copper bottom, 25@28c. per lb. IRON.—Scotch Pig secures only light uncertain sale, buyers manifesting general indifference and rarely affording an opportunity for placing better than jobbing lots of stock. Prices unsettled, but tending mostly in buyers' favor on all grades. We quote at \$18.00@20.50 per ton, according to brand, delivery, etc. American Pig has met with a moderate sale on all outlets, the larger consumers getting enough stock on contract, and the smaller buyers adhering closely to the hand to mouth policy of investment. Supplies are plenty, the Pennsylvania product quite balancing the outlet, while of Southern iron there seems to be an increasing surplus seeking an outlet, and occasionally some pretty low rates are rumored. We quote at \$20.00@21.00 per ton for No. 1 X foundry; \$18@19.50 for No. 2 X do. do.; and \$16.00@17.00 for Gray Forge. Old material has been somewhat more active, the movement confined in the main to rails with considerable irregularity on values, though the inclination was toward an easy basis. Supplies are as a rule pretty full. We quote at about \$20.00@21.00 for old rails; \$19.00@20.00 for No. 1 wrought scrap; \$18.00@19.50 for crop ends, and \$19.00@19.50 for car wheels. Steel rails are still under more or less neglect, and a

generally dull market reported. There does not, however, appear to be any great desire to create business, and agents in all cases insist firmly upon full former rates. We quote at \$31.00@32.00 per ton for standard section, according to delivery. Manufactured Iron is without unusual feature, the demand developing rather lightly and buyers evidently handling just as little stock as circumstances will admit. Supplies are plenty enough and easily reached when wanted. We quote: Common Merchant Bar, ordinary sizes, at 2.00@2.10c. from store, and refined at 2.20@2.50c.; Rods, round and square, 2.30@2.40c.; Bands, 2.40@2.50c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 2.75@2.80c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. LEAD.—Domestic Pig has not found much demand from consumptive sources, and about the only stock openly called for was in the way of small lots for special trade wants. In the meanwhile there seemed to be an inclination among speculative holders to unload and the effect upon values was more or less depressing. Openly the stocks do not appear larger, but supplies are always available when called for. We quote at \$4.65@4.75, as to quality. The manufactures of lead are steady and quoted: Bar, 5 3/4@6c.; pipe, 7 1/2c.; sheet, 8 1/2c. less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 55c., on same terms. TIN.—Pig has become thoroughly demoralized by disintegration of the foreign syndicate and the heavy break down in values. The speculative element naturally struggles hard either to force further advantages or to save greater loss, as interest may stand, and thus keep matters in a feverish condition, with consumers inclined to stand off and await a more settled period before coming, especially as present tendencies appear to be for their advantage. We can only quote nominally and at about 24@24 1/2c. for round lots and 24 1/2@25c. for jobbing parcels. Tin Plates have met with some demand from canners and a fair outlet also provided for roofing stock, but general store trade dull. Supplies are under fair control with owners disposed to carry, but the market at the moment more or less unsettled. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment, Melyn grades, \$6.05@6.10, each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment, Allaway grade, \$5.00@5.05, each additional X add \$1; Charcoal terne, M. F. grade, 14x20, \$6.75@6.80; M. F. grade, 20x28, \$13.75@13.80; Worcester, 14x20, \$4.60@4.65; Worcester, 20x28, \$9.20@9.25; Deane grade, 14x20, \$4.25@4.30; Deane grade, 20x28, \$8.55@8.60; Allaway grade, 14x20, \$4.15@4.20; Allaway grade, 20x28, \$8.35@8.40; I. C. Coke, B. V. grade, \$4.55@4.60; J. B. grade, 14x20, \$4.60@—; I. C. Bessemer steel, squares, \$4.85 basis; I. C. Siemens steel, squares, \$4.95 basis. Spelter under a pressure to realize on speculative holdings made quite a decline in price, but the reduced cost attracted some attention and dealers picked up many of the cheap lots. At the close the feeling is somewhat steadier at about \$4.75@4.90 for Western, according to brand. The statistical position of Tin, as compiled by the Metal Exchange, will be of interest at this juncture:

Table with columns: Stock of Tin, 1888, 1888, 1887, 1886. Rows include Foreign tin in London, Second hands in Holland, Spot stock in America, Total spot stock, Afloat for London, Afloat for Holland, Afloat for America, Total afloat, Stocked in Australia, Total visible supply.

TAR AND PITCH.—Business has been moderately active and running in ordinary channels with little or no change in value. Supplies appeared ample for all wants and easily reached. We quote Pitch at \$1.35@1.50 per bbl.; Tar at \$1.90@2.20, according to quantity, quality and delivery.

PAINTS, OILS, ETC.—On a basis of early and clearly defined necessity demand continues fair enough and buyers are reasonably prompt in accepting full former rates as a line for negotiation. The selection, too, is of quite a general character and from both domestic and foreign goods a full variety is taken to fill current orders. There is nothing of a speculative character in the demand, however, and when efforts are made to induce investment against the chances of the future it generally turns out to be a waste of time. The production is gauged to wants of the market very fairly. Linseed Oil is selling very well and commanding good prices at 54@54 1/2c. for Western, and 56@56 1/2c. for City. Spirits Turpentine under continued full offerings and light demand has continued to decline and closes at 36 1/2@37 1/2c., according to size of invoice.

AILS.—Business fluctuates somewhat, but in the aggregate preserves at least former volume, and some operators claim an increase, especially on orders from nearby points. The call is met by an ample supply and there appears competition enough to keep rates down to about former level. On the entire range \$1.95@2.05 per keg is quoted, the inside rate for car load lots.

For Tables of Building Material prices see pages VII., IX., XI. and XII.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending May 4.

\* 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 properties like South Washington sq (4th st), No. 62, s, s, abt 96 e Thompson st, 25x119, three-story brick dwell'g.

Table listing real estate sales with columns for address, description, and price. Includes properties like 38th st, No. 214, s s, abt 116.8 w 7th av, 16.8x 98.9, four-story brown stone dwell'g.

A. H. MULLER & SON.

Table listing real estate sales with columns for address, description, and price. Includes properties like Eldridge st, No. 228, e s, 75 n Stanton st, 25x 76.4, five-story brick tenem't.

JAMES L. WELLS.

Table listing real estate sales with columns for address, description, and price. Includes properties like Main st, w s, near Prospect av, known as the Schofield Homestead, contains abt 7 1/2 city lots.

SMYTH & RYAN.

Table listing real estate sales with columns for address, description, and price. Includes properties like 96th st, s s, 300 w 9th av, 100x100.8, vacant.

WM. KENNELLY & BRO.

Table listing real estate sales with columns for address, description, and price. Includes properties like Thompson st, No. 88, e s, 65 n Spring st, 35x23.8, three-story frame store and tenem't.

J. THOMAS STEARNS.

Table listing real estate sales with columns for address, description, and price. Includes properties like Lexington av, e s, 25.8 n 95th st, 75x84, three five-story brick flats.

WM. R. BROWN.

Table listing real estate sales with columns for address, description, and price. Includes properties like Willett st, No. 92, e s, 150.6 s Stanton st, 25.1x 100, four-story brick store and tenem't.

Table listing property sales with columns for address, description, and price. Includes entries like '166th st, n s, 134 e Washington av...' and 'BROWN & LEVINESS'.

KINGS COUNTY.

TAYLOR & FOX.

Table listing property sales in Kings County, including 'Division av, No. 258. D. S. Yeoman' and 'Baltic st, s s, 192.3 w Columbia st...'.

NEW YORK CITY.

APRIL 27, 28, 30, MAY 1, 2, 3.

Table listing property sales in New York City, including 'Attorney st, No. 32, e s, 150 n Grand st...' and 'Attorney st, No. 34, e s, 176.6 n Grand st...'.

Table listing property sales in the middle column, including 'Same property. Release dower. Catherine Carrigan...' and 'Bowery, No. 132, w s, 25x101.6x24.10x105.2...'.

Table listing property sales in the right column, including 'Gouverneur slip, Nos. 6-10, w s, 20 s Water st...' and 'Houston st, Nos. 257 and 259, s s, 50 w Suffolk...'.















Dean st, n s, 200 e Franklin av. Declaration that building erected is in compliance with covenant. George H. Cook and John C. Wiggins to Bryan McAvoney. nom

Dean st, n s, 280 e Franklin av, 20x100. Bryan McAvoney to John and William D. Stewart, of Stewart & Co., New York. Mort. \$5,000. 11,000

Dean st, s w s, 25 n w Bond st, 20x75. Minnie L. Boden heir Aug. F. W. Boden and Louise B. Tyler widow of A. F. W. Boden now wife of A. L. Tyler to Thomas H. Heffron. Mort. \$2,500. 4,000

Dean st, s e cor 6th av, 20x94. Ferdinand Schafers, Queens Co., to Frederick B. Gottschen. 7,500

Dean st, s s, 20.2 w Hoyt st, 0.10x100. Cornelius C. Colgate exr. George Colgate to Mary J. Soule. B. & S. nom

Degrav st, s s, bet Rochester and Buffalo avs, known as lot 7 block 172 assessm't map 24th Ward. John McGuire Registrar Arrears to Noah Tebbetts. 131

Degrav st, s s, 110 e Clinton st, 20x100. Phebe E. Trowbridge to Joanna L. wife of George Perkins. Mort. \$1,350. 5,500

Douglass st, s s, 91.8 e 4th av, 35x100. Stephen F. Hill and Frederick W. Sharp to Georgine Friedel wife of Edward, of Brookhaven, L. I. Mort. \$5,500. 10,000

Same property. Release mort. Herbert W. Heyer to Stephen F. Hill and Frederick W. Sharp. 286

Same property. Release mort. John H. Hankinson to same. 454

Driggs (5th) st, s e cor North 12th st, runs south 75 x east 130 to centre of west arm of Bushwick Creek, x north following curves of creek to centre line of North 12th st, if extended, x west along said line 120 to 5th st, x south 30.

North 11th st, easterly cor 5th st, runs southeast along North 11th st to centre of a branch of Bushwick Creek, x north to point 25 from North 11th st, x northwest to 5th st, x southwest 25.

Foreclos. Gerard M. Stevens to Abraham W. Flavell. 200

Duffield st, No. 48, w s, 215.2 s Concord st, 18.8x100.3, h & l. Penlope C. wife of Elisha R. Hopkins to William Hillmann. 5,350

Dupont st, n s, 245 e Franklin st, 50x100. Louise M. Lucas to Margaret wife of Conrad Heidelberg. Mort. \$4,500. 8,500

Eagle st, s s, 350 w Manhattan late Union av, 25x100. Eleanor Meserole to Simon Mullhall. 1863. 575

Same property. Simon Mulhall to Thomas Turnbull. 3,100

Eckford st, e s, 110 s Norman av, 15x100, h & l. Charles Paulstich to William F. Corwith. 3,600

Ellery st, s s, 100 w Marcy av, 300x100, h s & l. Nicholas B. Hooper to George B. McGeorge assignee Hooper & Pryor. All title. nom

Essex st, w s, 35 n Folsom pl, 15x70, h & l. John P. Free to Jens F. Bidstrup. 1,900

Same property. Release mort. Samuel S. Free to John P. Free. nom

Erasmus st, s e cor Prospect st, 43.11x—x48.6x100, Flatbush. John Reis to Caroline wife of George Orleman. 1,800

Fairfax st, s e s, 95 n e Broadway, 166.8x100, h s & l. Henry Weil to Hugh Lamb, East Orange, N. J. nom

Floyd st, n s, 281 w Lewis av, 20x100, h & l. John Pabst to Henry and George A. Keller. 5,000

Floyd st, s s, 230 e Tompkins av, 20x100. The Manhattan Life Ins. Co. to Matilda and Josephine Durrler. 3,250

Floyd st, n s, 420 e Nostrand av, 25x100, h & l. Emily A. wife of George H. Gerard to Catharine Calvoer. Mort. \$3,000. 6,200

Floyd st, n s, 445 e Nostrand av, 25x100, h & l. Mary W. wife of Willis H. Young to George Baier. Mort. \$3,000. 6,300

Floyd st, s s, 90 w Tompkins av, 25x100, h & l. Christian Maeruer to Henry Oser. Mort. \$4,000. 8,500

Front st, n s, 107.6 e Jay st, runs north 100 x west 20 x south 51.6 x southwest 8.8 x south 41.6 to st, x east 25.9. Foreclos. Freeman Clarkson to Sarah Dooley. 3,900

Front st, n s, 238 e Bridge st, 25x100, h & l. Bella Conway widow to John J. Flynn. 6,000

Fulton st, n w cor Bedford av, 80.11x93.6x35.11x118.4. Jane wife of Archibald Scott to Robert Porterfield. Mort. \$4,000. exch

Fulton st, s s, 240 e Brooklyn av, 20x100, h & l. George R. Brown to Katie L. Nelson. Mort. \$8,000. exch

Fulton st, s w cor Rockaway av, 20x80, h & l. John Slavin to John Courtney. Mort. \$7,000. nom

Same property. John Courtney to Catharine Slavin. Mort. \$7,000. nom

Fulton st, s s, 50 w Schenectady av, 50x100. James Given to James P. Harper. Mort. \$5,000. 12,000

Fulton st, s s, 150 w Schenectady av, 25x100. Frank Vogler to Valentine Manning. 1,000

Fulton st, s w s, 76.5 s e Lafayette av, 19x58.11x23.7x72.11. Elizabeth wife of John White to Joseph J. and William J. Jordan. Mort. \$5,000. 12,000

Fulton st, s s, 300 w Albany av, 20x100. Joshua R. Traver, Red Hook, N. Y., to William Herod. 3,000

Gerry st, n s, 275 w Throop av, 25x100; h & l. Christian Mehling to Caroline Levy. 5,750

Gold st, Nos. 434 and 436. Party wall agreement. Joseph Kelly with Margaret Reid wife of Robert. April 25. 250

Graham st, e s, 292.3 n Myrtle av, 25x83.6.

James Carroll exr. Hugh Ward to Henry Roth. 1,000

Grand st, s s, 76 e Havemeyer st, late 7th st, 24 x77. Thomas H. Mallon exr. and trustee Thomas O'Brien to Abraham H. Samuels. 7,800

Same property. Release dower. Elizabeth O'Brien widow to same. nom

Grand st, n w cor Marcy av, 25x100. Frederick W. Carpenter to The H. Clausen & Son Brewing Co. 20,750

Grand st, s s, 24.8 w Marcy av, 25.4x97x— to South 1st st, x east 50.7 to Marcy av, x north 94 x west 24.8 x north 60.

Central av, n w cor Prospect st, 125x150. John H. May guard. Howard C. May to Selina Cocks, North Hempsted. 1-24 part. 880

Greene st, s s, 75 e West st, 25x100, h & l. Edward C. Smith to Katharine Moran and Patrick her husband. 2,800

Halsey st, s s, 260 e Throop av, 20x100. Partition. Benjamin T. Ripton to James W. B. Rockwell. 4,000

Halsey st, n s, 501 w Marcy av, 19x76.1x19.1x78. Bernhard Schumacher to Emeline N. Bogert. Mort. \$5,000. 8,700

Halsey st, n s, 243.9 w Tompkins av, 18.9x100. Phebe A. wife of Edwin Ives to Emma wife of Charles Klauber. Mort. \$2,200. 5,000

Halsey st, s s, 20 e Ralph av, 180x100. Paul C. Grening to Walter Hopkins. 13,500

Halsey st, n s, 249.8 w Reid av, 17x102. Release mort. William J. Sayres to Gilbert De Revere. 1,000

Halsey st, n s, 249.8 w Reid av, runs north 100 x west 0.4 x north 2.3 x west 16.8 x south 102.1 to st, x east 17. Gilbert De Revere to Solomon G. Purdy, New York. Mort. \$3,500. 6,060

Halsey st, n s, 231.3 w Tompkins av, 18.9x100. Anna S. wife of John M. Linsley to Maria H. Kingsley. 4,625

Halsey st, n w s, 75 s w Bushwick av, 20x100. Morgiana Ludlow formerly Holt to Melissa Winant. 4,800

Halsey st, s s, 260 e Marcy av, 20x100, h & l. Clayton E. Blackwell to Luthera Ross. Morts \$4,000. 4,600

Halsey st, n s, 375 e Reid av, 50x100. Herman E. Street to Carrie E. Fingarr, N. Y. 3,000

Halsey st, s s, 149 w Arlington pl, 17.6x100. Russell S. Walker to Kate G. wife of Darius Farrington. Mort. \$4,500. 9,000

Hancock st, n s, 121 w Reid av, 18x100, h & l. George and Henry Fleer to Alma M. Mott. Mort. \$4,000. 7,000

Hancock st, n s, 375 w Ralph av, 50x100. Sarah Terry to Charles Rumpf. 3,000

Same property. Release mort. Samuel B. Terry et al. exrs. Henry L. Terry to Sarah Terry. 1,600

Harman st, n w s, 421.6 n e Evergreen av, 18.6 x100. Emma Krummel to Margaretha wife of and George Stark. 3,587

Harrison st, s s, 27.3 e Cheever pl, 25x100, h & l. Samuel T. Townsend to Phillip Monaghan. 6,500

Harrison st, n s, 219 w Henry st, runs north 50 x still north 45.2 x west 22 x south 45.2 x still south 50 to st, x east 22. Hugh Carrol to Annie wife of George Duncan. nom

Hart st, s s, 137 e Stuyvesant av, 18.6x100, h & l. Thomas Morgan to Maria Bantle. 4,625

Hawthorne st, n s, abt 755.7 e Flatbush av, runs west 50 x 126.4, Flatbush. Ella M. wife of Stephen E. Reynolds to Edward J. Merrian. Mort. \$4,000. 8,000

Henry st, w s, 307.8 n Pierrepont st, 24.10x92.6. John F. Halstead to Leah C. wife of Abner Barnhart. 15,000

Herkimer st, s s, 35.6 e Radde pl, 15.6x89.6. Henry C. Baker to Eliza A. Searcombe. Mort. \$2,500. 4,250

Herkimer st, n s, 112.6 e Sackman st, 17.6x100, h & l. Sarah A. wife of John Gregory to Sarah E. wife of Almet R. Latson. Mort. \$2,000. 3,850

Hewes st, s s, 140 e Bedford av, 20x100, h & l. George W. May to Alvah Miller. Mort. \$5,000. 10,500

Hewes st, s s, 64.10 e Marcy av, 21.6x100, h & l. Maria L. and Margaret A. Pentz to Henry C. Knott. 9,200

Hewes st, n s, 60 w Marcy av, 20x89. Mary E. Weaver to Sarah A. Volck. M. \$4,500. 10,650

Hicks st, s e cor Centre st, runs east 404 to Henry st, x south 80 x west 84 x south 20 x west 320 to Hicks st, x north 100. Annie Fetterch to Henry Gierke, New York. Morts. \$39,000. 39,000

Highland Boulevard, s s, 274.6 w Barbey st, 100 x100.3x101x124.3. Herbert C. Smith to Herman F. Koepke. 3,000

Himrod st, s w s, 530 s w Central av, 20x100, h & l. John Webb to Martin Moser. Mort. \$2,000. 4,500

Hooper st, n s, 325 e Marcy av, 20x100, h & l. Frances T. wife of and Thomas Moymann to Mary Goodrich. 7,000

Hoyt st, n e cor Dean st, 20x75, h & l. Margaret McGarry to Minna Schwarz. Mort. \$3,000. 7,500

Humboldt st, w s, 125 n Stagg st, 25x100, h & l. Vincent Gartner to William Winter and Amelia A. his wife. Mort. \$4,000. 6,400

Huntington st, n s, 255.6 w Court st, 22.3x100. Margaret A. wife of Thomas Clyne formerly Wade to Margaret McIntyre. 4,850

Huntington st, s s, 123.6 e Columbia st, 20x100. John Moerer to Annie R. McCann. Q. C. nom

Same property. Annie R. McCann to Mary Moerer. Q. C. nom

India st, s s, 375 w Manhattan av, 25x100, h & l. Samuel S. Free to Patrick O'Neill. 3,000

Jefferson st, s e s, 75 s w Hamburg av, 25x100.

Eva Burkard to William Stecker. Mort. \$2,000. 3,825

Keap st, s s, 188 e Marcy av, runs east 19 x south 100 x west 2 x south 10 x west 20 x south 5.6 x west 35 x north 9 x east 38 x north 100, h s & l. Thomas B. Saddington to Teresa Quinlan. 10,500

Kosciusko st, s s, 337.6 w Tompkins av, 18x100, h & l. Fanny Lamothe to Enos H. McArthur. 3,000

Lafayette st, n s, 19.9 e Hudson av, 19.10x50. John J. Drake to Mathias Windecker. Mort. \$2,000. 3,500

Lawrence st, w s, 78 n Willoughby st, 22x84.6, h & l. Aaron E. Peck et al. exrs. and trustees James W. Peck to The Parish Guild of St. Ann's Church. 7,500

Lawrence st, e s, 60 s Tillary st, 20x56.6. Ellen Durnion to Sette wife of Nathan Fulda. Mort. \$2,500. 4,550

Lawton st, s e s, 153.9 s w Bushwick av, 20x100. Caroline wife of Henry Wills to Johanna Guenther widow. 4,800

Lefferts pl, s s, 245.10 e Clason av, 20x119. Edwin W. Coggeshall, Morristown, N. J., to Elizabeth wife of James Brady. 12,000

Lincoln pl, s s, 140 w 6th av, 20x100, h & l. Mary H. S. Blake to William A. Main. Morts. \$4,500. 7,000

Livingston st, s w s, 65 s e Nevins st, 19.11x101.6. Augustus S. Doane to Agnes C. Doane. All title. 1,100

Lorimer st, e s, bet Newton and Jane sts, being lot 19 block 17 assessm't map 15th Ward. John G. McGuire, Registrar of Arrears, to Patrick Hayes. 3

Lorimer st, n e cor Newton st, being lot 18 block 17 same map. Same to same. 34

Macon st, s s, 191.8 w Reid av, 16.8x100. Cornelia W. Stannard to Elizabeth De S. Arguelles. Mort. \$3,500. 4,850

Macon st, s s, 208.4 w Reid av, 16.8x100, h & l. Cornelia W. Stannard to Anna H. C. Howard. Mort. \$3,750. 4,850

Macon st, s s, 23 w Marcy av, 19x80. Martha A. wife of Geo. W. Ray to Emma H. wife of Charles E. Warren. Mort. \$8,000. 8,500

Macon st, s s, 141.8 w Reid av, 16.8x100. William B. Davenport to Cornelia M. Rowan, Batavia, N. Y. Mort. \$3,500. 5,000

Madison st, s s, 255 w Bedford av, 18.9x100. Nicholas Cooper to Thomas F. Maher. 4,800

Madison st, n s, 250 e Nostrand av, 20x100, h & l. Edwin Sparks, Central Valley, N. Y., to Minard M. Smith. Mort. \$3,500. 7,000

Madison st, s s, 236 w Lewis av, 20x100, h & l. William Johnston to Charles A. Barlow. Mort. \$3,500. 7,250

Madison st, s s, 196 w Lewis av, 20x100, h & l. William Johnston to John H. Dirkes. Mort. \$3,500. 7,250

Madison st, s s, 216 w Lewis av, 20x100, h & l. Same to George W. Pitou. Mort. \$3,500. 7,250

Madison st, s s, 276 w Lewis av, 19x100, h & l. William Johnston to Isabelle G. Price. Mort. \$3,500. 7,000

Manhasset pl, w s, 78.9 n Coles st, 19.7x86. John F. Nelson to James Sheehan and Mary his wife. 4,500

McDonough st, n s, 224 e Patchen av, 20x100, h & l. John G. Porter to James White. Mort. \$4,000. 6,200

McDonough st, No. 262, s s, 394.11 e Sumner av, 18.4x100. Mary A. Rope to William W. Rope. Q. C. All morts. nom

Same property. William W. Rope to Phebe A. wife of Edwin Ives. Mort. \$5,500. 8,900

Marion st, s s, 34 e Ralph av, 16x80. Foreclos. Robert Merchant to Lovry Somerville. Mort. \$1,400. 825

Melrose st, late Centre st, n w s, 175 s w Hamburg av, 25x100. Christian Hagemayer to Frederick Seis. Mort. \$1,500. 2,800

Milton st, s s, 345 e Franklin st, 16.8x100. Joseph Walker to Annie M. wife of John Cashman. 7,425

Monroe st, s s, 250 e Sumner av, 20x100, h & l. Thomas B. Bryant to Mary A. Smith. Mort. \$3,900. 6,800

Monroe st, s s, 160 w Lewis av, 20x100, h & l. Daniel B. Norris to E. Annie and Mamie A. Renaud. Mort. \$3,200. 8,250

Monroe st, s s, 410 e Sumner av, 20x100, h & l. Phebe A. wife of William Godfrey to Annie M. wife William M. Seymour. 8,200

Monroe st, n s, 360 e Reid av, 15x100. Eliphallet Stratton to Emily N. Morris. 3,800

Monroe st, No. 244, s s, 237.6 e Nostrand av, 18.9 x100. Frances M. wife of Edwin A. Overton to Arthur G. Coffin. 7,400

Same property. Arthur G. Coffin to Charity Lozier. Mort. \$3,000. 7,400

Monroe st, s s, 220 w Lewis av, 20x100, h & l. Daniel B. Norris to James C. Elliott. 8,250

Monroe st, s s, 260 w Lewis av, 20x100, h & l. Daniel B. Norris to Elizabeth Marshall. 8,250

Monroe st, n s, 100 e Patchen av, 16.8x100, h & l. Andrew Peck to Roxanna B. wife of Richmond A. Bowdish. exch

Monroe st, s s, 240 w Ralph av, 20x100, h & l. George W. Swain to Henry Wilson. 4,000

Monroe st, s s, 345 e Reid av, 19.9x100. Kate L. wife of James Nelson to George R. Brown. Mort. \$4,000. nom

Naylor's alley, centre line, s s, 73 e Liberty st, 32x75. Alfred C. Barnes et al, exrs Alfred S. Barnes, to the trustees New York and Brooklyn Bridge. 4,750

North Oxford st, w s, 499.3 n Myrtle av, 18x100. Elizabeth Marshall widow to Ellen wife of Michael F. Pons. 7,000

North Oxford st, e s, 271.7 s Park av, 18.9x100, h & l. George Gretsinger to Frank McIntyre. 4,750



14th st, n s, 260.4 e 3d av, 20x100. Matthew Cass to Robert Morrison. Mort. \$9,000. 1,746  
 17th st, n w cor 10th av, 19x80.4, h & l. Benjamin F. Blair to John D. Murphy. 1/2 part. 2,875  
 Same property. Charles Hart to same. 1/2 part. 2,875  
 17th st, s s, 75 e 8th av, 12.6x100. Sophronia M. wife of Henry E. Bickett to Rose wife of John E. Foley. Mort. \$1,200. 2,450  
 18th st, s s, 325 e 7th av, 25x100. Helena C. Mahler individ. and extrx. and Charles F. Mahler extr. of Charles F. Mahler to John Miller. 2,500  
 18th st, s s, 155 w 8th av, 20x85.5x20x85. William H. Washburn to Sophie Saalfrank. 2,200  
 18th st, s s, 183.4 w 6th av, 16.8x100, h & l. Meyer L. Sire to Charles A. Stein. B. & S. and C. A. G. nom  
 Same property. Charles A. Stein, New York, to William S. Hassan. 2,000  
 19th st, n s, 175 w 9th av, 25x90. Nathaniel Crampton to William M. Brasher. 1,000  
 19th st, n s, 75 e 7th av, 50x100. Frederick Kohlfarber to Sarah A. Gilliver. Mort. \$1,000. 2,300  
 21st st, n s, bet 3d and 4th avs, being lot 21 block 85 assess't map 8th Ward. John C. McGuire Registrar Arrears to The City of Brooklyn. 1,020  
 26th st, s s, 280 e 3d av, 20x101.2. Lucretia Fields widow to Thomas Rogan. Morts. \$1,000. 1,800  
 35th st, s w s, 200 s e 3d av, 20x100.2, h & l. Delia Harrison to George A. Riley. 1,500  
 38th st, s s, 160 w 8th av, runs south 46.1 to Coney Island R. R., x west 46 to Martense lane, x 52 to st, x 57.9. Caroline wife of Herman Kerstein to The South Brooklyn R. R. & T. Co. 1,800  
 43d st, s s, 120 e 3d av, 20x100.2, h & l. Robert Davison to Emma A. Smith. 2,500  
 45th st, n e s, 300 s e 5th av, 200x100.2. Clara wife of Benjamin P. Fairchild to William J. Morrison. 2,750  
 45th st, s w s, 240 n w 6th av, 60x100.2. William J. Morrison to Henry J. Hughes. 3,500  
 46th st, s s, 280 e 6th av, 100x58.3x100x67.5. Release mort. Edward T. Hunt extr. and trustee Thomas Hunt to John Wichern and Henry Kettelhodt. 262  
 Same property. Henry Kettelhodt and John Wichern to Jane E. Haight. 800  
 48th st, s s, 380 e 3d av, 16x100.2. Release mort. Julia M. Budlong extr. William Menck to William McMonegal. 100  
 48th st, n w s, 80 s w 4th av, 26x100.2, h & l. James Montgomery to Frederick Essman. 3,400  
 48th st, s s, 120 w 4th av, 40x100.2. Louis H. Schenck to Sarah J. wife of Edgar C. Gedney. 1,500  
 49th st, n s, 280 w 4th av, 20x100.2. George, John and Mary A. Martin to Rosanna Martin. Q. C. nom  
 50th st, s w s, 373 s e 5th av, 25x100.2. Thomas Minnis to Conrad Garloch and Elizabeth his wife. 400  
 52d st, n s, 240 w 4th av, 20x100.2, h & l. William Hunt to Annie wife of Michael Cannon. 4,100  
 52d st, s s, 220 w 6th av, 20x100. Edward T. Hunt extr and trustee Thomas Hunt to Robert J. Bell. 130  
 53d st, s s, 100 e 1st av, 200x100.2. Leffert L. Bergen and Catharine M. Wyckoff to Mary wife of Frederick A. Ringler. nom  
 55th st, s w s, 216.8 n w 2d av, 16.8x100.8. John F. Tandy to Minnie wife of Henry Thrush, Jr. Mort. \$2,000. 3,000  
 59th st, s s, 180 w 13th av, 20x100.2, Bath Junction. James V. S. Woolley to Margaret F. Peppard. 200  
 67th st, s s, 220 w 12th av, 60x130, Bath Beach. James V. S. Woolley to William T. Sinclair, Jr. 450  
 78th st, s s, 290 w 3d av, 70x109.4, New Utrecht. James A. Townsend, Elmira, N. Y., to William Kemp. 1,000  
 79th st, n s, 150 w 3d av, 80x100.9, New Utrecht. James A. Townsend, Elmira, N. Y., to Alexander Miller. 1,000  
 East 95th st, s w s, 300 s e Av L, 50x100, h & l. Canarsie. James H. Morrison to James S. Ruland. 1,000  
 97th st, not opened, n e s, 100 n w Stewart av, 50x98, New Utrecht. George S. Gelston to Catharine wife of John McGlynn. 500  
 Albany av, w s, 129.1 n Atlantic av, runs west 100 x south 30 x west 517.10 x east abt 231 x south 21.4 x east 391.6 to Albany av, x south 20. Nancy B. Wheeler to Florian Grosjean. 5,500  
 Arlington av, n s, 75 e Hale av, 25x100x25.8x100. Bridget McDonell widow to Thomas Quinn. Q. C. All title. 150  
 Atlantic av, n s, 200 w Albany av, runs north 149.1 x west 259.10 x west 103.4 x north 60.9 x west 142 to e s Kingston av, x south 177.7 to Atlantic av, x east 500. Florian Grosjean, Woodhaven, L. I., to Walter M. Coots. Mort. \$2,000. 55,000  
 Atlantic av, s s, 100 w Saratoga av, 50x100. Daniel P. Darling to John A. Behr. Mort. \$850. 1,520  
 Atlantic av, s s, 253.6 w Crescent st, 25.4x85.8 x25x89.11.  
 Glen st, n s, 250 w Crescent st, 129.6x79.6x50 x80.  
 Liberty av, n s, 250 e Crescent st, 25x100. William Mainzer to Emil Schiellein. 1,500  
 Atlantic av, n s, 32 e Ralph av, 15x80, h & l. Frank Crowell, New York, to Emma J. Kreps. Mort. \$800. 2,100

Atlantic av, s s, 391.8 e Utica av, 16.8x100. Foreclos. Clark D. Rhinehart to William G. Hoople. Morts. \$1,600. 400  
 Atlantic av, n s, 137.6 w Nevins st, 37.6x90. Alfred H. Olena to Aaron P. Bates. Mort. \$5,000. 8,600  
 Atlantic av, s s, 144 e Bond st, 19x80. Pell H. Pell to John W. Kelly. Mort. \$2,000. 5,500  
 Atlantic av, n s, 250 e Bond st, 25x125.  
 Atlantic av, n s, 275 e Bond st, 25x100. }  
 Lawrence Ennis to Eliza Ennis. nom  
 Atlantic av, n s, 158.8 w Clason av, 20x100.  
 Interior lot, 14.2 n Atlantic av and 158.8 w Clason av, runs north 36 x east 0.2 1/4 x south 36x0.1. }  
 Wyckoff and William W. Stoothoff, Helen W. Vanderveer, Sarah W. Howard, Margaret D. Purdy and Peter G. Stoothoff to Edward D. and Hugh J. Kelly. B. & S. 2,500  
 Atlantic av, s s, 108.7 w Sackman st, 19.4x100. Foreclos. Frederick Cobb to John M. Stearns. 1,900  
 Same property. John M. Stearns to William Wheeler. Mort \$2,000. 2,250  
 Baltic av, n s, 75 w Barbey st, 25x100. William Busch to John Busch. 2,000  
 Same property. John Busch to Wilhelm na Busch. 2,100  
 Bedford av, e s, 90 s St. Marks av, 17.6x60.2x17.8x58.5. William O. Thompson to Clara E. Kirkbride. Mort \$3,500. 5,500  
 Bedford av, w s, 260 s Hancock st, 20x100, h & l. Alfred J. Pouch to Frederick R. Jorgensen. Mort. \$6,000. 11,500  
 Belmont av, s s, 50 w Hendrix st, 25x100. John Blake to Wilber F. Speer. 2,500  
 Bedford av, e s, 64 s Jefferson av, 22x90. Susannah E. C. wife of Walter C. Russell to Frederick W. Carpenter. Mort. \$7,000. 12,000  
 Bedford av, w s, 54.2 n Willoughby av, 22x80, h & l. Elizabeth wife of George Bonnersheim to Honora Greely, widow. Mort. \$3,000. 5,000  
 Bedford av, s e cor Hancock st, runs east 59.7 to centre old Cripplebush road, x southeast 38 x west 14.4 x north 1.6 x west 50 to av, x north 36.3. Russell O. Frost, Middle Hope, N. Y., to Benjamin F. Rhodes. 21,500  
 Bedford av, south cor Wilson st, 25x100. Rachel A. wife of Nicholas B. Hooper to George W. Baker. Mort. \$10,000. 22,500  
 Belmont av, s s, 100 e Thatford av, 25x100. John Power to Moses Loewenthal, New York. Mort. \$1,500. 2,725  
 Belmont av, n s, 100 w Snediker av, 25x100. Williamson Rapalje and John H. Ireland to William M. Miller. 400  
 Belmont av, n e cor Watkins st, 50x100. }  
 Watkins st, e s, 100 n Belmont av, 50x100. }  
 Gilbert S. Thatford to Solomon and Dora Wolff. 1,700  
 Bushwick av, w s, 51.6 s Devoe st, 25.9x92.6x25 x86.4, h & l. James W. Lamb to Clara Lamb. nom  
 Bushwick av, s w cor Maujer st, 25x75. Jane Hunniford to Peter Dosch. 6,925  
 Bushwick av, w s, 28 s Maujer st, 22x75. Same to Michael Simon. 3,810  
 Bushwick av, east cor Eldert st, 61.1x—x55.9x100. Charles E. Silkworth to Herman Hoppe. 3,900  
 Bushwick av, s w s, 78 s e Weirfield st, 20x75, h & l. Morgiana Ludlow formerly Holt to Sarah A. Fletcher. 5,800  
 Same property. Release mort. James Gascoine to Morgiana Ludlow. 2,000  
 Bushwick av, w s, 102 n Halsey st, 20x75. Release mort. Wilson M. Powell, New York to Morgiana Ludlow. nom  
 Same property. Release mort. Same to same. 1,775  
 Bushwick av, s w s, 25 s e Suydam st, 25x72.9x25x72.4. Charles M. Dahlbender to Caroline Lerch. Mort. \$5,000. 7,500  
 Bushwick av, west cor Halsey st, 82x75. }  
 Bushwick av, south cor Weirfield st, 39.10x75. }  
 Release mort. James Gascoine to Morgiana Ludlow, formerly Holt. 9,000  
 Carlton av, e s, 103.10 s De Kalb av, 20x106.7x20.5x110.8. Helen M. Foster widow to Mary A. wife of Sylvester A. Woodrow. Mort. \$7,000. 8,100  
 Central av, n e s, 25 n w Bleeker st, 25x80, h & l. Christian and Andrew Hahn to Sarah M. wife of Louis Herring. Mort. \$3,500. }  
 consid. omitted  
 Clason av, e s, 50 s Greene av, 16.8x82, h & l. Patrick Lambert to Charles A. Haviland. 6,500  
 Clermont av, w s, 70.6 n Lafayette av, 23x73.2. Serena H. Hubbell widow to Daniel McKenna. Mort. \$5,500. 6,500  
 Clermont av, e s, 216 n De Kalb av, 22x100, h & l. Elizabeth wife of Darius Ferry to Max Cook. Mort. \$7,000. 12,000  
 Central av, n e cor Elm st, 15x70, h & l. Horace A. Warner, New Castle, N. Y., to Pauline Weismun. Mort. \$1,200. 2,500  
 Central av, s w s, 20 n w Ivy st, 20x100. Lydia V. wife of Edward B. Barryatt to James B. Connell. 2,400  
 Chestnut av, west cor Bay av, 166.6x100x125.11 x107.11, South Greenfield. Louisa wife of Wesson Cook, Albany, N. Y., to Patrick Mooney. 225  
 Clason av, No. 500, w s, 36 n Putnam av, 16x76.6. Catherine Tomes and ano. extrs. and trustees Robert Tomes, Catherine and William A. Tomes and Cath. Tomes widow to Arthur L. Tomes. nom  
 Clinton av, w s, abt 370 n Myrtle av, 50x125. Harriett W. R. wife of John E. Leech to Joseph Huber. 11,000

Cropsey av, s e cor 17th av, 29.1x115x37.7x115, Bath Beach. Charles S. Taber and Sarah K. Rogers to Victoria Berger. Morts. \$2,900. 3,500  
 Division av, s s, 40 e Hooper st, 20x73.11x20.6x69.8. John T. Matthews to Mary C. Moore. Mort. \$3,500. 5,000  
 Same property. Mary C. Moore to Annie Matthews. Mort. \$3,500. 5,000  
 East New York av, 231.9 s w Pacific st, 18x76.1 x18.10x70.7. Release mort. Herbert C. Smith to Catherine Molloy. nom  
 Same property. Catherine Molloy to John W. Davis. Mort. \$2,000. 3,750  
 Evergreen av, n e s, 75 n w Melrose st, 25x78. }  
 Evergreen av, north cor Melrose st, 25x78. }  
 John, William and Margaretha Vorbach widow and devisees Conrad Vorbach to Adam Vorbach. exch  
 Evergreen av, s w s, 109.6 s e Jefferson st, 27.5x84.8x25x73.6, h & l. John Vorbach to William Vorbach. exch  
 Evergreen av, n e s, 25 n w Melrose st, 50x78. Adam Vorbach et al. to John Vorbach. exch  
 Evergreen av, n e s, 60 s e Harman st, 20x80. Theodor H. Prenberg to Andrew J. Hamm. Mort. \$2,000. 4,250  
 Evergreen av, north cor Himrod st, 64.7x100.1x67.4x100. George F. Johnson to Ernst Loerch. 6,000  
 Flatbush av, s w s, 257.10 n w Bergen st, 16.8x82.4x17.6x77. Michael G., William S., Annie L., Mary L. and Margaret V. and Catharine T. Keegan heirs John Keegan to Eliza J. Werner. Mort. \$3,500. 7,500  
 Flatbush av, n e s, 237.6 n w Lafayette av, 25.9 x79.1x25x72.11. Zippora wife of Max Fleischauer, Bertha wife of Louis Metzger, Hannah wife of Bertram Michaelis and Jacob L. Stettauer heirs Abraham and Matilda Stettauer to Ira K. Perego. Mort. \$3,000. 10,500  
 Flushing av, n s, 25 e Nostrand or Lee av, 50x100x50x82.1.  
 Flushing av, n s, opposite the east side of Sandford st, runs west 25 x 100. }  
 Anne Austin, Philadelphia, Pa., to Julia A. Thorns. Morts. \$1,850, taxes, &c. val. consid  
 Flushing av, n s, 25 e Nostrand av, if extended, 50x100. John C. McGuire Registrar of Arrears to Silas A. Underhill. 661  
 Same property. Silas A. Underhill to Julia A. Thorns. Q. C. nom  
 Flushing av, n s, 25 e Nostrand av, 50x100x50x82.1. Julia A. Thorns to James T. Benedict. Mort. \$1,100. val. consid. and 900  
 Same property. James T. Benedict to Jacob Bossert. Mort. \$1,100. 2,900  
 Flushing av, n e cor Nostrand av, 25x82.1x51.3 x68.10. John Mattern to Jacob Bossert. 4,000  
 Franklin av, No. 72, w s, 110.3 n Park av, 22.6x108. John J. Brennan to August H. Gerber. 8,400  
 Franklin av, e s, 93 s Gates av, 17x74.10.  
 Interior lot, 110 s Gates av and 60 e Franklin av, runs east 14.10 x south 10 x west 14.10 x north 10. }  
 George W. Bush to Abby A. Welwood. Mort \$6,000. 10,500  
 Gates av, n s, 320 w Patchen av, 20x100. Rachel M. Sellers to Philetus Ackerly, Crab Meadow, L. I. Mort. \$2,500. exch  
 Gates av, s s, 180 w Patchen av, 20x100. John C. Powers to Cleaves Mountain. Mort. \$2,500. 4,000  
 Gates av, n s, 183.4 e Reid av, 20.10x100. John H. Hilliker, West Jamaica, L. I., to Lorenzo D. Yates. Mort. \$7,000. 11,250  
 Gates av, n s, 204.2 e Reid av, 20.10x100. Same as last to Samuel R. Jackson, Brunswick, Me. Mort. \$7,000. 11,250  
 Gates av, n s, 100 w Hamburg av, 30.9x100. Clara E. Cobb to Patrick J. Kenedy. Mort. \$12,000. 1,495  
 Same property. Release mort. John W. Phelps to Clara E. Cobb. nom  
 Gates av, n s, 234 e Franklin av, 47x100. Annie A. wife of Albert C. Hoyt to Sophronia M. wife of Henry E. Fickett. Morts \$3,500. 100,000  
 Gates av, s s, 100 e Stuyvesant av, 25x90, Virginia A. wife of John H. Klein to Susanna J. Haubert. Mort \$7,500. 13,500  
 Grand av, e s, 300 n Park av, 75x200 to Steuben st. Christiana Jackson to Theodore W. and Eliza Sheridan. Q. C. nom  
 Grand av, e s, 300 n Park av, 75x200 to Steuben st. Theodore W. and Eliza Sheridan to Mary A. Donnelly. 7,500  
 Greene av, n s, 467 e Throop av, 19x100. Mary E. wife of John W. Fitzsimmons to Edwards H. Rockwell. 7,500  
 Greene av, n w cor Sumner av, 20x80, h & l. Sarah A. Clarkson widow to the trustees of the Womens' Hospital, Brooklyn. Mort \$5,000. 7,500  
 Greene av, s s, 20 w Nostrand av, 20x100, h & l. Charles M. Marsh, Morris Plains, N. J., to Jane W. wife of Daniel T. Samson. Mort. \$6,000. 11,375  
 Greene av, n s, 355 w Bedford av, 20x106.9x20x106.11. Mary wife of Joseph Kennedy to John T. Ackley. Mort. \$5,000. 11,500  
 Greene av, n s, 120 e Evergreen av, 274x100. John Deller to Charles Loh. Mort. \$9,000. 10,000  
 Harrison av, n s, 40 w Rutledge st, 18x80, h & l. Isaac P. Hubbard to Eliza Stratton trustee James L. Stratton. B. & S. nom  
 Harrison av, n e s, 58 n w Rutledge st, 22x80. Isaac P. Hubbard, New York, to same. B. & S. All liens. nom  
 Hudson av, w s, 25 s John st, 16.11x89.9, h & l. William Elliott, New York, to George W. Tucker. 3,500  
 Jefferson av, n s, 218 e Patchen av, 44x100.

Amanda M. wife of John H. Chase to Annie wife of John H. Mott. Mort. \$2,500. 5,000  
 Jefferson av, s s, 629 e Throop av, 18x100. Chauncey J. Hastings to Annie M. Maryatt. Mort. \$4,500. 7,500  
 Jefferson av, s s, 629 e Throop av, 18x100, h & l. Annie M. wife of Walter E. Maryatt to Charles H. Roberts. Mort. \$5,500. 7,000  
 Kingston av, e s, 157 s Herkimer st, 57x142. Herman Wippermann to Florian Grosjean. Mort. \$2,000. 5,250  
 Knickerbocker av, south cor Palmetto st, 100x100. John C. Orr to The Evangelical Lutheran St Pauls Church. Mort \$3,500. 6,750  
 Lafayette av, s e cor Patchen av, runs south 75 x east 55 x south 25 x east 21.7 x northeast 64.8 to Broadway, x northwest 76.8 to Lafayette av, x west 68.9. Mary Crosbie to John G Jenkins. Mort \$2,500. 22,000  
 Lafayette av, No. 278, s s, 20 w St. James pl, 20 x100, h & l. John L. Carroll and ano. trustees Royal Phelps to Albert H. Tuttle, Rutland, Vt. 9,000  
 Lafayette av, s s, 137.6 e Nostrand av, 18.9x100, h & l. Henry Smith, New York, to Sibyl Shaw. 3,400  
 Lafayette av, s s, 412.6 w Throop av, 18.9x100. Nicholas Cooper to Daniel Lanigan. 4,800  
 Lee av, e s, 25 s Lynch st, 50x80.10. South 8th st, n s, 220 e Bedford av, 76x 1/2 block. Samuel D Hunter to Lizzie B Gaylor. Mort \$21,300. 30,000  
 Lexington av, n's, 100 w Reid av, 36x100. Henry Grofheer to Frederick N. Miller. Mort. \$1,400. 2,000  
 Manhattan av, w s, 50 s Calyer st, 25x75, h & l. George Barlow, Stamford, Conn., to Edward Constable. 7,400  
 Marcy av, w s, 60 s Grand st, 17x50. Eliza Cocks widow Emma Robinson, Selina Cocks, Marie A Maxwell, Frank W Folk, John W and Edward F Gaylor to Hiram Williams. Mort \$3,000. 5,775  
 Meeker av, s s, 102 w Humboldt st, 24x100. Ernest J Eisemann to Catharine McKenna. Mort \$700. 1,700  
 Meeker av. Agreement as to encroachment and support for building. Michael McAlinder with William H. Anderson. 320  
 Meserole av, w s cor Oakland st, 25x75. Sophia A wife of Henry Lettman to Henry Borden and Martin Kohlmann. Mort \$3,500. 6,500  
 Myrtle av, n s, 100 w Lewis av, 75x100. Max Hallheimer to James F Gillen. Mort \$5,000. 11,000  
 Myrtle av, s s, 69.6 e Franklin av, parcel. Thomas D. Hudson to Mary E. Mannerling. Corrects name of grantee. B. & S. nom  
 Nostrand av, e s, 25 n Ellery st, 50x75, hs & ls. John Bohnet to Theresia Huber. Mort. \$3,000. 11,500  
 Nostrand av, s e cor Floyd st, 30x90, hs & ls. Julius Jacoby and Edward E. Kelly to August F. H. C. Meyer and Mary Meyer. 11,350  
 Ocean av, w s, bet lands formerly of Reformed Prot. Dutch and J. A. Lotts and Wm. Matthews, extending in depth to Brooklyn, Flatbush & Coney Island R. R., Flatbush. Release mort. Abraham Lott and ano. exrs. Cornelia L. Brown et al. to Anna M. Bergen. nom  
 Same property. Release mort. Gertrude L. Lott and Maria B. Story to Anna M. Bergen. nom  
 Ocean av, e s, 360.4 n Fenimore st, 58.3x240, Flatbush, excepting strip 60 wide at point 150 east of Ocean av to be used for railroad. Robert Slee to John Robertson. B & S. nom  
 Same property. First Nat Bank Poughkeepsie to same. 1,700  
 Same property. Robert Slee to First Nat Bank Poughkeepsie. C a G. 1884. 500  
 Orient av, w s, 225 s Baltic av, 25x100. Orient av, w s, 200 s Baltic av, 25x100. Jeannette V S Lott and ano committee Chris I Lott to Edward R Vollmer. 510  
 Same property. Release mort. William M Ingraham to Christopher I. Lott. nom  
 Orient av, w s, 200 n Liberty av, 50x100. Orient av, w s, 100 s Baltic av, 25x100. Jeannette V S Lott and ano committee Chris I Lott to Ferdinand F Volckening. 985  
 Same property. Release mort. Wm M Ingraham to Chris I Lott. nom  
 Orient av, w s, 175 s Baltic av, 25x100. Sackman st, e s, 175 n Eastern Parkway, 25 x100. Sackman st, e s, 200 n Eastern Parkway, 25 x100. Jeannette V. Lott and ano. committee Christopher I. Lott to Emma Quinn. 770  
 Orient av, w s, 150 s Baltic av, 25x100. Release mort. William M. Ingraham to Chris. I. Lott. nom  
 Same property. Jeannette V. S. Lott and ano. committee Chris. I. Lott to Adolph A. Buechner. 270  
 Orient av, w s, 125 s Baltic av, 25x100. Jeannette V. S. Lott and ano. committee Chris. I. Lott to Emil E. Buechner. 270  
 Orient av, w s, 125 s Baltic av, 25x100. Release mort. William M. Ingraham to Christopher I. Lott. nom  
 Orient av, w s, 275 n Liberty av, 25x100. Release mort. Wm. M. Ingraham to Christopher I. Lott. nom  
 Same property. Jeannette V. S. Lott and ano. committee Chris. I. Lott to Thomas F. McCullough. 390  
 Park av, n s, 475 w Marcy av, 75x100, hs & ls. John Bohnet to Theresia Huber. Mort. \$8,100. 18,750  
 Park av, n s, 20.1 w Hall st, 20x78.4x11.4x44.9x

36.9, h & l. Mary wife of John Finley to John Finley, Jr. Q. C. nom  
 Park av, n w cor Adelphi st, runs north 99.10 x west 20.2 x north 0.4 1/4 x west 19.1 x south 91.11 to Park av, x east 39.11, h & l. Mary A Flanagan to Laurence McGoldrick. 8,000  
 Patchen av, w s, 100 s Gates av, 25x100, h & l. Roxanna B wife of Richmond A Bowdish to Andrew Peck. exch  
 Patchen av, e s, 60 s Lexington av, 20x90. Joshua M. Whitcomb, New York, to Margaret A. wife of Frank Mapes. 5,000  
 Putnam av, s s, 255 e Tompkins av, 20x100. Charles Diekmann to Charles F. Boschen. 1/3 part, 1/2 of mort. \$6,000. 4,400  
 Prospect av, w s, 573.6 n Greenwood av, 12.6x125, Flatbush. Mary E wife of Louis C Timoroth to Benjamin T Smith. Mort. \$800. 1,500  
 Prospect av, s s, 200 w 7th av, 16.8x90.2. Sophie G. wife of Asa W. Parker, Hempstead, L. I., to Henry M. Alexanderson. 2,000  
 Prospect av, s s, 300 e 9th av, 25x69.1x25.4x77. Mary E. Stanton to James Cullen and Elizabeth his wife, joint tenants. 450  
 Ralph av, s e cor Halsey st, 100x200. Release mort. Samuel H. Cornell to Paul C. Greening. 8,500  
 Reid av, e s, 50 s De Kalb av, 50x100. Release mort. Elizabeth E. wife of Waldo Hutchins to Margaret wife of Nicholas Mulvihill. 3,000  
 Same property. Release mort. The Williamsburgh Savings Bank to Margaret wife of Nicholas Mulvihill. 2,000  
 Reid av, e s, 39.4 n Halsey st, 38.8x80, hs & ls. Annie M. wife of Walter C. Maryatt to Chauncey J. Hastings. Mort. \$16,000. 21,000  
 Reid av, w s, 22 s Madison st, 28x100, h & l. Emily wife of David W. Reeve to Otto Bartels. Mort. \$8,000. 14,500  
 Rochester av, e s, bet Degraw st and Eastern Parkway, being lot 9 block 172 assessm't map 24th Ward. John C. McGuire Registrar Arrears to Noah Tebbetts. 15  
 Rochester av, s e cor Degraw st, being lot 6 same block and map. Same to same. 15  
 Rochester av, e s, bet Degraw st and Eastern Parkway, interior lot known as lot 8 same block and map. Same to same. 15  
 Rockaway av, w s, 67 s Hull st, 16.8x75. Margaret L Mansfield to Charles W Waldron. B & S. nom  
 Saratoga av. n w cor Pacific st, 50x100. Daniel P. Darling to John W. Eckelkamp. Mort. \$600. 1,240  
 Schenck av, w s, 350 s New Lots road, 20x100. William B. Nichols, New York, to George Peter. 200  
 South Portland av, w s, 92.1 s Fulton st, 25x100. Thomas R. Ball to Sylvester Ross. 10,250  
 St. Marks av, s s, 140 w Bedford av, 20x82.1x20x82.5, h & l. Mary E. wife of Levi Fowler to Thomas F. Cormick. 9,500  
 St. Marks av, s s, 135 e Clason av, 40x126. Barbara wife of Karl J. Peters to Thomas D. Penfield. Mort. \$7,950. val. consid  
 St. Marks av, n s, 100 w Nostrand av, 50x125.3. Enoch Rutzler to Emily A. Macy. 5,250  
 Stone av, w s, 225 n Blake av, 25x100. William H. Kent to Sarah G. O'Donoghue. 350  
 Stuyvesant av, e s, 40 s Lexington av, 20x90, h & l. Samuel G Alexander to John Swan. 4,050  
 Tompkins av, w s, 60 s Pulaski st, 20x75, h & l. Annie M. wife of William M. Seymour to Fanny wife of Alphonse Lamothe. 6,000  
 Vernon av, n s, 325 w Marcy av, 18.9x100, h & l. Thomas H. Seaman to Henry Olton. Mort. \$2,800. 5,300  
 Vernon av, s s, 100 e Marcy av, 30x100, hs & ls. Nancy Pearce widow to Alexander McCauley. 7,000  
 Vernon av, s s, 125 e Throop av, runs south 80 x east 50 x south 120 to Willoughby av, x east 25 x north 20 to Vernon av, x west 75. }  
 Vernon av, s s, 325 w Sumner av, 100x100. }  
 Partition. Frank Reynolds to Warren Chichester. Mort. \$7,500. 12,400  
 Washington av, w s, 82 n De Kalb av, 20.6x100. Foreclos. Walter G Rooney to John A Casey. Sub. to taxes, &c. 13,600  
 Willoughby av, n s, 85 e Marcy av, 20x100, h & l. Martha L. wife of Thomas C. Millard to Frances E. O'Connor. Mort. \$2,000. 5,500  
 Willoughby av, s s, 20 w Steuben st, 20x80, h & l. Francis McMahon to Philip H. and Charlotte R. Campbell, Newark, N. J. Mort. \$7,500. exch  
 Willoughby av, s s, 290 w Lewis av, 20x100. William Schimper guard Sarah L, Jennie A, Lena and Lillie Schimper to Sarah J McCosker. Infants' shares. 3,214  
 Willoughby av, s s, 290 w Lewis av, 20x100, h & l. George C Schimper an heir Theodore Schimper to Sarah J McCosker. 1-5 part. 803  
 Same property. Release dower. Eliza Schimper widow to same. 1,083  
 Wythe av, e s, 90.2 n Clymer st, 14.10x90. Adie wife of Stephen T Kushmore, North Hempstead, to John Middleton. 2,700  
 Wythe av, e s, 50.3 s South 5th st, 25.1x67.10x25x70.3, h & l. Anna J. Wagner to William Harris. 3,700  
 3d av, n w cor 54th st, 40.2x100. Leffert J. Bergen and Catharine M. Wyckoff to Hans S. Christian. nom  
 3d to 4th av, 50th to 51st st—the block. Theodore H. A. Wielage to John Dobbins. Mort. \$20,000. 45,000  
 3d av, w s, 80.2 s 52d st, 20x100. Leffert L. Bergen and Catharine M. Wyckoff to Catharine Driscoll. nom  
 4th av, s e s, 45 n e 22d st, runs northeast 50 x southeast 75 x southwest 27.6 x southeast 5 x southwest 27.6 x northwest 80, hs & ls. John Kolle to John H. Breitfeld. 19,500

4th av, e s, 20 s Douglass st, 40x91.8. William Mainzcr to Joseph Morris. Mort \$770. 2,450  
 4th av, w s, 20 s Douglass st, 40x100. David Dow to James V Johnson. Mort \$790. 1,950  
 Same property. Jane V Johnson to Mary McGuire. Mort \$7,000. 2,500  
 5th av, n w cor 48th st, 50.2x100. Anna wife of Albrecht Wolf to Henry M O'Neill. 2,275  
 5th av, n w s, 56 s w 8th st, 18x60. Israel Jacobs to Mary wife of Israel Jacobs. B & S. nom  
 6th av, w s, 33.10 s President st, 16.8x85, h & l. Patrick G. Hughes to Margaret E. wife of James Harley. Mort. \$5,000. 8,000  
 6th av, w s, 65 n Lincoln pl, 20x100, h & l. Abraham Knox to Clara wife of Aaron Rossman. 9,500  
 7th av, s e s, 80 n e 18th st, 20x72. Charlotte M Diossy widow to Henry van der Lieth. 1,400  
 7th av, e s, 21.10 s 10th st, 19.11x80, h & l. Charles Nickenig to Carolina Karber. Mort. \$6,000. 9,000  
 7th av, n w cor 1st st, 89x100. Laura D. wife of Hiram Duryea to Samuel Winslow, Worcester, Mass. 13,000  
 11th av, n e cor 62d st, 29.6x26.8x100, Bath Junction. James V. S. Woolley to Martin T. Joyce. 200  
 Interior lot 100 n South 9th st and 144.10 w Bedford av, runs north 9 to alley, x west 24.2 x south 9 x east 24.2, with all title to alley. Edmund McLaughlin to David and Grahams Polley. 500  
 Lot in vicinity of New Jersey av, adj M Bennett, 26th Ward, 20.10x79.6x20x85.3, h & l, being lot 17 map J D Bennett property. Release mort. Ida Vanderveer to John D Bennett. nom  
 Same property. John D Bennett to Mary wife of John O'Reilly, Ulster, N. Y. 2,200  
 New Lots road, adj J. Rapelje, abt 18 acres, 26th Ward. Emil Schiellein to Peter Sutter. Mort. \$5,000. 3,000  
 Patent line bet Brooklyn and New Lots at point 515 e Howard av, runs north to s Butler st, x east 40 x south to patent line, x southwest to beginning. Ellen O'Connor widow to William Hanly. 180  
 Parcel in Canarsie, 1 acre, adj Pflifer, White and ano. John E. Coles to John Maesel. B. & S. All rights, title. Mort. \$800. nom  
 Certified copy of the last will and testament of Harriet West dec'd.  
 General release, especially as guard. Adeline E. Burling to Edward F. Burling and his bondsmen.

WESTCHESTER COUNTY.

APRIL 24 TO MAY 1—IN PART. NEW ROCHELLE.

Sands, Anna M., to Alfred S. Schaufler, lot No. 104 on s w s Woodland av, 268 s Main st. 1,450  
 Schaufler, Alfred S., to Eugene Lambden. Same property. 1  
 Lambden, Eugene, to Julia M. Schaufler. Same property. 1  
 Same to Anna S. Gillie, 95 acres on w s Woodland av, on map of Residence Park. 1,450

WESTCHESTER.

Kelly, Jane, to Martin Lippe, lot on n s turnpike road, adj John R. Warren. 1,600  
 Heilman, Elizabeth, to Thos. A. Campbell, plot 22B on e s Elliott av, 550 s Elizabeth st. 300

WHITE PLAINS.

Hopkins, Frances S. and Elijah T., to Sarah S. Banks, lot on w s Lexington av, 50 s Martine av. 13,600

YONKERS.

Forster, Mary T., to Edwina F. Taylor, lot on w s Hawthorne av, adj Smith Ford. 4,000  
 Healy, Elizabeth and Jas., to Maurice Fitzgerald, lots Nos. 7 and 9 on w s Clinton st, 152 s Hudson st. 900  
 Blackburn, Albert, to Hudson River Building Co., plot No. 6 and n w s plot No. 7 on n e s Vernon place, 75x200. 2,400  
 Flagg, Julia B., et al., exrs. of Ethan Flagg, to Bridget J. Walsh, lot on s s Dock st, adj Wm. H. Anderson. 5,250  
 Smith, Sarah C., et al., by Wm. W. Scrugham, to Dewitt C. Ward, lot on w s Woodland av, 377 n Wells av. 4,050  
 Moody, Horace, to Mary C. Flaherty, lot No. 10 on s s Garfield st, on map of grantor. 560  
 Greenhaugh, Jos., to Henry Gensler, lot No. 24 on s s Palisade av, 50 e Village hall. 9,000  
 Herriott, Ann M., to Catharine N. Cutbill, lot No. 55 on w s Caroline av, 25x100. 600  
 Same to Robert P. Nugent, lot No. 53 on w s Caroline av, 25x100. 600  
 St. Amant, Louis, to Wm. Dean, lot on n s Highland av, 241.6 w Cedar pl. 18,000  
 Smith, Nellie R. to Eliza Standfast, lot on w s South Broadway, 70 s Post st. 11,500

MORTGAGES.

NEW YORK CITY.

APRIL 27, 28, 30, MAY 1, 2, 3.

Adler, Frederic to John Elliott trustee. 10th av, w s. 50 n 163th st, 25x100. P. M. April 26, 3 years, 5%. \$2,584  
 Augur, Malvina P. wife of John S. to William R. Dick. 10th av, s e cor 211th st (proposed), 99.11x100. April 30, 2 years. 1,000  
 Amoss, Annie E., Baltimore, Md., to Walter S. Jarvis exr. Sarah S. Campbell. 49th st. P. M. April 30, due May 1, 1889, 5%. 5,000  
 Abbott, Robert B., Brooklyn, to Mary Hamilton, Newark, N. J. Forest av, e s, 125.7 s

Cedar st, 25.7x135. April 30, due May 1, 1891, 5%... Abraham, Samuel and Philip to Pauline Lewishorn, Hamburg, Germany. 71st st, s w cor Leixington av, 15x80.5. April 30, due May 1, 1891, 4 1/2 % \$10,000...

Same to same. 109th st, n s, 53 w 4th av, 27x 75.8. April 26, 3 years, 5%... Same to John Bell 109th st, n w cor 4th av, 26 x75.8. April 26, due October 27, 1888, or sooner, 1,000... Same to same. 109th st, n s, 26 w 4th av, 27x 75.8. April 26, due October 27, 1888, or sooner, 1,000...

Same to same. Same property. P. M. April 35,000 demand... Dean, Lottie L. wife of Harvey N. to Light & Louthier. 120th st, s s, 194 e Madison av, 26x 100.11. May 1, 5 months. 1,500... Same to same. 120th st, s s, 194 e Madison av, 71x100.11. May 1, 5 months. 1,650...













vesant av, e s, 120 n Madison st, 20x90. April 3, installs. 860  
 Seacombe, Eliza A to Mary O Baker. Herkimer st, n s, 35.6 w Radde pl, 15.6x89.6. April 30, 1 year, 5%. 1,000  
 Seccomb, Mary T wife of Edward A to The Brooklyn Savings Bank. Willow st, n w s, 400 n e Pierrepont st, runs west 100 x southwest 24.6 x southeast 41.7 x southwest 0.6 x southeast 58.5 to st, x northeast 25.2. May 1, 1 year, 4%. 14,000  
 Seed, Mary A wife of John H to William Moir. Pacific st. P. M. May 1, installs, 5%. 6,000  
 Shepherd, Eliza A widow to Francis M Bacon treasurer of the Church of the Holy Communion, New York. Dean st, s s, 266.8 e Nostrand av, 16.8x114.5. April 28, due April 30, 1889, 5%. 1,500  
 Slattery, Patrick to Thomas F Nevins. Carroll st. P. M. April 1, 5 years, 5%. 1,500  
 Smith, Emma A wife of and John T to Robert Davison. 43d st. P. M. April 1, 5 years, 2,000  
 Smith, Emily G to Amanda T Durand. Van Buren st, s s, 235.9 w Sumner av, 19.3x100. May 1, 3 years, 4%. 4,500  
 Speer, William to The Brooklyn City Co-operative Building and Loan Assoc. Bay av, s s, 50 w Smith av, 25x100. April 30, installs or subscriptions, 5%. 4,000  
 Stewart, James W to John W Phelps. Pulaski st, s s, 326.6 e Throop av, 305.6x100. Sub to mortg \$30,550. April 30, due Aug 1, 1889. 21,250  
 Same to Richard Goodwin. Pulaski st, s s, 326.6 e Throop av. P. M. April 26, due May 1, 1889, 5%. 7,105  
 Same to Stella J. Phelps. Pulaski st, s s, 371.6 e Throop av. P. M. April 26, due May 1, 1889, 5%. 5,445  
 Same to Edwin O Phelps. Pulaski st, s s, 371.6 e Throop av. P. M. April 26, due May 1, 1889, 5%. 18,000  
 Swenson, Swen P to David B Pierson et al exrs R G Bonnell. Greene av, n s, 85 w Cumberland st, 21x90. May 1, 3 years, 5%. 2,500  
 Taylor, Maria A widow to Louisa M Wood. Railroad av, s w cor Ivy st, 25x100. April 30, 3 years. 600  
 The Parish Guild of St Anns Church to Chauncey E Low trustee. Lawrence st, w s, 78 n Willoughby st, 22x84. May 1, 1 year, 5%. 3,000  
 Same to The Brooklyn Savings Bank. Same property. May 1, 1 year, 5%. 4,000  
 Tredwell, Sarah M to The Brooklyn Trust Co. State st, n e s, 294 s e Bond st, 20x116. April 23, due April 30, 1889, 5%. 3,000  
 Tucker, George W to Alexander Elliott. Hudson av. P. M. April 28, due May 1, 1891, 5%. 1,300  
 The H. Clausen & Son Brewing Co. to Frederick W. Carpenter. Grand st. P. M. April 20, 1 year, 5%. 6,000  
 Same to same. Same property. P. M. April 20, 3 years, 5%. 12,000  
 The Philadelphia & Reading R. R. Co. and The Philadelphia & Reading Coal and Iron Co. to The Pennsylvania Co. for Insurance on Lives and Granting Annuities trustee. North 9th st, s w s, 125 n w Kent av, late 1st st, runs north west 353 to bulkhead, x southwest 200 x southeast to North 8th st, x southeast 328 x northeast 100 x southeast 25 x northeast 100; North 9th st, centre line, at intersection with original high water mark of East River, runs northwest 327 x south 260 to centre North 8th st, x southeast 242 to original high water line of East River, x north 265; North 9th st, centre line (if extended) at intersection with present w line of bulkhead bet North 9th st and North 8th st, runs north 515 to exterior pier line, x west 270.3 to centre North 8th st (if extended), x south 440.6 to w line of bulkhead, x east 260 to beginning; Adams st, s w cor John st, runs south 200 to Plymouth st, x west 115.5 x north 200 to John st, x east 115.3 to beginning; also dock, wharf or pier on n s of John st. Supplemental mort. to secure general mort. bonds. April 10. 100,000,000  
 Same to same. Same property. Supplemental mort. to secure first preference income mort. bonds. April 10. 24,400,000  
 Same to same. Same property. Supplemental mort. to secure second preference income mort. bonds. April 10. 25,500,000  
 Same to same. Same property. Supplemental mort. to secure third preference income mort. bonds. April 10.  
 The Reformed Prot. Dutch Church on the Heights to Albert Tower and ano. exrs. Edward Bech. Henry st, w s, 307.8 n Pierrepont st, 24.10x92.6. Discharged of record. Nov. 1, 1879, 2 years, 7%. 6,000  
 Thomas, Samuel E. to August Frey. 5th av, n w s, 103.9 n e 32d st, 20.9x100. Feb. 21, 1 year, 5%. 550  
 Tilney, Thomas J. to Mary J. Farrar. 10th st, No. 107, n s, 100 e 2d av, 22x100. April 26, 3 years. 1,000  
 Traphagen, William C. to Anthony Wallach. Newton st, n w s, 80 s w Graham av; 25x113.7 x 25.4x109.5; Newton st, s e s, 150 s w Graham av, 50x100; Eckford st, e s, 150 s Van Pelt av, runs east 125 x south 40.5 x southwest 89.6 x west 95.10 to st, x north 125; Newton st, n w s, 180 s w Graham av, 25x61.7x32.5x82.3; Leonard st, e s, 174 s Van Cott av, 150x—x180 x100; Humboldt st, e s, 151.6 s Van Cott av, 25x100; Van Cott av, s s, 250 w Humboldt st, 25x99.4; Graham av, s w cor Van Pelt av, 118.4x143.4x163.6x88.6; Van Cott av, s e cor Eckford st, runs east 5.2 x southeast 387.8 x south 27 to Van Pelt st, x west 77.5 to Eckford st, x north 408.10; Van Pelt st, n s, 300 w Humboldt st, 125x95; Van Pelt st, n e cor

Humboldt st, 100x100; Russell st, w s, 175 n Van Pelt st, 50x100; Van Pelt st, n e cor North Henry st, runs north 6.8 x southeast — to Van Pelt st, x west 8.7 to beginning; Russell st, w s, 125 s Van Pelt st, 25x100; Humboldt st, e s, 100 s Van Pelt st, 100x100; Newton st, s e s, 260.4 n e Graham av, runs east 100 x northeast 116.7 x north 19.9 x northwest 81.11 to st, x southwest 125; Van Pelt st, s s, 150 w Newton st, runs south 42.1 x southwest 104.6 x northwest 75.11 to Van Pelt st, x east 129.1. April 25, 1 year. 14,000  
 Trask, Johana wife of Harry to Charles T. Geyer guard. Mary J. Byrnes. Adelphi st, e s. 300 s Park av, 16.8x100. April 26, 3 years, 5%. 1,500  
 Turnbull, Thomas to Simon Mulhall. Eagle st. P. M. April 26, due May 1, 1893, 5%. 750  
 Tuttle, Albert H. to John L. Carroll and ano. trustees Royal Phelps dec'd. Lafayette av. P. M. April 25, due May 1, 1891, 5%. 7,000  
 Valentine, Benjamin T. to The Glen Cove Mutual Ins. Co. Hancock st, s s, 75 e Ralph av, 17.6x100. April 23, 3 years, 5%. 2,000  
 Van Wyck, Jacob S. to The Williamsburgh Savings Bank. Broadway, n s, 73.8 w Wythe av, runs north 72.1 x west 7.2 x south 30.7x 4.2 x south 43.3 to Broadway, x east 16.8. April 27, 1 year, 5%. 3,750  
 Vaughn, George A. and Grace A. his wife to John Harper. Hart st. P. M. Sub. to mortg. \$3,500. April 24, installs, 5%. 1,550  
 Van Valkenburgh, Willis to Samuel S Squire. 7th st. P. M. May 1, 3 years or sooner, 5%. 3,000  
 Volz, Charles to Elizabeth Taber et al exrs F W Taber. Glen st, s s, 312.6 w Crescent st, 37.6 x100. May 1, 2 years. 1,000  
 Wells, Charlotte M wife of and Henry S to Charles W Thomas. 11th st, s s, 159.5 w 4th av, 17.10x100. April 30, due May 1, 1891, 5%. 1,500  
 Welwood, Abby A to Martha A wife of Wesley C Bush. Franklin av. P. M. Mar 31, due Sept 1, 1888. 2,116  
 Wheeler, William to John M Stearns. Atlantic av, s s, 108.7 w Sackman st, 19.4x100. Sub to mort \$1,600. April 19, 5 years, note. 400  
 Same to Charles P Gibson. Same property. April 19, 5 years. 1,600  
 Wierk, John P to August Wilkens. Eagle st, s s, 109 e Manhattan av, 25x100. April 28, 3 years, 5%. 6,000  
 Wierk, John P to The Greenpoint Savings Bank. Clason av, e s, 45 n Bergen st, 25x88. April 30, 1 year, 5%. 5,500  
 Same to same. Clason av, e s, 20 n Bergen st, 25x88. April 30, 1 year, 5%. 5,500  
 Same to same. Clason av, n e cor Bergen st, 20 x88. April 30, 1 year. 7,000  
 Wilson, Julia M W to The Orphan Asylum Society, Brooklyn. Cambridge pl, e s, 338 n Putnam av, 21x100. April 30, due May 1, 1891, 5%. 5,000  
 Wolff, Solomon and Dora to Gilbert S Thatford. Belmont av, n e cor Watkins st, 100x 150. April 28, 5 years. 600  
 Wood, Alma to Charles N. Peed. Quincy st, n s, 50 w Throop av. P. M. April 30, 3 years, 5%. 3,500  
 Same to same. Quincy st, n s, 73.2 w Throop av. P. M. April 30, 3 years, 5%. 1,800  
 Wurzler, Joseph to The Mutual Life Ins Co, New York. Washington st, e s, 127.10 s Johnson st, 25x107.2 to Hoods alley, x 25x 107.1. Already mortgaged to party of second part. April 27, due May 1, 1889, 5%. 10,000  
 Winter, Frederick G. to Benjamin F. Watson. Patchen av, w s, 60 n Van Buren st, 20x90. April 25, due May 1, 1890, 5%. 4,000  
 Same to same. Patchen av, w s, 80 n Van Buren st, 20x90. April 25, due May 1, 1890, 5%. 4,000  
 Woodward, William H. to Elizabeth W. Wycokoff. Poplar st, No. 29. P. M. April 26, 3 years. 4,750  
 Same to same. Same property; also 1st st, n s, 232.10 e Hoyt st, 16.8x83.5. April 26, 1 yr. 1,000  
 Willock, Adela M. to Henry V. Bush. Wilson st. P. M. April 30, 3 years, 5%. 2,200  
 Winant, Melissa to Maria L. Sackett. Halsey st. P. M. April 13, due May 1, 1889, 5%. 525  
 Wulf, Frederick to August Rinteln. Lafayette av, s w cor Nostrand av, 17x100. April 30, 3 years, 5%. 4,500  
 Same to Diedrich Wulf. (Same property. April 30, 1 year, 5%. 1,000  
 Wasch, David L. to Augustus Moore. South 5th st. P. M. April 26, due May 1, 1893, or installs, 5%. 2,500  
 Washburn, William H. to John J. Drake. Crown st. P. M. April 27, 1 year. 900  
 Wechsler, Samuel to William Gubbins. Berkeley pl, s s, 180 w 8th av. P. M. April 27, installs, 5%. 5,000  
 Same to same. Same property. P. M. April 27, 5 years, 5%. 10,000  
 Wertheimer, Nancy to Thomas B. Saddington. Penn st. P. M. April 25, 3 years or installs, 5%. 4,500

Bruckner, Max to Francis P Harper. 2,000  
 Bonnell, Judson B. admr. of Hart Tanner to Mary H. Tanner guard. of Frederick Tanner. nom  
 Bootman, Robert W. admr. of Catherine G. Bootman to Elizabeth T. Peck. 5,000  
 Brill, Adelheid extrx. Simon Brill to Fredericka B. Bicher. 3,098  
 Brown, Erastus F. trustee to Joseph O. Brown trustee. nom  
 Bulkley, Justus L. and ano. exrs. J. E. Bulkley to Ida A. W. Siney. 7,000  
 Bunzel, Jonas to Henry Eckert. nom  
 Bulkley, Justus L. and ano exrs I E Bulkley to Susan A Cassidy. 7,000  
 Canis, Mary to Richard Dudensing, Jr. 1,030  
 Chambers, Isabella H. and Mary G. to Nathan Necarsulmer. 10,000  
 Cornell, Minnie R. S., Orange, N. J., to Minnie R. S. Cornell et al. trustees for Helen H. Cornell. 18,000  
 Cuming, James R. to George C. Currier. 6,000  
 Clark, W Irving extrx G D H Gillespie to W Irving Clark trustee of estate of Elizabeth Winslow. 7,000  
 de Peyster, Frederic J to Jethro W Clute. 6,250  
 Dick, Katie to Ann E. Williams. 2,500  
 Diller, William E. to Francis Crawford. 2,000  
 Davis, Phoebe A to Caroline Klebisch. 200  
 Same to same. 200  
 Fountain, Gideon to Frederick J Middlebrook. 16,513  
 Fiala, Franz and Anna his wife to August Freutel. 1,600  
 Frankenthal, Jacob to Fredericka B. Bicher. 3,097  
 German-American Real Estate Guarantee Co. to Sarah Jane Cunningham. 5,000  
 Graham, Mary Eliza to Isaac V Brokaw. 500  
 Gillender, Augustus T admr of Augusta Gillender to Helena L Gillender Asinari. nom  
 Griswold, Margaret D to Robert Scrimgeour trustee of William Scrimgeour dec'd. 6,100  
 Hoyt, Alfred W to Charles P Daly. nom  
 Heuck, Robert A to Henry Naylor. 15,000  
 Haubert, Susanna J to Virginia A Kleine. 5,000  
 Hoffmann, Ernestine wife of Solomon to Jonas Weil and Bernhard Mayer. 4,000  
 Haffner, Elizabeth general guard. of minor children of Frederick Cregier dec'd to Henry P. Cregier general guard. of Josephine Cregier. nom  
 Hall, Thomas R. A. and William H., of William Hall's Sons, to Charles E. Hall. nom  
 Harrmann, Adam to Caroline wife of Augustus Gareiss. nom  
 Hausser, Gustav to Mary A. Peck. 3,000  
 Holdich, Joseph to Georgina L. G. Shedd. 8,000  
 Horner, Nellie A. to Ernst J. Gehben. 4,000  
 Huber, Theresia to John Bohnet. 6,500  
 Hirschkind, Emanuel to Rachel Hirschkind. 1,150  
 Haaren, John W to Sarah H Powell. 13,600  
 Same to same. 7,500  
 Iselin, Jr., Adrian admr. Henry Bodmer to Hans C. Bodmer son Henry Bodmer dec'd. 3 assigns. nom  
 Janson, Adam to Margaretta Watson. 600  
 Kempner, Samuel to Frederic J. Middlebrook. 8,001  
 Kilian, William and Theodore to White, Potter & Paige Mfg Co. 6,000  
 King, David, Washington, D. C., to David King, committee H. King. —  
 Kurzman, Ferdinand et al. exrs. Isaac Hochster to Nancy Reiss. 6,000  
 Lawton, Newbury D., New Rochelle, N. Y., to Susan M. Jones, Huntington, L. I. 1,500  
 Leaycraft, Robert J. to William T. Campbell. 2,500  
 Lederer, Charles to Samuel W. Weiss. nom  
 Lispinasse, George S., and Leopold Friedman to Charles Coudert. 1,300  
 Lewis, John A et al exrs B B Sherman to John A Lewis et al trustees for Benjamin L Sherman. nom  
 Middlebrook, Frederic J to John A Lewis et al trustees for Benjamin L Sherman. 14,552  
 McGratty, Patrick H to Michael Brennan. 2,000  
 Mack, Hugo S., and Sigmund Warshing to John B. Smith. 2,468  
 Mathews, Rebecca T. to The New York Produce Exchange. 7,000  
 Merchant's Ins Co of New York to John T Wilson trustee of John Wilson dec'd. 5,000  
 McClenahan, James to Elizabeth Pfeiffer. 5,500  
 Middlebrook, Frederic J., Brooklyn, to Moriz Josephthal. 10,014  
 Miller, Julius G. to Carl Weis. 15,363  
 Mitchell, Peter to Lawrence Frazier & Co. 8,000  
 Same to same. 10,000  
 O'Brien, Morgan J to Margaret F Walsh. 25,000  
 Pirsson, Sarah J to James R and Henry E Coe exrs C A Coe. 21,000  
 Runyan, Maria to Caroline A Rabell. nom  
 Ranney, Henry D. to William R. Clarkson. 5,000  
 Reid, John to White, Potter & Paige Mfg. Co. 6,000  
 Schwarzler, Joseph to Julius Lipman and Peter Wittner. 7,000  
 Smith, Mary B. to Nelson M. Whipple. 2,500  
 Stern, Joseph to Maria L. Travers. 8,000  
 Stewart, Gertrude to John Lynn. 1,500  
 Stiess, Daniel to Joseph M. De Veau. 7,000  
 Stokes, William E. D. to Horace S. Ely and ano. exrs. Alexander M. Ross. 17,000  
 Schneider, Louise to Moses J. Wolf. 2,000  
 Sherwood, Martha J to David Verplanck exr J Tompkins. 2,000  
 Tiffany, Charles C to Hugh N Camp. 1,200  
 The East River Savings Inst. of New York to George A. Williams. nom  
 Tillman, Charles to Willet C. Ely. 8,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.  
 APRIL 27 TO MAY 3—INCLUSIVE.  
 Adler, Goldchen to Mary Cains. \$1,000  
 Austin, Mary C. to Morris D. C. Crawford. 4,000  
 Adams, Aaron to Isaac V Brokaw. 3,000  
 Asinari, Helena L Gillender to Mary W Kirkland. 18,000  
 Adler, Simon and Henry S Herrmann to Mary E Simmons. 2,500

Table listing names and amounts for Kings County, including The Mutual Life Ins. Co. of New York to Max Danziger, Title Guarantee and Trust Co. to Sing Sing Savings Bank, etc.

KINGS COUNTY.

APRIL 26 TO MAY 1—INCLUSIVE.

Table listing names and amounts for Kings County, including Aldrich, Elizabeth W to Nellie S Roberts, Toms River, N J, Same to same, Burrowes, Florence M to Anna Burrowes, upon trust, etc.

CHATTLES.

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

NEW YORK CITY.

APRIL 27 TO MAY 3—INCLUSIVE.

SALOON FIXTURES.

Table listing names and amounts for New York City, including Bessy, C. 16 6th av. W Walz. Restaurant, Blake, W H. 995 9th av. M Groh's Sons, Boland, H. 1312 2d av. J Kress Brewing Co, etc.

Table listing names and amounts for New York City, including Westenhofer, G. 53 Lewis Knickerbocker Brewing Co, Same. same, Witte, O. 172 South 5th av. Williamsburgh Brewing Co, etc.

HOUSEHOLD FURNITURE.

Table listing names and amounts for New York City, including Ahearn, Kate. 182 E 104th. J & J Dobson, Atkinson, Emily J. 317 E 150th. Wheelock & Co. Piano, Alman, Lizzie. 147 W 16th. Mary E Cowles, etc.

Karst, P. Cor Clarkson and Hudson sts. Jordan & M. 110
Kershaw, Annie S. 231 W 123d. Wheelock & Co. Piano. 75
Kitsell, Louise O. 407 W 14th. M Solinger. (R) 1,000

Wintling & Connor. 120 W 11th. I Mason. 1,645
Walsh, Louise. 326 Bleecker. Krakauer Bros. Piano. (R) 100
Warson, Julia. 229 W 23d. O'Farrell & H. (R) 488

Michel, G. 80 Gansevoort. S Littman. Barber Fixtures. (R) 200
Miller, Annie J. 23 W 125th. J H Sweetser. Patterns, Cases, &c. 1,500
Maguire, T. 223 E 53d. J Cunningham Son & Co. Coach. (R) 319

Table listing names and addresses in Kings County, including Heydon, T. F., Hosea, W. G., Just, W. 351 1/2 E 54th, etc.

Table listing names and addresses in Kings County, including Andrews, W. S., Berndt, L., Norris, W., O'Neil, D. S., Sullivan, P.

KINGS COUNTY.

APRIL 26 TO MAY 1—INCLUSIVE.

Table listing names and addresses in Kings County, including Anderson, Russell, Alexander, H. B., Brunings, R., Carroll, H. F., Connolly, W. H., Foran, Robt D., Heimann, Margt., King, J., Licht, N., Lang, J., McTiernan, M., McGovern, J. I., McKenna, Anna J., McMullan, T., Mueller, C., O'Reilly, P., Ryan, W. P., Rehlf, F., Sander, H., Schmidt, H. W., Schreiber, George, Stuck, Louise, Stumpf, G., Temme, A. J., Weber, H., Weinpahl, J. C., Wagner, C. H., Zinn, C.

HOUSEHOLD FURNITURE.

Table listing names and addresses in Kings County, including Alves, Bessie, Brown, Jno M., Burns, E. J., Burrows, W. T., Burnett, R. J., Costello, M. J., Carroll, Eliz., Carter, Mrs M E., Chamberlain, Edith A., Chapman, Eliza, Collins, J. D., Colyer, Henry, Danby, Mary F., Davis, J. H., Day, A. W., Dieffenbach, Henry G., Dooley, Sarah, Denithorne, F. A., Farrell, Mary, Favor, Mrs. M. E., Gilligan, Bridget, Golden, C. J., Gornley, W. W., Guden, A. H., Hall, J. I., Hammond, C., Harkins, Eunice, Henderson, R. J., Hill, Ida M., Hurlburt, 233 Hancock, Imhof, Matilda, Irving, Miss J., Johnson, Lexima M., King, J. C., Kiug, Mary E., Kaplan, E., Laster, J. H., Lemar, W., Little, Mrs Eliza, Lobb, F. G. B., Lawrence, R. A., Levy, Sarah, Lillie, J. L., Lincoln, C., Magill, Louisa, Martin, Lena.

Table listing names and addresses in Kings County, including Massicotti, R. E., Milton, Rose, Montford, V. S., Moranski, Wm., McKee, R. T., McKee, Sallie S., Mead, Agnes, Morgan, Mary P., Morris, Margt H., Myers, Mrs G., Nichols, Martha, Pink, W. H., Richmond, Mrs Ellen M., Rufner, A. A., Ransom, Georgiana M., Sheldon, W. R., Skiffington, Marx, Storer, Corinne, Sturdevant, Fannie M., Sparrow, Mary E., Scovil, S., Taylor, Mrs., Tramonti, F., Turnbull, Ella, Van Benschoten, H., Vanhorn, J. A., Van Wicklen, Mrs., Wentworth, Abbie F., Wheeler, B. F., White, C. S., Wallacc, Mrs J., Ward, C. V. V., Willmott, Mary, Woodbridge, Margt S., Zender, A. A.

MISCELLANEOUS.

Table listing names and addresses in Kings County, including Atkinson, Mary E., Behrens, F., Bierman, M., Bouquet, F., Boss, C., Brooklyn Mill, & Co., Same, Mary I Poole, Buel, A., Bardon, J., Barry, P., Bedell, C. F., Beling, C., Briggs & Muller, Burton, Mary, Burton, J. M., Class, G. W. R., Cluff, E., Duffy, Philip, Dugan, Alex., Devlin, W. E., Englert, G. G., English, P., Flower, E., Gallagher, J., Glynn, James, Goodwin, T. F., Hamilton Club, Harden, W. F., Hervey, C. A., Higbie, S., Holler, J., Hartig, J. G., Horstmann, H., Johnson, P. J., Kabitze, B., Kelly, E. F., Kramer, H., Lawrence, J. H., McBride, R. & W., Michel, J. P., Mittencievie, Kath., Monsees, D., Moore, A. H., McDonald, Annie, McGovern, Cormick, Nafey, Mary T., Osborne, W., Quigley Bros., Sweeney, J. F., Rother, Edward A., Searing, W. S.

Table listing names and addresses in Kings County, including Taylor, T. W., Tietjen, Chas., Vergason, E. W., Wellbrock, H. J. F., Wilmarth, S.

BILLS OF SALE.

Table listing names and addresses in Kings County, including Burton, J. N., Endres, Cath and Geo., Gerber, Emil., Hausemann, D. W., Lyon, G. W., Meyer, C. H., Mullany, M. W., Ostergren, Maria C., Schlottmann, H., Sweeney, J., Taylor, C. H., Von Glahn Bros., White & Bryon.

Table listing names and addresses in Kings County, including Fallert, Jos., Brewing Co to Louis Reitzel.

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.

Table listing names and addresses in New York City, including April and May, 30\* Aarons, Louis, 1 Adler, Henry, 3 Angle, Isabela, 3 Anderson, John A., 3 Aarons, Louis, 27 Brookins, Homer D., 28 Bowman, James, 28 Browne, John H., 28 Bennett, Fanny, 30 Ronaldo, Peter, 30 Bauer, Charles, 30 Boemmernann, John, 30 Blackwell, Robert W., 30 Bentley, J. Edward, 1 Berry, Elizabeth V., 1\* Beach, William P., 1 Blumenau, Max, 1 Ball, John W., 1 Ball, John W., 1 Borcherding, William F., 2 Bird, Wells M., 2 Bird, William A., Jr., 2 Brooks, Ann E., 2 Brooks, James W., 2 Beach, George W., 3 Buning, Frederick W., 3 Baylies, Gustavus, Jr., 3 Behrens, Salome, 3\* Burr, Mary L., 4 Brooks, James Wilton, 4 Bates, John E., 4 Barry, Thomas, 4 Bischoff, John, 28 Campbell, Robert, 30 Crotty, John, 30 Coghlan, Rose, 30 Cushing, Nathan, 30 Cretin, Jules C., 30 Canary, Thomas, 30 Cooke, Richard, 1 Coleclough, Henry V., 1 Cross, Maria L., 1 Chappell, James, 1 Clendenning, Theresa, 1 Collins, Owen, 1 Clinchy, William, 1 Cohn, Isidor, 2 Curtis, Paul A., 2 Cohen, Jacob, 2 Cherry, Mary E., 2 Coddington, Camilla, 2 Cristie, Jacob, 2 Colby, Charles C., 2 Cohn, Teresa, 2 Carey, Charles C., 3 Curtis, John K., 3 Cappola, Salvatore, 4 Conway, Edmund J., 4 Crane, Joseph.



Table of judgments with columns for name, address, and amount. Includes entries for Connelly, John-P Garvey, Clark, Hugh-H A Cram, Coar, John-Danbury Nat Bank, etc.

Table of judgments with columns for name, address, and amount. Includes entries for Same-Charles Watrous, Same-same (1887), Same-same (1887), etc.

Table of judgments with columns for name, address, and amount. Includes entries for Same-same (1887), Same-same (1887), Same-Jas S Huyler, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing dates (April, May) and descriptions of liens on properties, including names of owners and amounts.

SATISFIED JUDGMENTS.

NEW YORK.

April 28 to May 4-inclusive.

Table of satisfied judgments in New York, listing names, addresses, and amounts.

KINGS COUNTY.

April 28 to May 4-inclusive.

Table of satisfied judgments in Kings County, listing names, addresses, and amounts.

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











Table of property listings in the left column, including addresses like Broome st, No. 497, all, John Daly, exr. G. P. Sweeney, to John Vosteen; 3 years, from May 1, 1888, and Clinton st, No. 15, store floor and part of cellar. George Herring to Henry Beekman; 3 years, from May 1, 1888.

Table of property listings in the middle column, including addresses like 3d av, No. 477. Ann Brown to Jacob Bertisch; 6 years, from May 1, 1888, and 3d av, Nos. 2698 and 2700. Ellen Bannister to Adam Stein; 3 years, from May 1, 1888.

Table of property listings in the right column, including addresses like Mitchell, Arthur—R. P. Schlegel, South 14th st... 1,000, Momm, Chas—C Koch, Bruce st... 1, and Momm, Chas—J B Burger, Bruce st... 1.

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 Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table of conveyances in Essex County, including entries like Baldwin, A A—G A Kissam, East Orange... \$5,000, Bease, C R—A M Treadwell, South Orange... 275, and Blake, J L—W T Pierson et al, East Orange... 1,500.

HUDSON COUNTY.

CONVEYANCES.

Table of conveyances in Hudson County, including entries like Bates, Eli—J Carling, J City... \$4,500, Beatus, Henry—Elizabeth H Parker, J City... 4,285, and Bliss, Maggie E—F B Jones, J City... 800.

Table of names and addresses including Pauliner, Powers, Sullivan, Reiners, Riley, Ryan, Schuyler, Scott, Sheldon, Siegfried, Skinner, Smith, The Hoboken Land & Impt Co., Trembley, Tuxbury, Van De Ventur, Varick, Von Drehle, Walters, Wortendyke, Yust.

MORTGAGES table listing names and terms such as Basting, Same, Benson, Brun, Bruns, Chambers, Cooley, Daemes, Digheri, Dorsett, Eilertson, Elkins, Fisk, Gibson, Hogan, Hughes, Johnson, Kennard, Kennedy, Kerby, Krause, Kurzel, Lauber, Mahnkun, McAnerney, McHugh, McDonald, Meyer, Mohr, Mooney, Norris, Presler, Pulis, Quinn, Riordam, Ruhmann, Roth, Ryan, Schuyler, Schwartz, Shotwell, Smith, Taylor, Thomas, Wilhelm, Wittiger, Young.

MORTGAGES (continued) listing names and terms such as Bernhardt, Bryan, Bruegmann, Degen, Diorio, Dreese, Fischer, Jahl, La Croix, McCabe, Nawalscheck, O'Farrell, Otersen, Schreiber, Smith, Snellgrove, Stevens.

CHATTEL MORTGAGES table listing names and items such as Bernhardt, Bryan, Bruegmann, Degen, Diorio, Dreese, Fischer, Jahl, La Croix, McCabe, Nawalscheck, O'Farrell, Otersen, Schreiber, Smith, Snellgrove, Stevens.

BILLS OF SALE table listing names and items such as Adelung, Saeger, Wittpenn.

JUDGMENTS table listing names and amounts such as Aherns, Curtis, Donovan, Hicks, Reinemann, Shannon, Starkey, The Mayor & Aldermen of Jersey City, Kilcauley.

CHARLES HARTMAN, BAKERS' OVEN BUILDER. Vienna Ovens a Specialty. 230 EAST 59TH STREET, bet. 2d and 3d avs., N. Y.

MISCELLANEOUS ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY, Manufacturers of "ATLANTIC" PURE WHITE LEAD. Includes a circular logo with 'ATLANTIC WHITE LEAD CO. PURE WHITE LEAD WARRANTED ROBERT COLGATE & CO. TRADE MARK'.

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A. STAUDINGER, Ornamental Glass, Embossed and Stained Glass for Dwellings, BEVELED MIRRORS, Broadway, bet. 84th and 85th Streets, New York.



HILL'S PATENT INSIDE SLIDING BLINDS. These blinds require no hinges, all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. Also Improved English and American "Venetian Blinds" in any desired wood beautifully finished. VENETIAN BLIND CO. Brooklyn, 16 Court Street. 1193 Broadway, N. Y. Telephone Call, 735 Brooklyn, N. Y. Room 20, Telephone Call, 1092-36th St.

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