

REAL ESTATE RECORD AND BUILDERS GUIDE.

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

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With this number of THE RECORD AND GUIDE we furnish to our subscribers the most complete and exhaustive Index to the transactions of real estate during the last six months which we have ever published. Few of the readers of THE RECORD appreciate the immense labor connected with the work, a labor which increases with every year and at last has arrived at a point where it costs so much money and time to perfect that we are compelled to charge an additional price for it, just enough to cover the cost. All subscribers who wish the Index hereafter will please send their names by postal card at once. The price will be 50 cents. This issue is free.

President Chauncey M. Depew, of the New York Central Road, denies that that company thinks of building an underground road from 42d street to the Battery. He admits that Commodore Vanderbilt had such an intention back in 1876 or thereabouts. He had secured the charter, but the project was greeted by such an infernal clamor that the Commodore wilted. A. T. Stewart opposed it, as he did every city improvement likely to improve the real estate of New York. All the ministers of the 4th avenue churches clamored against the scheme, prayed and preached against it, and then every cur in the press raised a howl against handing over so valuable a franchise to the Vanderbilt monopolists. The opposition was so universal that the Commodore gave the project up. Yet what a splendid thing it would have been for New York if the plan had been carried out, and a solid surface track road had been opened between 42d street and the Battery. It would have given down-town people swift and rapid communication, not only up town, but to any part of the 23d or 24th Wards. We would have had real rapid transit, as the Harlem River could have been reached from the Battery in less than half an hour. The route, being along the central zone of the island, would have better accommodated our citizens than the present elevated roads on the east and west sides. All parts of the city would soon have been accommodated, for branch roads to the ferries would soon have been built from the parent stem.

But it was not to be. Our press has opposed all city improvements, simply pandering to the foolish prejudices against corporations without any regard to the best interests of the city. The newspapers have opposed the cable scheme, which would have vastly improved our street surface transit. It would have been swifter, cheaper and in every way more convenient than the horse car lines. But then it looks virtuous to oppose any enterprise by a corporation which expects to profit by a charter from the city. Hence the press was always opposed to a railroad on Broadway. Then what a venomous fight it made against the surface cars on 42d street, which has been found to be so indispensable a convenience to the traveling public. However, these queer performances of the press apparently please the public, who never seem to properly value a proposed improvement or convenience until it is secured for them against their own protests.

While the New York Central Company does not, it seems, propose to build itself a rapid transit to the Battery, it is quite certain that a company of mainly New York Central men has been organized to construct an underground road as soon as Elm street is widened. On its own account the Central is adopting a new policy. Commodore Vanderbilt cared only for one thing—large dividends to the stockholders. But President Depew's election marked the beginning of a new departure. The ambition of the present management is to have the best cars, the finest road-bed, and the most efficient service of any railroad corporation in the country; hence the new bridges, the handsome depots, the finer cars, the vestibule trains, and all the luxuries recently introduced upon the Vanderbilt system of roads. The New York Central is determined not to be behind the Pennsylvania Central. This will

be satisfactory to the traveling public, but the shareholders will have to suffer. There is no likelihood of any early increase of dividends on any of the Vanderbilt roads. For no matter what it earns the Central would want its surplus for betterments, and it will never do to pay larger dividends on Lake Shore and Michigan Central than on the New York road. Of course the time will come when these betterments will add to the intrinsic value of the Vanderbilt systems. The Central may never again pay 8 per cent., but it will be a road that will deserve well from the traveling public.

Surely the average American citizen ought to be taught a lesson by the figures given in connection with the Pacific railroads. It has always been taken for granted by our people that government work was costly and inefficient, and that what was done by individuals and corporations was in every way preferable. We have the national postal service, which is cheap, and against which there is no complaint. Our letters are carried to every part of the country for two cents an ounce and our newspapers for two cents a pound. How rare are complaints against the service in the Post-office. Yet it is administered by politicians appointed under a very bad civil service system. Our Croton water service in New York city is cheap and honest. There has never been any great scandal, except in the case of contracts with individuals or syndicates. Compare it to our gas service by corporations. What a swindle that has been from beginning to end. The corporations have stolen a hundred dollars in our gas service where the politicians have not profited one dime from our Croton water system.

And now look at the record of the Pacific roads, managed by individuals, syndicates and corporations. The cost of construction of the Union and Central Pacific roads was \$95,000,000. The stocks and bonds of the two companies have a total value of \$268,000,000. In other words, there is \$173,000,000 of water in them. But this does not tell the whole story, for counting the bonds, land grants and annual advances of the government with interest, the sum total is increased to the tremendous figures of \$447,000,000, of lines that only cost to construct \$95,000,000. Now, if the government had built this road with its own engineers it might have cost \$100,000,000, but it would have been owned by the nation, and it could have been managed in the interests of the trading and traveling public, for a government does not care for profit. The Central Pacific from January, 1874, to January, 1884, paid dividends amounting to \$34,308,055, the entire amount of which went into the pockets of Messrs. Huntington, Stanford, Hopkins and Crocker. In other words, after supplying the means four times over for building these roads they were handed over to these railroad swindlers, including Jay Gould of the Union Pacific, to plunder the trading and traveling public by extortionary tolls.

But when the proposition is made for the government to do anything, what a roar comes up from the press. "This is centralization;" it means waste and robbery; no government can do anything so well as individuals. A government telegraph was proposed. The point is immediately made that it is outside the functions of government, although the telegraph is a part of the postal systems of every civilized nation on earth, the United States alone excepted. Our telegraph construction has been exceedingly wasteful. Company after company has been formed and competition tried for a time, but the telegraph is a natural monopoly. It was inevitable that some one organization would finally absorb all the lines. It was the government that built the first telegraph in the country—from Washington to Baltimore—and had it gone right on and extended the lines, using the profits for new construction, the capitalized cost would probably have been less than \$10,000,000; yet, here we are forced to pay dividends on \$85,000,000 of watered Western Union stock. There is no dividend, of course, for a government from its business ventures, such as the Post-office and the like.

In view of the efficiency of the Post-office, a Postal Improvement Association, has been formed, with the following objects in view:

1. A reduction in the postage on seeds, bulbs and plants.
2. A re-issue of fractional currency, for use in the mails.
3. Abolition of the present unsafe and inconvenient postal notes.
4. Provision for the issuance of postal money orders in sums of \$5 or less for a fee of 3 cents.
5. Any other proper measures designed to enhance the usefulness of the postal service without too much expense to the government.

All these are desirable objects, but they ought to include an improved parcels post, domestic and international, based upon the experience of Europe. In the Old World the governments replace our American Express companies. Packages which are so costly here are sent for a mere trifle from one end of Europe to the other. The British system includes all the colonies. Americans abroad are surprised at the incredibly low charges for barrels of potatoes and flour, carcasses of beef and other dressed animals, cheeses, and all the packages such as are carried by express in this country,

The government there make special arrangements with the railroads, and the cost is a mere trifle. Our Express companies do the business at a disadvantage, for they can only occupy certain sections of the country. They must make a profit for their stockholders, and they spend a great deal of money in costly buildings and rentals. By all means let the objects of the Postal Improvement Company be carried out.

There has been a surprising development recently in the demand for election reform. The press of both parties seem to be favorable. It is talked of at Albany and several measures have been introduced, all copying more or less the Australian system so often commended in these columns. The best men of both political organizations favor it, and so far no formidable opposition has been developed. But the present iniquitous system is a very profitable one to the wire-workers who run the machines, and they will fight any reform to the bitter end. Unfortunately, also, there is a vast mass of voters who will object to any change. These are the people who hang about the polls waiting to be bribed. They comprise probably one-third of the voters of this State. The adoption of the Australian system would put an end to bribery, and destroy the various political machines, while under its operation the work of the "heelers" would be gone. Of course there would remain the necessity of a party organization to conduct the canvass, but the tickets should be supplied by the State or city, and hence no booths nor canvassers nor ticket distribution would be allowed near the polls. We are indebted to Henry George for first calling attention in American politics to this method of voting, which has long been in vogue in the British colonies in the Pacific Ocean, and which has been copied in a modified form in the British electoral machinery.

We are also indebted to Henry George for Abram S. Hewitt as Mayor of New York. It was George's candidacy for the Mayoralty that forced the two factions of the Democratic party to unite upon Mr. Hewitt, who has turned out to be the best Mayor New York has ever had. His recent messages are simply admirable. They show sense in every line, though we do not concur in all the opinions expressed. With all his apparent eccentricity our Mayor is no *doctrinaire*, and has no impracticable schemes to propose. Instead of wanting to radically reconstruct our municipal machinery he desires merely to amend it so as to make it more workable. All he says about the civil and police justices and the excise laws can be heartily indorsed. It is a pity there are not more men like Mr. Hewitt in public life—men who have been trained in business methods and have had the gift of literary expression. Indeed, one objection to Mayor Hewitt has been his over-readiness in writing pungent letters on all imaginable topics.

The *Financial Examiner*, of January 14th, contains an article headed "The Manhattan New Complications," which gives the legal aspects of the question in such a clear, succinct manner that everyone interested should read it and bear in mind the strong points taken by the writer, who evidently is no novice either in legal or newspaper writing. This is a question not only between New York Elevated stockholders and the Manhattan stockholders, but is a vital one to every investor in the shares of every railway corporation, and one which should be closely followed in order to find out how little or how much value courts and judges are likely to render him should his own shares be attacked by similar guerillas.

While the outlook for general business is poor enough there is one department of our manufactures which is more prosperous than ever before in its history. This is in what is known as textile goods, such as coarse cotton, drills and demins. In these there has been something of a "boom" and prices on the drills have advanced from 5 $\frac{3}{4}$ last year to 7 cents a yard this year. The manufacturers have all they can do to supply the demand, which is now largely foreign. We are exporting a great deal of these coarse cottons. There is some factor entering into this problem unknown to the general public, for it has rarely been profitable to send them abroad, though we always retain the domestic market. This is not a matter of tariff or cheap raw material, for there has been no change in either case. What a difference it would make in the whole aspect of affairs if the demand for our manufactured products were to spring up in other departments of trade.

It is hardly worth while discussing the rapid transit problem on the west side, or in any other part of the city, until after Mayor Hewitt has delivered his message on this important matter. What he will say will undoubtedly be to the point. He will propose, apparently, one novelty—that the city should build, own and run the proposed road when determined upon. This, it will be remembered, is the proposition of a business man who knows all about municipal and corporate work, and what he will say will be well considered. THE RECORD AND GUIDE has time and again pointed

out the advantages of city over corporate work. What a world of trouble New York would have saved had it controlled the elevated roads. There would have been less waste, as much efficiency and the scandals connected with the Gould-Field management would never have occurred.

The shipping convention in Washington is doubtless composed of interested persons, for certainly the conclusions they have arrived at represent the best judgment of all parties. We ought to have a merchant marine, and the \$160,000,000 per annum we now pay to foreign steamship lines ought to be switched off into the pockets of our own shipbuilders and merchants. The United States has exacted vast sums for shipping tonnage duties, but it does nothing for our merchant marine in turn. Yet all the leading commercial nations give postal and sometimes tonnage subsidies to their leading steamship lines. They all, except the United States, act upon the axiom that "commerce follows the flag." While we believe that the great majority of the American people would gladly indorse any action by Congress that would rehabilitate our merchant marine, yet somehow this feeling has not been focalized. There are probably fifty persons who believe in encouraging commerce to one who believes in enlarging pensions, yet the latter are splendidly organized and work directly on Congressmen in the electoral districts.

There are two propositions before Congress to organize an auxiliary navy, and one or other should be approved. They are offers to give a subsidy per ton for vessels of a certain swiftness, and built after plans furnished by the navy department, which can be used in time of peace for trade purposes, while they can be converted in war times into commerce destroyers and transports. One of these bills was introduced by a Tennessee Representative, which is a good sign that Congressmen from the interior are disposed to build up our merchant marine. It is to be hoped that this session will not end without the passing of some bill which will permit our flag to again be seen in foreign ports. Steamship lines of our own, plying to foreign ports, would be a great thing for New York city. It would add to the value of our real estate and again give us a race of merchant princes.

The Blunder of the Administration.

Before Congress met THE RECORD AND GUIDE urged again and again that the only way to solve the financial problem was for Congress, immediately it began its session, to make some disposition of the surplus. When that was done it could take up the questions of tariff and internal tax reduction. To reverse this order of business would be putting "the cart before the horse," for it would plunge Congress into a debate which might occupy the whole session, and in the meantime the surplus in the Treasury would keep on accumulating. This, we argued, would be a serious blow to the business of the country. Prudent men would limit their business enterprises, while all engaged in manufacturing would produce less goods in view of the uncertainty as to prices consequent upon the action of Congress.

But President Cleveland deliberately put "the cart before the horse." He elected to make the tariff debate take precedence of any legislation having for its object the distribution of the surplus in the Treasury. Whereupon all the fool editors in the press, except the partisans on the other side, threw up their caps and loudly proclaimed their approval of his course, which they pronounced wise. The country hoped against hope and waited to see if Congress would not see matters from a different point of view from that taken by the Executive, but the assembled wisdom of the nation failed again, as it had so often before, when practical legislation was needed. The old procrastinating methods were kept up. Speaker Carlisle was longer than ever in making up his committees. The usual holiday recess was taken. Not a movement was made by any member of either House in authority that indicated any real sense of the situation. Stocks were held pretty firmly, hoping for some indication of relief from Washington, but so far there is no prospect for anything but a season of endless talk.

And the usual consequences have followed. During January the price of pig iron broke from \$22 to \$17 a ton; steel rails are a drug in the market at the lowest prices known for years; general business, except in one or two departments, has received a decided check, and we have now the assurance of a generally unprosperous year. Manufacturers are uncertain, business men do not know what to expect, the surplus keeps accumulating, and the outlook is in every way gloomy.

This publication cordially approves of a great deal that was in the President's message. We believe in a conservative tariff reform. Our contention was that that matter should have been postponed until the Treasury surplus was disposed of. Had provision been made for an expenditure of \$100,000,000 in the coming year in addition to the regular appropriations, we would have had, beyond all peradventure, a prosperous year. It would have stimu-

lated the iron and other industries were it settled that we were to have a navy, sea-coast defences, great guns, a reconstructed merchant marine, and other needed public improvements, such as buildings and outlays for waterways and harbors. We would also have had a buoyant stock market. Then, and not until then, the tariff debate would have been in order, and the country could have stood it very well. We submit that while the President's intention was all right he made a mistake in method in putting "the cart before the horse."

Real Estate Valuation for 1888.

The Assessors' books for 1888 show an increase in the valuation of real estate over 1887 of nearly \$52,000,000. We give the table below by wards, but it should be remembered that the books are still open for correction, and there will be some changes before the taxes are levied. We give the valuations for the years 1886, 1887 and 1888, but the table of increase has reference solely to the figures of 1887 and 1888:

Wards.	Assessed Valuation.			Increase.
	1886.	1887.	1888.	
First	\$78,790,763	\$79,528,005	\$81,057,773	\$1,529,768
Second	84,366,378	84,555,587	84,336,253	270,666
Third	88,385,429	88,626,265	88,967,880	341,655
Fourth	13,210,843	13,341,595	13,575,605	234,010
Fifth	45,997,412	46,376,907	46,821,449	444,542
Sixth	24,252,693	24,625,641	24,884,341	258,700
Seventh	16,985,446	17,300,057	17,818,117	513,060
Eighth	39,037,817	39,262,103	39,510,303	248,200
Ninth	29,246,990	29,769,823	30,441,673	671,850
Tenth	17,900,865	18,226,297	18,686,147	485,850
Eleventh	16,791,129	17,163,706	17,486,250	322,544
Twelfth	184,031,832	188,113,407	196,734,757	18,671,320
Thirteenth	10,866,415	10,673,465	11,073,656	400,191
Fourteenth	24,679,727	24,994,770	25,264,920	270,150
Fifteenth	55,888,241	56,252,553	57,273,655	1,021,102
Sixteenth	37,857,127	38,212,539	38,770,665	558,036
Seventeenth	33,585,094	34,402,508	35,164,308	762,400
Eighteenth	78,158,344	78,770,587	79,394,873	624,285
Nineteenth	204,918,455	211,635,940	219,616,960	7,971,020
Twentieth	45,641,676	46,471,770	47,466,370	994,600
Twenty-first	89,084,423	89,793,129	90,769,379	976,250
Twenty-second	103,728,440	113,585,437	122,330,970	8,742,530
Twenty-third	19,616,976	21,027,808	24,215,376	3,187,568
Twenty-fourth	11,194,090	11,761,960	14,118,103	2,356,143
	\$1,203,911,065	\$1,254,491,849	\$1,306,310,138	\$51,818,254

The changes all might have been expected. The greatest increase of all is in the Twelfth Ward, which includes all the upper portion of the island and west of the Central Park. This extensive region is assessed for nearly \$19,000,000 more than last year. The next largest increase is in the Twenty-second Ward, where the addition is nearly \$8,750,000. Then comes the Nineteenth Ward, on the east side of the Park, with an increased valuation of about \$8,000,000. The Twenty-third Ward has an increase of \$3,187,000 and the Twenty-fourth Ward of \$2,351,000. Then comes the First Ward, the point of the toe of the island, with an increase of about \$1,530,000. The other changes are hardly worth noting, except, perhaps, the million increase in the Fifteenth Ward. These statistics give a good idea of the lines of growth in values in this city. The increase in the Twelfth Ward will not be as large this year as last, for there will not be so much building, but it will lead all the other wards. Then the Twenty-second and Nineteenth Wards will do relatively as well, nor do we see anything to stop the progress of the prosperity in the First Ward. There will not be as much money made in our exchanges, which are on this part of the island, as there was in 1887, but 1887 itself was not as profitable a year to people who paid rents down town as was 1886.

But the wards which will show the greatest advance in the not distant future are those situated on the other side of the Harlem. Every year will add more and more to the value of the real estate in that part of our city. Both together cannot expect to rival the Twelfth Ward for several years to come. But let us once establish surface rapid transit on the island and an amazing change will take place beyond the Harlem. Every city improvement in the way of bettering local travel will help the so-called annexed district, which is destined in time to sustain a population almost as large as that which now occupies this island.

How kindly Wall street takes to self-deception. In all the money articles and stock circulars issued from the street especial emphasis is made upon the largeness of the bond sales. Now, as a matter of fact, so far as sales through the stock board are concerned, the bond sales are not half what they were last year. They are much better than they were in December, but this is clearly due to the investment of the \$75,000,000 which was set free by the January dividends. The market is now dull and nothing seems to be able to get it out of the rut.

We hear that Mayor Hewitt's plan is a kind of a compromise between the elevated and cable systems. He would build, in the first place, an elevated structure on 4th avenue over the tunnel, between the Forty-second street depot and the Harlem River. It would be ornamental and admit of a high rate of speed. The upper portion of the Grand Central depot would be utilized for waiting-rooms and the like. There would be a similar structure below 42d street over 4th avenue and down the widened Elm street. The object would be not to interfere with the present

elevated system, but to supplement it. The west side will be taken care of in Mayor Hewitt's scheme, but the plan of a river front viaduct below 59th street will not be indorsed.

Our Prophetic Department.

QUERIST—Well, Sir Oracle, what have you to say about Mr Samuel Benner's forecast for the coming year in last week's RECORD AND GUIDE?

SIR ORACLE—I agree in the main with the conclusions arrived at by Mr. Benner; that is, I do not think the coming will be as good a business year as the last; but I question some of his facts, as well as doubt the wisdom of some of his opinions. He seems to take it for granted that business has been bad since the summer of 1881, and from what he says one would infer that matters had been getting steadily worse ever since Cleveland's administration came into power. Now, as a matter of fact, there was a revival of business in the summer of 1885, and from that time to the present the general trade of the country has been fairly prosperous. Yet Mr. Benner says in so many words:

Since the assassination of Garfield, in 1881, business has been on the down grade; and during these six years of declining prices there has not appeared any great or important event to make a turning point for the better in general business. The outcome of the election in 1884, and change of administration, has had the effect to continue low prices for iron, railroad stocks and manufactured commodities.

Now this assumed fact is not a fact at all. I presume there are some farmers in the country who have suffered from the low prices of agricultural products; that is, in regions where there has been no building of railroads, or increase of population, to add to the value of land. Mr. Benner lives in a country region in Ohio, and it is possible that his section is an unprogressive one. But, surely, manufactures have done reasonably well. There has been an increase in the values of land, especially in the West, and the mercantile class has generally had a profitable year.

Q.—I suppose you do not agree with Mr. Benner on the tariff question?

SIR O.—Well, no, I do not. I think the tariff might be revised to the benefit of the country. Had I my way, I would put lumber, salt, coal, all the metals save iron, chemicals, wool, vegetable fibres used in manufactures and other articles upon the free list. I would take off such duties as yielded small returns, and I would cut down the duties where they were exorbitant. My object would be to give American manufacturers a chance in the markets of the world by offering them the advantage of free raw material.

Q.—All this is not prophecy. Do you agree with Mr. Benner that a Republican high tariff man will be chosen President next fall?

SIR O.—What may occur next November is very hard to say, but I am quite clear that were the election to be held to-morrow President Cleveland would be re-elected by a large majority. As I have often said, he is just the kind of man Americans like for a President; that is, he is solid and safe, and is not too smart. Then, I think, as the country grows more populous there will be more voters who fear a change. Even undesirable Presidents will be voted for, when candidates for a second term, by those who dread any change, always fearing the worst.

Q.—You have from time to time spoken of the four years' theory of business. How does that agree with Mr. Benner's forecast?

SIR O.—Mr. Benner believes in a periodicity of prices. He argues that we have a panic in periods varying from eighteen to twenty-one years; and hence one is due about the year 1891. The four years' theory to which you allude is based upon the fact that there is apt to be a new departure in business at the close of every fourth year. We had high prices in 1873, then came the panic, and the lowest point reached was in 1877, and the turn came in 1878, when the Silver bill was passed. We then had booming times until 1881. The assassination of Garfield and the failure of the corn crop that year turned prices downward, and low water mark was not reached until June, 1885. Then came the absorption of the West Shore line by the New York Central and a new era of prosperity set in which ought to continue until the summer of 1889.

Q.—According to that theory, then, 1888 ought to be a good business year, and yet you agree with Mr. Benner that it will not be as good as 1887.

SIR O.—Human affairs are never controlled by any exact arithmetical data. All theories as to business can only be approximately correct. There can be no hard and fast line due to the passage of a certain number of years.

Q.—The stock market seems very dull and tame. Is there not likely to be more activity further along?

SIR O.—Times such as we have been having are often weather-breeders. What I mean is, the stagnation is often followed by unnatural activity. I am looking for a sharp speculation in stocks, though it may not last long.

Q.—When is this likely to occur?

SIR O.—Whenever the "street" finds out what to expect from

Congress. It is the uncertainty which now makes speculators pause. I have an idea there will be violent fluctuations in the stock market before the close of this session of Congress. A good sign is the very active demand for bonds; this generally precedes and justifies a speculation in stocks. Then there will be schemes of inflation in Congress which will look like passing. Evidently the Administration will, for political interests, make things as pleasant as it can for the business interests of the country.

Q.—But you look for trouble further along?

SIR O.—Yes, and a good deal of it. We may have a war scare in the early spring. If we do, look out for a panic in the market. In any event, I look for a heavy exportation of gold this spring which will create an apprehensive feeling as soon as it is realized that we may largely diminish our store of the yellow metal. I look for violent fluctuations in prices, with a final advantage on the side of the bears. But it will be a market that will be attractive to the gambling element, as it will probably have sharp ups and downs.

Q.—How about cotton, grain, provisions?

SIR O.—They will, I think, all advance. It will be noticed that since the drop in the price of stocks and iron there has been an advance in all the raw material of food and clothing. The operator who keeps short of stocks, who goes long of cotton and grain, will, I think, make money. Yet in the immediate future I look for a flurry in stocks and a falling off in the other markets.

Q.—I see that only a few of the New York city papers have noticed Mr. Benner's prophecy for this year?

SIR O.—That is not the fault of THE RECORD AND GUIDE, the proprietor of which informs me that he sent Mr. Benner's article to all the daily and financial press in time to publish on the same morning that it appeared in THE RECORD AND GUIDE, but the editors of the daily papers preferred the trivial rubbish which generally fills their papers to Mr. Benner's forecast. One Wall street paper that asked for it only gave a few lines without any credit. The *Tribune* noticed the fact editorially that we published such an article, but did not see fit to republish it, yet it was decidedly in the way of the *Tribune* politically. The *Daily Stockholder* quoted from Mr. Benner and credited this journal, and yesterday it had among other things the following:

—When Samuel Benner, the Ohio farmer, prophesied that 1888 was to be a year of extremely low prices for pig iron, he came very near hitting the mark—that is, if the course of the market for this very important product of our mines since January 1st may be taken as an indication of its future. Heretofore a fair average price for pig iron in the month of January has been \$31 per ton, but it is now down to \$17, and as yet there has not been such a diminution in stocks as to lead to the conclusion that bottom has been reached.

Q.—Well, but this occurred after the publication of Mr. Benner's article.

SIR O.—The contribution from the Ohio prophet was, I understand, in the hands of the editor of THE RECORD AND GUIDE before January 1st, but was not published till January 14th. Mr. Benner is really a very remarkable prophet, as witness his last annual letter which foretold the drought, the rise in grain, the depression in stocks, and the trouble with the surplus. I think his forecast for this year will come out all right.

Concerning Men and Things.

Edward Lauterbach is a name heard a great deal in financial circles nowadays. He is a lawyer, and has been found very useful in reorganizing corporations, in composing corporate disputes, and in unwinding legal tangles affecting great property interests. Mr. Lauterbach is a thick set, dark complexioned, Jewish looking gentleman, and first became known in Prof. Felix Adler's Society of Ethical Culture. He was one of the trustees of that organization. His reports to the society were noted for their wit and sense. Mr. Lauterbach has been mixed up with nearly all the important negotiations in Wall street for some time back. He was in the reorganization of East Tennessee; he was one of the insiders in the Richmond & Danville and Richmond Terminal deals. He has been vice-president of the Pacific Mail Company, and was one of the leading negotiators in the Reading manipulation. Mr. Lauterbach is true to his friends, and the great demand for his services is because he can always be trusted. If he lives, this gentleman promises to become one of the magnates of the "street."

* * *

Mayor Chapin, of Brooklyn, has done himself great credit by appointing Mr. James D. Bell as the head of the Police Department of Brooklyn. This gentleman will make an ideal official. He is a scholar as well as a man of action. No one has ever suspected his integrity, and we confidently predict he will leave office without a stain on his character. Mr. Bell is probably a man of too much sense to pick a wanton quarrel with the Brooklyn Democratic boss; but if he has to determine between his duty to the public and the demands of Hugh McLaughlin it will be found that he will do what is right every time. While a mere lad Mr. Bell entered the army, and served with credit in the cavalry. After the war he developed studious tastes and became extremely well read in all the higher departments of literature. He has written magazine articles of rare merit on philosophical topics. He was one of the editorial writers of the *World* in Manton Marble's time. Subsequently he was one of the editorial writers of the *New York Graphic*. Some years back he was a contributor to THE RECORD AND GUIDE; this was after he had become a lawyer in Brooklyn. His

legal practice grew so rapidly, however, that he could not afford time for newspaper writing. Although a Democrat, he was elected in a strong Republican district as Supervisor. In November, 1886, he was put in nomination for Congress against Deacon White, when he cut down the Republican majority from over 7,000 to less than 200, and could easily have been elected had the Democrats thought they had any show at all. Mr. Bell's case shows how the law and politics absorbs the best talent of the country. Had he followed the bent of his genius he would have become a writer of note on philosophical topics or of the larger politics of the day. He would have made a distinguished name himself, but unfortunately there does not seem to be much encouragement to high literary talent in this country. The prizes are all drawn by the members of the legal profession.

O. B. Potter Criticises the Mayor's Message.

Mr. O. B. Potter has sent an important communication to several of the prominent members of the Taxpayers' Association, which runs as follows:

POTTER BUILDING, N. Y., Jan. 16, 1888.

MY DEAR SIR—In my judgment, notwithstanding the contrary opinion expressed by the Mayor in his late message, there is no one thing more important to the prosperity and progress of the city of New York than immediate and thorough reform in the tax laws of the State, to the end that taxes shall be levied and collected upon all property, both real and personal, after reasonable and uniform exemptions, equally in proportion to value. Such a change in these laws would:

1. Immediately make all citizens throughout the city and State equally interested in proportion to their property in economical and honest administration of the laws, and vigilant to secure such administration.

2. It would promote most powerfully the growth of the city of New York and the employment of labor and capital to a degree heretofore unexampled in building up this city. When it is known that money can be invested in real estate in this city without any danger of any higher degree of taxation upon this species of property than is borne by other kinds of property, the investment in real estate and the building up of the city in dwellings and warehouses will become a most favorite form of investment, and many millions of dollars which are now annually sent out of the city, or so employed as to escape taxation, will be invested here in building homes for our people and stores for our merchants. As a consequence, this city will immediately enter upon a progressive and permanent growth, such as is due to its commanding position as the metropolitan centre of the commerce and business of the continent.

3. Such growth of our city and immediate and progressive and permanent increase in building throughout it will give constant employment to all our mechanics and laboring men employed in this great art throughout every working day of many years to come when weather will permit work. This city will become the busiest for the employment of labor upon this continent, and will continue so as long as the city continues to grow.

Another result of this course will be such a reduction of rentals, both in stores and places of business and in dwellings, especially for the poor and middle classes, that the expenses of living to the laboring and middle classes and the expenses of doing business will be largely reduced, and New York city will become increasingly, as it ought to become, the greatest manufacturing centre upon the continent, as well as the centre of its commerce. The result of an honest and equal taxation throughout the State of all forms of property, would reduce the tax rate immediately to less than one-half its present rate, and so far from driving away capital in any form, this course, more and surer than any other, would attract capital here to take part in the higher and more permanent and steadier activity and business which will be secured with the assurance, which at the same time would be realized, that it can never be unequally or unjustly taxed.

If the Taxpayers' Association is, and intends to be, a real association, working toward and desiring to contribute to the accomplishment of the ends for which it professes to be organized, an opportunity is now offered for it to carry out its principles to the advantage of the whole State. Bills for reforming our tax system, I am informed, will be early introduced in the Legislature, and I deem it of the utmost importance that this great city should be heard from, and especially through the Taxpayers' Association, upon this great question. Very truly yours, O. B. POTTER.

Mr. Potter, in a talk with a representative of THE RECORD AND GUIDE, said: "A personal tax is feasible. Massachusetts, Ohio and Missouri collect such a tax without any difficulty and to the satisfaction of all concerned. It is but just that real and personal estate should both be taxed and that the burden should not all fall on the former. I pay annually \$60,000 in taxes to the city, but there are men much richer than I who do not pay \$6,000, simply because I have chosen to build up the city and they have elected to put their money into stocks and bonds. This is absolutely unjust."

Notes and Items.

We learn, on what we believe to be reliable authority, that plans have been drawn for a handsomely and artistically designed steel elevated road, to be run along 4th avenue over the tunnel, and that Mayor Hewitt has a full knowledge of the plan. It is said that the New York Central Road is indirectly interested in the project, but how and why it is not explained. Whether that corporation, the city or some syndicate will construct the road is not disclosed. The cable system is proposed as motive power.

The Arcade Road project was ably presented to the Rapid Transit Committee on Saturday last, but the time allotted to properly explain the plan was hardly adequate, nor did all the features come out, owing to the very few explanations asked by members. Wednesday's meeting settled on a road running from the Battery along West street to 10th avenue, thence along to the Grand Boulevard, and so on up to and through Kingsbridge road to the Harlem River. The Mayor rather curtly dismissed the committee on Thursday, and it becomes a question whether any plan will receive general support excepting one which deals comprehensively with the question of rapid transit on both the east and west sides of the city.

The depression of the tracks of the New York & Harlem Railroad, as agreed to between the city authorities and the company, is an average of about 10 feet between 138th street and Woodlawn. The change will cost about \$2,000,000, all of which will be borne by the latter. Thirty-eight bridges are to be constructed at various crossings on the line of the change, which are to have proper and suitable approaches. The work will be commenced almost immediately.

The Real Estate Owners' and Builders' Association held their fifth annual meeting on Wednesday evening, when the following Board of Directors

were elected for the ensuing year: Messrs. Charles Buek, Cornelius O'Reilly, Thomas Graham, Henry Morrison, B. Muldoon, George Crawford, Geo. Vassar, Jr., James M. Knight and another. The questions of personal taxation and the assessment of buildings in progress were brought forward, and a public meeting decided upon to discuss these matters. The association has since resolved to hold this meeting at their club-room, on the southwest corner of Park avenue and 43d street, on Wednesday evening next, at 8 o'clock, when these important questions will be considered, and several prominent citizens will speak. All property-owners interested have been invited by the association to attend. The annual report shows a surplus of over \$500, with a membership of over 80, which is continually growing.

A prominent member of the Manhattan Club informed a representative of THE RECORD AND GUIDE that no new site had been determined upon. It was questionable whether the members would care to burden themselves with so heavy a load as the Stewart mansion, and although it would be delightful to have such superb quarters, the committee would flinch when it got down to hard facts that it was too expensive an undertaking. They were open to receive proposals for other large buildings further up town.

Real Estate Exchange Matters.

LEGISLATIVE COMMITTEE.

The first meeting of the Legislative Committee this year was held on Monday at 3 P. M., no meeting having been held, or necessary, since March 29 last, owing to the legislative recess. There were present: Messrs. E. A. Cruikshank, in the chair; Cammann, Lespinasse, Harnett, W. R. Brown, Warren, Sinclair Myers, Westervelt, Buek, Van Sicken, Fromme, Young, Gantz, Robinson, Carr, Ward, Clarkson, Glover, Lester, Houghton, Murtha, Greve, and Remsen.

The chairman, in opening the meeting, made the following address:

"In calling you to order at this, the first meeting of the Legislative Committee for 1888, I desire to draw the attention of the members who join us to day for the first time as to what are the functions and what the object of this committee—viz., to watch all new legislation and municipal action likely to affect the interests of real estate in this city, and, so far as lies within its power, oppose and sound the note of alarm in regard to that which is unwise and unjust to real estate interests, and encourage that which is beneficial and right. You are aware that by the terms of the resolution under which this committee is constituted, it represents the Exchange in respect to these matters, and when it is remembered that the list of stockholders of this corporation represents an aggregate ownership of property in the city of New York alone amounting to several hundred millions, it is not to be wondered at that the opinion of this Exchange should have received full consideration at the hands both of the Legislature and of the community.

"The committee have, however, found it best in instances where there has been a contention of interests between different parts of the city for the Exchange to leave the matter to the ordinary vehicles of public opinion, but to all matters affecting the real estate interest as a whole the committee have and should give a diligent and careful attention.

"It is unnecessary for me to remind you of the important assistance rendered to the Exchange by the first chairman of this committee, Mr. James M. Varnum, and by his successor, Mr. Charles Buek. It is now the duty of the committee to elect a chairman for the coming session.

"It has been suggested that the duties of the chairman might be lightened and less time required at the hands of the committee than in previous years, if, in addition to the appointment of a chairman, this committee should also appoint a secretary, who would carefully prepare its minutes and sift the matter coming up for consideration. With these few remarks I leave the matter, gentlemen, with confidence in your hands, feeling sure that the work of this committee will be so conducted that the Exchange will maintain and increase its hold on the confidence of public opinion."

The committee, which then proceeded to an election of officers, selected Wm. Reynolds Brown, president; Constant A. Andrews and Henry J. Carr, first and second vice-presidents; and George Westervelt, secretary. These gentlemen returned thanks.

A letter was read from Thomas J. Cummings, from Albany, offering to furnish the necessary information and service for the session for \$300, and on the motion of Mr. Buek the offer was accepted, with an inclusion to furnish the Exchange with type-written copies of such bills as should be required when not in type.

On motion it was decided to hold the regular weekly meetings of the committee on Tuesdays at 3 P. M.

The following are the members selected to comprise the committee for the ensuing year:

Wm. C. Orr, W. Reynolds Brown, Clifford Coddington, Richard Deeves, H. P. Degraaf, Frank S. Allen, David V. Westbrook, Samuel Glover, George Westervelt, Wm. C. Lester, Sinclair Myers, Henry Remsen, C. W. Sweet, Arthur D. Weekes, Alex. P. W. Kinnan, Geo. De Forest Barton, Edward T. Young, Constant A. Andrews, Charles Buek, O. G. Bennet, C. L. Clarkson, Chas. Coudert, Francis M. Jencks, Beverley Ward, Wm. H. Folsom, Frank R. Houghton, Geo. S. Lespinasse, Thos. F. Murtha, Edward Oppenheimer, A. J. Robinson, Geo. W. Van Sicken, Henry J. Carr, John D. Crimmins, William M. Greve, Garrett Nagle, Marx Ottinger and Ed. T. Young, with power to add to their number. The Board of Directors are ex-officio members of the committee.

BOARD OF DIRECTORS.

The second meeting since their election was held by the Board on Tuesday at 3 P. M. Present: Messrs. E. A. Cruikshank, Cammann, Schermerhorn, Isaacs, Harnett, Scott, Fromme, Gantz, Wm. Cruikshank and Hirsh.

The Finance Committee reported as follows: "In reference to the bill for the State Tax of 1887, the committee find that the tax has heretofore been paid on advice of counsel, and they are not informed of any amendment of the law or of any authority which dispenses with the payment for this year. The committee also find that unless paid by January 15th, the penalty of 10 per cent. may be added," and therefore recommend it paid forthwith. This, on motion, was so ordered. The amount is \$733.75. The returns to Albany were reported completed, and the same were mailed to the Secretary of State.

The treasurer's bond being read, the same was approved and ordered to be placed in the secretary's custody. The meeting then adjourned.

BROKERS' MEETING.

The second meeting of the year was held on Wednesday at 1 P. M. Present: Messrs. L. J. Carpenter, in the chair; Glover, Ely, Cammann, Harnett, Coster, McLaughlin, Wm. Cruikshank, Ashforth, Fish, Savory, Westervelt, Greve, Baer, Clarkson, Gibson, Carr, Monaghan, Lawrence, Young, Davis, Dyett, Barnes and Houghton. The meeting was an important one, owing to an announcement that a discussion would take place on the subject of establishing a list of undesirable tenants for use among members. Although 140 notices to attend had been sent out, less than ten members were present when the meeting was called to order, which was subsequently swelled to about twenty-five.

The chairman in opening the meeting regretted the small attendance, stating that he had found it peculiarly profitable to be present at these meetings, and advisable for many to attend, as the information obtained and acquaintances formed were extremely valuable to brokers. Mr. Cammann supported this view, stating, for example, that owing to the interchange of views with other brokers, he had last year learned that an advance would be out of order and had closed his leases early accordingly, which had since proved wise.

Several members spoke about the Exchange rule of not dividing commissions with outsiders, and insisted that it should be generally adhered to. The chairman said that he would be glad to obtain evidence of any infringement, on which action would certainly be taken.

After considerable discussion it was ordered to open a list of undesirable tenants, as above referred to. In reply to a fear expressed as to the responsibility on the part of the Exchange in establishing a list, Mr. Cammann said he had inquired into the law and found that as the communications would be privileged no legal liability would be assumed by the establishment of the list.

The suggestion that a rating should be established of tenants instead of a "black list," was replied to by another member to the effect that a rating of landlords would also be in order, a remark which caused considerable merriment.

The committee resolved to meet weekly on Thursdays at 1 P. M.

Messrs. James N. Stevenson and F. A. Penington, secretary and superintendent of the Philadelphia Real Estate Exchange, visited the Exchange on Thursday, for the purpose of studying its progress and methods, with the object of applying the experience thus gained to their own Exchange. Chas. A. Fisher, librarian of the Baltimore Real Estate Exchange, was also on the floor, and in a talk with a representative of THE RECORD AND GUIDE, said that his institution was progressing most satisfactorily.

Manager Hardwick, who usually makes an annual estimate about January of the likely income and outlay of the Exchange for the year, has done so with the following result:

ESTIMATE FOR 1888.

	Income.		Expenditure.
Auction room	\$18,000	Interest	\$3,600
Office rents	32,000	Real Estate Exchange	9,000
Membership dues	1,500	Taxes	8,300
Bureau information, &c.	300	Office expenses	8,500
		Surplus	23,400
Total	\$51,800	Total	\$51,800

Retrenchment possible in heating. Dividend equal to over 4 per cent. and allowing for \$2,000 being added to the sinking fund.

The committee appointed to formulate a plan for the funding of the mortgage debt of the Exchange by the issue of 3 per cent. bonds met on Friday, the 13th inst., at 3 P. M. Present: Messrs. Scott, in the chair; Orr, Ashforth and Andrews. It was resolved "that Messrs. Orr and Scott be appointed a sub-committee to arrange a detailed plan by which the bonds may be issued and to look into the question as to whether the Exchange would be liable to any tax upon the bonds issued; also the expense attending the same and to obtain the signatures of a majority of the stockholders in favor of the said fundment and issuing of the bonds and a provisional subscription for the same."

The following committees of the Committee on Legislation have just been appointed:

Executive—W. R. Brown (ex-officio), Andrews, Orr, Murtha, Folsom, Myers and Robinson.

City Improvements—Folsom, Lespinasse, Crimmins, Coddington and Glover.

City Finances—Andrews, Carr, De Graaf, Sweet and Greve.

Taxation and Assessment—Myers, Kinnan, Barton, Bennet and Ward.

Building and Mechanics' Lien Law—Robinson, Deeves, Buek, Ottinger and Nagle.

Pending Legislation—Murtha, Weekes, Westbrook, Oppenheimer and Houghton.

Drafting and Amending Laws—Orr, Van Sicken, Clarkson, Lester and Young.

The committee meetings announced for next week are: Finance—Monday, 3 P. M.; Legislative—Tuesday, 3 P. M.; Brokers—Thursday, 1 P. M.

Wants and Offers at the Exchange.

(For the week ending Friday, January 20th)

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
17	On 29th, 30th or 31st street, between 4th and Lexington avenues. A house. Not over	\$20,000
117	A permanent first mortgage loan of about \$225,000 for three or five years. Six private houses and six flats. First-class; all improvements	

137	Between 14th and 45th streets on line of 6th avenue. About four lots with or without old buildings.....	
186	Near 6th and 7th avenues, 22d and 25th streets. House...	
186	Near Manhattan street and North River. Fifty or 75 feet. Vacant.....	
186	Between 4th and 2d avenues, 126th and 130th streets. Lots for stable.....	
186	In immediate vicinity of Madison Avenue Bridge and Mott avenue. Fifty or 75 feet. Vacant.....	
186	To borrow, \$28,000 at 5%. On 9th avenue improved property, 28x70. Four-story brown stone. Rented for \$3,000.....	
228	From 12th to 15th street, on 1st or 3d avenue. Store property. No leasehold.....	
228	From 13th to 14th street, on or near Avenue B. Store property. About.....	20,000
228	Below 23d street, east of 6th avenue, near 5th avenue preferred. Three or four-story private residence.....	20,000 to 30,000
468	Between 20th and 40th streets, on west side, east of 9th avenue, three or four-story, high stoop, private dwelling in good residence locality. Not to exceed.....	18,000
468	Not above 60th street, between 2d and Lexington avenues. Small private dwelling, good residence neighborhood. Can pay all cash. Not to exceed.....	15,900
1019	Between 42d and 59th streets, 4th and 6th avenues. A private dwelling on south side of street, in exchange for a fine piece of business property, South William street; large income; price \$55,000; free and clear.....	
1019	Harlem. Good neighborhood. Single flat; west side. About 16,000	16,000
2002	Tenament property in New York. To exchange for Brooklyn store and flats on Myrtle avenue; price \$10,000.....	30,000
2002	On any good street or avenue in New York city. Property for investment.....	\$50,000 to 150,000

OFFERED.

107	Near 135th street elevated station. Three-story, high stoop, modern dwelling, 14x50x½ block.....	12,000
137	74th street, near 2d avenue. Five-story brick and stone tenement, 25x85x100. Rented for \$2,400.....	21,000
134	Near 125th street and 8th avenue. Six fine apartment houses. Safe investment.....	
184	On Water street, near Wall street. Stores and offices.....	
184	On South William street. Office building.....	
184	On Church street. Five-story marble. Wholesale business.....	
184	On Greenwich and Canal streets. Stores and dwelling.....	
184	East 14th street, between 2d and 3d avenues. Elegant, extra wide and deep dwelling, four-story, high stoop, brown stone basement and cellar.....	28,500
184	In 23d Ward, about six minutes by railroad from Harlem Bridge. 125 lots, together with fine brick dwelling and stable.....	
186	Free and clear property renting for \$10,600, in exchange for down-town business property.....	
186	Corner house on Lexington avenue and a 100-foot street, cheap. Three-story, brown stone, high stoop.....	
213	No. 28 East 78th street. Four-story, high stoop, brown stone front house.....	28,000
1019	11th Ward. Prominent corner, with four-story building with store.....	10,500
1019	St. Nicholas avenue, near 126th street. Four-story brick and stone single flat, 20x65x100; all improvements; rent \$1,488; mortgage \$9,000.....	15,000
1019	23d Ward. Two lots on prominent 3d avenue corner, each 25 x158. Easy terms.....	15,000
2002	Myrtle avenue, Brooklyn. Store and flats for sale, or to exchange for New York tenement property.....	10,000
2002	President street, Brooklyn. Three-story, high stoop, brown stone, 20x45x127; cost \$13,000.....	8,000

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. Address, No. 492, care Real Estate Exchange.

125th street, southeast corner of 6th avenue. Four lots. To lease for a term of years. Rare chance for large establishment. Brokerage paid. Address, No. 492, Real Estate Exchange, 59 Liberty street.

New Members.

Frank Yoran, real estate broker of 171 Broadway, has been proposed as a stock member of the Real Estate Exchange. Proposer, A. P. W. Kinan; reference, Hall J. How.

Law Questions Answered.

NEW YORK, Jan'y 14, 1888.

EDITOR RECORD AND GUIDE:

DEAR SIR—Would you kindly inform me if there is any law for a poor man with a family in the following case, except by paying \$250 or \$300 to appeal from Referee's dishonest decision? The case in question is one of a suit for \$1,300 for work done and material furnished as per contract. The defendant acknowledged, on cross-examination, to owing plaintiff a certain amount, namely \$500. The case was tried before a Referee and after a year's delay quashed suit. An early response will oblige. Respectfully,
SUBSCRIBER.

ANSWER.—The same law for a poor man as for a rich man. If the Referee's decision was *dishonest*, go to the General Term of the Supreme Court and have him stricken off the roll of lawyers. Why did not your lawyer show it was "*dishonest*" when the Court was asked to confirm the Referee's report? You also have the privilege of "going to the nearest tavern and swearing at the Court." That is what the beaten lawyer generally does. *Who caused* the year's delay? What do you mean by "quashed suit?" There is no such term known to our New York law, except in criminal cases, and yours was not a criminal case. If you will tell us more plainly about it we are not unwilling to help you, if you deserve help.
LAW EDITOR.

At the annual election of the Master Plumbers' Association on Friday, the 13th inst., the following officers were elected for the ensuing year: president, James Gilroy; first, second and third vice-presidents, James

Muir, J. A. Rossman and W. P. Austin; recording and corresponding secretary, Edward Murphy; financial secretary, E. J. O'Connor; treasurer, Caldwell Fraser; and sergeant-at-arms, Philip Smith. Auditing and License Committees and a Board of Trustees, comprising eleven members in all, were also elected. Important communications were placed on the table from the Health Board president and the Mechanics' and Traders' Exchange.

Real Estate Department.

Although prices continue firm, there is very little to report of interest. There is a hopeful feeling that the spring will bring with it better business in the brokers' offices, which are very quiet at present. The main features of the week have been the Wolfe estate and "Orient" sales mentioned in detail below. Next week the auction-room will present a lively appearance, as quite a large number of improved and unimproved parcels are to be offered.

It is reported that W. H. De Forest's assets will largely exceed his liabilities, one source stating his surplus as likely to be over half a million dollars.

A branch office of the Western Union Telegraph Company was placed on the floor of the Real Estate Exchange on Wednesday last, and has been a good deal resorted to by members and frequenters, who feel that it should have been placed there long ago.

Business opened for the week at the Exchange on Tuesday, when several sales were held. The attendance was fair, the bidding slow, and the results unsatisfactory. A plot on the northeast corner of Cortlandt and Washington streets, 40.9 on Cortlandt x66.6x45.1x87.1 on Washington street, with five-story brick buildings, renting at about \$4,500 per annum, and belonging to the Verplanck estate, was started at \$35,000 and knocked down at \$50,000 to E. W. Schenck. Two three-story buildings on College place, Nos. 43 and 45, were started at \$30,000 and bid in at \$26,250. Four lots on 97th street, west of 8th avenue, were sold under foreclosure for \$25,000 to Daniel F. Appleton, the plaintiff. The same plot changed hands about a year ago at \$38,000 with a building loan of \$40,000. Over 300 acres, with residence, etc., at West Islip, L. I., belonging to the estate of Henry S. Valentine, were knocked down at \$25,000.

The sale of the Orient building attracted a large crowd to the Exchange on Wednesday. The property is known as Nos. 41 and 43 Wall street, and consists of a seven-story, marble front, modern office building (which rents for nearly \$39,000 per annum) with plot 30.6x116.9x40.1x124.11. The first bid offered—\$300,000—was quickly followed by others until \$450,000 was reached, when there was a stop for a while. Again an advance was made and finally \$452,500 was bid and the property sold to Eugene Kelly, the banker. Mr. Kelly owns Nos. 45 and 47 Exchange place, which are in the rear of the Orient building. It will interest our readers to know that the land on which the Orient and Queen buildings stand was purchased by the companies in 1876 at \$167,250 for each plot and that the buildings were commenced the following year at an estimated cost of \$125,000 each. If we add the cost of the land and building we have a total of \$292,250, which seems to show that a profit of \$160,000 was made by the sale of the property at \$452,250. In July last a contract for the sale of the Queen building (Nos. 37 and 39 Wall street) was made with the Metropolitan Trust Co., the figure being \$450,000. To the time of writing, however, a deed of the property has not been recorded. The Queen building is about the same size as the Orient building. We have it on good authority that the best offer recently made for the Orient building at private sale was \$450,000, while a year ago \$500,000 was offered and refused. Among other properties offered was the four-story brick store and tenement on the northwest corner of 3d avenue and 92d street, 25.5x100, which was sold for \$35,900 to L. J. Phillips; a lot on 92d street, west of 3d avenue, with frame dwelling, was also sold to Mr. Phillips—the figure was \$10,750. A plot 36.9x100.8, on the southeast corner of 88th street and Lexington avenue, with five-story flats and stores, was knocked down at \$61,600. The same property changed hands last April at \$62,000.

Thursday was the busiest day of the week, the Wolfe estate sale attracting a great crowd of solid men, investors and brokers. A total of \$574,000 was obtained for the fourteen parcels sold, making a grand total of \$1,210,425 realized for the three batches, comprising thirty-four parcels in all. Right here it should be stated that the property was not offered by the executors of the Wolfe estate, but by order of the heirs of that estate. At the same time it must be added that a few of the parcels were bid in for the heirs, and that at the last sale at least one parcel was also bid in. This will be news to the public, who have believed that every parcel put up was actually sold. It may be said that title will pass to the parties in interest just the same as if strangers bought the property, but the resale of the corner of Bowery and Grand street at an advance of some \$10,000 on the figure at which it was bid in for one of the heirs indicates that the parcels are bid in, not for investment, but because the parties in interest are not satisfied with the prices. As already stated, there was an immense crowd present when Auctioneer Peter F. Meyer, of the firm of A. H. Muller & Son, commenced the sale, and very few left the Exchange until the last parcel was disposed of, at eight minutes past 1 o'clock. The prices obtained were excellent and the bidding throughout spirited. At least three of the purchasers occupy the premises bought or those adjoining, viz; Messrs. Morrissey, Patton and Dooley. The premises Nos. 334 and 336 Bowery, near Bond street, which are each rented at \$1,200 per annum, were sold to Daniel C. Connell, of the firm of Jay C. Wemple & Co., at \$23,250 and \$21,900 respectively. The two lots together are 35.2x96.4x33x85.11. Four four-story stone front houses on the northwest corner of 6th avenue and 48th street, together in size 80x75, were started at \$100,000, and knocked down at \$140,100, to D. W. Bishop, for parties in interest. These premises bring in \$12,500 a year when all rented. There was quite a contest for the four

story brick store and office building, No. 744 Broadway, on the southeast corner of Astor place, 41.6] on Broadway, 75.9½ on Astor place and 95 feet and 11 inches on the south side. The gross rental is \$11,718 and the first bid was \$100,000. Bids followed in rapid succession until \$150,000 was reached, when the contest narrowed down to two bidders, D. W. Bishop, representing the heirs, and Orlando B. Potter, who owns the opposite corner. Mr. Bishop finally secured the property on a bid of \$190,000. A total of \$134,200 was obtained for five three-story brick houses on the northwest corner of 4th avenue and Clinton place. The corner, renting at \$2,500, brought the very high sum of \$51,800; H. Von Deilen, a liquor dealer, was the buyer. The five houses together have a frontage of only 104 feet and 7 inches on the avenue and a depth varying from 72 to less than 45 feet. Among other sales were the four-story stone front dwelling No. 48 East 76th street, 15x102.2, which was sold under foreclosure to a party in interest for \$27,500, less than the amount due thereon.

On Tuesday next, the 24th inst., Richard V. Harnett will conduct one of the most important sales of the season in vacant property, all of it being of a high-class character. The parcels to be offered are by order of the New York Life Insurance Company, and comprise some very choice unimproved realty on 5th, Madison and Lenox avenues, 85th, 86th, 87th, 93d and 132d streets, most of them being corners. This is an unusual opportunity for those desiring to build handsome residences to secure for themselves homes in choice locations. The terms of sale are very liberal, as 75 per cent. of the purchase money will be allowed to remain on bond and mortgage at 4½ per cent.

On the same day, by order of the executor, Mr. Harnett will sell the valuable tenement No. 128 West 19th street, and also by order of executor, a finely located tract near the Sound, at Rossville, Staten Island.

On Wednesday, the 25th inst., Mr. Harnett will sell a parcel of valuable Bowery property, situate at No. 109, near Grand street, as well as the choice down-town five story office building at No. 7 Cedar street, near William. Amongst the other parcels, which he will sell at the same time are three vacant lots on East Houston street, near Goerck, the handsome residence No. 926 Madison avenue, the dwelling at No. 363 West 27th street, the tenement and store at No. 436 East 10th street, the dwelling at No. 129 Orchard street and the tenement at No. 344 East 38th street.

Richard V. Harnett & Co. will sell on Wednesday, January 25th, several important pieces of property, which are sure to attract a large number of buyers. They consist of the four-story, high stoop, basement and sub-cellar, brown stone, hardwood trimmed dwelling, on lot 22.2x95, No. 926 Madison avenue; the five-story and cellar, brown stone tenement with store, on lot 15.4x92.3, No. 426 East 10th street; the two-story basement and attic (brick front) frame dwelling with extension, No. 129 Orchard street, the five-story and cellar brick double tenement No. 344 East 38th street, and three vacant lots (two 20x90 and one 20x80) on the north side of East Houston street, between Goerck and Mangin streets.

H. Henriques will sell under foreclosure of second mortgages on Wednesday next, the 25th inst., the three new brown stone front tenements, situate on the north side of 96th street, 150 feet west of 3d avenue. They are built in the most approved style.

On Thursday, the 26th inst., Mr. Harnett will sell, to close an estate, the four-story, well-built, brown stone residence, situate at No. 61 East 80th street, of which immediate possession can be obtained. At the same time Mr. Harnett will dispose of the property known as "The Foster Kid Glove Factory," situated on the southwest corner of 2d avenue (No. 1615 and 1617) and 84th street (No. 214). It should be added that 65 per cent. of the purchase money may remain for three years at 4 per cent.

E. A. Cruikshank & Co. are offering for sale a choice 5th avenue corner, comprising three full lots on the northeast side of 96th, a 100 foot street. The plot overlooks the Central Park, and is splendidly located for improvement. Particulars can be obtained of the brokers at No. 176 Broadway.

George B. Pelham, the architect, offers for sale several valuable lots on West 34th street, between 10th and 11th avenues, running through to 35th street. The property is suitable for tenement or factory purposes, and can be purchased on easy terms.

CONVEYANCES.		
	1887.	1888.
	Jan. 14 to 20 inc.	Jan. 13 to 19 inc.
Number.....	232	210
Amount involved.....	\$4,476,618	\$3,240,223
Number nominal.....	33	67
Number 23d and 24th Wards.....	37	38
Amount involved.....	\$111,513	\$117,589
Number nominal.....	6	9
MORTGAGES.		
Number.....	208	222
Amount involved.....	\$1,843,263	\$1,836,639
Number at 5 per cent.....	118	91
Amount involved.....	\$1,171,188	\$823,630
Number at less than 5 per cent.....	21	21
Amount involved.....	\$276,800	\$324,500
Number to Banks, Trust and Ins. Cos.....	15	19
Amount involved.....	\$163,500	\$49,500
PROJECTED BUILDINGS.		
	1887.	1888.
	Jan. 15 to 21.	Jan. 14 to 20.
Number of buildings.....	44	29
Estimated cost.....	\$6,0440	\$342,050

Gossip of the Week.

Kalley & Bennet have sold for Frederick J. Stone the five-story brick office building, 100x87.5, known as the Stone building, Nos. 28 to 36 Liberty street, adjoining the headquarters of the Mutual Life Insurance Company. The purchaser is William Ziegler, a wealthy Brooklyn capitalist. The terms are private, but the Montague Apartment House, the well-known seven-story brick and stone building, 50x100, Nos. 103 and 105 Montague street, Brooklyn, of which Mr. Ziegler is the owner, will be transferred to Mr. Stone as part payment to the amount of about \$250,000. Mr. Stone purchased the building on Liberty street several years ago, paying for it \$110,000, and he expended about \$40,000 in improvements. The fact that the Mutual Life Insurance Company have this week filed plans for the erec-

tion of a nine-story extension to their building, to cost \$250,000, gives color to the belief that it is only a matter of a short time before they will own the Stone building. It lies directly on the "line of march," and it is known that they have several times tried to acquire the property from Mr. Stone.

The United States Trust Co. has purchased from the Phoenix Bank the premises No. 45 Wall street, 27.4x116.9x44.9x107.4, for \$500,000, and have paid an additional \$100,000 to get immediate possession. About a year ago the Trust Company bought the adjoining building, No. 47, 22.6x84.6x20.8x80.7, for \$225,000. They will erect a new office building in the spring. Although the transfer has not yet been recorded, it is known that the United States Trust Company have sold their interest in the building they now occupy (Nos. 49 and 51 Wall street), conjointly with the Atlantic Mutual Insurance Company to the latter company, and it is said that the sum received was sufficient to pay for the Phoenix property.

Samuel Colcord has sold the four-story and basement store and brick dwelling No. 45 West 81st, 25x65x102.2, to David B. Ivison, of Ivison, Blakeman & Co., for \$70,000; also two four-story dwellings on 81st, west of 9th avenue, for \$70,000 to a well-known builder. These are the last two of Mr. Colcord's eight houses on that street, all of which were sold before completion.

Isaac Kuhn has sold for John A. O'Connor the premises Nos. 171 to 177 Greene street, west side, south of Bleeker street, 80x100, with four three-story brick stores and dwellings and one-story brick sheds on rear, for \$100,000. Mr. Kuhn has sold for Mrs. Theodore Cohnfeld the new five-story stone and iron front store Nos. 159 and 161 Greene street, about 50x100, for about \$160,000.

Charles E. Schuyler & Co. have sold for Michael Giblin the five five-story flats on the southwest corner of 10th avenue and 69th street, for \$160,000 to B. Havens, leaving unsold but one of the six buildings on this plot about completed by Mr. Giblin. Also for the Taussig estate the four-story brick and stone dwelling, 23.6x55x100.5, No. 135 East 62d street, for \$28,000. Also for Mr. DeHopper the three-story brick dwelling, 17x55x102.2, No. 263 West 70th street, for \$22,500.

E. H. Ludlow & Co. have sold for James Rufus Smith one lot on the northwest corner of 8th avenue and 76th street, 25.8x100, to George R. Fearing for \$30,000. It is said Mr. Fearing will erect a handsome dwelling on the site for his own occupancy.

A. Quackenbush has sold the new three-story brown stone house No. 110 West 94th street, 16.8x50x100, to H. C. Hynard for \$20,000.

L. Froehlich has sold for Dr. Beebe the three-story, high-stoop, brown stone dwelling, 20x50x100, No. 153 East 45th street for \$16,000.

Frank E. Davidson has sold for Thom & Wilson a four-story brown stone dwelling on the south side of 74th street, between 9th and 10th avenues, 20x55x100, to Arthur Worrell for \$50,000.

Patrick Farley has sold the four-story brown stone residence No. 120 West 77th street, 21x56 and extension x102.2, for \$35,000.

Swartwout & Co. have sold for Wm. E. Crandall the two four-story brown stone flats Nos. 266 and 268 West 129th street, each 20x60x80, for \$31,500; also for C. R. Kehoe the three-story, high stoop, brown stone dwelling, No. 29 East 129th street, 17x50x100, to Geo. C. Hollerith for \$16,500; also for Geo. C. Hollerith one lot on south side 112th street, between 7th and 8th avenues, for \$6,500, and for the same party one lot on south side 113th street, between 7th and 8th avenues, for \$7,500. This firm have also sold for Isaac E. Wright fourteen acres of land, with buildings, at Larchmont, to Wm. C. Boyd for \$3,500.

R. Westbrook Myers has sold for B. Fellman a plot 95x145 on the northeast corner of Audubon avenue and 174th street, to William Usher on private terms.

Samuel McMillan has sold two lots on the north side of 105th street, between 8th and 9th avenues, on terms which have not transpired.

Homer J. Beudet has sold two five-story flats on the east side of 7th avenue, north of 129th street, to Louis Bush for \$67,000.

In addition to the two members of the firm of E. A. Cruikshank & Co.—Messrs. E. A. and A. W.—mentioned last week, there is a third partner, Mr. Warren Cruikshank, who possesses the push and ability characteristic of the house which bears his name.

L. F. Boyes has sold a plot of land at Rockaway Beach for Mr. Munn.

F. E. Barnes has sold the three story dwelling 141 East 29th street, 20x50x98.9, to Charles Earwicker for \$16,000.

Phillips & Wells have sold the Kelly tract of about 42 acres, lying between Woodlawn and Mt. Vernon, five minutes from the new depot at Washingtonville, to T. M. Stewart.

Hirsh Brothers have purchased a plot 66.10x100 on the southeast corner of 10th avenue and 99th street.

We hear that Builder Charles McDonald has sold a dwelling on West 90th street.

Alex. Walker has sold a new five-story brick and stone flat on the north side of 43d street, between 7th and 8th avenues, 40x100.5. We hear that Dr. Lozier is the buyer.

Morris Steinhardt has sold four lots on the northeast corner of 104th street and 4th avenue to Wells & Crockett for improvement.

Emanuel Perls has sold for Mr. Bernhard the five story brick flat No. 79 East 7th street, 25x92.6, for \$27,250 to Simon Hoffman.

Geo. J. Hamilton has sold one of his West 90th street dwellings for about \$32,000.

Elliot Roosevelt has sold the four-story English basement stone front dwelling No. 29 East 38th street to Chas. M. Da Costa, of Seward, Da Costa & Guthrie.

George Kemp has sold the four-story stone front dwelling No. 10 East 50th street to John Fox, of No. 160 Broadway.

John R. Foley & Son have sold for P. T. Barnum, the showman, two five-story brick flats, 18.9x82x100, Nos. 321 and 323 West 59th street, to George Therry for \$43,000; also for Mrs. Ella Mulock the four-story brick flat, 20x82x100, No. 109 St. Nicholas avenue, to Mrs. Anna Gerhart for \$15,000.

The New York Life Insurance Company have sold the four-story dwelling No. 9 East 67th street to Mrs. V. K. Stevenson.

Morris Steinhardt has purchased two lots on the northwest corner of 4th avenue and 118th street, 50x90, on terms which have not transpired.

Brooklyn.

Corwith Bros. have sold for the estate of Martha Smith the house and lot, with rear house, No. 192 Freeman street, to P. Monahan for \$3,200.

Kalley & Benner have sold for William Ziegler the seven-story brick and stone apartment house, 50x100, known as Nos. 103 and 105 Montague street, on terms mentioned above.

Charles Engert has sold the three-story frame dwelling, 25x55x80, No. 94 Humboldt street, to Barbara Kalb for \$7,000, and a three-story frame dwelling, 25x55x78x irregular, No. 14 Morgan avenue, to Andrew Schmidt for \$5,600, and a similar dwelling, 25x55x100, No. 20 Morgan avenue, to John Hoffman for \$6,600.

J. P. Sloane has sold for Joseph Beaver the three lots, 25x75 each, on the southwest corner of Oakland and Clay streets, to Thomas G. Pringle, for \$3,750.

CONVEYANCES.

	1887. Jan. 14 to 20 inc.	1888. Jan. 12 to 18 inc.
Number.....	197	254
Amount involved.....	\$770,555	\$786,899
Number nominal.....	57	50

MORTGAGES.

	1887.	1888.
Number.....	185	193
Amount involved.....	\$749,254	\$775,654
Number at 5 % or less.....	96	105
Amount involved.....	\$476,317	\$368,598

PROJECTED BUILDINGS.

	1887. Jan. 15 to 21.	1888. Jan. 14 to 20.
Number of buildings.....	41	58
Estimated cost.....	\$174,700	\$276,875

Out Among the Builders.

The United States Trust Co. will erect a large office building of stone, eight or nine stories high, at Nos. 45 and 47 Wall street, adjoining the Orient building. The architect will be selected by competition. It is said that Charles W. Clinton, George B. Post, J. C. Cady & Co. and others have been invited to send in plans. The building will be pushed to completion as rapidly as possible.

De Lemos & Cordes have made plans for extensive additions to the German Hospital at the corner of Park avenue and 77th street. The present men's ward will be connected with the women's ward by a building 26x25, with extension 14x16, of red brick and stone, conforming in style to the existing structure. The new part will be four stories high, with slate mansard roof, and will be entirely fire-proof. Great pains have been taken with the interior arrangements, and the work is of the finest kind. Cost, \$40,000.

The twenty acres or thereabouts sold at Fordham, as reported by us last week, were purchased by Marshall Webb, of the Hotel Bristol. The institution we referred to will, it is said, be erected by his generous gift. He is an old shipbuilder, and he proposes to confine the institution to old and disabled ship-carpenters who come worthily recommended.

Wells & Crockett are about to commence the erection of four five-story brick and stone flats on the northeast corner of 104th street and 4th avenue. The corner flat will be 25x96, with store, and have accommodations for four families on each floor. The other three flats will be 25x70 each, with two families on each floor.

Wm. H. Day has the plans for ten four-story tenements, drawn to the order of Cora Morris, which she proposes to build on the northeast corner of the Southern Boulevard and Willis avenue. Two will be 30x78 each, one 40x78 and the remainder 30x80 each. This improvement, if carried through, will be a decided gain to the neighborhood.

Geo. B. Pelham has the plans on the boards for a five-story brick factory, 75x75, to be built on the south side of 41st street, east of 11th avenue, for P. Prybil, at a cost of \$40,000, and for a three-story stable with apartments, 25x05, to be built for Joseph Widder on the north side of 52d street, 175 feet west of 10th avenue, at a cost of \$12,000.

A. Kramer intends to build a five-story double tenement, 25x80, at No. 349 West 86th street, containing four families per floor.

Rentz & Lange have plans for two five-story brick and stone tenements, 24.8x50 each, to be erected at Nos. 562 and 564 7th avenue, for A. Ehrman; cost, \$28,000. Also, for the same owner, a brick stable, 40x74, in the rear of above buildings; cost, \$10,000.

Herter Bros. have plans for alterations to building on southeast corner of Division and Market streets, to cost \$7,000, M. Hammerschlag owner; also to dwelling corner of Stanton street and Chrystie street, Saloman & Finkelstone owners, to cost \$7,000; also to No. 16 Market street, Mr. Isaac owner, to cost \$5,000; and also to No. 64 Hester street, Moses Mann owner, to cost \$2,000.

Wm. Graul is drawing plans for a five-story tenement, 25x83.10, to be built at No. 430 East 11th street by Frank Schaeffler.

Fred. Schuck is about to build two five-story improved tenements at Nos. 205 and 207 East 48th street, 25x94 each, from plans by Ed. Wenz.

Richard Shapter is drawing sketches for a four-story tenement, 20x50, to be built by John Finley at No. 29 Ridge street.

Jonas Weil and Bernard Meyer intend to build a five-story tenement, 25x63, on the south side of Hester street, 50 feet east of Baxter street, from plans by G. B. Pelham.

J. C. Burne has the plans under way for four five-story buff and Philadelphia brick and stone front flats to be built on the northeast corner of Lexington avenue and 96th street, the corner to have a store and be 25.11x76 and the others 25x65 each. They will cost the owners, Messrs. Harnett and Derry, about \$75,000.

Cleverdon & Putzel are drawing plans for a five-story brick and stone single flat, to contain modern improvements, 20x75 in size, to be built by Peter Fuchs on the south side of 124th street, 80 feet east of 5th avenue, opposite Mount Morris Park, at a cost of \$22,000.

The Friendship Rowing Club are having plans drawn by Andrew Spence for a two-story boat-house and club-room, size 25x80, to be built on the East River at 132d street at an estimated cost of \$7,000.

F. S. Barus is the architect for five five-story apartment houses, the corner 25.11x71, with stores, and the balance 25x65 each, to be built by Frank Smith on the southeast corner of 9th avenue and 103d street.

V. Hugo Koehler has the plans for a five-story tenement and store, 25x89, to be built at No. 744 9th avenue for Chas. L. Cohen.

J. Boekell & Son are drawing the designs for a five-story tenement, 25.11x57.11, to be put up at No. 17 Suffolk street by Daniel D. Wright.

Berger & Baylies are sketching a plan for a five-story flat, 25x89.6, to be built by Fred. Heerlein on the north side of 56th street, 175 feet east of 2d avenue.

Bart. Walther has the sketches on the boards for a four-story flat, 25x85, which Mr. Steiss intends to build on 143d street, between 7th and 8th avenues.

The Cremorne Gardens on 32d street, near 6th avenue, will be altered and rearranged into a building with two floors of stores and apartments above. The size is 20.10 x about 100. The change is being made by the owners, Dr. J. B. McCaffrey and two others, who have lost quite an income from rental since the establishment ceased running on its ill-favored basis. Architect, Ed. Wenz.

Brooklyn.

Amzi Hill is preparing plans for a four-story brick store and flat, 25x60, to be built on the southeast corner of Lewis avenue and McDonough street, and nine three-story brick and stone private dwellings adjoining. Two will be 20x47 and the others will be 19x47. The owner is John F. Ryan and the cost will be about \$95,000.

David C. Reid is about to erect two three-story brick, stone trimmed dwellings, 20x40 and 17x47 each, on St. Marks, near Bedford avenue.

Out of Town.

Norwich, Conn.—Sachem terrace will shortly be improved by the addition of a two-story and attic residence, of wood and stone, size 47x49, to contain all the modern improvements. The owner, J. Hunt Smith, is having the designs drawn by Architect Geo. Palliser.

Pelham Manor, N. Y.—F. Charles Merry has plans for two residences here, one of frame and the other of stone and frame, to cost \$5,700, for James F. Secor.

Riverside, Conn.—R. D. Harris intends to build a handsome ornate frame villa on the sea-shore, with stable attached, the whole to cost about \$15,000. The house will be 60x45, and have all the modern improvements. The plans are being drawn by Geo. Palliser, of New York.

Steinway, L. I.—Geo. H. Williamson, the builder, intends to put up two three-story brick flats here, to contain two families per floor. They will be 25x60 each and will cost together about \$15,000. Architect Andrew Spence.

Yonkers, N. Y.—The work of demolishing the old buildings adjoining the machine shops of Otis Bros. & Co. on Atherton street, near Wells avenue, will shortly be completed, and in about a month or so their new addition will be commenced. It will be a four-story brick building and will be mainly fitted up with machinery for handling large castings. It will be 200x50 in dimension and will cost about \$30,000, exclusive of machinery. The plans are being drawn by J. M. Farnsworth. This will make a total of about \$70,000 expended by this firm in new buildings here.

Special Notices.

Among the really valuable novelties now in the market the patent paper-backed veneers and wood carvings of Charles W. Spurr Co., Nos. 465 and 467 East 10th street, undoubtedly holds the first place, and are receiving the most attention from architects and builders, who recognize in them a durable and comparatively inexpensive means for obtaining the richest and most beautiful decorative effects in the interior of all kinds of buildings. The veneers and carvings have lately been used by the Wagner Palace Car Co., the Old Colony R. R. Co., the Concord R. R. Co., and many of the great piano manufacturers in New York city. Among the dwellings which have recently been decorated with them is the new residence for W. L. Loew on West 47th street. The ceilings and wainscots of the parlor, dining-room, library and billiard room have been panelled with carvings and veneers. Many novelties are offered to the public and have a sale while they are novelties, but the Spurr veneers and carvings are a valuable permanent addition to decorative art, and will be in ever increasing demand so long as people prefer carved wood and panelling on walls and ceilings to paper and paint at about the same cost.

Of the many wood finishes now on the market the "Elastica," manufactured at the Standard Varnish Works of D. Rosenberg & Sons, has probably the widest reputation for durability, superiority of finish, drying quality, and permanency of color. For years it has been the standard of the market, and after long use and severe trials has received the unqualified recommendation of men such as Architect Edward Clark, Naval Constructor Pook and E. H. Jemison of the Treasury Department.

Executors of estates who want their accounts systematized and books opened can have the same cheaply done by two expert bookkeepers, whose card can be seen in our advertising columns, signed "Accuracy and Dispatch."

A Mortgage Index.

We will issue, about February 1st, an Index to the New York Mortgages published in Volume XL of THE RECORD AND GUIDE. This publication will be invaluable to all brokers, capitalists and institutions who negotiate or make loans on city realty. It will enable the possessor to easily find out who are loaning money on any street or avenue and at what rate such loans are being placed, as well as the term they have to run. As only a limited number will be printed, subscribers who desire a copy should send a postal to that effect to this office at once. The price will be \$1.00 per copy. The price for copies not ordered in advance will be \$1.50 each.

BUILDING MATERIAL MARKET.

BRICKS.—Matters have remained in a very quiet condition during the past two weeks, and indeed there is now practically no market at all for Common Reds.

CEMENT.—Some fair arrivals of foreign have taken place since the first of the year, but they followed the fashion of 1887 and went almost directly into consumption and left receivers crying for more.

The following is a comparative statement of the production during the past two years:

Table with 3 columns: Name, 1886 Bbls., 1887 Bbls. Includes entries for F. O. Norton, D. A. Barnhart, J. H. Vandemark, etc.

HARDWARE.—Business is still comparatively moderate and confined in the main to what may be classed as ordinary trade orders mostly for assortments to fill up against every necessity.

LATH.—Like most articles in the line of building material at this season of the year, lath are without any positive wholesale market, and the price is just as it can be caught.

LIME.—Business is dull and stupid and the market largely nominal, though appearances not over strong, and receivers are quite grateful that receipts are running moderate.

LUMBER.—It would be difficult to sustain an accusation of animation in any department of the lumber market at the moment and perfectly easy to find operators willing to indorse a claim of dullness.

proportion taken for building purposes less than last year at this time, in this city in particular. Dealers have thus far fairly satisfied the calls made upon them, but many are not over well supplied with assortment.

Eastern Spruce has arrived to some extent since the first of the month and all found a market, the wide stuff through pressure and low rates, and the narrow through a waiting and anxious demand.

Hemlock is wanted, and buyers would probably pay full former rates, but do not find many offerings at the moment, owing to scarcity of desirable supplies at the mills.

Piling is firmly held and indifferently offered, with considerable drop for this season of the year, and a good trade predicted in the spring.

Carolina Pine is talked of to some extent and meets with occasional demand, especially where there is an assurance of obtaining carefully prepared kiln-dried stock.

White Pine remains on the quiet list. More or less distribution takes place, but there is not much demand from dealers, if any at all, and it would be difficult to place large parcels of stock.

Yellow Pine is decried somewhat by parties employed to grind the axe of dealers in other woods supposed to be competitors, yet the market seems to get along very well and rule about steady.

Hardwoods generally appear dull, and especially on local account, but fortunately the offerings are not very full, and there has been no necessity for forcing stock of late.

Shingles are not very active, but still there is a chance to fill an order now and then, and full prices are obtained with a small gain of late marked on machine made cedar stock.

GENERAL LUMBER NOTES.

THE WEST.

The Timberman as follows: Operators in the pinneries thus far the present winter have been the victims of hope and fear, and satisfaction and annoyance, because of the antics of the weather clerk.

the past few days will, perhaps, remain until the spring rains and summer sunshine come, but the weather until the last week has been exceedingly aggravating to operators in the pinneries in many sections of the country.

And referring to Hardwoods as follows: The last stick has been invoiced, and the result of last year's business when taken as a whole does not differ in per cent. of profit shown by the books of any individual firm.

The trade East is always a feature of this market, and the change in freight rates to Philadelphia from 23c. to 25 1/2c.; to Boston from 30c. to 32 1/2c.;

Table: STOCK ON HAND JANUARY 1, INCLUDING SOUTH CHICAGO. Columns: Item, 1886, 1887. Includes Lumber, Shingles, Lath, Pickets, Cedar posts.

The Northwestern Lumberman as follows:

As a general thing there has been too much snow in the Northern pine regions, and the ground underneath has not sufficiently frozen for rapid work.

Freight rates from lake points to the East have been advanced on an average about 2 1/2 cents a hundred pounds. Shippers do not regard this as favorable to an early blooming out of the Eastern trade.

It is thought that the late advance in Eastern freight rates will be unfavorable to the movement in that direction; yet dealers are getting ready for a vigorous campaign in the Atlantic States.

The stock continues to be of firm prices. The indications are favorable to a large spring trade, and the yards are none too well stocked with assortments to meet it.

The lumber cut of the Saginaw River mills during the season of 1887 was considerably larger than has been supposed, falling short of that of 1886 only 19,000,000 feet.

The stock of lumber on hand considerably exceeds that on hand December 1, 1886. It aggregates, at the close of the manufacturing season of 1887, a total of 336,965,951 feet.

Table: Feet. Columns: Year, Feet. Includes 1883, 1884, 1885, 1886, 1887.

The Mississippi Valley Lumberman as follows: There was a slight increase in the shipments of lumber both from St. Paul and Minneapolis the past week.

The statement of the stock in pile in Minneapolis is supplemented this week by a statement showing that there is about 44,000,000 of lumber piled in St. Paul.

The following shows the amount of lumber inspected at Boston during the last three years: Table with 3 columns: Year, Item, Amount.

THE EAST.

Table: Amount of lumber inspected at Boston during the last three years. Columns: Year, Item, Amount.

ENGLAND.

The Timber Trades Journal as follows: LONDON. It is reported that some very large sales have lately

been made for first-open-water and later shipment; over 20,000 standards are stated to have been placed, principally on the east coast, one firm of agents here being credited with the sale of 15,000 standards at prices quite as good as were obtained this time last year for mixed and 3rds, and better for the lower qualities. What has led to this state of activity it is not very easy to comprehend unless we can attribute it to a combination of causes, though that word applies generally to the changes which time brings round. That there is a stimulus to prices arising from some quarter can now hardly be questioned, as we have ourselves seen figures bearing out the reported advance on prices.

American Black Walnut.—A steady trade continues in this, notwithstanding the opinion expressed by some that the wood for cabinet work is likely soon to go out of fashion. It seems to us that the contrary is really the fact, as, judging by what we see in the wholesale warehouses, there are unmistakable evidences that the wood is still most favorably received and its consumption extending.

American Whitewood.—The state of this market is changed in no essential feature. A steady trade continues to be done. The inquiry, however, just now is more particularly for wide thick planks rather than for inch boards, of which latter description there is so large a stock on hand in the West India Docks.

American Satin Walnutwood.—A fair trade continues to be done in this wood and its use seems to be becoming more general, but it is still of course to some extent new to the trade. Shippers, however, seem determined to push it since we notice that some parcels are for unreserved sale next week, and this is no doubt the best way of getting a new wood well to the front.

Sequoia.—The dullness in this is unrelieved. There seems to be an indisposition in the trade to accept the wood very favorably, with which we have been not a little surprised; certainly only a very slow trade continues doing in it.

NAILS.—Business has been moderate, and, indeed, disappointingly so, many operators complaining seriously over the unsatisfactory condition of trade and the difficulty in the way of obtaining any better rates. The great difficulty is in the comparatively full and growing accumulation of stocks, and as yet no well-devised plan to interpose a check. Still there is only a very light pressure to realize and \$2.00@2.05 per keg generally quoted, though on car lots better terms can be obtained.

PAINTS, OILS, ETC.—Indications of reviving demand are not wanting, but it comes in the old form and indicates that buyers are likely to adhere closely to the policy of handling only ordinary assortments and as near natural wants as possible. Customers, however, find importers and jobbers in possession of simply good working accumulations and generally entertaining confident views of the situation that induces a firm holding. Linseed Oil is fairly active and steadily held at 54@55c for Western, and 55@55½c for City. Spirits Turpentine after having made an advance early in the month has now commenced to weaken again and closes somewhat nominal at 40@41c per gallon, according to size of invoice.

TAR AND PITCH.—About an ordinary demand prevailed with prices ruling steady, and the quantity of stock for sale comparatively moderate. We quote Pitch at \$1.25@1.50 per bbl.; Tar at \$2.00@2.20, according to quantity, quality and delivery.

For Tables of Building Material prices see pages VII, VIII, IX, and X.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 20:

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

Table listing real estate sales with columns for address, description, and price. Includes entries for Richard V. Harnett & Co., A. H. Muller & Son, and various other properties.

Table listing real estate sales with columns for address, description, and price. Includes entries for 4th av, No. 44, 4th av, No. 46, and 6th av, Nos. 851-857.

JOHN F. B. SMYTH.

Table listing real estate sales with columns for address, description, and price. Includes entries for Broome st, No. 530, and 3d av, No. 1839.

JOHN T. BOYD.

Table listing real estate sales with columns for address, description, and price. Includes entries for East Broadway, No. 82, and 28th st, No. 228.

H. HENRIQU S.

Table listing real estate sales with columns for address, description, and price. Includes entry for *76th st, No. 48.

OTHER AUCTIONEERS.

Table listing real estate sales with columns for address, description, and price. Includes entries for 30th st, Nos. 552-557, *67th st, No. 305, and *97th st, s. s. 400 w 8th av.

Table listing real estate sales with columns for address, description, and price. Includes entries for Total and Corresponding week, 1887.

BROOKLYN, N. Y.

TAYLOR & FOX.

Table listing real estate sales with columns for address, description, and price. Includes entries for Bremen st, w. s. abt 106 s Melrose st, and *51.9 Charles Kiesel.

CONVEYANCES.

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

2d—C. a. G. means a deed containing Covenants against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

NEW YORK CITY.

JANUARY 13, 14, 16, 17, 18, 19.

Table listing real estate sales with columns for address, description, and price. Includes entries for Beekman st, n e cor Gold st, 12th st, n s, 300 w 5th av, and Centre st, Nos. 106 110.

Table listing real estate sales with columns for address, description, and price. Includes entries for x100. Same to same, Mort. \$6,000, Delancey st, No. 30, n s, 50 w Forsyth st, and East Broadway, No. 65, s s, 90 w Market st.

three-story-stone front dwell'g. Stephen Garry to Philip Wood. All liens. January 6. nom

Av A, No. 1626, e s, 51.2 s 86th st, 17x73 6, three-story stone front dwell'g. Same to same. All liens. Jan. 6. nom

Audubon av, n w cor 174th st, 44x100.5x53.6x100. John Devlin to Patrick B. Leddy. Mort. \$1,100. Jan. 16. 2,750

Madison av, No. 971, s e cor 76th st, 26.8x60, four-story brick dwell'g. Matthias B. Smith to William W. Smith. Jan. 16. 45,000

Park av, No. 19, n e cor 35th st, 16.5x80, four-story stone front dwell'g. Henry L. Clinton to Cornelia T. wife of J. Hampden Robb. Jan. 17. 45,000

Park av, Nos. 21 and 23, e s, 16 5 n 35th st, 33x80, two four-story stone front dwell'gs. Randolph W. Townsend to same. December 24, 1887. 65,000

Pleasant av, s e cor 119th st, 75.11x76. Release mort. Julius Lipman and Peter Wittner to Joseph Schwarzler. Jan. 17. nom

Pleasant av, No. 352, e s, 25.5 s 119th st, 25.3x76, five-story brick flat with stores. Joseph Schwarzler to August Jacob. Mort. \$14,000. Jan. 17. 23,000

Pleasant av, No. 350, e s, 50.8 s 119th st, 25 3x76, five-story brick flat with stores, Joseph Schwarzler to Louis H. Stroh. Mort. \$14,000. Jan. 17. 22,500

1st av, s w cor 91st st, 50.8x150. Agreement as to easement for light and air. Susan Sullivan to The Board of Health, New York. Jan. 14. nom

1st av, No. 103, w s, 48.1 n 6th st, 22.1x100, five-story stone front store and tenem't. Frederick W. Bayer to Henry L. Meyer. B. & S. C. a. G. Tub. to mort. Jan. 9. nom

1st av, No. 283, w s, 23.3 s 16th st, 20x80, four-story brick store and tenem't. Henry Hinkel to Morris Lewkowitz and Rosie his wife, joint tenants. Jan. 13. 15,500

1st av, No. 1603, w s, 26.6 n 83d st, 25x70, four-story stone front tenem't with stores. Benjamin Vollman to Samuel Vollman. 1/2 part. All liens. Jan. 13. 10,945

1st av, in deed No. 1229, and on map No. 1285, n w cor 69th st, 20.3x99.2, four-story brick tenem't with stores. Simon Adler and Henry S. Herrman and David Wile to Matilda Michaelis, Brooklyn. Mort. \$10,000. Nov 25. 28,500

2d av, No. 1432, e s, 67.8 s 75th st, 15.5x100, four-story brick store and tenem't. Konigunda wife of Fidelius Oswald to George Kramer and Katie his wife. Mort. \$5,450. Jan. 11. 13,050

2d av, No. 1610, e s, 76.6 s 84th st, 25.6x100, five-story brick tenem't with stores. George Marinor, Brooklyn, to Maria Ueckermann. Q. C. and confirmation deed. Jan. 10. nom

Same property. Maria wife of William Ueckermann to George Schiffmeyer. M. \$17,000. Jan. 14. 33,000

3d av, Nos. 1791-1795, e s, 50.7 s 100th st, 75.6x105, three five-story brick tenem'ts with stores. Foreclos. Charles W. Dayton to Henry Lipman. Mort. &c. Jan. 16. 6,200

3d av, Nos. 1793 and 1795, e s, 50.7 s 100th st, 50.4x105. Foreclos. James R. Cuming to same. Mort. &c. Jan. 16. 26,200

3d av, e s, 50.7 s 100th st, 75.6x105. Henry Lipman to Mary E. McLoughlin. Mort. \$41,000. Jan. 17. 50,750

4th av, No. 1605, e s, 73.8 n 89th st, 27x80, five-story stone front flat with stores. Henry Kiel to George Efinger and Minnie his wife. Mort. \$15,000. Jan. 16. 28,500

5th av, No. 2008, w s, 81.5 n 124th st, 19.6x99.4, four-story brick dwell'g. Dore Lyon to Mary A. D. wife John H. Lang. Mort. \$20,000. Jan. 13. 30,000

5th av, No. 2069, e s, 74.11 s 123th st, 25x110, three-story brick dwell'g. Lizzie R. wife of Charles J. Fisk, Plainfield, N. J., to Lina Reineman. Jan. 11. 32,600

6th av, n w cor 31st st, 98.9x100; Nos. 521-525 6th av, three two-story brick stores and tenements; No. 103 31st st, three-story brick store and dwell'g; Nos. 105 and 107, two-story frame (brick front) shop. William W. Astor and ano., exrs. Charlotte A. Astor, to Zela Gibbes. 1/2 part. Jan. 9. 100,000

7th av, w s, 40.1 n 122d st, 60.10x80, vacant. Lambert Suydam to Gilbert Robinson, Jr. Mort. \$23,000. Jan. 12. 33,000

7th av, n e cor 127th st. Agreement to procure loan and as to application of rents, &c. Shubel Kelly with Adolph Rosenthal and Samuel Gwyn. Dec. 31. nom

7th av, n w cor Greenwich av, 127x23.2x101.9 x107; Nos. 74 and 76 Greenwich av and 6, 8 and 10 7th av two and four-story brick livery stable; Nos. 2 and 4 7th av, two two-story brick factory buildings. John J. Hammond to Amelia P. Hammond. C. a. G. Mort. \$31,000. Dec. 30. 75,000

7th av, No. 590, w s, 79 n 41st st, 19.9x100, three-story brick dwell'g. Caroline D. Marwedel, San Francisco, Cal., to Theodore E. Lyon. Dec. 15. 19,000

8th av, n w cor 148th st, runs north — to 149th st, x west 87.9 x south in various courses — to 148th st, x east 36.10, vacant, error. Maria T. Hunt, Eliza S. Johnson and Ward Hunt, Jr., to Thomas McBride. C. a. G. Jan. 9. 25,000

9th av, n w cor 91st st. Agreement as to easement for light and air. Behrend Helmke with The Board of Health. Jan. 14. nom

9th av, No. 1648, e s, 75.6 n 95th st, 25.2x90.8x25.3x88.1, five-story brick tenem't with stores. Anna S. Cohn to Joseph Gottlieb. Mort. \$16,000. Oct. 27, 1886. 26,000

9th av, No. 1732, e s, 50.11 s 100th st, 25x75, five-

story brick tenem't with stores. Nancy Crozier to Oliver R. King. Jan. 12. 26,000

9th av, e s, 100.5 s 101st st, 0.6x74. Reuben B. Burton to Thomas R. A. Hall. Dec. 31, 1887. 500

Same property. Release mort. Susan M. C. Livingston, Clermont, N. Y., to same. January 3. 1,000

9th av, s w cor 98th st, 100.11x100, four five-story brick tenem'ts with stores on av, and No. 102 98th st, five-story brick tenem't, unfinished. Foreclos. William H. Clark to Edward Oppenheimer and Isaac Metzger. Jan. 16. 81,071

9th av, s w cor 76th st, 102.2x100, vacant. Samuel Colcord to Alexander McSorley and Lawrence Kelly. Mort. \$39,000. Jan. 17. 50,000

10th av, No. 886, e s, 25.5 s 58th st, 25x100, five-story stone front flat with stores. Jonas Weil and Bernhard Mayer to Benedict A. Klein. Jan. 19. 33,000

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$16,000. Jan. 19. 35,000

10th av, s w cor 84th st, 102.2x100, two-story frame building and vacant.

84th st, s s, 100 w 10th av, 25x102.2, one-story frame building. Henry Lipman to Moses Kind. Mort. \$35,000. Jan. 18. 26,500

Pier No. 24 East River, the one-half which lies west of a line drawn through the middle of the length of the pier with one-half of the slip and bulkhead west of same which lies east of a line drawn through the middle of said slip at right angles to said bulkhead; also one-half of pier No. 23 East River which lies east of a line drawn through the middle of the length of the pier; also one-half of the slip and bulkhead east of said pier which lies west of a line drawn through the middle of said slip at right angles to said bulkhead. William E. Verplank, exr. William S. Verplank, to William E. Verplank, trustee for Anna Verplank. 52-90 part. Nov 1. nom

Portion of mortgaged premises which lies south of the centre line of the block between 3d st and 4th st, being part of lot 29 map Mary C. Minthorne 11th Ward. Release mort. Walter N. De Grauw and ano., exrs. and trustees James A. De Grauw, to Jacob Korn. December 12. nom

WOLFE PARTITION DEED.

Westchester residence on Long Island Sound, 123.3 acres, with riparian rights. The above awarded by Commissioners in partition (under 19th clause of Catharine L. Wolfe's will) to George B. Brown.

Broadway, No. 744, s e cor Astor pl, 41x96.11 x73.6x75.9.

Lafayette pl. No. 53, w s, 44.10 s Astor pl, runs east 14.9 x south 27 x west 8.10 x north 27.4.

One half of above awarded by Commissioners in partition (under 19th clause of Catharine L. Wolfe's will) to David W. Bishop.

Same property. The other half awarded as above to Mary L. Barbey.

Broadway, Nos. 740 and 742, e s, 41.3 s Astor pl, 51.1x116 1x54.5x96.9.

48th st, No. 215, n s, 155.5 w Broadway, 17x93

One-half the Broadway property and all the 48th st property, awarded as above to Matilda W. Bruce.

Broadway, Nos. 740 and 742, e s, 41.3 s Astor pl, 51.1x116x54.5x96.9.

48th st, No. 213, n s, 138 1/2 w Broadway, 16.6 x93.

One-half the Broadway property and all the 48th st property awarded by Commissioners in partition (under 19th clause of Cath. L. Wolfe's will) to Peter Lorillard.

Bowery, No. 129, n e cor Grand st, 25x76x24.10 x75.2 — 1/2 of this.

48th st, No. 211, n s, 122.5 w Broadway, 16.9 x93 — all of this.

Awarded by Commissioners in partition (under 19th clause of Catharine L. Wolfe's will) to Jacob Lorillard.

Bowery, No. 129 — 1/2 of this.

48th st, No. 219, n s, 105.11 w Broadway, 16.6 x93 — all of this.

Awarded as above to Catharine L. Kernochan, Peter Lorillard, Mary L. Barbey, Jacob Lorillard, Eva L. Kip and Louis L. Lorillard, jointly and as heirs at-law of George L. Lorillard.

6th av, n w cor 125th st, 99.11x75.

6th av, No. 661, w s, 60.9 n 38th st, 19x60.

One-half of above allotted by Commissioners in partition (under 19th clause of Catharine L. Wolfe's will) to Catharine W. Bruce.

Same property. Other half awarded by said Commissioners to David W. Bruce.

Broadway, Nos. 1591, 1593, 1595 and 1597, n w cor 48th st, runs west 72.11 x north 69.6 x west 16.6 x north 23.6 x east 75.9 to Broadway, x 94.

Wooster st, No. 226, e s, 100 s 3d st, 20.6x50.

Awarded by Commissioners in partition (under 19th clause of Cath. L. Wolfe's will) as follows: 1/4 to David W. Bruce, 1/4 to Catharine W. Bruce, 1/4 to Matilda W. Bruce and 1/4 to D. W. Bruce et al., trustees G. W. Bruce, dec'd, the above being fractions of George W. Bruce's proportion.

Broadway, Nos. 1591, 1593, 1595 and 1597. 1/2 part. Awarded as above to Eva L. Kip.

6th av, Nos. 851, 853, 855 and 857, n w cor 48th st, 80x75 — 1/2 of this.

Pearl st, No. 253, n w s, 123.1 s w Fulton st, 22.9x105.1x22.1x103.3 — all of this.

Awarded as above to George L. Ronalds.

6th av, Nos. 851, 853, 855 and 857 — 1/2 of this. }
 48th st, No. 205, n s, 72.11 w Broadway, 16.6 }
 x69.6 — all of this. }
 Awarded as above to Catharine L. Kernochan.

Lafayette pl, No. 53, w s, 121.8 s Astor pl, 27x170.

Bowery, Nos. 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4.

Allotted by Commissioners in partition (under 19th clause of Cath. L. Wolfe's will) to Addison, Ronald and George L. Thomas and Cath. D'Anglemont, children of Cath. R. Thomas.

8th av, Nos. 940 and 942, e s, 50.5 s 56th st, 50x100. Awarded by Commissioners in partition (under 19th clause of Cath. L. Wolfe's will) to Peter L. Ronalds.

Maiden lane, No. 17, e s, 74 n 24th st, runs north 24.8 x east 100.

48th st, No. 207, n s, 89.5 w Broadway, 16.6x93. }
 Awarded by Commissioners in partition }
 (under 19th clause of Cath. L. Wolfe's will) }
 to Lorillard Spencer.

Walker st, No. 57, s s, 25x99; also }
 Property in Newport, &c. }

Allotted by Commissioners in partition (under 19th clause Cath. L. Wolfe's will) to Alfred R. Howard and Laura R. Conkling, children of Eleanora R. Conkling.

6th av, No. 859, w s, 80 n 48th st, 20x75.

Water st, s s, 87.6 e Burling slip, 20.5x81.11x20.6x82.2; also }

Property in Newport, R. I. }

Awarded by Commissioners in partition (under 19th clause Cath. L. Wolfe's will) to Louis L. Lorillard.

MISCELLANEOUS.

Agreement to furnish 200 coal cars to remain property of the party of the first part until payment therefore of \$77,000 received. Haskell & Barker Car Co. with The Ohio & Western Coal & Iron Co. Nov. 12. val. consid

All interest of grantor in estate of Frederick P. James, dec'd, being 1/4 part. Edward F. James to Mary P. James. C. a. G. All liens. Jan. 12. nom

All the one share of the estate, real and personal, of which Laura M. Emmet and William C. M. Emmet, her husband, died seized and which was devised to the grantors in trust for Edward F. Emmet. Bache McE. Emmet et al., exrs. and trustees Laura M. Emmet, to said Edward F. Emmet. Jan. 11. nom

Similar share devised to grantors in trust for William C. Emmet. Same to William C. Emmet. Jan. 11. nom

Certificate of incorporation of Grace Evangelical Lutheran Church and congregation, New York.

Consent to amend action in partition by inserting names Marie P. Tauziade and Marie L. Tauziade, two of defendant's wives.

Charge of separate estate to secure agreement for support and maintenance of party of second part in consideration of conveyance of real estate in New York and Westchester Counties. Elizabeth Henry to Grace E. Ingersoll. Nov. 24, 1883. val. consid

Exemplified copy of the last will and testament of George Jones.

Transfer of shares and interest in estate of Edward F. Young, dec'd, and release of Charles Young, Sr., as admr. Magdalena Siegman and George W. and Charles Young, Jr., to Augusta C. Wagner and Mary E. Young. Jan. 16. nom

23d and 24th WARDS.

Denman pl, n s, 127.12 e Union av, 19.80x77.4. John W. Decker to William Waldeyer and Karolina his wife, joint tenants. Mort. \$2,200. Jan. 16. 4,300

Ernescliffe pl, w s, 228.2 s Anthony av, 116x65 x116. William S. and Charles W. Opdyke to John A. Owen. Taxes, &c. Nov. 21, 1887. 505

Summit st, s s, 848 e Marion av, 25x100. John Miller, Brooklyn, to John J. Hyland. Mort. \$1,000. Jan. 17. 2,350

Wall st, s s, 250 w Grove av, 100x120.6. Levi M. Bates to William H. Conkling, Mount Vernon, N. Y., and Ferdinand W. Chivvis, of Conkling & Chivvis. Dec. 16. 8,000

1st st, e s, 97 n Grand av, 50x abt 100. William C. Clark to Robert Caterson. B. & S. 1/2 part. Dec. 10. 1,000

1st st, e s, 147 n Grand av, 50x100. Same to same. 1/2 part. Dec. 10. 375

1st st, n e cor Grand av, 97x100x100x100. Same to same. 1/2 part. Mort. \$1,000. Dec. 10. 3,500

133d st, s s, 50 w Alexander av, 150x100.

132d st, n s, 50 w Alexander av, 150x100. Release mort. Mutual Life Ins. Co., New York, to Bache Cunard. Jan. 19. 24,000

Same property. Bache Cunard to Napoleon J. Haines. Jan. 19. 30,000

137th st, s s, 131.6 w Willis av, 25x100. Mary wife of Edward Woods to William H. Lane. Mort. \$10,000. Jan. 19. 17,000

140th st, s s, 481.6 e Alexander av, 25x100. Mary M. Donnelly to William H. Lane. Q. C. and Correction deed. Jan. 16. nom

Same property. William H. Lane to Mary Woods. Jan. 19. 4,000

146th st, s s, 315 w Brook av, 25x100. John Cooney to David O. Connor and James F. Brennan. Jan. 16. 2,150

147th st, n s, 150 w St. Anns av, 50x100. Eugene Dutilh to William E. Wheelock, Charles B. Lawson and John W. Mason. Jan. 5. nom

148th st, n s, 575 w Courtlandt av, 25x106.6. Azeline L. wife of Pierre J. Leonard De Rache to Marie G. De Rache. Jan. 16. nom

simir de R. Moore, committee Catharine V. C. Moore. 116th st, s s, 156.3 w 3d av, 18.9x 100.11. Jan. 12, due Jan. 13, 1891, 5%. 14,000
 Same to Andrew H. Sands. 116th st, s s, 100 w 8th av, 18.9x100.11. Jan. 13, 3 yrs, 5%. 14,000
 Same to Jarvis B. Smith, Enoch C. Bell and William C. Boyd. 116th st, s s, 100 w 8th av, 75x100.11. Jan. 13, due Feb. 12, 1888. 11,000
 Same to Felix Jellenik, trustee for creditors. Same property. Jan. 13, 6 months. 13,557
 Same to Charles F. Schultz. Same property. Sub. to mortg. \$58,000. Jan. 5, 6 mos. 4,000
 Same to William B. Davis. Same property. Jan. 13, 1 year. 3,225
 Same to John A. Aspinwall and ano., exrs. William H. Aspinwall. 116th st, s s, 118.9 w 8th av, 18.9x100.11. January 13, 1 year, 5%. 14,000
 Same to same. 116th st, s s, 137.6 w 8th av, 18.9x100.11. Jan. 13, 3 years, 5%. 14,000
 Steinhardt, Lesser, to THE GERMAN SAVINGS BANK, City New York. 10th av, n e cor 93d st, 95.5 to Apthorps lane, x 100x91.6 to st, x 100. Jan. 10, due Jan. 12, 1889. 85,000
 Sturk, John H., and Minnie his wife, to Katharine Bronson. 121st st, n s, 160 w 2d av, 25x 100.11. Jan. 13, due Jan. 1, 1891, 5%. 15,000
 Same to same. 121st st, n s, 135 w 2d av, 25x 100.11. Jan. 13, due Jan. 1, 1891, 5%. 15,000
 Same to same. 121st st, n s, 110 w 2d av, 25x 100.11. Jan. 13, due Jan. 1, 1891, 5%. 10,000
 Same to Richard L. Parish, Oyster Bay, N. Y. 121st st, n s, 85 w 2d av, 25x100.11. Jan. 13, due Jan. 1, 1891, 5%. 15,000
 Schermerhorn, Frederick A., to Edmund H. Schermerhorn and ano., exrs. Peter Schermerhorn. 67th st. P. M. Jan. 10, 1 year, 5%. 12,000
 Schnecker, Peter A., mortgagor, with Joshua W. Bowron, mortgagee, Sing. Sing, N. Y. Extension of mortgage. Jan. 5. nom
 Tallman, Mary, to Garrett L. Schuyler & Co. 20th st, No. 310, s s, bet 8th and 9th avs, 25x92 Jan. 12, notes. 405
 Thaden, John W., to Herman G. Mohlman. 47th st, n s, 100 w 10th av, 25x100.5. Lease. Nov. 30, due Jan. 1, 1889. 4,000
 Thompson, Henry C., to Thomas S. Clarkson, Potsdam, N. Y. Alexander av, No. 134, e s, 22 s 134th st, -x89.6x19.6x89.6. Jan. 6, due April 10, 1888. 2,300
 Same to same. Alexander av, No. 132, e s, 41.6 s 134th st, -x89.6x19.6x89.6. Jan. 7, due April 10, 1888. 2,300
 Thoin, Conde Raguet, to THE TITLE GUARANTEE AND TRUST CO. 60th st, No. 537, n s, 500 w 10th av, 25x100.5. Jan. 12, due Jan. 1, 1891, 4 1/2%. 4,500
 The American Allotment Association of New York to G. Percival Stewart. All property, liberties, rights, privileges and franchises. Jan. 18, demand, 5%. 25,000
 The Fourth German Reformed Protestant Dutch Church to The Ministers, &c., of Reformed Protestant Dutch Church. 40th st, s s, 325 e 8th av, 75x98.9. Lease. Jan. 11. Mortgage due if mortgaged premises cease to be used for church in connection with and subordinate to General Synod, &c., of Reformed Dutch Church in America. 11,078
 Voelbel, Jacob, to Hiram V. V. Braman and ano., guards. of estate of Samuel B. Sexton. 92d st, s s, 123.3 e Madison av, 20x100.8. Jan. 16, 3 years, 5%. 15,500
 Same to same. 92d st, s s, 143.3 e Madison av, 20x100.8. Jan. 16, 3 years, 5%. 15,500
 Same to same. 92d st, s s, 163.3 e Madison av, 17.9x100.8. Jan. 16, 3 years, 5%. 14,500
 Same to same. 92d st, s s, 181 e Madison av, 18x100.8. Jan. 16, 3 years, 5%. 14,500
 Waldeyer, William, and Karolina his wife, to John W. Decker. Denman pl. P. M. Jan. 16, due Dec. 1, 1892, 5%. 1,100
 Wallach, Karl M. and Samson, to Richard Markey. 115th st, n s, 200 w 1st av, 25x100.10. Jan. 16, 5 years, 5%. 10,000
 Waller, William and William B., mortgagor, with William W. and Matthias B. Smith, mortgagees. Extension of mortgage. Jan. 14. nom
 Weber, Henry F., and Thomas Dickson, of Weber & Dickson, to Simon Bernheimer and August Schmidt, of Bernheimer & Schmidt. 1st av, No. 1601. Saloonlease. Jan. 16, demand, note. 500
 Whitehead, William, to THE POUGHKEEPSIE SAVINGS BANK. 7th av, n e cor 135th st, 24.11 x75; 135th st, n s, 75 e 7th av, 25x99.11. Jan. 13, 5 years, 4 1/2%. 40,000
 Wolf, Anthony, to Myer Rosenblatt. 55th st. P. M. Jan. 16, 1 year. 1,500
 Woods, Mary, to William H. Lane. 140th st. P. M. Jan. 19, 3 years. 2,000
 Weil, Markus, to Julia Rees. East Houston st, No. 321. P. M. Jan. 16, 5 years, 5%. 7,000
 Wolff, Julius, to John W. Decker. Union av. P. M. Jan. 16, installs. 1,000
 Woolley, James V. S., to An Association for the Relief of Respectable Aged Indigent Females in the City of New York. 78th st, No. 67, n s, 90 w 4th av, 15x102.2. Jan. 13, 5 years or before, 4 1/2%. 12,000
 Wittschen, George, to Hermann Rugge, Hoboken, N. J. 9th av, n e cor 95th st, 25.2x83 x25.8x80.5. Dec. 15, due Mar. 1, 1890. 5,000
 Walker, Mary A., wife of and Frank H., to John Hare Powel, Jr., and ano., exrs. and trustees Samuel Powel. Powell pl, n w cor Heath av, runs northeast along av 95.3, x north 8.1 x west 18.2 x southwest 96 to pl, x east 21 to beginning. Jan. 17, 3 years or sooner, 5%. 4,250
 Same to same. Powell pl, n s, 21 w Heath av, 21.6x90x22.4x96. Jan. 17, 3 years, 5%. 2,750

KINGS COUNTY.

JANUARY 12, 13, 14, 16, 17, 18.

Albrecht, Charles, to The Kings Co. Savings Inst. Bedford av, n w s, 25 s w North 12th st, 2 lots, each 25x100. 2 mortg., each \$4,000. Jan. 12, 1 year, 5%. \$4,000
 Same to same. Bedford av, west cor North 12th st, 25x100. Jan. 12, 1 year, 5%. 5,000
 Assip, John, and Timothy J. Buckley to Mary Rogers. President st, n s, 257 e Henry st, 40 x100. Jan. 13, due Nov. 1, 1890. 18,000
 Auer, William, to The German Savings Bank, Brooklyn. Willoughby av, s s, 100 e Sumner av, 50x100. Jan. 10, due June 1, 1889, 5%. 5,000
 Ameli, Jessie I., wife of Alonz, to Mary A. Ross, widow. Lorimer st. P. M. Jan. 17, installs. 750
 Baumann, Elizabeth, to Helmuth and Bertha Sommer. Webster pl. P. M. Jan. 16, due Jan. 1, 1891, 5%. 600
 Blanchard, Mildred, to George E. Anderson. Bedford av, n w cor Prospect pl, 150x165.10x 150x165.7. Jan. 7, due Jan. 9, 1890, 5%. 8,000
 Branch, Eveline C., wife of Edward H., to The Emigrant Indust. Savings Bank. 9th st, s s, 135.9 w 6th av, 20x92.6. Jan. 13, 1 year, 2,500
 Brown, Alexander, to Henry Wiggins. 47th st, s s, 260 w 5th av, 20x100.2. Jan. 1, 3 yrs, 1,500
 Baulch, Maria H., wife of and William R., to Samuel Cuddy. 11th st, s s, 277.11 e 6th av, 16.8x100. Jan. 14, 5 years, 5%. 1,500
 Benedict, James T., to John L. Everett, Broadway. P. M. Jan. 14, 3 years or installs. 3,000
 Bentler, John O., to Franz Steinbacher. Vanderveer st, n w s, 280 n e Bushwick av, 25x100. Jan. 13, 3 years, 5%. 350
 Blythe, George, to Philip L. Balz, Jr. 47th st, n s, 100 w 4th av, 20x100.2. Dec. 13, 5 years. 1,100
 Bock, Gotfred, to Clara E. Cobb. Rockaway av. P. M. Jan. 13, installs. 725
 Brush, Matilda, to John L. Nostrand. Cropsey av, east cor Bay 8th st, New Utrecht. P. M. Jan. 12, 3 years, 5%. 2,000
 Buchman, Michael, to Mary A. Seed. Wyckoff av and Myrtle st. P. M. Jan. 12, 1 year or sooner, 5%. 1,500
 Buckley, Daniel, and Edward Hartung to The New York Life Ins. Co. 5th av, n e cor 2d st, 23x91.9. Nov. 15, 3 years. 17,000
 Same to same. 5th av, e s, 23 n 2d st, 2 lots, each 28.6x91.9. 2 mortg., each \$11,500. Nov. 15, 3 years. 23,000
 Same to same. 5th av, e s, 80 n 2d st, 20x91.9. Nov. 15, 3 years. 10,000
 Buckley, Daniel, and Edward Hartung to Mary Rogers. 5th av, n e cor President st, runs north 100 x east 92.3 x south 5 x east 9.9 x south 95 to st, x west 102. Jan. 12, due May 1, 1888. 15,000
 Bacon, Stephen H., to John W. Hunter and ano., exrs. and trustees Maria Hunter. Washington av, e s, lots 198 to 205 map of property in Brooklyn, by Ludlam, not indexed, 100x 228.10x47.5 to road to Bedford, x72.2x178.11. Jan. 17, 1 year, 5%. 10,000
 Brandt, Maggie S., to David S. Beasley. Van Buren st. P. M. Jan. 12, 2 years. 1,200
 Byrnes, Elizabeth, to Ellen McLaughlin. Charles pl, e s, 200 n Myrtle st, runs east 100 x north 7.4 x west 101.8 to pl, x south 23.2. Jan. 17, 3 years. 800
 Canton, Gerardo, to Oscar H. Doolittle. Bushwick av. P. M. Jan. 16, installs. 1,500
 Clarkson, Sarah A., widow, to Clara A. Swartz. Greene av, n w cor Sumner av, 20x80. Jan. 17, 3 years, 5%. 5,000
 Cohen, Jacob, to John Power. Blake av, s w cor Sackman st. P. M. Jan. 16, installs. 446
 Colton, E. Alice, wife of Frederick H., to The Dime Savings Bank, Brooklyn. Montague st, s s, 101.6 e Henry st, 25.6x100. Jan. 17, 1 year, 5%. 2,000
 Concannon, Patrick, to Albert G. McDonald. Lafayette av, n s, 110 e Lewis av, 76x100. Jan. 17, due May 1, 1888. 600
 Correll, Philipp, to Rosanna Dyer, admrx. John Dyer. Liberty av, s s, 40 w Van Sicken av, 20x100. Jan. 12, due Jan. 1, 1890, 5%. 2,000
 Coyle, Catharine, to Mary J. Van Arsdale, Montclair, N. J. Waverly av, e s, 214.5 s Fulton st, 40x110. Jan. 16, 2 years. 2,000
 Campbell, James, and Morris Hirsch to Ann A. Tucker, extrs. James Dickson. Sumner av, n w cor Hart st, 17x80. Jan. 11, due April 1, 1891, 5%. 4,000
 Casey, Philip, to Hiram S. Foster. Degraw st, n s, 112.7 e Court st, 25x100. Jan. 14, 3 years. 4,500
 Church, James, and George Gough to Julia Wood. Wyckoff av, s w s, 75 n w Stockholm st, 15x112. Jan. 10, 3 years. 550
 Same to Louisa M. Wood. Same property. Jan. 10, 3 years. 1,250
 Cohn, Sarah, wife of and Morris, to Jennie L. Hurton, Guilford, Conn. Front st, n s, 105.8 w Main st, 18.6x66 to an alley. January 11, installs. gold, 3,000
 Collins, Sarah, widow and devisee James R. Collins, to The Kings Co. Savings Inst. Carlton av, e s, 119 n Prospect pl, 21x100. Jan. 13, 1 year, 5%. 2,500
 Concannon, Patrick, to Albert G. McDonald. Lafayette av, n s, 100 e Lewis av, 76x100. Jan. 13, due May 1, 1888. 1,000
 Corwin, Frank L., to Annie L. wife of Charles E. Rogers. 11th st, s s, 214.6 e 4th av, 16.8x 100. Nov. 1, 1 year. 500
 Cox, Ebenezer, to Jane D. Tuttle. Clermont av, e s, 466.11 n Myrtle av, 22.6x100. Jan. 8, 1 year, 5%. 300
 Cronin, Michael F., to Henry D. Lott. 7th av, n e cor 39th st, 20x100. Jan. 10, 1 year, 300

Cummings, Thomas P., to Charles E. Clark. Eldert st, s s, 395.6 e Broadway, 18x90. Jan. 11, 1 year. 500
 Day, Catharine, to Leffert L. Bergen. 53d st, s s, 420 w 3d av, 20x100.2. Jan. 12, 5 years, 5%. 2,000
 Dixon, Maria V. S., to Anna R. Hurlburt. Greene av, s s, 184.5 w Franklin av, 20x92.8. Jan. 13, 2 years. 500
 Dower, Andrew J., to William T. Smith and ano., trustees for Alice C. Smith. Carroll st, s s, 306.4 e Hoyt st, 16.4x70. Nov. 1, due April 22, 1890, 5%. 1,600
 Dredger, Isaac, to Josiah O. Ward, guard. Isabel G. Ward. 9th st, s s, 157.7 e 4th av, 18.6x 72.6. Jan. 12, 3 years, 5%. 3,000
 Dugan, Maria, widow, to John B. Phillips. Sands st, s s, 100 w Gold st, 19x100. Jan. 14, 3 years. 1,000
 Dolbeer, Ann H., wife of and Moses, to The Kings County Savings Institution. Hart st, s s, 100 e Sumner av, 20x100. Jan. 17, 1 year, 5%. 1,000
 Dunker, Anastatia, wife of James, to Anna E. Cozine. Weirfield st, n w s, 95 n e Bushwick av, 20x100. Jan. 18, installs, 5%. 900
 Duniker, Anastatia S., to The Williamsburgh Savings Bank. Weirfield st, n w s, 95 n e Bushwick av, 20x100. Jan. 18, 1 year, 5%. 2,000
 Eason, Ann, wife of Alexander, Napa County, Cal., to The Williamsburgh Savings Bank. Putnam av, n s, 80 w Howard av, 20x80. Jan. 13, 1 year, 5%. 1,700
 Ebert, Mary, to John V. Fischer. Hopkins st, n s, 574.2 e Throop av, 25x100. Jan. 11, due Jan. 1, 1891, 5%. 1,000
 Fields, Kittie J., wife of and William A., to The Williamsburgh Savings Bank. Weirfield st, n w s, 115 n e Bushwick av, 20x100. Jan. 18, 1 year, 5%. 2,000
 Same to Anna E. Cozine. Same property. Jan. 18, installs, 5%. 1,400
 Fee, Patrick, Mary, James and Thomas, heirs Ann Fee, to Charles J. Patterson. President st, s s, 150 w Hicks st, 20x100. Jan. 12, 3 years. 550
 Fitzpatrick, William, to Samuel Luther. Hamburg av, w s, 100 s Elm st, runs south 53.9 x west 230.4 x east 224. Jan. 9, 1 year. 300
 Fraser, John, to The Williamsburgh Savings Bank. Jefferson av, n s, 170 w Throop av, 20x100. Jan. 12, 1 year, 5%. 4,000
 French, Albert L., to Henry Kettelhdct. 4th av. P. M. Jan. 20, 3 years. 400
 French, William H., to Mary A. Strain. 11th st, s w s, 428.6 s e 5th av, 20x100. Jan. 1, 1 year, 5%. 500
 Fritz, Michael, to The German Savings Bank, Brooklyn. Ellery st, s e s, 275 n e Broadway, 25x100. Jan. 9, due June 1, 1889, 5%. 3,000
 Fischer, Lazar, West Brighton, Coney Island, to Adolph Altman. Lot at West Brighton, Coney Island, bounded on the north by Surf av, on the east by land Thomas Clancy, on the south by N. Y. and Sea Beach Railway Co., on the west by land of mortgagor. Lease. Jan. 16, demand. 873
 Gerdts, Jurgen F. A., to The Brooklyn City Co-operative Building & Loan Assoc. Hamilton av, east cor Lexington av, 50x116.3, New Utrecht. Jan. 16, installs. or subscriptions, 5%. 4,000
 Gode, Louis J., and Caroline his wife, to Dittmas Jewell. Vermont av, s e cor Brooklyn & Jamaica turnpike, 43x88.9x43x73.1. Dec. 1, due Jan. 1, 1891. 3,300
 Grening, Paul C., to Maria Stillwell, Gravesend, L. I. Lexington av, s s, 298.9 w Marcy av, 18.9x100. Jan. 2, due Jan. 1, 1891, 5%. 1,500
 Gault, Sarah A., to John L. Nostrand, New Utrecht. Bay 8th st, New Utrecht. P. M. Jan. 12, 3 years, 5%. 600
 Graesse, William, to Frederick Muller. Rodney st. P. M. Jan. 16, 1 year, 5%. 2,500
 Hardy, Edwin and Lucy his wife, to Hugh W. Hamlyn, Hottokus, N. J. Fenimore st, s s, 440 e Nostrand av, 100x87.10x100x87.8. Jan. 16, 3 years. 1,500
 Hellwig, Helen E., wife of Maurice, to James A. H. Bell, Madison, Conn. Marcy av, e s, 16.8 s Lexington av, 16.8x66. Jan. 13, 1 year. 600
 Henkel, Jacob, to Jacob Morganthaler. Stockholm st, s s, 215 e Nostrand av, 23.2x92.3. Dec. 31, due Jan. 1, 1893, 5%. 2,000
 Herbert, Emeline R., widow, to Ebenezer Roby. Baltic st, s s, 83 e 3d av, 103x100. Jan. 14, due April 9, 1888. gold, 16,000
 Herbert, Emeline R., to The Mutual Life Ins. Co., N. Y. 3d av, e s, 20 s Baltic st, 78.6x83. Jan. 14, due Jan. 16, 1889. 21,000
 Herod, William, to John R. Wood. Atlantic av, n w cor Albany av, 20x89.1. Jan. 7, 5 years, 5%. 8,000
 Hagedorn, Charles, and Edwin C. Squance, to Sarah H. Powell. 2d st, n s, 100 w 6th av, 255.6x100. Jan. 18, 3 months. 25,000
 Herrfeldt, Rosalie, wife of Hugo, to John Surin, Jr. 2d st. P. M. Jan. 3, 3 years, 5%. 2,250
 Hoes, William M., to Adolphus Bennett, Bay Ridge, L. I. 3d av and 74th st, New Utrecht. P. M. Jan. 10, 3 years or installs, 5%. 1,500
 Holmes, William, to Robert E. Topping. 47th st, n s, 300 e 3d av, 20x100.2. Oct. 19, 1 year. 350
 Holt, Morgiana, to Anna K. Granniss. Bushwick av, south cor Weirfield st, runs southeast 200 to Halsey st, x southwest 95 x north-west 200 to Weirfield st, x northeast 95. Jan. 14, due April 1, 1888. 7,000
 Henry, William I., to Prudence Carpenter. Milford st. P. M. Jan. 16, 3 years, 900

Hyland, Maurice, to The East River Savings Inst. Bergen st, s s, 354 e 5th av, 40x100; also property in New York. Jan. 16, 1 year, 5%. 20,000

Isbill, Charles, to Cornelius S. Stryker, Gravesend, L. I. Putnam av, n s, 275 e Sumner av, 100x100. Jan. 14, 1 year, 5%. 5,500

Jarvis, James O., to Frances H. wife of Robert S. Walker. Wintthrop st, Flatbush. P. M. Jan. 2, installs. 1,000

Johnson, Hannah M., to Helen M. Organ. Throop av, w s, 83.4 s Hart st, 16.8x100. Jan. 16, due Jan. 1, 1891, 5%. 2,000

Joseph, Samuel, to Albert G. McDonald. Rockaway av, s w cor New Lots road, runs south 630.4 x west 395.3 to road to Vanderveers Mill, x north 36.4 x north again 379.2 in two courses to road to Canarsie, x east 180.4 to New Lots road, x489 to beginning; Rockaway av, s e cor New Lots road, runs south 558.8 x east 247.2 x north in two courses 374 to brook, x west 218 to beginning, Flatlands. Jan. 13, due July 1, 1888, or sooner. 4,000

Kay, William E., and Henry C. Bull, of Kay & Bull, to Emma C. Cox. 18th st, s w s, 445 s e 7th av, 15x91.10x15x99.8. Jan. 18, due Jan. 1, 1891, 5%. 1,300

Same to Joseph Post. 18th st, s w s, 460 s e 7th av, 15x90.8x15x89.6. Jan. 18, due Jan. 1, 1891, 5%. 1,300

Same to S. Gertrude Powell. 18th st, s w s, 490 s e 7th av, 15x93.5x15x94.2. Jan. 18, due Jan. 1, 1891, 5%. 1,300

Same to Ansel L. Freeman, guard. C. Adella Freeman. 18th st, s w s, 430 s e 7th av, 15x 93x15x91.10. Jan. 18, due Jan. 1, 1891, 5%. 1,300

Same to same. 18th st, s w s, 415 s e 7th av, 15x94.2x15x93. Jan. 18, due Jan. 1, 1891, 5%. 1,300

Kimball, John W., to Josiah O. Ward, guard. Isabel t. Ward. 9th st, s s, 176.1 e 4th av, 18.6x72.6. Jan. 12, 3 years, 5%. 3,000

Kimball, William C. and Luman W., to George W. Bates. Fort Greene pl, w s, 128.4 s Lafayette av, 21.8x85. Jan. 13, 3 years, 5%. 3,000

Knell, Philip, to Sarah E. wife of Horatio S. Stewart. Madison st, n s, 371 e Patchen av, 18x100. Jan. 17, 2 years, 5%. 1,400

Knight, Henry W., to Maggie J. Hazard. Van Buren st, n s, 295 e Sumner av, 20x100. Sub. to mort. \$5,500. Jan. 3, due Jan. 1, 1889. 3,000

Lake, Alonzo, to Edward T. Hunt, exr. and trustee Thomas Hunt. 6th av, 54th st. P. M. Dec. 7, 5 years, 5%. 766

Lavin, Thomas, to William E. Murphy. Wyckoff st, n s, 250 e Underhill av, 24x49.7x28.10 x63.11. Jan. 1, 1 year. 200

Lawrence, Charles, to Winifred A. Ingraham. St. Marks av, n s, 261.4 e Vanderbilt av, 53.4 x181x106.9x150. Nov. 11, due Nov. 1, 1892, 5%. 2,000

Lee, Henry W., with Anna K. Granniss, both mortgagees. Agreement as to priority of mortg. made by Morgiana Holt. Jan. 14. nom

Liebow, Anna, wife of and Charles, to Christine Eskens. Fulton av, s e cor Ashford st, 25.6x 88.3x25x33.1. Jan. 10, due Mar. 1, 1888. 4,000

Lorey, Barbara C., to Daniel H. Homan. Franklin st. P. M. Jan. 11, 3 years, 5%. 3,500

Loughlin, John, to The Brooklyn Trust Co. Jay st, e s, 397 s Concord st, runs east 100 x north 40 x east 242.1 x south 21.6 x east 52 x south 21 x west 397.8 to Jay st, x north 8.11. P. M. Jan. 12, 1 year, 5%. 10,000

Lyons, Cornelia B., widow, to William H. Bennett. Berkeley pl. P. M. Jan. 14, due Jan. 1, 1889, 5%. 3,500

Lynch, Mary E., to Helen C. Barden, admr. Terence C. Parden. Hicks st, e s, 205 s Rapelye st, 25x86x24.7x86. Jan. 16, 1 yr, 5%. 5,000

Same to Moses T. Payne. Hicks st, e s, 130 s Rapelye st, 25x86x25.5x86. Jan. 16, 5 years, 5%. 5,000

Same to same. Hicks st, e s, 155 s Rapelye st, 25x86. Jan. 16, 5 years, 5%. 5,000

Same to Charles V. Davidson and Stephen Bulkley, Jr. Hicks st, e s, 180 s Rapelye st, 25x86; Hicks st, e s, 230 s Rapelye st, 50x86. Jan. 16, 3 years, 5%. 5,000

Maddock, George, to Caroline Brunner. Fulton pl, w s, 160 n Eldert av, 25x100. Dec. 6, 3 years. 1,500

Mahon, Martin, to Edward Egolf and John A. Lott, Jr. Earl st, n s, 160 w Brooklyn av, Flatbush. P. M. Jan. 13, 3 years, 5%. 125

Same to same. Earl st, n s, 180 w Brooklyn av, Flatbush. P. M. Jan. 13, 3 years, 5%. 85

McCabe, Henry, wife of Matthew, to Sarah Wilde. Quincy st, s s, 133.4 w Reid av, 16.8 x100. Jan. 12, 3 years, 5%. 2,500

McDicken, John, to Thomas S. Strong. Marion st, s s, 275 e Howard av, 20x100. Jan. 11, 8 years, 5%. 3,000

McIlvain, Georgianna, wife of William S., to J. Henry Anderson. Hudson av, w s, 82.2 n High st, 41x61. Dec. 24, 1 year. 500

McLean, Henrietta, wife of Ward, to Thomas E. Bishop. Macon st. P. M. Jan. 16, 3 years or sooner, 5%. 1,000

McMillan, Thomas, to The South Brooklyn Co-operative Building and Loan Assoc. Van Dyke st, n e s, 325 s e Richards st, 25x 100. January 12, installs. or subscriptions, 5%. 3,750

M'Neill, Mary, wife of [Robert, to John R. Sargeant. Greene st, s s, 150 w Oakland st, 25x100. Jan. 5, 2 years. 300

Meyer, Henry, to The Kings County Savings Institution. Vigelius st, n w s, 400 n e Broadway, 3 lots, each 20x100. 3 mortg., each \$2,500. Jan. 12, 1 year, 5%. 7,500

Miller, Abel, to Ira O. Miller. Stuyvesant av. P. M. Jan. 12, 6 months. 9,500

Miller, William M., to Morris L. Holman. Eastern Parkway, s s, 20 w Snediker av, 31x 100. Jan. 3, 5 years. 3,000

Same to Benjamin T. Underhill, exr. John K. Underhill. Snediker av, w s, 100 s Eastern Parkway, 40x100. Jan. 17, due Jan. 1, 1893. 2,000

Miller, Sarah A., wife of and Andrew, to The Title Guarantee and Trust Co. Dean st. P. M. Jan. 9, due Jan. 17, 1889, 5%. 13,000

Mills, Isel L., to Joel W. Sherwood and ano., exrs. Hannah Eston. Van Buren st, s s, 285.9 w Reid av, 14.3x100. Jan. 13, due Jan. 1, 1891, 5%. 1,750

Mills, Eliza, wife of and John F., to The South Brooklyn Savings Inst. 8th st, s s, 158.1 w 6th av, 20x90. Jan. 18, 1 year, 5%. 1,500

Misner, Elizabeth, to Frederick Middendorf. Essex st, e s, 246.2 s Atlantic av, 150x100. Jan. 12, due Feb. 1, 1889. 350

Montgomery, Emily F., trustee George C. Montgomery, to Howard F. Montgomery. Parkville, N. Y. Washington av, n s, 575 w 1st st, 55x100. Dec. 31, 1 year. 150

Morrissey, Sarah T., wife of John J., to The Williamsburgh Savings Bank. Wyckoff av, n e s, 25 n w De Kalb av, 20x93x20x93.8. Jan. 16, 1 year, 5%. 1,600

Same to same. Wyckoff av, north cor De Kalb av, 25x93.8x25x94.4. Jan. 16, 1 year, 5%. 2,250

Mulligan, Jane, to William Schenck. Fulton av, n s, 51.1 w Eldert av, 51.1x97.9x50x87.3. Jan. 3, 3 years. 800

Munkebeck, Annie L., wife of and Thomas, to Jonathan M. Barkley. Hamilton av, No. 88, w s, 64.3 s Imlay st, runs west 23.9 x southwest 24 to Summit st, x southeast 16.6 x east 40 to av, x north 16.4. Jan. 7, due Jan. 1, 1891. 2,000

Same to Eliza J. wife of Elbert Hegeman. Glen Cove, L. I. Hamilton av, No. 90, w s, 80.7 s Imlay st, 16.10x36.8x16.10x40. Jan. 7, due Jan. 1, 1891. 2,000

McKaghe, John, to Anne Trafford. Nassau st, n s, 27 e Pearl st, 25x—x24x78.10. Jan. 18, 1 year, 5%. 1,000

McKenna, Margaret, wife of Matthew, to Susan Allen. South 8th st, No. 162, s s, 69 w Driggs st, 23x100. Jan. 14, 3 years, 5%. 4,000

Mitchell, John, and John W. Trim to Phebe E. Leverich and ano., exrs. and trustees Augustus A. Leverich. Ivy st, s e s, 200 n e Broadway. P. M. Dec. 6, due Jan. 16, 1891, or sooner, 5%. 12,500

Monds, Elizabeth, wife of and Crawford, to William H. Dunbar. Wyckoff av, west cor Suydam st, 75x96.3. Jan. 16, 3 years. 700

Mulligan, Michael, to Esther M. Hedges, Easthampton, L. I. 4th av, s e cor 36th st, 24.4x 81; 46th st, n s, 220 e 4th av, 40x100.2. Jan. 17, 2 years. 800

Nichols, George, to Cornelia Catlin, Waterbury, Conn. Leonard st, e s, 18.4 s Powers st 18.4x50. Jan. 11, 3 years, 5%. 2,000

Nolan, Stephen D., to Jennie E. Reilly. Greene av, n s, 200 w Marcy av, 50x100; Fulton st, n s, 52 e Clinton av, 33.4x62.9x32x60. 1/2 part. Jan. 13, 1 year. 1,100

Ochs, George, to Joseph Millon. De Kalb av, s e s, 250 n e Hamburg av, 25x100. Jan. 12, due Jan. 1, 1893, or sooner, 5%. 1,600

Olliffe, Isabella S., to Ira O. Miller. Prospect pl, n s, 70 w Underhill av, 60x100. Jan. 12, 1 year. 2,641

Olsen, John Z., to Levi V. Martin. 54th st. P. M. Jan. 13, installs. 830

O'Neill, Thomas, to John G. Jenkins, committee Henry C. Ely. Cook st, n s, lot 43 map of property in Williamsburg, 3d District, belonging to Richardson and others, 25x100. Jan. 14, due Jan. 1, 1893. 500

Otten, Martin, to The Germania Savings Bank, Kings County. Dikeman st, w s, 290 n w Conover st, 35x100. Jan. 13, 1 year, 5%. 5,500

Oulton, Sampson B., to The Metropolitan Life Ins. Co. 7th av, s w cor 14th st, 20x80. Jan. 13, installs. 9,500

Same to same. 7th av, w s, 80 s 14th st, 20x80. Jan. 13, installs. 6,250

Same to same. 7th av, w s, 20 s 14th st, 3 lots, each 20x80. 3 mortg., each \$6,250. Jan. 13, installs. 18,750

Same to same. 14th st, s s, 80 w 7th av, 17.10x 100. Jan. 13, installs. 4,500

Oulton, Sampson B., to Asa W. Parker, Hempstead, L. I. 7th av, s w cor 14th st, 100x97.10. Jan. 13, demand. 5,000

Oulton, Sampson B., to William H. Biersds. 7th av, w s, 20 s 14th st, 20x80. Sub. to mortg. \$7,500. Jan. 17, 1 year. 2,000

Peterson, Charles G., to The Title Guarantee & Trust Co. 7th st, n e s, 179.1 n w 7th av, 93.4x100. Building loan. Jan. 13, 1 year, 5%. 20,000

Puels, Joseph P., to The Mutual Life Ins. Co., New York. Gates av, n s, 325 w Marcy av, 100x100; Quincy st, s s, 325 w Marcy av, 100x 100. Jan. 16, 1 year. 15,000

Reitz, Catharine A., George W., William H., and Charlotte A. C. Koehler to Sarah A. Hewlett. Myrtle av, n s, 62.6 e Bedford av, 37.6x107.9. Jan. 17, due Jan. 1, 1890, 5%. 2,000

Robbins, Mary C., wife of Jason, to John Fraser. Jefferson av. P. M. Jan. 14, 2 years, 5%. 1,250

Robbins, Thomas H., to Ella wife of William J. La Roche. Lot at Windsor terrace, Flatbush, begins at point in centre line of Temple court 62.8 n from a point on n s of Seeley st 420 e Middle st, runs north 14 x east 100 x south 14 x west 100. Jan. 13, 5 years. 1,000

Same to same. Lot at Windsor terrace, Flatbush, begins at point in centre line of Temple court 76.8 n from a point on n s Seeley st 420 e Middle st, 14x100. Jan. 13, 5 years. 1,000

Robbins, Thomas H., to Charles H. Heimbürg. Seeley st, n s, 320 e Middle st, runs north 211.1 to patent line bet Flatbush and Brooklyn, x east 246.10 x south 93.7 x west 100 to centre Temple court, x south 90.8 to Seeley st, x west 100, Flatbush. Jan. 16, demand. 23,000

Randall, Isabella T., wife of and Frederick W. to Lizzie C. Merrill. Clifton pl, n s, 125 w Franklin av, 20x100. Jan. 16, 3 years, 5%. 3,000

Ransom, Ida M., wife of James F., and Ada A. wife of Samuel T. Stevens to Kate C. Henderson et al., exrs and trustees Isaac Henderson. 10th st. P. M. Jan. 16, due Jan. 6, 1889, 5%. 800

Roche, Thomas H., to Menia Breyding. 20th st, s w s, 250 s e 3d av, 25x100. Jan. 14, 3 yrs. 400

Roesel, John, and Anna his wife, to Cordelia E. Macpherson, extr. Gardner G. Yvelin. Sumpster st, s s, 100 w Stone av, 90x100. Jan. 13, due Jan. 1, 1889, 5%. 500

Rachow, John, and Katharina his wife to Richard Vadais. 3d av, e s, 75.2 s 49th st, 25x100. Jan. 7, 2 years, 5%. 1,000

Schramm, John, to George Covert. Locust st, n w s, 225 n e Broadway, 25x100. Jan. 17, 5 years, 5%. 2,500

Same to same. Stockton st. P. M. Jan. 17, 3 years, 5%. 1,800

Schultz, William H., to Abraham S. Herzog. Broadway, n e s, lot 286 Ewens map Williamsburg, Williamsburg, 25x—. Jan. 16, 1 year. 2,600

Scott, Eliza E., widow, to Susan W. Talmage. Schermerhorn st, n s, 125.1 w Smith st, 25x 101.2. Jan. 18, 3 years, 5%. 7,000

skidmore, Joel E., to William A. Cooke, Jr. Kosciusko st, s s, 238.9 e Lewis av, 17.3x100. Secures building materials to be supplied. Jan. 17. 2,500

Saddington, Thomas B., to Samuel A. Godwin et al., exrs. Samuel Godwin. Penn st, s s, 131 e Wythe av, 21x100. January 16, 3 years, 5%. 5,000

Snow, James H., to Mary S. Croxson. Clinton st. P. M. Jan. 5, installs, 5%. 7,000

Streeter, George W., to Sarah J. Wood, Putnam, Conn. Leonard st, w s, 125 s Meserole st, 25x100. Jan. 5, 3 years or sooner. 625

Steinbacher, Franz, to Charlotte Wills and ano., exrs. John Wills. Bushwick av, north cor Vandever st, 40x100. Jan. 2, 3 years, 5%. 500

Stillwell, Isaac H., to Catharine E. L. Duryee. 52d st, n s, 30)e 3d av, 20x100.2. Jan. 10, 1 year, 5%. 200

Sullivan, Hannah, wife of and Philip, to The Serial Building Loan and Savings Institution. Patchen av, w s, 59.8 s Decatur st, 20.4x80. Dec. 20, installs. or subscriptions. 2,500

Same to John Morton. Same property. Jan. 13, installs. 400

Sussieck, Charles, to The Greenpoint Savings Bank. North 2d st, s e cor Lorimer st, 25x 100. Jan. 7, 1 year, 5%. 10,000

Swimm, Theodore W., to George J. Bryan. Madison st, n s, 175 e Throop av. P. M. Jan. 3, due Feb. 1, 1888. 3,100

Same to David S. Beasley. Madison st, n s, 250 e Throop av. P. M. Jan. 3, due Feb. 1, 1888. 600

Sakker, John, and Susanna his wife, to B. J. Pink. Liberty av, n s, 75 e Locust av, 25x 100. Jan. 13, 6 months. 300

Salmoad, Archibald and James, to Andrew D. Baird. Centre st, e s, 275 s Broadway, 25x 100. Nov. 26, 3 years, 5%. 1,100

Schmitt, John, and Elizabetha his wife, to Justus Schoenewald. Elm st. P. M. Jan. 16, 1 year, 5%. 1,000

Scholl, Louisa, wife of John, to Joseph Von Hatten. Rockaway av, e s, 20 s St. Marks av, 29.4x80. Jan. 3, due Jan. 1, 1893, 5%. 1,500

Smith, William B. and Harriet T., to Laura F. Beecher. Fountain av, w s, 150 s Atlantic av, 100x100. Jan. 11, 3 year. 1,000

Taylor, Rachel L., to Elizabeth H. Lacey. Main st or Flatbush av, w s, adj land of John Vanderbilt, 107.11x249x115.11x241. Oct. 13, 5 years. 4,000

Taylor, Thomas, to Mary C. Waterbury. Bergen st, s s, 116.8 w Bedford av, 16.8x100. Jan. 14, 3 years, 5%. 4,500

Same to Catherine E. Rausch, admr. Bernard Rausch. Bergen st, s s, 133.4 w Bedford av, 16.8x100. Jan. 14, 3 years, 5%. 4,500

Same to George Wilson. Bergen st, s s, 100 w Bedford av, 16.8x100. Jan. 14, 3 yrs, 5%. 4,500

Toulmin, Hector, to Jacob W. Vanderhorst Kuyt. Lexington av. P. M. Nov. 22, 2 years. 1,200

The Brooklyn Turkish Bath Co. to The Brooklyn Trust Co. Clinton st, w s, 198 n Pierrepoint st, 45.4x100.2x50.11x100; also all rights, privileges and franchises. Jan. 2, 10 years. secures issue of bonds, 50,000

Thorn, Elizabeth A., to Arthur G. Sedgwick. Lots 138 and 139 and 158 to 161 map Theodore Sedgwick, New Utrecht. Jan. 7, 3 years, 5%. 720

Thompson, Catharine I., to Thomas Brown. 4th av, e s, at a point midway bet 80th and 81st sts, runs east 502.7 x south 139.4 to centre line 81st st, x west 502.7 to av, x north 139.4 to beginning, New Utrecht. Jan. 18, installs. 3,900

Unverzagt, Eliza, wife of Jacob, to David B. Baylis. Atlantic av, s s, 150 w Nevins st, 25x 94. Jan. 12, 1 year, 5%. 3,000

Voelk, C. Frederick, to Mary S. Baker. Scholes st. P. M. Dec. 30, 3 years, 5%. 700

Voorhies, James W., to Charles J. Patterson,

Highway or road leading from Coney Island by the Washington Cemetery to Brooklyn, n w cor road from Flatlands to New Utrecht, —x—, Gravesend. Jan. 12, 3 years, 5%. 1,500
 Visel, Elizabeth, to Mary Hauschildt. Cumber-land st, w s, 250 n Greene av, 20x100. Jan. 2, 10 years or installs, 5%. 5,000
 Wilson, William W., South Oyster Bay, L. I., to Orville B. Ackerly, Yonkers, N. Y. Van Cott av. P. M. Jan. 16, due Jan. 17, 1889, or sooner. 1,000
 Woodruff, Caroline A., wife of and Edward M., to Michael White. Halsey st, s s, 80 e Arling-ton pl, 20x100. Jan. 16, 1 year. 1,500
 Woods, William, to Bernard Cruse. Conover st, n w cor Sullivan st, 25x100. Jan. 13, due Jan. 14, 1888. 257
 Woodward, Parkin, to The Mechanics Bank, Brooklyn. Clinton av, e s, 75 s De Kalb av, 100x200 to Waverly av. Jan. 16, note, 6 months. 15,000
 Ziegler, William, to The Williamsburgh Sav-ings Bank. Halsey st, Ralph av, Macon st and Patchen av—the block. Jan. 17, 1 year, 5%. 50,000

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

JANUARY 13 TO 19—INCLUSIVE.

Altschul, Jacob, to Mary K. Brooks, Brooklyn. \$2,300
 Back, Aaron J., guard. of Cora and Mau-ricie Vollman, to Louis Meyer. nom
 Bellamy, Frederick P., Brooklyn, to An-drew D. Baird. 1,000
 Briggs, James M., Eastchester, N. Y., to Samuel M. Purdy. 1,000
 Bowes, John J., to Miles A. Stafford. 3,789
 Brandt, John and Louis, to George C. Cur-rier. 2,000
 Brown, Charles S., to John Bussing, Jr. 3,500
 Brown, Lewis B., to Charles S. Brown. 3,500
 Barnard, Frederick J., trustee, to Jehiel T. Hurd. 1,044
 Bernheimer, Abraham, to Flora Bernhei-mer. consid. omitted
 Bing, Jr., Simon, to Simon Herman. 750
 Case, Jeremy G., to Joanna wife of Alex-ander McSorley. 16,000
 Cross, Marvin, Sherlock Austin and John H. Ireland to Frederick P. Bellamy, Brooklyn. consid. omitted
 Decker, John W., to Barbara Schneider. 1,100
 De Forest, William H., Jr., to George R. Sheldon. nom
 Dorsett, R. Clarence, to Caroline M. Hitch-cock. 3,828
 Dorsett, Robert and Ella L., to Clarence R. Dorsett. consid. omitted
 Dorsett, Robert, to Caroline M. Hitchcock. 3,082
 Dowden, George A., Newark, N. J., to White, Potter & Paige Mfg. Co., Brook-lyn. 1,029
 Same to same. 515
 Dowling, Agnes, to Joseph F. Emanuel. 3,349
 Dworsky, Abraham J., to Leopold May. 2,000
 Same to same. 2,000
 Ehmam or Ehmman, Christian, to William Kusche. nom
 Everest, Thomas, to Ewelia Crandall, widow. 5,000
 Efinger, George, and Minie his wife, to Henry Keil. 2,850
 Eisert, Ignatz, to David Gideon. 3,383
 Ehrman, Henry, to William E. and Caro-lina Bischoff. 7,000
 Fettretch, Joseph, to Jeremy G. Case. consid. omitted
 Flaherty, Marie K., to John E. Lockwood, Long Island City. 8,000
 Grenell, Increase M., to Gertrude Stewart. 1,500
 Gwillim, Kate H., to Edward J. Murray. 1,060
 Goebel, Sophie F., to August Bergen 1,000
 Guastavino, Rafael, to John M. and Henry M. Cornell. nom
 Herman, Simon, to Simon Bing, Jr. 1,750
 Higgins, Francis, to Charles E. Miller. 5,250
 Hall, Thomas R. A. and William H., of William Hall's Sons, to Henry G. Forbes. nom
 Hopper, Isaac A., to John M. Canda and John P. Kane, of Canda & Kane. nom
 Jaeger, Adolph, and Anna his wife, to Jo-hanna Abt. 1,000
 Johnston, Cyril Earle, to The Manhattan Life Ins. Co. 12,500
 Joveshoff, Herman, to Daniel D. Lord. 5,500
 Kaufmann, Sigismund, to Carl Kaufmann, Berlin, Germany. nom
 King, Oliver R., to Isabella H. Fisher. 8,579
 Kurzman, Ferdinand, and Marx Reiss, exrs. and Nancy Reiss, extrx. Isaac Hochster, dec'd, to Marx Reiss. 3,054
 Keys, Josephine A., to Elizabeth H. Keys. 3,500
 Knapp, Shepherd, and Thomas Paton, exrs. Rev. Gardner Spring, to Andrew War-ner. 8,000
 Le Gendre, William C., committee and trustee of Emma C. Durand, to William C. Le Gendre, committee of John Van Alstyne. 4,550
 Lochmann, Louis, to Frederick Dillemath and Catharine his wife. 2,000
 Lowery, John A., to James A. Phyfe. 1,250
 Same to same. 1,250
 Lyon, Dore, to Mitchel Valentine. 7,441
 McCormack, Fannie, guard. Ethel H. Mc-Cormack, to Fanny R. Harrison. 2,216
 Same to Caroline M. Hitchcock. 1,662
 McCormack, Fannie, to Fannie McCor-mack, guard. Ethel H. McCormack. 2,256
 Same to Caroline M. Hitchcock. 16,342

McCormack, Isabella, to Caroline M. Hitch-cock. 7,649
 Same to Fannie McCormack, guard. Ethel H. McCormack. 1,684
 Meyer, Arthur L., to William A. Darling, President Murray Hill Bank. nom
 Meyer, Louis, to Aaron J. Bach, extr. of Jacob E. Bach and Julia V. Bach. nom
 Middlebrook, Frederic J., to James N. Platt and ano., exrs. and trustees Thomas C. T. Buckley. 12,000
 Murray, Mary, to Henry C. Meyer. 400
 Middlebrook, Frederic J., to Chas. B. Cur-tis et al., exrs. and trustees Peter C. Cor-nell. 8,002
 Middlebrook, Frederic J., to Charles B. Curtis et al., exrs. and trustees Peter C. Cornell. 20,123
 Mahon, Martin, and Edward Coyne to Ja-cob Bookman. 1,506
 Ogden, Isaac C., to John Hennessy. nom
 Peabody, Charles A., Jr., to Rosalie wife of Joel E. Hyams. 2,000
 Phillips, Esther, to Abrahm J. Dworsky. 2,000
 Same to same. 2,000
 Picaut, Paul, extr. Margaret F. Picaut, to James M. Lyddy. 3,200
 Riedemann, Daniel, to John Ruszits. 4,120
 Schmohl, Elizabeth, to Charles H. Reed. 12,000
 Smith, William Wheeler, individ. and as extr. John L. Smith, to Matthias B. Smith. 15,219
 Stettenheim, Isidor M., to Elizabeth Rich. Stettenheim, Flora, to same. nom
 Shaw, John C., to The Brainerd Quarry Co. nom
 Same to same. nom
 Turner, Herbert B., and Henry A. de Meli, trustees Peter G. Hart, dec'd, to Sophia Grefe. nom
 Tauber, Joseph, to Josephine Rapp. 1,000
 Tilney, John S., Orange, N. J., to W. H. De Forest, Jr. nom
 The New York Savings Bank to Harriet J. wife of Detlef Lienau. 10,000
 Tredwell, John H., trustee for Alexander Townsend, to John H. Tredwell, trustee for John H. Cornwell. 2,100
 Same to same. 2,000
 Ulfelder, Lester, to Reuben Grunauer. 1,500
 Van Keuren, Frederick F., to Lillian A. Wolf. nom
 Waterbury, James M., Robert J. Turnbull and S. Van Rensselaer Cruger, trustees of Thomas E. Screven, Jr., to The Manhat-tan Life Ins. Co. 12,500
 Wohinsky, Rachel, to Edward Zennegg. 1,500
 Wolf, Lillian A., to Allena B. Pearsall. 4,000
 Wood, Joseph L. R., to Leonard Mortimer Thorn. 4,586
 Whiting, William H., to Rosene Fassin. 4,000

KINGS COUNTY.

JANUARY 12 TO 18—INCLUSIVE.

Alles, Frederick M., to Frederick Uloth. \$3,000
 Anderson, Alexander H., et al., exrs. Isa-bella Anderson, to Alexander H. Ander-son et al., trustees under will of said Isabella Anderson. nom
 Abrams, Oscar, to Henry T. Richardson. 400
 Bergen, Cornelius J., Babylon, L. I., to James C. Bergen, guard. Dominicus S. Voorhees. 5,500
 Bergen, James C., guard. of Dominicus S. Voorhees, to Dominicus S. Voorhees. nom
 Same to same. nom
 Bussell, Sarah E., to Sophia J. wife of Christopher Wray. 5,000
 Bishop, Thomas E., to James McMahan. 1,000
 Coit, William, to Darius Crowell, South Yarmouth, Mass. 3,700
 Colyer, Cornelius R., and ano., exrs. Will-iam Tigney, to Sarahette Cochran. nom
 Same to same. nom
 Same to same, as trustee for Francis Tigney. nom
 Same to same, as trustee for Catharine and Maudy Tigney. nom
 Cowenhoven, Annetta M., to William W. Kouwenhoven et al., exrs. William Kou-wenhoven. 1,000
 Day, Jr., Joseph J., to William M. Tebo. 800
 Demarest, James, to Sarah A. wife of John Gregory. 350
 Doering, Philipp, to Michael Hynes. 1,500
 Doody, Daniel, to Asa W. Parker, Hemp-stead, L. I. 5,000
 Edwards, John, to Quincy Raynor. 4,000
 Emmet, Charles, guard. Augustus S. Em-met, to Augustus S. Emmet. 4,000
 Emmet, Augustus S., to Richard S. Emmet and ano., exrs. Benjamin W. Lillie. 4,000
 Fish, Julia B. F., Hempstead, L. I., to John O. Hoyt, Jr. 640
 Fleming, Kate, to Louis V. Sone. nom
 Fougera, Charles E., to Freeman Clark-son. 500
 Gibson, Maria F., to Mary A. wife of Syl-vester J. Sherman. 1,813
 Gregory, Sarah A., wife of John, to Fred-erick F. C. Demarest. 1,100
 Gubbins, William, to Mary A. Knight et al., exrs. and trustees Henry Knight. 4,046
 Hall, Daniel K., et al., exrs. Daniel K. Hall, to Edward B. Hall. 2,000
 Same to Daniel K. Hall, Glen Cove, L. I. 1,775
 Hewlett, Phebe, to Anna R. Hurlburt. 2,000
 How, Georgianna, Haverhill, Mass., to William Coit. 3,835
 Hubbard, Harmanus B., and Merwin Rush-more to Frances M. Vibbard. 2,500
 Kenyon, Albert K., to M. Maude Kenyon. 1,000
 Lamb, James W., to Richard R. Latou-rette. 923

Leukowitz, Morris, and Rosie his wife, to Mary A. McGuire, extrx. Alexander Mc-Guire. 2,000
 Linkin, Benjamin, to Andrew D. Baird. 2,000
 Lott, John A., extr. Abraham Vanderveer, to George S. Wheeler. 100
 Marsh, Charles M., to Elizabeth W. Gilbert, East Schuyler. 1,250
 McDonald, Theodore F. and Bessie D., to Sarah A. Ayer. 4,055
 Miller, Frederick, to Emanuel Nidecker, Philadelphia, Pa. 2,100
 May, Jacob, to Peter J. Young. val. consid
 Moffat, Aline A., admrx. Robert Graves, to Robert Graves. 3 assigns., each \$662. 1,986
 Pearsall, George W., extr. Elizabeth Armi-tage, to Phebe Hewlett. 1,500
 Parker, Asa W., Hempstead, L. I., to An-drew Lemon. 2,000
 Phillips, Hermon, to Whitman W. Kenyon. 4,000
 Pouch, Alfred J., to George Wilcox. 7,972
 Power, John, to Herbert C. Smith. 401
 Robinson, John, to Francis E. Berier. 3,741
 Same to Margaretta B. Fryatt. 2,382
 Roby, Ebenezer, to Marie A. Udall. 5,000
 Rogers, Charles E., to Sophronia M. Fick-ett. nom
 Saenger, Carl, to John Rueger. 650
 Sayres, William J., to Elizabeth Gillet. 7,000
 Same to Helen W. Vanderveer, Newtown, L. I. 7,000
 Schlater, Henrietta, extrx. Conrad Schlater, to Anna K. Bock. 2,000
 Schleiger, Johannah, to Philip Doering. 1,600
 Stearns, John M., extr. Sarah J. Stearns, to Joseph Seitz, Dobbs Ferry, N. Y. 1,000
 Same to George A. Hughes. 3 assigns., each \$1,000. 3,000
 Same as trustee George Wells, dec'd, to Sarah J. Stearns. 1,000
 Stratton, Thomas, and ano., exrs. Ellen A. Tuthill, to Mary E. wife of George V. Brower. 503
 Same to same. 355
 Same to same. 613
 Strong, Thomas S., to Mary Boorman. 3,000
 Swezey, Christopher, to Noah T. Swezey. 3,500
 Thornell, Samuel S., to Charles C. Heydt. 300
 Van Wyck, William, to Harriet E. Van Wyck. 3,100
 Vollweiler, Henry, to Frederick Miller. 6,500
 Willets, Martha T., and ano., admsr., with will annexed, Isaac E. Haviland, to Kath-arine T. Leggett. 1,500
 Wright, George W., trustee George W. Wright, Jr., to Elizabeth Stillwell. 140
 Young, William, to Isaac S. Enyard and David Bain. 1,000

CHATELS.

For New York and Kings County Chattels see pages 98, 99 and 100.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judg-ment 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 Judg-ments.*

NEW YORK CITY.

Jan.
 14*Alperin, Louis—Robert Foulds..... \$221 98
 14 Arubuckle, Charles—Clara Campbell. 46,132 20
 16*Allen, Theodore—Knickerbocker Ice Co..... 23 17
 16 Altman, Louisa—Herman Weiller.. 201 50
 16 Allen, Harry—G. P. Sheldon..... 3,355 56
 16 Ackerman, George—Christian Strif-fer..... 141 87
 17 Alexander, John M.—Fire Dep't City N. Y..... 100 00
 20 Allaire, Charles—Robert Johnston.. 125 13
 20 Aull, Leopold C.—M. B. Hopkins... 750 26
 14 Bally, Samuel—Robert Foulds..... 221 98
 16 Brown, Mary E.—Billings & Taylor Co..... 168 69
 16 Bohman, Charles W. — Arthur Gorsch..... 174 63
 16 Burling, George H.—W. B. Moore.. 65 50
 16 Blanchard, Clarence A. — F. M. Adams..... 536 70
 16 Bedell, George C.—N. Y. Steam Co. 32 12
 17 Brookins, Homer D.—James Oli-phant..... 69 97
 17 Barney, Charles S.—Sophia L. Mat-tern..... 287 95
 17 Brady, James B.—Fire Dept. City N. Y..... 67 50
 17 the same—the same..... 59 75
 17 the same—the same..... 59 75
 17 the same—the same..... 59 75
 17 the same—the same..... 50 00
 17 the same—the same..... 50 00
 17 the same—the same..... 50 00
 17 the same—the same..... 50 00
 17 Barney, Augustus W.—the same.. 50 00
 17 Brady, John C. } S. D. Oliphant 1,248 37
 17 Batchelor, Charles }
 17 Briggs, Luther J., Jr.—J. J. Hopper 266 58
 Burr, Elizabeth }
 18 otherwise known as } Joseph Kahn 103 85
 Burr, Lizzie }
 18 Berliner, Henry—Solomon Valfer... 74 53
 18 Baird, John H.—C. B. Rouss..... 94 37
 18 Baldwin, George P.—W. A. Baeder. 75 61
 18 Banning, David L.—Leon Klopman 1,165 98

Table listing names and amounts, including Phillips, Andrew, Phillips, Frank, Phillips, Marcus L., Ramsar, William H., Rushton, John C., Rossiter, George, Ryshpan, Solomon, Rosenschein, Isidore, Rich, Harvey B., Roper, Charles F., Ronner, John G. H., Ryan, John, Ryan, Michael A., Ross, George, Rogers, George W., Rothstein, George, Rothstein, George, Rutherford, John W., Rothstein, George, Raymond, Charles H., Riley, Charles, Roberts, Walter J., Roberts, Thomas, Reynolds, Jessie, Reynolds, William E., Roper, Charles F., Regensburger, Melville H., Riekan, Emily F., Steinitz, Samuel A., Sickle, Isaac, Smead, H. H., Suarez, Perino M., Stock, John P., Scofield, Cornelia, Sachs, Johanna, Sturges, Edwin C., Stockwell, John C., Seager, John C., Singhi, Henry U., Spillane, Thomas, Sinclair, George T., Seamon, Morris, Steenwerth, Charles C., Steenwerth, Frederick J., Schwartz, Levy, Sherwinsky, Max, Symons, Henry, Jr., Steele, John W., Seamon, Morris, Somerville, John A., Sanden, Bernard, Spier, Emanuel, Somers, William H., Strauss, Joseph L., Sterling, Edward C., Spencer, Harvey, Steinhardt, Lesser, Schaefer, Henry, Scott, Thomas, Springer, Samuel J., Steinfeld, Mathew, Solomon, Moses, Schweitz, Moses, Singhi, Henry U., Schwab, Emil, Schwenk, Samuel K., Schwarz, Charles, Schoonmaker, Hiram, Stroessel, Ferdinand, Smith, Sheldon, Smith, William H., Smith, Carlos A., Smith, Philip, Tuttle, Ezra A., Talbot, Joseph, Tracy, Edwin C., Tarler, George, Tracy, T. Coiden, Tobelmann, August, Titmus, George, Taylor, Edwin L., Titus, George, Tietjen, George, The Combination Cigar Box Co., S. Chase.

Table listing names and amounts, including The Exchange Bath Co., Moore, Excelsior Electric Co., The Railway and General Printing Co., The Manhattan Railway Co., The U. S. Stamping Co., Columbia College of Midwifery, St. Lawrence Fiber Pulp Co., The Masonic Newspaper Assoc., The Mayor, Travis & Murray Mfg. Co., Excelsior Electric Co., Mercantile Buffet Co., The Ozone Machine Co., The New Pittsburgh Mining Co., Excelsior Electric Co., Peter Adams Co., The U. S. Book Cloth Co., Atlantic Hill Gold Mining and Milling Co., Chebrah Crach Chaim Anshei Radeskowitz, Keystone Oil Co., The People's Gaslight Co., The Goshen Foundry and Gas Machinery Co., Paraiso Reduction Co., The New York Steam Co., Cuisine Publishing Co., The U. S. Stamping Co., The Second Avenue R. R. Co., The Societa Sant 'Arsenio Italo Americana di Mutuo Soccorso, Uren, Thomas T., Uckele, Theo., Vickerman, James W., Ven Brunt, James K., Vanderwaag, John A., Van Stenbergh, Bernard, Vanderbilt, Isaac T., Williamson, Stanley, Wilshusen, John, Waite, Melville M., Weinberg, Louis, Waite, Melville, Wichmann, John, Watson, Charles E., Wall, E. Berry, Wellington, Samuel B., Wallerstein, Abaham, Wheeler, Suydam F., Walker, Fernando R., Walthers, Peter, Wellman, George F., Wheeler, George W., Watts, William R., Wulstein, Johanna, Wagner, Julius, Weber, Albert, Woltmann, Herman, Warschawsky, Alexander, Wood, James R., Wright, Francis, Waite, Melville M., Wells, Henry A., Willson, Daisy, Willson, Hugh R., Ward, Charles E., Wetherington, John.

Table listing names and amounts, including Waite, William A., Wyckoff, Jacob F., Waite, Melville M., Wheeler, S. F., Young, John, Young, Frederick, Young, Hugh, Zuzmaster, Daniel.

KING'S COUNTY.

Table listing names and amounts under Kings County, including Adams, Thomas W., Andriozzi, Luigi, Braun, Jacob, Benke, Charles, Bossard, Theodore, Bird, George W., Brumhaghin, Alexander, Burroughs, Martin V. B., Battershall, Ann, Broun, Delamore C., Coffin, Edward H., Cootey, Philip I., Colender, H. W., Clyde, William P., Clyde, Benjamin F., Cooper, Alfred C., Coffey, Annie T., Clarendon, William, Crmer, Henrietta, Carlin, Patrick J., Draper, Charles W., Dixon, Hiram R., Du Bois, Ichamar, Doherty, Hugh, Dalrymple, James, Dooley, Edward, Duclos, Joseph M., Duff, John C., Eagle, Mary, Excelsior Electric Co., Foy, Julia, Fitzpatrick, William J., Franks, Adam H., Floyd, George W., Golder, Andrew J., Gorman, Patrick J., Gallagher, Robert J., Gallavan, Edgar R., Gilmour, John, Gains, Patrick R., Gallic, William F., Hurd, George A., Hirsberg, A., Hows, Edmund, Hennessy, Patrick, Hill, William Gault, Haight, James L., Haight, John G., Hoss, William E., Horowitz, Heinrich, Havemeyer, Frederick C., Havemeyer, Theodore A., Havemeyer, Harry O., Jefferson, Jane, Jurgens, Emma, Kennedy, Samuel B., Koeune, Peter, Kropp, Arend, Kay, James, Kottman, William, Kierst, John J., Lockard, Samuel, Lovell, Edward, Laing, Edgar, McLaughlin, Ann, McConnell, Richard J., Moffatt, John, Moakler, John, Masters, Kate, Manhattan Export Shoe Co., Millard, Edwin M., Muellmerstadt, Charles, Michel, Henry, McIntire, Henry E., Morrison, John, Morrison, Catherine, Morgan, Joseph F., Matherson, Peter C., Muellmerstadt, Charles.

Table of judgments with names like McCaughan, James-M. Crane, Newman, Leopold-H. Newman, Pfluger, Christopher N in th A v, etc.

Table of judgments with names like Remsen, Hendrick E.-H. A. Peck, Ryan, Dennis-F. D. Schuyler, Roach, Charles H.-F. B. Thurber, etc.

Table of judgments with names like houses, Heroy & Marrenner agt David De Venny, Sarah Hicks and Tunis B. Haring, etc.

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

KINGS COUNTY.

January 14 to 20-inclusive.

Table of judgments for Kings County with names like Abbott, George B., Cabena, Joseph, Atlantic Av R. R. Co.-Bella Kelly, etc.

SATISFIED JUDGMENTS.

NEW YORK.

January 14 to 20-inclusive.

Table of satisfied judgments with names like Archpurvious, Martin-People of State N. Y., Anderson, William J.-J. A. Chase, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens with names like Jan., Sixty ninth st, No. 11 E., n s, 95 from Madison av, etc.

Table of mechanics' liens with names like Broome st, s w cor Ludlow st, 100x75, James S. Anderson agt Lewis M. Jones, etc.

Editor RECORD AND GUIDE: In your last issue M. A. Ryan & Bros. filed a lien against us of \$3,933.69. We claim to owe him but \$1,458.99. Yours, JOHN BROWN & Co.

KINGS COUNTY.

Table listing property sales in Kings County, including addresses, agents, and prices.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including addresses, amounts, and dates.

*Discharged by depositing amount of lien and interest with County Clerk.
+ Discharged by order of Court on filing of bond.
‡ Cancelled by order of Court.

KINGS COUNTY.

Table listing property sales in Kings County, including addresses, agents, and prices.

Table listing property sales in Kings County, including addresses, agents, and prices.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing projected buildings in New York City, south of 14th Street, including addresses and descriptions.

BETWEEN 14TH AND 59TH STS.

Table listing projected buildings in New York City, between 14th and 59th streets.

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

Table listing projected buildings in New York City, between 59th and 125th streets, east of 5th Avenue.

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

Table listing projected buildings in New York City, between 59th and 125th streets, west of 8th Avenue.

NORTH OF 125TH STREET.

Table listing projected buildings in New York City, north of 125th Street.

23D AND 24TH WARDS.

Table listing projected buildings in New York City, 23rd and 24th wards.

Table listing property sales in Kings County, including addresses, agents, and prices.

KINGS COUNTY.

Table listing property sales in Kings County, including addresses, agents, and prices.

Road from New Utrecht to Flatbush, n w s, adj land of Evert Suydam, —x—. New Utrecht. Anne A. Moss agt Mattie J. Perkins; att'ys, Arnoux, Ritch & Woodford

9th av. No. 29, 25x52. Joachim F. Bruning to John H. M. Luhrs; 2 years and 2 months, from March 1, 1888 1,920

Borst, W. A. 121st st and Pleasant av....G. Fennell & Co. 202

CHATTELS.

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

NEW YORK CITY.

JANUARY 13 TO 19—INCLUSIVE.

SALOON FIXTURES.

Arbogast, J. 326 W. 41st ... J. Ables. (R) \$250
Behuke, J. 814 1st av ... H. Seekamp. 350
Boswell, J. 732 10th av ... J. Everard. 3,045

Carr, G. H. 511 6th av ... Delehanty & McG. 231
Clark, E. B. 226 W. 16th ... Cowperthwait & Co. 213

RECORDED LEASES.

NEW YORK.

Per Year

Bowery, No. 336. Catharine L. Wolfe to David Pearson; 2 years, from May 1, 1887. \$1,200
Broadway, No. 198, e s, bet John and Fulton sts. John E. Ann B., Ellen P., Mary P. and Martha H. Andrew to The Dennison Manufacturing Co.; 10 1/2 years, from Nov. 1, 1887. 14,100 and 15,000

Brown, W. A. 121st st and Pleasant av....G. Fennell & Co. 202
Boudan, G. A. 512 W. 50th ... I. Mason. 210
Breen, Mary C. Willis av and 138th st ... G. Fennell & Co. 872

Table listing names and addresses, including Noll & Greenfield, O'Keefe, Mary, Pause, Anna, Pearl, E. 23 Union square, Phelps, E. B. 144 W. 37th, Purcell, Kate, Knapp & Co. Carpets, Peasley, C. W. 499 E. 140th, Reichelt, E. 184 Chrystie, Reilly, Rose, 412 W. 53d, Riddle, W. B. 519 W. 26th, Redmuth, W. L. 258 W. 43d, Rosenbough, I. 73 E. 59th, Ryan, W. 254 W. 38th, Sauermaun, H. 145 Eldridge, Schmidt, Anna, 84 E. 32d, Schrecker, S. 18 E. 8th, Scott, Lottie, 187 W. 25th, Silberstein, A. 294 3d av, Sinclair, Mary J. 39 W. 126th, Sondheim, Nellie, 1894 3d av, Swift, E. E. 129 E. 86th, Sally, Margaret, 346 E. 42d, Seltmann, W. 209 E. 41st, Schiff, Rachel, 339 E. 69th, Schnakenbeck, H. 106 W. 93d, Schuster, O. 205 E. 103d, Silverman, A. 276 Grand, Simonson, Eliza, 115 W. 22d, Sisson, C. H. 1800 Lexington av, Smith, Lizzie, 709 E. 167th, Spencer & Martin, 112 Grand, Stern, Ida, Av A and 56th st, Thierbach, G. 701 10th av, Thompson, W. E. 16 W. 133d, Taylor, Mary E. 124 E. 138th, Vansonstan, Clara, 317 E. 3d, Vasquez, J. M. 450 W. 57th, Vetler, A. 121 Elm, Vidler, T. 423 W. 45th, Vanderbilt, G. 182 W. 76th, Walker, C. 353 E. 124th, Wallach, M. 138 W. 49th, Wallman, S. 421 E. 57th, Ward, Ann J. 1692 Broadway, Welzien, G. F. 1009 9th av, Wilkinson, Anna, 118 W. 42d, Willis, M. 132 W. 15th, Wagner, M. 221 E. 24th, Watson, Ida, 148 W. 10th, Wiedeman, J. 127 Chrystie, Willetts, J. S. 445 W. 24th, Williamson, Belle, 593 Hudson, Wood, Mary E. 129 W. 61st, Wright, Anna M. J. 55 Lexington av, Yuger, M. 551 W. 53d, Youdale, E. J. 117th st, near 8th av

MISCELLANEOUS.

Table listing names and addresses under MISCELLANEOUS, including Ackerman, N. P., Eisenstein & Woronock, Alford, H. W., Ames, J. M., Arlams & Brand, Ajello, J., Anderson, J., Arfmann, H., Baldwin, C. A., Bauer, A., Bayer, Jr., Bingham, S. D., Blatt, W., Brauu, J., Brown, D., Bruns & Co., Bullwinkel, C., Bianco, R., Bowen, P. J., Chalvin, H. A., Combination Cigar Box Co., Carlisle, W., Carver, W. S., Charles, G. W., Co-operative Printing Co., Courtney, W., Dannhelm, W., De Guinon, R. V. F., Dentz, L., Derk, J., Dinegar, R. C., Dossy, Jr., A. S.

Table listing names and addresses, including Draper, John H., Draper, H., Draper, John H., Draper, H., Deane, M. J., Drummond & New, Falk, J., Fitch, T. J., Fitzpatrick, J., Franck & Kaiser, Feist, S., Finger, A., Fonner, Hannah E., Freund & Stein, Goedel, F., Goodman, E. F., Gutein, G. D., Gutheinz, A., Hadden, G., Hart, R. C., Harvey, C., Hendrick, L. P., Hendricks, J., Herrlich, C., Hickok, W. P., Hilliard, E., Hoffmann, J., Howard & Co., How-er, H., Jenkins & Thomas, Johnson, C. E., Jones, T., Kelly Bros., Kookogey, W. P., Knecht, J., Lancellotti, R., Leonard, W. J., Lebnowsky, L., Loetzer, F. G., Mannheim, J., Maxwell, C. M., McGlincey, A., McAlpin, E., McIlvaine, J. L., Mead, J. F., Miller, L., New York Plow Co., Nitti, V., Overin & Hastings, Partheymuller, G. B., Picoraro, G., Pike, D., Peccorari, G., Pentz, J. C., Perlman, L., Pine, E. A., Pohalski, P., Quackenbush, G. D., Rockwell, W. E., Roeber, A., Reccus, W., Rettsadt, W., Schaerr, F., Schmidt, H. C., Simson & Co., Spicer, W. H., Sabbatelli, A., Schneider, A., Schneider, L., Schmidt, L., Schwencke, O. L., Spaulding, H. C., Spille, H.

Table listing names and addresses, including Strong, W. T., Thomas, J. M., Tyrrell, J., Twinkel, L. L., Von Bothmer, A., Van Wagner, T. J., Voigt, Helena, Wansker, S., Warner, J., Wilbur, H., Wood, Susan A., Ward, J. B., Wharton & Warner, Whitbeck, Sunderland & Whitbeck, Wilson, Kate C., Zekind, M.

BILLS OF SALE.

Table listing names and addresses under BILLS OF SALE, including Anderson, N., Becklind, G., Carroll, P. J. & M., Deane, H. W., Falck, A., Grant, H. J., Gumpert, G. W., Gundlach, F., Hillhof, C., Huxford, S. H., Isler, E., Kahn, M. G., King, W. G., Lorenz, F., Martin, F. A., McCrooken, O., O'Rourke, J., Petry, C. F., Schwab, A. & M., Simon, S., Spiegel, L., Steiner, V., Suess, Eliza, Tobin, S. R., Vacquoret, P. E., Whitbeck, F., Williams, R., & Co.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing names and addresses under ASSIGNMENTS OF CHATTEL MORTGAGES, including Bair, G., Cordts, H. W., Fortunato, A., Perrenoud, G. F., Sturck, R., Warren & Stratton

KINGS COUNTY.

JANUARY 12 TO 18—INCLUSIVE. SALOON FIXTURES.

Table listing names and addresses under KINGS COUNTY, including Apel, H., Augar, P., Beilmann, P., Block, H., Brenzel, H., Brunner, F., Czeslik, O., Casey, P., Connelly, J., Downing, G. H., Fischer, L., Friederick, F., Fleming, P., Fuchs, G., Forster, A., Hamm, H., Kenny, M. F., Kinder, F. B., Kroesser, J., Klepper, H., Lawler, J., Linne, H.

Linne, H. 959 De Kalb av... Cath. Lipsius. 570
Muller, C. 645 Myrtle av... Rubsam & H. 509
Miller, C. E. Fulton av, s e cor Van Siclen av... G. Lipp. (R) 408

HOUSEHOLD FURNITURE.

Alcott, Mrs. Julia. 44 Devoe... I. Mason. 127
Abbey, Mrs. S. W. 557 Madison... I. Mason. 226
Allen, Lizzie M. Nostrand av, cor Atlantic av... I. Mason. 129

Bokelmann, H. Woodside, L. I... M. F. Lindhorn & Co. Horse, &c. 200
Braun, A. 436 North 7d... F. M. Lotterle. Barber. 121
Butterfuss, J. F., and G. H. Valentine. 67 Franklin... A. J. Cole. Horses, &c. 1,200

BILLS OF SALE.

Behrmann, D. H. 371 Wythe av and 61 South 5th st... J. H. Steinberg. Grocery. 1,300
Christ, F. 43 Nostrand av... R. Condon. Saloon. Sub. to mort. \$552. 1,100

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.
Allen, F B—E P Ward, Quitman st... \$1,000
Alwater, Samuel, trustee—The Home for the Aged of the Little Sisters of the Poor, e l South 9th st, 325 s 9th av, 100x200... 4,800

Balbach, Edward—J Frey, Prince st... 600
Ball, Phil and r—W H Peer et al, Clinton... 1
Bartl, Richard—P Ziehbauer, n w cor Court st and Littleton av, 25x100... 5,450

MORTGAGES.

Aschenbach, G V—J I Squiers, 12th st... 1,200
Benedict, E L—M R Kellogg, Bloomfield... 1,900
Betts, M E—Trustees Calvary M E Church East Orange, East Orange... 2,625

MISCELLANEOUS.
Beukl, C. 103 Johnson av... C. Hoerschelmann, Produce. 80

Table listing names and addresses, including Large, J.L., Jr., Lee, Michael, Lees, Eliza, Lum, F.H., Lyon, M.E., Mahoney, Patrick, Mandeville, Assoc., Myrtle av., McDonough, Catharine, Meyer, Ernest, Mitchell, T.B., Moran, Michael, Morgan, J.O., Morehead, A.B., Muns, R.W., Myers, J.E., Nagel, C.P., Nagel, Ernest, O'Connell, M.V., Oliver, Whitfield, Osborn, G.H., Pencost, S.J., Pearson, E.A., Peck, S.J., Pell, C.H., Quinn, M.F., Reimer, J.L., Schulte, O.H., The Home for the Aged of the Little Sisters of the Poor, The Orange Armory Assoc., Ward, William, Winans, C.H., Woodruff, J.S., Young, James.

Table listing names and addresses, including Battey, S.I., Benbrook, J.T., Broadbent, Henry, Brutsche, Joseph, Byrnes, Mary, Chase, Thomas, Hartmann, Herman, Hasselman, Chas., Hubbs, C.A., Hudson, H.A., Marsa, 611 Orange st., Meterie, Julia, Pusdin, W.H., Rice, Max, Schaefer, Michael, Soer, Casper, Sommer, Henry, Whelan, Andrew, Whitley, W.F.

JUDGMENTS. Agens, Thomas, Marsh, Ezra, Moller, John, Turnbull, Alexander.

HUDSON COUNTY. CONVEYANCES. Ball, Sebastian, Baker, Elizabeth D., Beams, J.S., Bodine, Jacob, Brown, Jane F., Carraga, Margaret, Collier, Abraham, Coster, Mary L., Cox, George, Davidson, Thomas, De Forge, Angeline, Dickson, F.G., Driscoll, Charles, Duncan, David, Frick, George, Garreston, G.R., Godfrey, Mary L., Hatch, E.P., Harney, William, Hollins, Elizabeth, Johnson, John, Johnson, Martha, Kennelly, P.J., Kuhlmann, J.H., Lewis, W.H., McBride, Margaret, Mcintosh, S.S., McMahon, John, Moore, Jacob, Niles, R.L., Niles, W., Newkirk, A.P., Noble, Charlotte, Olmstead, Julia R., Paetzold, August, Perkins, Catharine D., Rofferty, Patrick, Rowe, Margaret, Russell, William, Schaub, Gertrude, Schullinger, Otto, Smith, Ann, Stoll, Charles.

The Hoboken Land and Imp Co., Hoboken, Same, The Homoeopathic Mutual Life Ins Co., The Provident Inst for Savings, Tonnel, Cecilia, Van Vorst, W.B., Van Winkle, P.S., Weir, John, Welsh, John.

MORTGAGES. Allen, J.S., Anders, J.K., Barry, Margaret, Bickhard, The Kearney B and L Assoc., Borchert, Josephine, Coburn, Thomas, Collier, Abraham, Cordock, James, Danielson, J., Davy, Jane, Dauber, Jacob, Davis, W.J., Fish, C.W., Forman, S.R., Geo. A.F., Goltz, William, Hasinger, Nicholas, Haufe, Anna, Hufnagel, Thomas, Hufnagel, T.G., Hussa, Emile, Jarvis, R.B., Johnston, Mary, Kuhlmann, J.H., Le Maire, J.B., Martin, M.J., Newkirk, G.H., Niebling, John, Nugent, R., O'Brien, W.J., Pfeiffer, G.W., Pihman, Oscar, Prudon, Josephine, Reardon, Michael, Ruete, Magdalena, Schulz, Catharine, Sharp, W.A., Schillito, Mary, Slegfried, Adam, Stevens, A.C., Stutz, Frederick, The Congregation Adas Emmo of Hoboken, Thoblesen, C.E., Thomas, J.C., Titsink, Elizabeth, Voss, Sophia, Wigginn, Sarah.

CHATTEL MORTGAGES. Abt, Henry, Badger, E.F., Baernum, Ellen, Buckley, Laurena, Burger, Joseph, Collier, Abraham, Cutter, G.C., Degan, Thomas, Evans, Lewis, Fagner, Catharine, Francklyn, John, Galvin, E.F., George, Blanche, Greene, J.C., Hagerstedt, Frederick, Harrison, C.S.

Heeny, Joseph, Hemphill, Elvira, Kreig, O.E., McLynnen, Francis, Melnken, G.B., Meister, Theodore, Meyer, E.C., O'Brien, W.J., Snanenatzky, Joseph, Witt, H.B.

BILLS OF SALE. Beine, F.W., Boehme, F.A., Hamilton, William, Mulry, J.F., Von Biela, Leopold, Witt, H.B.

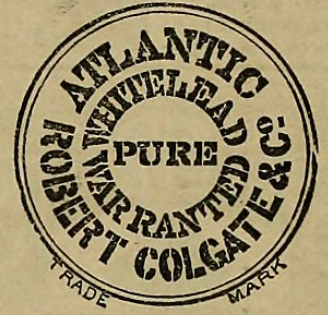
JUDGMENTS. Peter, Mary, The Mayor and Council of Hoboken, The Universal Rubber Co., Webster, Richard.

MECHANICS' LIEN. Spitznagel, Leonard.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY, Manufacturers of

"Atlantic" Pure White Lead.



The best and most reliable White Lead made and unequal for uniform Whiteness, Fineness and Body. RED LEAD AND LITHARGE. PURE LINSEED OIL, Raw, Refined and Boiled. Atlantic White Lead & Linseed Oil Co., 287 PEARL STREET, NEW YORK.

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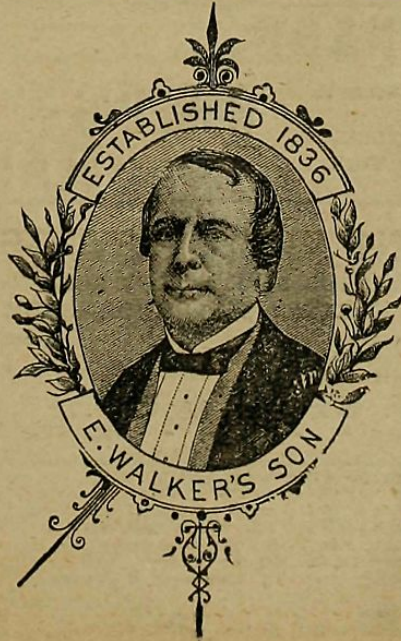
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If you want good work, at low figures, and save Agent's Commission, come direct to JAMES E. WALKER, 20 Jacob St.

A FILE OF N. Y. HERALD, 1847, AND TIMES TO DATE, AND ODD NUMBERS, FOR SALE.

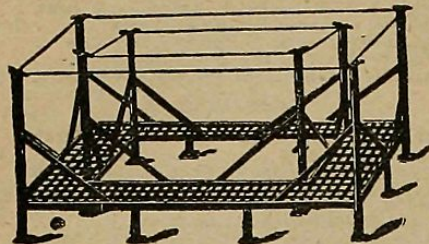


MISCELLANEOUS.

ALLEN & CO., General Iron Works.

Sole Manufacturers of the

Williams Patent Iron Clothes Line Frame.



Also Builders of the

Metropolitan Ladder & Water Tower And the METROPOLITAN FIRE ESCAPE.

ALL KINDS OF FIRE ESCAPES PUT UP.

140 & 142 East 41st Street, N. Y.

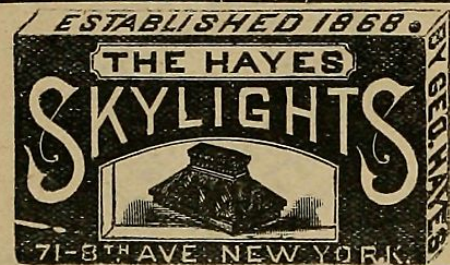


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ESTABLISHED 1876 Telephone Call 536-39th St



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Patent

METALLIC SKY-LIGHT WORKS,

1622 & 1624 Broadway, Telephone Call, No. 675 39th St. 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, 1092-39th St.

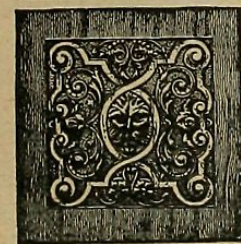
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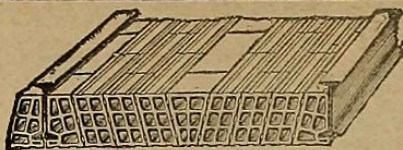
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Iron Beam Protection. Patented June 3, 1884.

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Of every description. Hollow Brick made of Clay for Flat Arches, Partitions, Furring, etc. Porous Terra Cotta, Fire Bricks, etc., etc.

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PERTH AMBOY

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Buff and Colored Brick, Fire Brick.

New York Architectural Terra Cotta Company.

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BALTIMORE TERRA-COTTA CO.,

No. 30 COLUMBIA AV., Baltimore, Md.

I. C. HENDRICKSON, Sole Agent,

237 BROADWAY, NEW YORK.

A sole agent for Burns, Russell Co.'s Celebrated Baltimore Front Brick.

WE, ABRAHAM VAN DOLSEN AND WILLIAM H. ARNOTT, heretofore composing the firm of VAN DOLSEN & ARNOTT, carrying on business as builders in the City of New York, and recently having our office at No. 395 Canal Street, hereby give notice that said firm was dissolved on and from this date. Dated December 31st, 1887.

CHARLES HARTMAN, BAKERS' OVEN BUILDER,

Vienna Ovens a Special y. 230 EAST 59th STREET, Bet. 2d and 3d Avs., N. Y.

BUILDING MATERIAL PRICES.

Our figures are based upon cargo or wholesale valuations in the main. Due allowance must therefore be made for the natural additions on jobbing and retail parcels.

Table with columns: BRICK, Cargo afloat, and prices for various types of bricks like Pale, Jersey, Long Islands, etc.

Table with columns: FRONTS, and prices for various types of fronts like Croton and Croton P'ts, Croton do, etc.

Table with columns: FIRE BRICK, and prices for various types of fire bricks like Welsh, English, Scotch, etc.

Table with columns: CEMENT, and prices for various types of cement like Rosendale, Portland, Roman, etc.

The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:

Table with columns: and prices for various types of cement and bricks like Lafarge, Slettin, etc.

DOORS, WINDOWS AND BLINDS.

Table with columns: DOORS, RAISED PANELS, TWO SIDES, and prices for various door sizes.

Table with columns: DOORS, MOULDED, and prices for various door sizes and types.

OUTSIDE BLINDS.

Table with columns: and prices for various types of outside blinds.

INSIDE BLINDS.

Table with columns: and prices for various types of inside blinds.

FOREIGN WOODS.

Table with columns: and prices for various types of foreign woods like Cedar, Mahogany, Rosewood, etc.

GLASS.

Window Glass, Prices Current per Box of 50 feet.

Table with columns: SINGLES, and prices for various sizes of window glass.

DOUBLE.

Table with columns: and prices for various sizes of double window glass.

Sizes above—\$15 per box extra for every 5 inches.

An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 united inches will be charged in the 84 united inches' bracket.