

REAL ESTATE RECORD AND BUILDERS' GUIDE.

ESTABLISHED MARCH 21st 1868.

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

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, - - - JOHN 370.

Communications should be addressed to

C. W. SWEET, 191 Broadway

J. T. LINDSEY, Business Manager.

VOL. XLI.

FEBRUARY 25, 1888.

No. 1,041

Congress keeps on chattering and doing nothing. The business of the country halts because no sign comes from Washington as to what will be done with the finances. The surplus keeps on accumulating and hereafter must remain in the Treasury, for the banks cannot loan it out with advantage. Apart from the uncertainty no great harm has been done, because money has been easy. Capital is fearing to embark in new enterprise or extend business. But March and April ought to see a greater demand for money to help spring trade movements, and then we may see serious trouble because of the locking up of the currency in the government vaults. As we have all along pointed out, the fatal mistake of the administration was in precipitating a tariff debate before providing means by which the surplus could have been used to help the business of the country. So the orators are at work chattering, the session is slipping away, and the business of the country is seriously interfered with. It will be the old, old story: Time wasted in unnecessary talk; then confused, hasty and corrupt legislation at the close of the session, vetoes by the President, finances left in disorder, and each party trying to throw the blame on the other. "Go forth, my son," said the sage, "and see with how little wisdom the world is governed."

Public meetings ought to be held in every city in the country calling upon Congress to expedite legislation. Three months have passed and not a thing has been done. Wall street very fairly represents the attitude of the trade of the country. The operators do not know what to do, hence there are few sales of stocks and business is at a standstill. We have no press to represent the real feelings of our business public. The Exchanges would do well to originate these mass-meetings we speak of, so as to give Congress to understand that its non-action is disapproved by the country. Let the surplus first be disposed of. It is then time enough to talk of so rearranging our tariff and tax laws as to prevent the accumulation of another surplus.

A speech made by Chauncey M. Depew at the Chicago Union League Club on Washington's Birthday gives internal evidence that the President of the New York Central Railroad would not object to being President of the United States, and would thankfully accept the Republican nomination for that position. The speech is wise and witty, but evasive. It has not the boldness and suggestiveness it would have had were not the Presidential bee buzzing in the orator's bonnet. Mr. Depew might as well have spoken out manfully as he is wont to do, for he has no more chance of of the Presidency than he has of being struck by lightning. Mr. Depew has made his reputation by the frankness, eloquence and point of his public addresses, and he does himself injustice in imitating Orator Puff, who had two tones in his voice. With the exception of Abraham Lincoln we have never had a really eloquent President. True, Buchanan was a trained speaker, but he was so cold-blooded a politician that he never committed himself on any subject outside of strict party lines. What a pity we cannot have so able a man as Depew in the White House! What splendid messages he would write, and what wise and witty speeches he would make to delegations that waited upon him.

All the advices from Washington agree that nothing will be done this season to nationalize our telegraph system. The Western Union Company will retain its monopoly and Jay Gould will have the quoting of prices from all the markets of the world. It is his employes who will have the first intimation of any change in the quotations of grain, cotton, provisions—everything, in short, that enters into international trade. All business and family secrets are to be intrusted to Jay Gould's servants. What the nation ought to do is to purchase the telegraph system for a fair price. All that Congress is likely to do will be to put it under the oversight of the Interstate Commerce Commission, which already has ten times the work it can properly attend to.

According to the *Commercial Bulletin's* Washington correspondent there is not the slightest possibility that Congress will do

anything to rehabilitate our merchant steam marine, nor will there be any auxiliary navy called into life; hence we must drag along another year without any hope of seeing our flag on distant seas, or having vessels of our own that could become "commerce destroyers" in event of a war with foreign nations. Our seaport cities will also continue to be absolutely at the mercy of any foe. The creation of a fleet of steamships would be a great thing for this port, but our city press very generally objects to the expenditure of government money for that purpose. It will, however, be seriously proposed before the session is over, and then they can show their public virtue by shouting "job," "pork." Some day we will bitterly repent that we have not ships, harbor defences, guns, and a steam marine that would be a menace to foreign naval powers in event of war. The insane policy of those who govern us is to leave us naked to our enemies.

The Fisheries Treaty seems to be designed to postpone final action on some very grave points. We will always be in trouble with our northern neighbors while it remains a dependency of the British crown. There can be no real peace until we have absolute reciprocity in trade. Then, our railroad situation is constantly menaced by the rivalry of the Grand Trunk and Canadian Pacific systems. These are not amenable to the operations of our Interstate Commerce law, and hence endless confusion in rates, with the prospect of irritating disputes over very vital matters. Indeed, the only real solution of our difficulties with Canada would be its annexation to the United States. That gordian knot, however, will probably never be cut except with the sword.

A certain Mugwump city paper, which is very much opposed to James G. Blaine as a possible President, thinks that some provision should be made whereby able men, one of whom he certainly is, should be made Senators for life. Statesmen of his ability and knowledge of public affairs should be utilized for the service of the nation. This is worth thinking about, for in our present government our ablest men are excluded from the service of the nation. Mr. Blaine, however, did not shine as a Senator; the arena for displaying his remarkable powers was in the House—there he was without a rival. No one had any chance in a debate with him, and by his energy and eloquence he could confound and successfully antagonize any opposing party, however numerous. We have always thought that at least a hundred of our representatives should be chosen on a general ticket, under some minority representation scheme that would insure the return of the ablest men in both parties. If one-third of the House represented the best men of the country, instead of each man a district, there would be less complaint of log-rolling and the legislation would be for the country and not for the locality. The French people have very greatly improved the composition of their Chamber of Deputies by electing them on general tickets in the departments rather than from single districts as in the old way. Our experience in this country is that the smaller the district the more disreputable its representative. Compare our Mayors, for instance, who are generally able and honest business men, with our Aldermen, who are nearly always quite the reverse.

The *Philadelphia Times*, in a leading editorial, tells of the formation of a Manufacturers' Club, which it claims will be a very important organization, with branches in all parts of the country wherever there are large manufacturing interests. The objects of the club are thus described:

The object of the Manufacturers' Club is two-fold. First, it proposes to make battle for its ideas of a true protective policy and to command unity of interest and effort in impressing the presumed necessities of our manufacturers upon Congress. Second, it proposes to make labor strikes practically impossible by a cohesion of interests that will induce all to espouse the cause of fellow manufacturers who are suffering from strikes, by a general lock-out that will deprive striking labor from receiving support from others in the same calling. These are the chief aims of the Manufacturers' Club.

These are very desirable objects, from a purely selfish point of view, and undoubtedly if the manufacturers work together they will be successful. We have no idea that Congress will this year do anything to reduce the tariff so as to affect home industries. Then this will be a bad year for labor strikes, especially in those trades where the employers are organized. Even in good times "bosses" can hold their own against striking workmen when they pull together. The one advantage the workmen have had over their was in their unions, against which the employers worked each "on his own hook." Hence we think that this year the united manufacturers will be victorious, not only against the tariff reformers, but in getting the better of the trades unions. The Reading corporation has won against the striking coal miners, and we do not see any prospect of a great strike being successful this year, because of the check given to railroad and house building, the depression of our iron industries and the general dullness in trade, due to a Presidential year, and the doubts about our finances.

But some victories often prove more disastrous than defeats. If

the manufacturers can maintain their monopoly of the home markets by a high tariff and can at the same time strike down the labor unions by the compactness of their organization, is there not danger of losing the goodwill of the community as well as of securing the active hostility of the entire working classes? One of the strongest arguments used by the high tariff people has been that it enabled manufacturers to pay high wages; but if these protected interests combine to reduce wages, while charging the highest prices for their own services, will they not lose the support, not only of the working classes, but also of the middle classes, which last embrace nearly all the consumers of manufactured products? Henry George is a rampant free trader. He has got the ear of the laboring people, and if he can show that the manufacturers have combined to corrupt Congress on the one hand and to strike down the labor unions on the other, will not his hands be strengthened, and will even Pennsylvania be safe for the Protectionist candidate in a Presidential canvass? There is such a thing as being too grasping.

The objections made by the New York Produce Exchange to the railroad companies and steamship lines for shipping goods direct from the West to the points of consumption in Europe is but another phase of the long and short haul controversy. It was a good many years ago when the millers of Rochester vehemently protested against the favor shown to the Northwest flour makers by the lower rates per mile granted them by the railroads. But the managers of the great railway systems were wise in their generation; it was their interest and that of the country that the more newly settled regions should be favored. Hence the discrimination against the near-by shipper of goods and in favor of those furthest from the consuming centres. In protesting against the action of the railroads in transporting cargoes at low rates from the primary markets in the West to the distributing points in Europe, the Produce Exchange members are using the same arguments as did the millers of Rochester years ago. But there is no help for it; the business of the world is hereafter to be done in a large way, and the New Yorks and Chicagos of the future will not be able to levy toll on the prime necessities of life simply to give employment and good profits to merchants, brokers and warehousemen, who are not needed under the improved business methods of modern times.

It is not worth the trouble of a Constitutional amendment to change inauguration day from March 4th to April 30th. True, it would prolong the short session of Congress; but what we want to correct is electing a Congress in November in one year which does not meet until the December of the succeeding year. Such Congresses are necessarily behind the time. We should inaugurate our President on the 1st of January, and the Congress chosen in the preceding November should open their session immediately on the close of the holidays. This is an age of steam and telegraphs, and the members of the Lower House, at least, should come fresh to the people.

A number of very wealthy ladies and gentlemen, including ex-Mayor Grace and August Belmont, are petitioning the government to appropriate \$200,000 in aid of the National Conservatory of Music. The petitioners say very truly that every other civilized country except the United States appropriates large sums for the encouragement of music, the drama and the arts generally. As a nation we are taking high rank as a musical people, but so far this most delightful of the arts has never had the recognition of our government. But the prayer of these petitioners will not be granted. Our government is run on the theory that its financial condition is that of a cross-road country store on the verge of bankruptcy. While we are potentially the richest and most powerful nation on earth, the theories of our editors and legislators are that we must not spend a dollar for anything useful to encourage either industry or art. There does not seem any reasonable chance of Congress doing anything to improve our great natural advantages, to give us a steam marine, or to revive the trade of the country. If there is any appropriation from our overflowing Treasury for a worthy object by Congress it will be promptly vetoed by President Cleveland. Hence there is not the slightest chance of the small appropriation asked for by the National Academy of Music. This work must be undertaken by our rich and public-spirited citizens. Unfortunately the Jay Goulds and Vanderbilts and other millionaires are willing to make sacrifices to support German opera and German musicians and artists, but will do nothing to advance American musical art. It was not creditable to our rich Americans that Mrs. Thurber's musical enterprise, so creditable in every way, was allowed to go into bankruptcy for the lack of a few thousand dollars.

The following petition is being circulated and extensively signed. There is probably no chance of any favorable action of the Legisla-

ture this session, but something of the kind should be done, if not by the State then by the nation.

We, the undersigned owners of securities of railroad corporations operated within this State, hereby petition your body to protect our interests by the passage of such laws as may be necessary to accomplish the following results:

First—That State Commissioners have the power to pass upon applications from railroad companies to advance or reduce rates, and that no change in rates shall be permitted without first receiving the approval of the Commissioners.

Second—That no new roads or extensions to existing roads shall be built without first publishing a notice of application in the newspapers, and also receiving the approval of the State Commissioners.

Third—That the managers of all corporations operated within this State be compelled to give a sworn statement monthly of the earnings and expenses of their companies.

Fourth—That any violation of these laws be considered a misdemeanor punishable by fine and imprisonment.

In France, it will be recalled, no new railroad can be undertaken without permission of the government, while an act of Parliament is required to construct a new line in Great Britain. Hundreds of millions have been wasted in this country by the construction of competing lines. The government should not permit unnecessary railroad construction, as it is a distinct detriment to the public. Then railway wars ought to be put a stop to in the interest, not only of the security-holders, but of the general business public. There should be boards of arbitration, whose awards should be final. The Interstate Commerce law should be amended so as to empower the Commissioners to settle all grave disputes between competing corporations.

New York as a Way Station.

Attention has been drawn time and again in these columns to the effect of the massing of wealth in few hands, or when it comes under the control of great corporations or syndicates. This has created new conditions in the world of trade, and may be described as doing a vast retail business in a wholesale way. The late A. T. Stewart ruined literally thousands of rivals in the dry goods trade, many of whom afterwards were to be found in his employ. He practically introduced the one price and cash system, and was thus enabled to sell the best goods at the cheapest rate. He built up a gigantic fortune, because of the magnitude of his sales, though his profits were generally small. He was a hard man; he showed no mercy to his rivals, and was consequently detested by the great mass of retail dealers. Nevertheless he was a public benefactor without meaning to be one, for he cheapened goods for the consuming public and gave them the best article in the market for the least money.

A. T. Stewart's method of doing business was a natural evolution from previous trade conditions, as is shown by the multiplication of stores similar to his in the capitals of all civilized countries. The consequences have proved very serious for literally hundreds of thousands of merchants, dealers, clerks and other go-betweens who have been displaced and are now competing in the labor market. A Macys, a Riddleys, a Wannamakers or a *Bon Marche* has taken the place of hundreds of merchants to the loss of a great section of the middle class, but an undoubted benefit to the consuming public.

Akin to this same movement is the organization of trusts which monopolizes whole industries and gets rid of competition by underselling and "freezing out" the minor manufacturers, merchants and middlemen. The country is just waking up to the importance of these changes in the business world; hence the commotion in the newspapers and the legislative investigations into the business of the trusts which is now under way. The great Parisian International Metal Syndicate, which aims at monopolizing the products of the mines of the world, is another evidence of this general tendency of trade. These trusts and syndicates, as well as the organization of the great stores, were rendered possible by the aggregating of wealth in few hands. Production and distribution are thus greatly economized. The middlemen of small means find it impossible to compete with the masters of millions of capital; nor do we see how this tendency is to be checked. The displaced manufacturers and merchants may cry out against the ruin before them; the newspapers in their interests may denounce the trusts, and blackmailing legislators may investigate them, but their progress can no more be checked than could Dame Partington shove back the advancing wave of the Atlantic Ocean with a broom.

And now there is a new development of this tendency to do business in a large way which is likely to hurt all the great cities of this country, especially those on the seaboard. The producers of grain, cotton and provisions are taking steps to avoid paying tribute to the merchants, warehousemen and brokers who have heretofore lived on the commissions and profits they got from handling the products of the West and South. For some time past our great railroads, in conjunction with the foreign steamship lines, have been transporting grain, cotton and provisions from where they are grown to where they are consumed, without

breaking bulk. The flour, for instance, from Minneapolis is sent direct from the mills of that place to Liverpool without paying tribute to the elevator men in Buffalo, or to the warehouse owners in New York or the other seaboard cities; hence the distress of the members of our Produce Exchange. The wheat, corn, pork and provisions go right through the city on their way from the West to Europe without contributing anything to our local merchants in the way of commissions for handling, warehousing, selling and the like. The price of seats in the Produce Exchange has fallen from \$4,500 to \$1,500, and the prospect is not good for any increase of business.

Of course our grain and provision merchants don't like this, but what are they going to do about it? When the Erie road became a through line to the West, the people at Dunkirk, who had profited by the stoppage of the trains and the transfer of freight, rose in rebellion over the loss of their little minor occupations. It was called the Peanut war, as some of the most active rebels were restaurant keepers and others interested in apple stands. But the objectors could not change destiny. The opponents of this new state of things are as much in the wrong as the workmen who break labor-saving machines. New York, so far as the grain, the provision and cotton trade of the future is concerned, is as helpless to change this state of things as were the warriors in the Peanut war in Dunkirk when the Erie became a through line.

We have no fear of the future of New York. It is a great city, and will become a greater. But so far as foreign trade in agricultural products are concerned, it, as well as all the other seaboard cities, will hereafter be little more than a way station. For some time past the Richmond Terminal road has been carrying cotton from Memphis to Liverpool by way of West Point, where it is put on board sailing vessels, thus escaping port charges, cost of warehousing and the commissions of the merchants. West Point is a place of no commercial importance, but it will take the trade away from Norfolk, Newport News and other cotton exporting points where tribute has to be paid to the local merchants. But not only will the seaboard cities suffer by this saving of the profits of the middlemen, Chicago will be injured, because the agricultural products of the West will go around, instead of to or through it. There is less actual grain handled in Chicago to-day than there was fifteen years ago, and hogs are being packed and beef dressed in other places, such as Kansas City, whose merchants will hereafter ship their goods through to the consuming points in Europe, without breaking bulk or paying anything beside the ordinary transportation charges to the railroads and steamship lines.

These changes in the methods of doing business will have far-reaching effects. They will limit the growth of cities, will cut down the ranks of the middlemen, and will add to the tendency that is massing wealth in few hands and increasing the numbers of the working or producing classes proper.

The damage done by wind storms in the West suggests the inquiry whether something might not be done by the various State governments, if not the United States, to save the Western country from these calamities. Cyclones and blizzards work but little injury in hilly countries. A forest covered country is also in a measure protected from the wild sweep of the storms. Now, in many parts of the West trees have been planted and have proved useful in protecting houses and crops. Why would it not be possible to raise ridges of land to break the force of the winds which are so particularly destructive in flat prairie countries. Man has largely modified the face of the earth in the past, and with the machinery and forces now at his command it would not seem an impossible task for him so to change portions of the prairies and flat plains as to protect towns and villages from such wind storms as have just wrecked the beautiful little town of Mount Vernon in Illinois.

The Ways and Means Committee of the House proposes to authorize the Secretary of the Treasury to sell United States bonds at the best price he can get in the open market. If this should be indorsed by the administration, what a queer turn about it would be for the Democratic party. Its leaders have been always protesting against the favors shown to the "bloated bondholders" by the Republicans when in power; yet, here they are proposing legislation to get up a corner in government bonds which will put more millions into the pockets of these same owners of government securities. The price of bonds are now absurdly high, and to enhance them would be a crime against the community. The administration, under the leadership of the Randalls and Holmans, will not vote a dollar to rehabilitate our foreign trade or give a cent to improve our water ways and harbors, or fortify our seaboard cities, which would employ now idle labor; yet here they are willing to give additional millions to the rich bondholders and stimulate speculation in Wall street. Of course that is not the way they would put it, but such would be the practical result of forcing the Secretary of the Treasury to use up the surplus in purchasing bonds rather than in expending it for needful public works.

Our Prophetic Department.

POLITICIAN—The Florence letter of Mr. Blaine, the preference expressed for Presidential candidates which has followed in the press, and the discussion as to the cities in which the National Conventions shall be held, naturally calls attention to the political situation. Have you any definite ideas as to what will be the course of the Democratic party?

SIR ORACLE—If Grover Cleveland lives and the unexpected does not intervene he will be all but unanimously chosen as the standard bearer of the Democratic party to succeed himself. He will be run on a tariff reform, though not free trade, platform.

POL.—But suppose the present Congress should agree to amend the tariff in accordance with the recommendations in the President's message, what then?

SIR O.—There is not one chance in ten thousand that any bill brought in by the Ways and Means Committee will be indorsed by this Congress. President Cleveland's message was intended to make an issue for the campaign, and were Congress to adopt a tariff reform measure there would be nothing to fight about. The Democrats think that with this issue they could not only carry New York, but Indiana, Michigan, Minnesota, and perhaps other Western States. These, with the united Southern States, would re-elect Mr. Cleveland.

POL.—Could not the Republicans spoil this game by agreeing to a conservative revision of the tariff that would give us free salt, lumber, sugar, coal, etc., with a reduction on specially favored articles, while getting rid of the many anomalies in our tariff imposts.

SIR O.—The Democrats would not consent to any such compromise. The bill Mr. Mills will propose will be so radical that they do not dream it will get the indorsement of either the House or the Senate; but it will, they think, give them strength on election day next November. Then the Republicans are quite willing to make the fight on the tariff. Hence I look upon this session to pass without any tariff legislation. I fear our financial affairs will be in confusion. The Democrats will throw the blame on the Republicans for not consenting to cut down the revenues, and the voters will be called upon to decide between the parties.

POL.—Still you think Mr. Cleveland will be re-elected. Will the tariff issue help him?

SIR O.—It will, I apprehend, be his chief danger. On his personal merits and character he would command a very large vote. He is just the kind of man that is most popular with our voters; he is a safe, solid, dull sort of person with a good deal of common sense; his views are not statesmanlike, nor can he be called in any way able. He would be certain of a re-election were it not for the tariff issue. If the present session ends leaving the finances in confusion, and the trade of the country suffers in consequence, he may be held responsible and defeated. It would then look as if his anti-tariff programme was simply to put the Republicans at a disadvantage.

POL.—You do not think then that the tariff should be reformed?

SIR O.—On the contrary, I am as ardent a reformer as is Mr. Cleveland. It cuts me to the quick when from the statistics I learn the foreign commerce of Great Britain amounts to a thousand millions per annum, while that of the United States is only seventy million. But I question whether our voters are as yet prepared to take any steps towards free trade. We should keep the fact in mind that Democratic communities the world over believe in encouraging home industries. Indeed there seems to be a determination among all the leading nations to deprive England of her past monopoly in the manufacture of goods for general consumption. Look at the constantly increasing tariffs in Germany, France, Italy—nay, even in the British Colonies, such as Australia, New Zealand and the Dominion of Canada. The Protectionists' policy of the United States has the same end in view as that of the nations of continental Europe and the colonies of Great Britain. I see no tendency anywhere towards greater freedom in international trade. If our people sustain Mr. Cleveland at the polls next November it will be a new departure and may have important international consequences.

POL.—I believe it is a fact that it is only the most backward and semi-civilized nations, such as Turkey, China, Japan, the East Indies, and some of the States of South America which have anything approaching to free trade.

SIR O.—If Hindoostan could break away from Great Britain to-morrow the first act of its rulers would be to put a prohibitory tariff on the bulk of British manufactures. The people of Japan are forced by their treaties to enter English goods practically free of duty; hence all the taxes are laid upon land. The distress of the people consequently is simply fearful. Henry George would find a poor text for his land tax and free trade theories in the past and present condition of Japan.

POL.—Still I am inclined to believe that Mr. Cleveland will be elected, tariff or no tariff. He is as you say the kind of candidate

which is preferred by the average American voter. Then I notice that the *Times* and other Cleveland papers are working up a prejudice against the trusts and trade "combiners," which it is claimed are rendered possible by high tariffs. There is a dislike to monopolies in this country, and if it was really believed these trusts were to plunder the country it would help Mr. Cleveland's canvass against high protective duties.

SIR O.—There is still another fact which will work in Mr. Cleveland's favor. As the country grows more populous, the number of those who sustain the party in power becomes more numerous. In France, as you know, there are literally millions of voters who sustain the authorities in Paris, whether they are Imperialists, Royalists or Republicans. So it is in this country. These "no-change" voters will rally around the Democratic party in the future as they did around the Republicans in the past. So the chances favor Mr. Cleveland, tariff or no tariff, but if that question was out of the way there could be no reasonable doubt of his re-election.

POL.—We have not time to discuss the Republican situation, and of course it is idle to speculate as to who will be its standard bearer; but what of the Republican platform?

SIR O.—It ought to favor a revision of the tariff, the extension of the free list and the getting rid of unnecessary duties. But it should also favor the retention of the protective feature in a revised tariff. Then it should advocate the using the powers of the government for the benefit of the community—that is to say, the rehabilitation of our foreign commerce, liberal appropriations for internal improvements and for public buildings; also legislation that would help stimulate the industries of the nation. Mr. Cleveland will, of course, signalize the close of his administration by vetoing every appropriation intended to revive our commerce or improve our waterways and harbors; for this he will be heartily applauded by those THE RECORD AND GUIDE calls the "fool editors of the press;" but I would like to see the issue raised, for I doubt if our voters are such idiots on this matter as our newspapers seem to think they are. It does appear to me incredible that with uses for ten times the money we have we should refuse to spend the present surplus for works of unquestionable advantage to the nation at large. It now looks as if the only bill for spending money outside of the regular appropriations which Mr. Cleveland will indorse will be one to add to our enormous pension list, which, of course, will be a swindle of a most outrageous character; but the splendidly organized Army of the Republic must not be offended on the eve of Presidential election.

Mayor Hewitt talks in a somewhat different strain about the labor unions than he did last summer when he was organizing the syndicate of Lehigh coal corporations to oppose the advance of wages asked for by the miners. At the meeting of the Harvard alumni last week he said:

The unrest among the laboring classes has assumed phenomenal proportions. It is everywhere, in Europe and America, where a man toils, and he has asked and he is going to get his rights, whatever they be. He has learned from the great establishments in which he labors the power of organization and association, and he has organized himself into trades unions, into associations for the ascertainment of his rights and for the discussion of his hopes. He is on the right road. But he is not always right when he is on the road. Again, one other element has come conspicuously into notice and that is that employers, or capitalists as they are called, finding themselves unable to secure what they regard as adequate reward for their capital and their management of business, are driven into what are called pools and trusts. Curiously, while the workman is asking for his share, the employer is seeking some method by which he can get more out of the community in order to pay his workmen the current wages which he is paying. Now, these all express social necessities. They all ask questions which have got to be answered, and they are to be answered only in one way. You must diffuse knowledge, you must raise the standard of truth, you must prove all things and hold on to that which is good. (Cheers.) In no other way can these questions ever be settled, and here to me the sunlight seems to be coming up upon the East. I find my own alma mater Columbia, and Harvard, and possibly Yale—I might say Yale too if I knew more about it—banded in providing new courses of instruction in political and social sciences, and out of these schools, now in their infancy, are to come the men who are to solve the questions that to-day constitute the perils of society (cheers), and when they are solved it will be the glory of the institutions who have contributed to their solution.

The Mayor has got things a little mixed. It was the workmen who first united to prevent competition among themselves, and to force their employers to treat them better, before the latter saw the benefit of co-operation. Since the "bosses" have formed unions of their own they have been far more successful in dealing with the labor unions than when they were isolated. It is safe to predict that for this year at least all strikes will fail whenever there is union among the employers. Then we doubt if the kind of political economy taught in the majority of our colleges will help to throw any light on the relations of capital and labor in the future." The Sumners, Perrys, Walkers and Laughlins, who are the authorities in Yale, Harvard, Amherst and other leading

colleges, teach the old Manchester free trade doctrines of unlimited competition, which is now thoroughly discredited in the industrial world, as is shown by the organization of labor unions; employers' combinations, corporations and trusts, the aim of all of which is to get rid of competition and to adopt a fair or a fixed rate for the articles they offer in the market. The only institution of learning that shows any sense in the discussion of this vital matter is the John Hopkins University, and it is also true that here and there writers like Professors Peabody and Ely are alive to the fact that economical science has taken a new departure within the last twenty years. Mayor Hewitt's idea that the trusts are organized for the sole purpose of enabling employers to pay higher wages to workmen is surprisingly novel, and will astonish the monopolists and the laborers alike.

The Astors Have Not Raised Their Rents.

The *Herald* and other papers have been circulating the story that the Astor estates have increased their rents from \$150 to \$250 this year. It is quite usual for the gentlemen who "gather" real estate news for the daily press to copy *ex parte* statements from the scribblers of their colleagues, without investigating the truth or falsity of the reports made. The following paragraph is an example of the animadversive process adopted by a badly informed contemporary, in referring to the prospect for spring rents:

An exception, however, is noted in the case of the Astors, who have made a general advance in rents. They have advanced from \$150 to \$250 per annum. * * * In the judgment of brokers generally the Astors are making a mistake in not maintaining the old rents, and it is predicted that by April 1 they will be convinced of it to their regret.

It would be interesting to know whether the wealthy estates referred to would really regret any advance in rent they might ever call upon their tenants to make. This is the sort of nonsense which the average real estate editor of the daily paper is apt to give vent to.

It is quite possible that THE RECORD AND GUIDE would not have troubled its readers by referring to this matter, had it not been for the wrong impression which it has given owners of property all over the city. The Astors are well known amongst the people for their invariable fairness and moderation in the matter of rents. We have yet to learn of any owners who take better care of their property, who are more attentive to the complaints of their tenants in the matter of needed repairs, and who have such reasonable rentals on their vast real estate possessions. Now the statement has gone abroad amongst tenants and owners that the Astors have raised their rents. What is the result? Owners of property in all parts of the city are saying to themselves: "Well, the Astors ought to know whether it is a time for raising rents. They are conservative men, and would hardly raise the figures excepting they had a very good cause for it. I guess I will be safe in following them." The consequence is that they are "getting up their backbone," to use a homely phrase, and real estate brokers are already feeling the effects of it. It is useless for agents to try to bring landlord and tenant together when this condition of affairs exists. And as it is as necessary to deny the statements, as it was wrongful to the Astors and hurtful to landlords and tenants generally to make it, THE RECORD AND GUIDE would suggest to its daily contemporaries who have erred that they make an equally specific correction.

Our reporter firstly called at the office of William Astor, where he saw an important representative. "It is not true that we have raised our rents. The newspapers are in error," he said. Our reporter then called at the office of John Jacob Astor, and was ushered into the sanctum of an equally responsible representative. The latter said:

"I have seen the newspaper statements to the effect that we have raised the rents of our tenants. This is a mistake; we have not thought the times warranted a general advance. We have in the vast majority of cases absolutely made no change from last year's prices. This applies both to the east and west sides. Of course, in such a large bulk of property changes of every description are continually occurring. There are dwelling-house, store, office and other properties, and each is subject to different conditions. There is a continual equalization going on; some rents are advanced while others are reduced. Take, for instance, our Exchange Court building, and the one fronting on Wall and Pine streets and Broadway. In the former case we have made reductions this year equal to from 8 to 10 per cent., while on the latter the rents will remain *statu quo*. There are, however, valid reasons for the reduction in the former case, while the maintenance of the rents in the newer and more modern building is equally justified. We regulate our rents in most cases according to the times. When they are prosperous we make a reasonable increase; when they are not we make a decrease. But we err, I think, rather to the benefit of the tenant than otherwise, as our tenants will no doubt be able to attest. We have made a few increases, but these are on leaseholds made twenty years ago, or before, and which have expired. Our leaseholds are continually running out, and in renewing them we naturally make an advance over the ground rents prevalent a generation ago, for these properties have greatly increased in value since then. Probably the reporters learned of one of these cases, and confounded an advance in the ground rent of an expiring lease of twenty years' existence with the house rents made from year to year."

The demand for the small denomination silver certificates still continues ahead of the supply, although the government presses appear to be turning out these notes as rapidly as possible. Excepting during the periods when coin was scarce and at a premium it has never been so popular in this country as its paper substitutes. The objection against coin, indeed, affects gold as well as silver. There is some danger, however, that the issue of silver currency may pass the limits of safety. About \$180,000,000 of this element of the circulating medium is now in the hands of the people, exclusive of the standard dollar coins. The activity in general trade during the past year and at the present time has removed the silver question out of the arena of discussion. The rapid expansion of this part of the country's instrument of exchange, however, threatens to bring trouble at some time in the near future.—*St. Louis Globe Democrat*.

Concerning Men and Things.

* * *

Owners of real estate in New York will not be overpleased to learn from a local geologist that in the course of time this city will be under water. It is an undeniable fact that the ocean is encroaching upon the shore hereabouts, and that there has been a steady subsidence of the land of this island, as well as the surrounding country, extending back through a long series of years. In ages past New York was a high, rocky promontory, and a river ran from New England whose outlet was a hundred miles to the south and east of our harbor. Many elderly New Yorkers will remember that their fathers told them that in their boyhood's days they could wade across the Buttermilk Channel between Governor's and Long Islands. The Indians had a tradition that their fathers could cross from the Westchester to the Long Island shores by jumping from rock to rock. However, New York is likely to last some time yet. A thousand years will probably make some difference in relation to the land and the surrounding waters, but in the meantime the rapid transit and improved system of docks, the Harlem Canal, and the deepening of the channel in the outer harbors, as well as the tunnels and bridges which will connect it with the main land, will make this city the foremost one in the world, despite its final destiny to sink under the waves.

* * *

The proposition to force the patent medicine owners to submit their formula to the Board of Health, and have the drugs and their proportions printed on the labels of the bottles, is a good one and ought to be adopted. The public should not be at the mercy of quacks who put up poisonous prescriptions, or worthless ones, to injure the health or deplete the pockets of the community. The medical profession ought to insist upon something of this kind being done. It is known that many popular patent medicines are really dangerous, and that some of the soothing syrups for infants have for their basis opium and other poisons even more injurious. But the patent medicine people have plenty of money to bribe the lobby, and then the newspapers in view of their large advertising patronage will very generally oppose this attempt to discredit the more worthless patent medicines.

* * *

Some members of the House of Representatives woke up to the fact that the people of the United States have been giving a subsidy of millions of dollars annually to the publishers of cheap literature by sending their works through the mail at newspaper rates. The average citizen is forced to pay 2c. an ounce for the transportation of his letters, which pays a very handsome profit, but the dime novel people have been getting their trash through the mail for a cent a pound, upon which there is a heavy loss. The annual Post-office deficit comes from transporting newspapers and cheap publications at about one-fourth the cost to the government. The newspaper proprietors profit to the extent of some eight to ten million annually, which is paid them by the people of the United States, this being about the difference between what they give the government for carrying their issues and what it costs the Post-office to do so. The newspapers will say nothing about the further robbery of the public Treasury by the issues of cheap publications as it would attract attention to this big steal of their own.

* * *

At least a certain portion of the traveling public will notice with pleasure that the Pullman Company have at last abolished the absurd phraseology by which they have hitherto designated their cars. Only the word "Pullman" will henceforth be painted on the board over the windows instead of the old conglomerate title "Pullman Palace Drawing-Room Sleeping Car," or some equally ridiculous straining after the superlative. The bad example of the Pullman's in this matter has borne grotesque results which we see in the new "Palace Cattle Cars."

* * *

The Spencer collection of paintings now on exhibition at Ortgies', adjoining the Stewart mansion, is one of the best private collections of the works of foreign artists which has been placed upon the market. There are sixty-eight pictures in all, and they possess, on the whole, a high order of excellence. Several of them are familiar to the public, having been seen in the Morgan and Stewart collections. Some of those worth noting are Jules Breton's "Le Soir," Meissonier's "Standard Bearer" and "A Musician," Jerome's "Serpent Charmer," Fremontin's "Arab Falconer," Corot's "Morning," Rousseau's "Sunset in a Wood," "Above the Clouds," by Diaz, a fine study of the nude, showing grace, dignity and power; and "A Clearing in the Forest of Fontainebleau," by the same artist, remarkable for its light-cloud effect on the sombre foreground. The pictures are best seen to advantage by the gaslight, and lovers of good paintings who may visit the exhibition should do so in the evening. There is also a first-class collection of etchings in the ante-room. The exhibit is well worth seeing.

* * *

Some very good art publications are quietly making their way by subscription. Amongst these are Turnure's *Art Age* and Kelly's *Art Review*. The former issues a fine etching with this month's number, entitled "Narcissa." Amongst its other recent publications is an etching of "The Click of the Latch," after F. D. Millet. The *Review* publishes monthly several good pictures, copies of the masters, which are, on the whole, admirable works of art.

* * *

The Mayor has presented to the Commissioners of the Sinking Fund the resolution of the Architectural League of New York, condemning the arrangements adopted by the Commissioners of the Sinking Fund to obtain plans for the new municipal building in City Hall Park. A committee of five presented the resolutions to the Mayor, who, it is said, seemed to regard the action of the architects as an impertinent interference. Whether anything will be done in the matter it is impossible to say. The date for receiving plans has been extended from March 1st to April 2d, but this is probably due to the fact that few, if any, plans have been received. It is certain that few architects of repute will have anything to do with a com-

petition of the kind arranged by the Commissioners of the Sinking Fund. If this had been the end in view, things could not have been better planned. The profession has washed its hands of the whole matter and awaits the result. We shall no doubt have another beautiful example of the possibilities of municipal architecture, as in the Court House, and that ideal study in terra cotta—Jefferson Market.

* * *

The New York and Harlem Railroad Co. have petitioned the Board of Aldermen for permission to use electricity in their street cars on 4th avenue instead of horses. They propose using the Julien motor, a car fitted with which having been employed on the road experimentally during the past year. That the company are ready to adopt it is proof that electricity is at least as economical as horses, and there can be no doubt of its greater cleanliness and freedom from noise. In Brussels, Brighton, Portsmouth, and many cities in this country electricity has been in successful use for years. It is no longer a matter of experiment, so far as practicability is concerned. With the Julien motor the electricity is carried in storage batteries within the car, which are charged when necessary at the terminal stations. The cars are said to run smoother than is ordinary on cable roads, and the only objection made is that if one car breaks down from any cause, as happened on Monday last on Madison avenue, the line is blocked for a considerable time, for the cars weigh tons and are not easily moved. Care and experience will no doubt do away with this, which is said to be only a rare occurrence.

Too Much Law, Not Enough Justice.

Editor RECORD AND GUIDE:

You have frequently called attention to the breakdown of our courts in administering justice. Judge Lynch still on our frontier holds perpetual session because the law will not or cannot punish the guilty. It is not long since when the people arose in their wrath and burnt the so called "Hall of Justice" in Cincinnati because the courts had been so "fixed" that the murderer and the robber were never punished. Notice how all our courts are behind the times. It takes incredible pains and expense to punish murderers in this State, or to bring malefactors to justice. The following dispatch, published in the papers a few days ago, tells its own story:

BRAZIL, Ind., Feb. 23.—More than a year has passed since the White Caps originated in Crawford county, on the Ohio River. Their avowed object was the correction of evil doers whom the law seemed slow to reach. The best citizens nominally engaged in it. Warnings were given, and no doubt some merited switching were administered. The order became rapidly known throughout the State, and communities in a score or more other counties have adopted the methods. Innocent men have been whipped and shamefully abused, and in some cases beaten to death, either by White Caps or by masked men in their name. All efforts to bring them to justice have failed. Meanwhile the spirit of the order seems gaining ground. Only a short time ago White Caps captured the *Home* newspaper at Clay City, twenty miles south of Brazil, and published their warnings to derelict citizens. The most recent outrage was perpetrated a night or two ago at Bloomfield, capital of the adjoining county of Greene. Their victims were Noah and Fannie Good, husband and wife, and Sam Pierce, who made his home with them. The men were flogged on the bare backs with hickory switches that brought the blood at each lick. In the woman's case the shingle was used with effect. The three persons were then ordered to skip. They are represented as immoral, but the method of correction was brutal and cowardly as well as criminal. As usual, the best citizens of the town were engaged in it, or at least the affair meets with general approval to the extent that no attempt at finding out the guilty persons has been made.

Of course, this is a biased account. But would the White Caps ever be heard of if the courts of Indiana were at all efficient? We must expect these voluntary organizations—vigilance committees and the like—to come into existence when the machinery of our courts fails to punish crime. But our legal Bourbons neither learn anything nor forget anything. Judge Lynch has been holding his court for a generation, and the lesson to our Legislatures should have been such amendments to the law as to insure prompt and sure punishment of crime. But, no; our justice has not only been deaf, dumb and blind, but stupid. Is not the worst to be feared if this goes on? ALARM.

The Reading Road and the Strike.

Editor RECORD AND GUIDE:

As you have repeatedly predicted, Austin Corbin has got the best of the striking miners. The latter have been beaten at every point, but have the means used been quite fair? The *Times*, of this city, is bitterly prejudiced against all strikers, and invariably takes the side of the employers; but it is forced to say in its issue of February 23 that—

The Reading Company cannot afford to give ground for any charge of bad faith by the miners or their representatives. It was quite proper for the company to refuse to re-employ men who had been guilty of unlawful violence during the strike, but it is not according to the spirit of the agreement that it should take this opportunity to "weed" its working force. Its duty and its interest alike, with regard to miners against whom it has any proof of unlawful behavior, are to hand them over to the law.

The fact of the matter seems to be that the leaders of the strikers were bought off, and that they made representations to the men promising better treatment on the part of the company, which Mr. Corbin had no notion of making good. The Congressional investigation is bringing some very ugly facts to the public attention, showing that much of the past management of the Reading was an infamous swindle, as witness the following testimony:

Charles E. Smith said that he had been President of the Reading Railroad from 1861 to 1869 and a director until 1876. He resigned his directorship because he discovered in 1876 after an investigation that the company was publishing false reports and cooking up its accounts in the interest of stock gambling. In the reports the truth was suppressed, the floating debt not reported, and while the road was not earning any money, it was paying dividends on its stock, which was accomplished by borrowing money. Some of the directors were gambling in the stock and other influences in the management were impelled to pay these unearned dividends through vanity. The object of the gambling directors was plunder. The company had borrowed \$15,000,000 to pay dividends which had not been earned. He specified one account of \$1,280,000 in the report of 1874, which he said was false and misleading. When asked, "Who suffered by this?" he answered,

"The stockholders," and to the question, "Who profited?" he replied, "The men who gambled in the stock."

There was a good deal more to the same effect. But is it not monstrous that there is no way of putting these gambling railroad men into prison? There have been thousands of inmates in our State prisons who are less guilty than they. If the rich can plunder with impunity, is not that an argument for the Communist, which he can use with effect should the time ever come for a grand divide? Revelations such as these were largely instrumental in putting a stop to the strike. The Reading Company could not afford to have the examination continue, and this explains the means used to fool the men by luring off their representatives, which it is charged has been done. Of course there is no intimation here that the present management of Reading is like that described by ex-President Smith, but the coal barons are chargeable with deliberately creating confusion in the mine regions so as to tax the consuming public. Every firm and individual that has been using coal has been injured by the high prices, for which this strike was the excuse. The profits of all the coal companies show they have done so splendidly during the past year that they could well have afforded to make some slight concessions to the men, and so have prevented the distress in the mining regions and the loss to the coal-consuming public.

FAIR PLAY.

Recollections of Old New Yorkers.

II.

Bernard Smyth is one of the veterans of the real estate business, and is now in his 67th year. He was once a dry-goods merchant, and years before the Guernsey building was erected at Nos. 160 and 162 Broadway, by Henry G. Marquand, he used to be a member of a large dry-goods firm which occupied the four-story structure that used to be on the same site. "In 1850," said Mr. Smyth, "this used to be considered quite a pretentious building. It was about 23x140 feet in size, and we paid a rental of \$4,000 for the entire building at first, which was increased in five years' time to \$9,000. We could have bought it then for \$60,000 to \$70,000.

"I was born in the 7th Ward," he continued, "and I recollect the time when you could rent houses in such high-toned quarters as East Broadway and Henry street half a century ago for \$350 per annum. Two-story and attic houses rented as low as \$250. The latter were about 20 feet and the former 25 feet in frontage. Lots sold then for \$2,000 on those streets. When I was a boy the property bounded by Centre, Elm, Franklin and White streets was an open plaza. Colonel Muir, who was then in charge of the government military stores and equipments in this locality, used to reside hereabouts, and for a short time I lived at the southeast corner of Franklin and Centre streets. That was before the Tomb; was built. I remember a house and lot on Broadway selling for \$15,000, opposite where the St. Nicholas Hotel was, and a three-story and attic double house sold for \$16,000 or \$17,000 a little further north. When the Quaker fraternity left Henry street to move to what is now the lower part of 5th avenue ordinary houses and lots sold on that great residence thoroughfare for \$10,000 to \$12,000; and later on, a house of which I know was purchased for \$20,000 some thirty years ago in the neighborhood of 30th street, for which \$110,000 is now asked. I bought lots at the Corporation sale, in 1852, on Lexington avenue and 54th street. For a corner I gave \$1,100, and for inside lots \$500. I could have bought 5th avenue lots at about the same figures; indeed, I had arranged with my partner to purchase a large number of lots at that sale with the considerable surplus of cash which we then had, but he did not have that confidence in the future of New York real estate which I had, so I purchased a few parcels for my own account, on which I afterwards made considerable profit. Had we purchased the property we contemplated buying we would have made from three to five millions of dollars before twenty years had passed away. I recollect the northeast corner of 5th avenue and 53d street, in size 25x100, being sold for about \$3,000. Of course people talk about profits being impossible in real estate nowadays; but there is still plenty of money to be made by judicious investment. I have in mind at this moment a down-town parcel which has just changed hands at private sale that could have been bought five years ago for one fifth of its recent selling price. This is an unusual occurrence; still men are making good purchases all the time.

"This was a region of churches in my day. Where we are now sitting is about level with the roof of the old Quaker church which occupied the site of the Marquand building, now the Real Estate Exchange. Then there was Grace Church, where Jay Gould's quarters now are, at No. 71 Broadway. On the north side of Wall street, about opposite to the Stock Exchange entrance, there was another church—Presbyterian, I think—with a graveyard attached. Members of the Stock Exchange need not fear; the bodies have long since been removed. Then there was the old Dutch Church, where the Post-office subsequently was, and where the colossal Mutual Life building now is. There was still another church on the northwest corner of Fulton and William streets, and another on Ann street, near William, which was subsequently removed to Chambers street, opposite the Court House, not to speak of Old Trinity and St. Pauls, which still exist.

"Where were our public meetings held in those days? Well, the old Masonic Hall, on Broadway, near Duane street, used to be the scene of our greatest assemblages. It was quite a fine building in those days. Then there was a hall on the southeast corner of Broadway and Reade, where the Stewart building now is. The old Tammany Hall, on the corner of Frankfort and Chatham streets, the site of the present Sun building, was the scene of many a political gathering, while the Broadway House, on the northeast corner of Broadway and Grand street, was the headquarters of the anti-Democratic factions, the then Whigs, since consolidated into the present Republican party. Another political meeting place was on the south side of Canal street, near Broadway. There was also the Tabernacle on Broadway, near Catherine lane. In those days the Aldermen were the pink of respectability. Our best families took part in the city government, and to engage in politics was honorable and praiseworthy. Men of the highest standing in the community took an active interest in the city's welfare, and the bribery of an Alderman, or assistant Alderman, was

unheard of. Amongst these veterans I recollect the late William S. Coe, whom I knew well. He was once Alderman of my native ward. People used to poke fun at the Council in those days because they had their suppers and turtle soup. They used to meet in the evening to transact the city's business, as their occupations during the day disabled them from attending thereto in the daytime. Besides, they received no remuneration. I trace the subsequent low status of our 'city fathers' to the introduction of salaries and the increase of the saloons, but there may be a difference of opinion on that point.

"I remember well the auction sales of real estate taking place in the present Custom House on Wall street. Before that they were held at different offices. The late Anthony J. Bleecker used to have his office on the southeast corner of Wall and Broad streets, where the Drexel building now is, and many a sale of real estate was held there. I recollect when Mr. Ludlow's firm was named Ludlow & Chilton, and when Homer Morgan, A. H. Muller, James Cruikshank, and others who have since retired or passed away, were well known. There has been a suggestion that the hours for auction sales shall be extended, and that they shall not all take place at the same time. The reason why noon became the customary hour for commencing sales is because many years ago the Court established that time for legal sales, and it became a precedent for all other sales. But then in those days sales were few and far between, and no one anticipated such extraordinary activity in real estate as subsequently occurred, nor was it ever expected that the day would arrive when five or six auctioneers would all commence their sales at the one moment in one room.

"The Hall of Records, where the Register's office now is, used to be a Bridewell in those days, and the site of the present Court House was partly occupied as an almshouse, where benevolence was dispensed by the City Almoner. There were no flats or tenements, and the majority of houses were two-story and attic frame or brick dwellings. I know a wealthy gentleman who, as clerk in a grocery store, used to carry up potatoes and other eatables to the second floor of a modest dwelling occupied by a gentleman who has since become an important public personage. I know another who has since been Mayor of New York, who, when he was first married, occupied a modest room and bed room. It is somewhat curious in my own experience that when I was younger I could purchase almost any property and make money on it. Now I can't do near so well. Perhaps it is because I have become too conservative in my old days, or possibly my early investments increased in value in spite of me, just as the city advanced in population and wealth.

"Our hotels were comparatively numerous in those days, though they were not on the same style of grandeur and size as our modern ones. Commencing at Broadway, near the Battery, was the Mansion House. Further north on Broadway, near Exchange place, was a first-class four-story structure named the Globe Hotel. Near Wall street, on Broadway, there was Blancard's Hotel. Then there was the City Hotel, where the Boreel building now stands, and on the northwest corner of Broadway and Dey street, opposite THE RECORD AND GUIDE'S editorial quarters, the Franklin Hotel. Further east there was Holt's Hotel, where the entrance to the Fulton street elevated road depot is, and the Pearl Street House near by. On Broadway, going further north, there was the American Hotel on the northwest corner of Barclay street, the Irving House on the corner of Chambers, and Marriner's Hotel on the southeast corner of Reade, where the Stewart building now is, which was partly occupied as a meeting hall. I should also mention the Broadway House on the northeast corner of Grand, where assemblages also took place. These were all fashionable hotels, especially those on lower Broadway.

"Our principal newspapers when I was a lad? Well, there was the *Courier* and *Enquirer*, located on Wall street, near Pearl, for which the subscription was \$10 a year. It was edited and published by a gentleman whom I knew well—James Watson Webb, father of Gen. Alexander Webb, now president of the New York College. It used to be issued as a 'blanket' sheet—that is, a large single sheet of two pages. This was the style in which all the newspapers were published in those days. It was about the principal paper at that time. Then there was the *Journal of Commerce*, which had its quarters near by, and which was edited by Matthew Hale. Then came the *Commercial Advertiser*, of which William L. Stone was the editor. The *Evening Post* followed, with William C. Bryant as editor, with whom Wm. C. Henderson and his son, who published the paper, were associated. The *Evening Star* was the next in the field, with Major M. M. Noah as editorial chief. This paper used to get a large share of the auction sales of real estate and other advertisements, which were subsequently taken away from it by the *World* in Manton Marble's time, and parties interested in the latter new paper got an interest in the *Star*, and the *World* practically stepped into the shoes of that paper when it ceased to exist. The above papers, with the exception of the *World*, used to be read and advertised in long before the *Herald's* time, or before the *Sun*, the *Times*, *Tribune* and other papers made their appearance. Of course, cables, wires, mammoth printing presses, large editorial staffs and the varied and intricate machinery of the modern daily or weekly, all these were undreamt of in the days of my youth. Yes," he mused, as the writer rose to leave, "it is a remarkable thing to look back and see what wonderful changes have taken place in this great city of ours during the past forty or fifty years."

There is one prospective "corner" at which Americans do not shudder. It is in silver. It is said that foreign speculators contemplate the control of silver bullion in London—the money centre of the world. Silver has been remarkably low of late years, the average quotation last year for London bars being 44d. The annual production of the world is valued at \$105,000,000, and of this the United States uses about \$50,000,000. This country literally teems with silver and would view with great satisfaction a lively demand for it in any form. We could furnish bullion for a long time in quantities to suit and, if the "corners" forced the price so high that a coined silver dollar was worth a dollar in gold, the United States could uncover its vaults and put some of its many millions of unused silver dollars on the market. The Parisian money speculators should be encouraged in their ambition. This country is ready to be "squeezed."—*Albany Journal*.

Shall Personal Taxation be Abolished?

Editor RECORD AND GUIDE:

The tax question, and especially that phase of it which relates to personal property, seems to be receiving considerable attention of late. Henry George and Mayor Hewitt on the one hand believe that personalty should not be taxed, and Orlando B. Potter and the Real Estate Owners' and Builders' Association on the other, that it should be, and as fully as land.

The position of the former is based mainly upon the impracticability of the enforcement of a fair and equitable personal tax, especially in the large cities, and this position is a strong one. The Mayor also thinks that if personalty was wholly and legally exempt, as in a large measure it practically is now, there would be a great influx of capital into the metropolis. There are many others who heartily agree with these views. But be this as it may, one thing is certain; the present system of taxing personalty is particularly unjust, and bears harder upon the widow and orphan than upon any other class in the community. The estates of dead men usually get upon the tax books, while the majority of live men escape. If a tax upon personal property were to be uniformly enforced it would be just and proper to exempt from its provisions money invested for the benefit of women and children who are non-producers, whereas, as it is, they are the chief sufferers. Suppose a merchant to be worth \$50,000, whose living expenses for himself and family are say \$8,000 per annum. If he makes say \$10,000 to \$12,000 a year in his business he is satisfied. He dies and leaves all his estate by will to be invested on mortgage for the benefit of his wife and little ones. The net income of this family, hitherto \$8,000, is now cut down to 4½ per cent. upon their capital, yielding \$2,250. But the tax-gatherer comes in and kindly confiscates one-half of this small amount for the benefit of the municipality. If the family cannot live on the balance they may starve on it, though the millionaire next door pays nothing. The chief difficulty with legislation in reference to personal taxation is that outside of bank and corporate shares it cannot be practically and universally and equitably enforced, and for this reason alone, if for no other, it should be done away with.

In your issue of February 4th I see it stated that Professor Ely, of John Hopkins' University, suggests that real estate bear the local or city taxes, and that the State should tax corporations and incomes. This is an excellent idea. Some people have a great deal to say against an income tax—that it is inquisitorial and un-American, etc.—but it was the fairest, the best enforced and the least onerous tax that was ever levied in this country.

Suppose we were to abolish all taxes upon personalty except upon corporate shares, and in lieu thereof we had a graduated income tax, with the following exemptions, viz.: to each unmarried person an exemption of \$3,000, and to every married man whose wife was dependent upon him an additional exemption of \$1,000, and a further exemption to every father or widowed mother of \$500 for each minor child dependent upon them for support. Upon all incomes in excess of exemptions a tax should be levied of 1 per cent. upon the first \$5,000 or fraction thereof; 2 per cent. upon the next \$5,000 or fraction thereof, and 3 per cent. upon the remainder. Let us see how this would work.

A. a married man having no children and an income of \$8,000 would pay as follows: Exemption for self, \$3,000; for wife, \$1,000; total \$4,000; balance for tax, \$4,000; total, \$8,000. Amount of tax, 1 per cent. on \$4,000, equal to \$40.

B. a married man with five children, having an income of \$17,000, would pay as follows: Exemption for self, \$3,000; for wife, \$1,000; for five children, \$2,500; total, \$6,500; balance for tax, \$10,500; total, \$17,000. The tax upon this would be: 1 per cent. on the first \$5,000, equal to \$50; 2½ per cent. on the next \$5,000, or \$125; 3 per cent. on the balance of \$500, or \$15; making a total tax of \$190.

It is apparent that a tax of this kind would not only bring in a large revenue, but would accomplish what no other tax upon personalty has so far succeeded in effecting; that is, compelling people as they grow rich to pay fairly towards the support of the State, while relieving the poorer classes and non-producers of the burden. But—can the State levy an income tax?

February 8, 1888.

J. C. LEVI.

Editor RECORD AND GUIDE:

I attended the meeting of the Legislative Committee of the Real Estate Exchange and Auction Room (Limited), held on Tuesday last, at which the question of abolishing personal taxes was the special business. Differing somewhat with the general opinion expressed, but not being a member of the committee, I asked permission to speak, which was, no doubt properly, declined. I would be pleased, with your permission, to say a few words through your valuable paper, where all who are interested in keeping down the burdens on real estate will be sure to see it.

A resolution was there introduced "that all the members of the Exchange are in favor of the total abolition of personal taxes." Fortunately, two members of the committee, Messrs. Lespinasse and Buek, opposed it, and so the matter was put over till next week.

In the interesting and valuable paper read by Mr. Coudert, favoring the total abolition of personal taxes, he stated that the tax laws of to-day are practically those of fifty years ago. Although many changes have been made they are only in detail.

In fifty years an entirely new state of values has grown up which our tax laws take no notice of. Within a half century there has grown the immense railroad systems, with their stock representation of ownership. America has taught the world what corporation-ownerships are in contradistinction to partner-ownerships. With our wonderful growth and dread of a paternal government, it was found necessary to form corporations to carry on the large improvements, until now Europeans say that every big undertaking in the United States is done by a corporation. Even our Real Estate Exchange had to become a corporation.

All this means a representative ownership instead of individual possession of the property. Webster gives the definition of "personal estate or property, as movables, chattels." The law originally meant by

personal property, movable property having an intrinsic or real value in itself, and not a representative of value. It never taxed deeds, but the land and all the so-called personal property had tangible value.

But with large enterprises came the corporations which issued undivided partnership deeds called stock. The stock was only so much printed paper, but it stood in lieu of individual deeds of a part interest.

Then what I want to urge is that we go back to original principles—exempt all representative values as held in individual hands and tax it in its corporate ownership where it can be reached. But do not waive the tax on personal property where such property has real or intrinsic value. Why should our merchants with their immense and valuable stocks of goods be exempt? Why should our factories with their millions of dollars of plant escape from their just share of the burdens of governments? It is wrong to tax them as is now done on their full value. They should only be taxed as real estate is, on one-half of their real value.

Banks, insurance companies and all corporations should pay tax on their capital direct, less their investments in real estate or other values otherwise taxed, at the same rate as real estate—that is, on one-half their value.

The history of taxing mortgages is that originally the owner of the property swore off the amount of his mortgages against the assessment. But the tax-gatherer could find so few mortgages to tax and so little real estate that was taxable above the mortgages that the Legislature abolished such exemptions for real estate owners, but forgot to release the mortgagees when found. Thus to-day real estate, where the individual mortgagees can be reached, pays double taxes, a monstrous sham on all legislation and legislators.

Then let us tax all real personal property, but exempt representative personal property, and justice will be done.

L. K. FRIES.

New York, February 9, 1888.

Notes and Items.

Calvert Vaux and Park Superintendent Parsons have sent an elaborate report on the boundaries of High Bridge Park to the Park Commissioners, by whom it has been adopted. They will give a hearing to persons interested on March 7 next.

It seems that many of the west side property-owners are opposed to the fast driving road proposed by Lawson N. Fuller and his associates. Of course there are two sides of the question, and the Park Board is now considering whether Francis M. Jencks and his friends, or the other gentlemen, shall be supported by them.

Property-owners have appealed to the Board of Aldermen for the repeal of the resolution of November, 1887, reducing the roadway of Kingsbridge road (or Broadway) from 60 feet in width to 48, between 155th and 119th streets, and ask for the re-enactment of the resolution of May, 1887, wherein it was directed to be 60 feet, in uniformity with that part of the road north of 155th and south of 119th street.

The Committees of the Building Material and Mechanics' and Traders Exchanges met on Monday last, when the plan of fusion referred to in our last week's issue was discussed. The committees will meet again on Monday next to formulate a general plan for agreement. The chairmen of the committees are, respectively, Marc Eidlitz and Hiram Snyder.

The Third Avenue Railroad Co. has applied to Judge Patterson for a mandamus to compel the Commissioner of Public Works, General Newton, to grant a permit to the company to make excavations for cables along its route.

Important to Property-Holders.

BOARD OF ASSESSORS.

NO. 11½ CITY HALL,
NEW YORK, February 21, 1888.

Notice is given to the owner or owners of all houses and lots affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested, who must present their objections in writing, if opposed to the same, within thirty days from date of notice:

REGULATING, GRADING, SETTING CURB AND FLAGGING.

Kingsbridge road, from 155th to 190th street.

[The limits embraced by said assessments include all the houses and lots of ground situated as follows:

Kingsbridge road, from 155th street to Spuyten Duyvil Creek and to the extent of one-half the block at the intersecting streets and avenues.]

The above described list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 22d day of March, 1888.

The New York Life's Annual Report.

The annual report for 1887 of the New York Life Insurance Company, which has been issued within the past few days, makes a splendid showing. Their cash assets amount to \$83,079,845, while their liabilities, on the new State standard, are \$70,659,560, leaving a surplus of \$11,846,793. Their business during 1887, the forty-third year of their existence, has been very largely augmented, the increased income having been \$2,822,378, the net assets \$8,092,693, the insurance written \$21,571,001, and the increase in the insurance in force \$54,561,996. The total number of their policies in force is 113,323, aggregating the enormous insurance of \$358,935,936. They have paid to policy-holders during the past year no less than \$9,535,210, comprising \$4,361,366 for death claims and endowments and \$5,173,843 for dividends, annuities and purchased insurances. Their total income during the year was \$22,052,787, of which \$18,266,853 was from premiums and \$3,765,933 from interest, rents, etc. Their divisible surplus by the new standard is \$6,651,580 and their tontine surplus \$5,315,720.

The Mechanics' Lien Law Amendments.

This law is of such interest to most of our readers that the full text is herewith given:

An act to amend section 25 of chapter 342 of the laws of 1885, entitled "An act for the better security of mechanics, laborers and others who perform labor or furnish material for buildings and other improvements in the several cities and counties of this State, and to repeal certain acts and parts of acts."

SEC. 1. Section 3, chapter 342, laws 1885, is hereby amended to read as follows:

Any person or persons, firm or firms, corporation or association, performing any labor or services, or furnishing any material for any of the purposes specified in the first section of this act, to and for the owner or his authorized agent, or for any person, other than the owner, may at any time demand of such owner or of his authorized agent the terms of the contract or agreement by which said house, wharf, pier, bulkhead, bridge, vault, building or appurtenances is being erected, altered, repaired, or improvements made to any such house, building or building lot, and the amount due or unpaid the person or persons, firm, corporation or association erecting, altering, repairing or improving the same; or demand from said owner or his authorized agent immediately after entering upon the performance of any labor and service for any of the purposes mentioned in the first section of this act, or after furnishing any material for the same purpose, that the owner or his authorized agent pay said person or persons for the value of said labor and service performed, or thereafter to be performed, or for the materials furnished, or thereafter to be furnished, instead of paying for them to the contractor, or to any of his sub-contractors, and that the owner or his authorized agent deduct the amount so paid, after said demand, from the original contract price; and if such owner or his said agent at the time of said demand shall neglect or refuse to inform the person making such demand of the terms of the contract or agreement under which the same are being erected, altered, repaired or made, and the amount due and unpaid upon such contract or agreement therefor, or shall intentionally and knowingly falsely state the terms of said contract or agreement, or the amount due or unpaid thereon; or after said demand refuse to pay to the person or persons, firm or firms, corporation or association, for the labor and services performed, or to be performed by them, or materials furnished, or to be furnished by them, and instead shall pay for the same to the contractor or any sub-contractor; and if the person or persons, firm or firms, corporation or association furnishing such materials or performing such labor and services shall sustain loss by reason of such refusal or neglect or false statement, or by reason of such refusal or neglect to pay for such labor and services rendered, or to be rendered, or materials furnished, or to be furnished, after payment to them therefor shall have been demanded, the said owner shall be liable to them in an action therefor, and the return unsatisfied of an execution against the party to whom such materials were furnished, or for whom such labor and services were performed in an action for the collection of the value thereof shall be presumptive proof of such loss, and the person or persons, firm or firms, corporation or association furnishing such materials, or performing such labor and services, or making such improvement, shall by filing within the time and in the manner the notice of lien prescribed by this act have a lien upon the house, wharf, vault, pier, bridge, bulkhead, building or appurtenances, and upon the lot, premises, parcel or farm of land upon which the same may stand, or be intended to stand, or improvement is made, as in this act provided, for all the materials furnished and labor and service performed, after such neglect, refusal or false statement; or after such refusal and neglect to pay therefor after a demand that effect shall have been made.

§ 2. Section 25, chapter 342 of the laws of 1885 is hereby amended so as to read as follows:

This act is hereby declared to be a remedial statute, and is to be construed liberally to secure the beneficial interests and purposes thereof; and it shall be lawful thereunder for one or more claimants, who shall have performed labor and services or furnished materials for the purposes mentioned in section one of this act, to assign his or their claim or claims to any person or persons to whom they may desire, but a statement of such assignment or assignments, and the subject of the claim or claims assigned shall be given in the notice of lien when it is filed in the Clerk's office of the proper county; and a substantial compliance with its several provisions shall be sufficient for the validity of the lien or liens hereinbefore provided for, and to give jurisdiction to the courts to enforce the same.

This act shall take effect immediately.

NOTE.—The italics are in the printed copy of the bill.

Real Estate Exchange Matters.

LEGISLATIVE COMMITTEE.

This committee met on Tuesday, when the principal matter for discussion was the rapid transit question. The following are the fifteen gentlemen appointed to consider the matter: Messrs. Geo. W. Van Siclen, chairman; W. C. Orr, G. S. Lespinasse, John D. Crimmins, H. H. Cammann, L. J. Carpenter, Clifford Coddington, Constant A. Andrews, Geo. de F. Barton, Arthur D. Weekes, H. P. de Graaf, Charles Buek, Horace S. Ely, Henry Remsen and F. R. Houghton. The matter was referred to this committee for consideration.

The bill limiting the rate of legal interest to 5 per cent. was discussed, and a resolution carried to at once send word to Albany that the Exchange is strongly opposed to any such measure being passed.

The amendments to the Mechanics' Lien law were referred to, but no action taken on them.

The resolution passed by the committee in opposition to the personal taxation bills has been forwarded to Albany.

There have been no other measures of importance to the real estate interest introduced in the Assembly recently, except that proposing to cut off 150 acres from Pelham Park and the Pelham Park roadway. On this the Exchange has not taken action.

The following measures are now in the Senate:

Mr. Ives—An act to authorize the Madison Square Garden Company to obtain the written approval of the Mayor and the Bureau of Buildings to construct and maintain an ornamental arcade over the sidewalk, or any part thereof, immediately adjoining the property of the said company, bounded by Madison and 4th avenues, 26th and 27th streets, and to light the same. The roof shall be supported on the outer side by columns resting upon proper foundations placed along the curb line. The roof is to be fire-proof and not higher than 30 feet above the level of the sidewalk.

Mr. Cantor—A bill providing that the Comptroller shall have made an

index of unpaid taxes and assessments, etc., and that thereafter such index shall be regularly kept posted up in the office of the Clerk of Arrears. It shall be open to the public inspection, and the clerk is to make a charge of fifty cents for each lot specified to him to search.

Mr. Robertson—An act relating to the disposition of property to pay the debts of a deceased person. It does not apply to judgment debts, or mortgages upon the real estate of the deceased.

The Special Committee on Rapid Transit met at the Exchange yesterday for organization, and elected sub-committees to consider the question.

Law Questions Answered.

NEW YORK, Feb. 15, 1888.

Editor RECORD AND GUIDE:

The undersigned most respectfully asks what is the law in relation to real estate brokers' commission? For instance, if he effects a verbal agreement for a sale between two parties, one of whom pays a small amount and then backs out before any written contract is made, therefore no sale effected, is the broker entitled to commission or any compensation for such a transaction? Please answer through your valuable paper in this week's issue, and oblige

A SUBSCRIBER.

ANSWER—Not having produced a purchaser willing to take, the broker is not entitled to his commission.

LAW EDITOR.

Editor RECORD AND GUIDE:

I wish to build on lot I bought some time ago. My deed reads 25x100 feet, but I find that the old house is built on 25.6 front to rear. Am I entitled to take and rebuild on these six inches? The survey of property gives me credit for the 6 inches. Respectfully,

SUBSCRIBER.

ANSWER—If you and your grantors have been in adverse possession for more than twenty years go ahead and build. But there may be infants interested. Better pay a good lawyer to examine before you risk much money.

LAW EDITOR.

NEW YORK, Feb. 22, 1888.

Editor RECORD AND GUIDE:

Will you kindly give your opinion on the point of law referred to in the annexed clipping from N. Y. World of this date? By so doing you will oblige

J. P. & E. J. MURRAY.

William H. Anderson, colored, is a letter-carrier connected with Station H. Way back in June he hired an apartment at 150 East 98th street. Nov. 11 he moved out without paying the rent for any portion of that month. Suit was brought in the Ninth District Civil Court yesterday before Judge Fallon, to recover the entire month's rent, \$12.50.

"Mr. Anderson, through his wife," said counsel for the defendant, "informed the landlady that he intended to move the 1st of November."

"Then he's liable for double a month's rent," said the Court. "If a tenant gives notice of moving and doesn't move, but still retains possession of the premises, he is bound to pay double rent according to the statutes."

Then it was shown that some ill-feeling was engendered between Mrs. Anderson and the janitress, Mrs. Wright, which culminated in a scuffle which Mr. Anderson was called out of bed to quell. That, it was claimed, precipitated matters. There was plenty of talk on the part of the woman, which Judge Fallon had to exercise much diplomacy to control, and then came plenty of law on the different bearings in the case.

Whether Anderson should pay a full or half month's rent was hard to settle. The complainant agreed to a compromise, which the defendant's lawyer emphatically refused to consider, and the Court withheld decision.

ANSWER—The Judge was right. And that is what you may expect of Judge Fallon every time. He is a lawyer of large experience and ability.

LAW EDITOR.

Sir Oracle Addressed.

SIR ORACLE—You state in this last week's conversation with Statesman that you "expect to see our civil service as honest and as efficient as our military and naval services have always been." Why don't you go further, and suggest placing the three branches—viz., army, navy and civil—on the same basis? If the two former have been honest and efficient and the latter has not been so, is not the reason obvious? Is not the efficiency and honesty traceable to the schooling at West Point and Annapolis of the select of the youth of our land? Would not a school for our future heads of civil departments bring forth the desired end? At the same time remove the civil branch as far from politics as the military and naval are now.

C. G. DOBBS.

Competitive examination for admission and appointments to last during good behavior is all that is needed to give us a good civil service. It is also true that in Europe a college education is required for all civil service candidates. This ought to be the rule here.

Wants and Offers at the Exchange.

(For the week ending Thursday, February 23d.)

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
73	West 71st or 73d street, 9th and 10th avenues. Four-story house, not less than 20 foot front. All cash.....	
184	Between Chambers and Canal streets. Three lots, with or without old buildings; west side. Not exceeding.....	50,000
289	Below 59th street, on 7th, 8th or 9th avenue. Business corner.....	\$40,000 to 50,000
289	Between 23d and 40th streets, 4th and 6th avenues. English basement, 18 or 20 feet front.....	\$30,000 to 35,000
289	Between 38th and 47th streets, near 5th avenue. Dwelling; English basement preferred.....	
316	On Cortlandt or Liberty street. Property to build upon.....	
338	Property between Barclay and Chambers streets, east of Church and west of William street, or in this immediate vicinity. Possession wanted February, 1889. Cash. \$75,000 to 80,000	
393	On West side. Small tenements.....	\$9,000 to 12,000
432	2d avenue, between 5th and 15th streets. Two lots, with old-fashioned private houses; corner preferred.....	
439	Between 3d and 4th avenues, 50th and 72d streets. One or two adjoining three-story dwellings, north side of street. Not to exceed, each.....	15,000
468	On Broadway, below Fulton street. Property, 100x100.....	
468	On Broadway, below Duane street. Property, 50x100.....	

468 On Broadway, below Duane street. Property, 25x100.....
 1002 In the neighborhood of Fort Washington. Four or five lots..
 1077 East of 3d avenue and north of 125th street. Two lots. Cheap
 for cash

OFFERED.

8 East Houston street, between Norfolk and Suffolk streets.
 Five-story, 25x100, with store, and rear house, four-story.. 22,000
 8 East Houston street, between Avenues A and B. Four-story
 and basement..... 17,000
 80 Madison avenue, No. 555. Four-story, high stoop, stone front
 dwelling, about 18.5x60x100.....
 184 East 25th street, between 1st avenue and Avenue A. Four-
 story brick double tenement. Rent \$1,632, mortgage
 \$8,000 at 5%. Asked..... 14,500
 257 Gold street, near John street. Factory, 54x100 feet deep.
 Well built.....
 257 South street, near Wall street. A large warehouse, 37 feet
 front by about 115 feet deep. For sale.....
 316 Leasehold on Greenwich street, below Vestry street. 75x100.
 Corner..... 50,000
 316 Brooklyn, south of Atlantic and east of New York avenue.
 Three plots.....
 316 Brooklyn, Hancock street, north side, above Bedford avenue.
 Full three-story, brown stone, high stoop, 20x45x100..... 13,000
 386 Front street, near Coenties slip. Very substantial building.
 For sale.....
 386 South Washington square. Extra sized lot and good build-
 ings. For sale.....
 393 Good avenue property, centrally located.....
 439 On 1st avenue. Five-story modern tenement. Will exchange
 for three-story private houses west of 3d avenue, or sell for
 1002 West 130th street. Four-story, brown stone, private house,
 20x46x100..... 22,500

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 improve-
 ments 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.

The World of Business.

The Cost of Anthracite.

The interest taken in the strikes of the Pennsylvania miners has brought
 out some interesting facts relating to the cost of producing anthracite coal.
 A correspondent of a New York paper, writing from Harrisburg, says that
 the cost of production, by years, per ton, averages as follows, delivered on
 the cars: 1832, \$1.47; 1883, \$1.49; 1884, \$1.47; 1885, \$1.43; 1886, \$1.53; 1887,
 \$1.46. This cost includes all labor, royalties, administrative expenses,
 interest, bad debts—in short, everything entering into cost of production.
 In view of the fact that there was a decrease in the cost of production last
 year and an increase in the selling price of coal, it is hardly surprising that
 the miners should ask for higher wages. The financial report of the Phila-
 delphia and Reading Coal and Iron Company for 1887 shows a profit, after
 paying interest on the capitalization, of \$1,448,482. That may not be enough
 to warrant a considerable increase in the wages of 20,000 men, but it is
 enough to suggest to the men that they ought to get more, especially as the
 price of coal has been largely advanced. If the company extorts monopoly
 prices, the men not unnaturally want a share of the spoil. It will be inter-
 esting to the Chicago citizen of small means who has to pay \$8 per ton or
 more for anthracite coal to know that the entire cost of production, labor
 and all, delivered in cars, is less than \$1.50 per ton on the average, and that
 \$6.50, or more than four-fifths of the price he pays, goes to railroad
 companies and dealers. With wages going as at present, there can be no
 doubt that anthracite can be delivered in the bins of Chicago consumers for
 \$6 per ton, without involving either the railroad companies or the dealers
 in bankruptcy.—Chicago Times.

Cheap and Dear Money.

It is very strange to read a paragraph like the following in Bradstreet's:
 The steady fall in the value of money in the English market, or what is equiva-
 lent to it, the steady appreciation in the market value of securities of undoubted
 quality—the 3 per cent. consols being quoted at 103—seems to be pressing upon
 the British Treasury the expediency of refunding operations in connection with
 the national debt.

What Bradstreet's says, is a direct proof that money is growing, not
 cheaper and cheaper, but dearer and dearer in England. When interest is low
 on "undoubted security," it only proves that the possessors of money dare not
 risk it in business, lest the business or the investment steadily decline in
 value. The test of cheap and dear money is not what it will buy, but rather
 what will buy it. That is, of the things which labor produces; how much
 or how many of them does it take to buy a dollar or a sovereign or a thou-
 sand sovereigns. When men give a premium to obtain a piece of paper
 with a government stamp upon it, drawing 3 per cent., it means that they
 dare not engage in any business lest it will not pay them that much. And
 that means, that while a few have a great deal of money, the many have
 a great deal of need of it, and that there are discontent, strikes and unrest
 everywhere. The same state of affairs exists in England that does in the
 United States. Our low long time bonds are at a heavy premium, and the
 reason is plain. They pay steady interest, though low, and are a safe
 investment. But all forms of property, except fancy real estate in
 the cities, and certain stocks and bonds, have fallen in value 30 per
 cent. in the last fifteen years, notwithstanding that in that time the popu-
 lation has increased 45 per cent. and business has increased even more.
 Had a man bought \$10,000 worth of 4 per cent. bonds fifteen years ago,
 and deposited them in a bank, he could to-day have sold them for \$16,000,
 principal and interest, and could have got beside a premium of \$2,650, or
 \$18,650 in all. Had he on the other hand have purchased a farm for the \$10,-
 000 he could not have cleared, as farms have averaged, more than a living;
 not more than he could have earned in wages, if a fairly competent business
 man. If his farm had shared the fate of average farms throughout the
 country, he could not have obtained for it to exceed \$7,000. That is, in
 common with other property, it would have depreciated 30 per cent., and
 the difference between the two investments would have been to-day
 \$11,650. This proves that money is not plentiful and cheap, but that it is
 scarce and high, and that business is in a bad fix. To appreciate the matter
 fully, we will suppose that two men had made similar investments in
 1850. The man on the farm would have found that the farm paid
 more than the going rate of 7 per cent., and at the end of the

time it would have doubled in value, because through the gold poured
 out by California and Australia the purchasing power of money had
 greatly decreased. That is, a bushel of wheat or a bale of cotton would
 buy more of it than it would back in the forties. Low interest "on un-
 doubted securities" always mean dear money. The rule is inviolable.
 Men speak of "the flush times in California." In those times money com-
 manded 3, 4 and 5 per cent. a month, because all the money was in use, and
 property paid better than money. There is a cause for the present con-
 gestion. The date of the decline was in the same year that silver was de-
 monetized by our government. That meant that men in debt could pay no
 more than the interest on their indebtedness; it meant, moreover, that the
 purchasing power of the interest collected would increase. In this way the
 creditor class has caused to be transferred to their side of the ledger hun-
 dreds of millions of dollars that justly belonged to the debtor class; in this
 way the farms and the produce of farms have fallen steadily 2 per cent.
 a year for fifteen years, notwithstanding the increase in people and busi-
 ness.—Salt Lake City Tribune.

A Good Showing.

The eighteenth of last month was a gala day in Australia. It was the
 two hundredth anniversary of the arrival of one Dampier, a noted naviga-
 tor and buccaneer of his time. It was also the hundredth anniversary of
 the landing of Captain Arthur Phillip, the object of whose visit was to
 select a place for planting a colony of British convicts. His little fleet came
 to anchor in Botany bay, on the sand hills about which the natives were
 holding some sort of a feast of which the leading dishes were roasted kan-
 garoo and opossum. This marked the beginning of the settlement of the
 great country on the opposite side of the globe. Few countries have made
 as great progress during a century as Australia has. It is doubtful if any
 country ever made such progress in a like period. A hundred years ago
 the white population of Australia consisted of seven hundred and fifty-
 seven transported criminals and a few soldiers. To-day the whites number
 about five millions, and they are the most wealthy people on the globe.
 One of our own citizens, Rev. M. D. Conway, declares that they are the
 most intelligent people in the world. He states that vice and crime are
 almost unknown, and that all traces of the criminality of those "who left
 their country for their country's good" have disappeared. For the five
 canvas tents pitched about Sidney cove a hundred years ago, and occupied
 by officers who desired a speedy return to old England, there are the five
 splendid cities—Melbourne, Sydney, Adelaide, Brisbane, and Perth.
 In the matter of churches, colleges, libraries, hospitals, asylums, banks,
 theaters, clubs, literary and scientific associations, railroads, and tele-
 graphs they are as well supplied as cities whose history extends through
 ten centuries instead of one. The largest newspapers and certainly one of
 the finest magazines in the world are published in Australia. It is claimed
 that there are more books in Australia according to the population than in
 any country in Europe or America. It is also stated that a larger propor-
 tion of the people are church members and subscribers to magazines and
 newspapers. One of the vessels of Captain Phillip carried to the island
 about half a dozen cattle, a small flock of sheep, and a litter of pigs. They
 were taken to this unknown country as an experiment. The experiment
 was eminently successful. In no country in the world, in ancient or
 modern times, has the number of domesticated animals been so large as
 compared with the human population. The flocks and herds of Solomon
 were very small affairs beside these owned by private citizens in Australia.
 The wool of that country does much toward supplying the wants of the
 world. It produces wheat, beef and mutton enough to feed the inhabitants
 of an empire. It promises to rival France in the production of wine, and
 Spain in the production of oranges. Australia possessed fewer natural ad-
 vantages than the territory embraced in the United States. It has no lakes
 or navigable rivers, and the rainfall is small and uncertain. It has no
 forests of much value. It contained, it is said, no plant worthy of cultiva-
 tion. None of its wild animals were useful, while nearly all of them in-
 terfered with the settlement of the country. Very few of the birds or fish
 are edible. The settlers of Australia found no pine trees that they could
 convert into buildings, no wild turkeys, geese, ducks, moose, deer, buffalo,
 bears, and antelopes which they could slay and eat; no beavers, minks,
 and otters, whose skins could be sold at a high price, and no valuable
 novel plants, like tobacco, maize and potatoes. The seed for every culti-
 vated plant was necessarily obtained from England. So were breeding
 animals of every kind. Australia has become wealthy and prosperous
 without the aid of natural advantages. Its prosperity is doubtlessly due
 to a very superior population. Probably the superiority of its population
 is due to its being a long distance from any of the densely populated
 countries of Europe. Only persons of considerable wealth could com-
 mand the means to move their families half way around the globe. Only
 people of intelligence and enterprise are likely to undertake such a trip.
 None of the provinces or colonies that comprise Australia have held out
 inducements to settlers, as States and Territories in this country have.
 Land has not been given away, and people in every part of the world
 encouraged to come and take it. It is certain that the people of this far-
 away country are justified in "pointing with pride" to what they have
 accomplished in the face of obstacles. Though the double centennial "is
 none of our funeral," it marks an important era in the progress of the
 world.—Chicago (Ill.) Times.

Mortgage Index.

Copies of the Mortgage Index are now for sale at THE RECORD AND
 GUIDE office. A review of the contents of this valuable Index appeared
 in our last issue.

Real Estate Department.

A better tone has prevailed in real estate circles during the past week.
 Sales are becoming a little more frequent and there is better inquiry.
 Brokers on the west side report considerable activity, though as yet the
 number of sales in that section of the city are not numerous. The auction
 sales, noted in detail below, have been light this week. They will be heavier
 during the coming week, as will be seen from the announcements in this
 column.

Monday was a busy day on 'Change. The sales were fairly numerous,
 and at least two of them very important. One of the latter embraced
 the realty—principally leasehold—belonging to the defunct Mitchell Vance
 Co. The property offered included factory buildings on 10th avenue, 24th
 and 25th streets, and the store at Nos. 836 and 838 Broadway. Only one
 bid was offered, viz.: \$150,000, and C. W. Wetmore became the purchaser
 on behalf of the company's creditors; James C. Lalor officiated as auc-
 tioneer, and considering it was his first sale he did very well. The
 factory buildings Nos. 67 Greene and 68 to 74 Wooster street were offered,
 by order of the Archer & Pancoast Mfg. Co. through E. H. Ludlow &
 Co., auctioneers, and withdrawn on a bid of \$182,000.

On Tuesday a number of sales were held and the Exchange was well
 attended. The sale of four lots on the southwest corner of Park avenue
 and 74th street was the most important held. Howard Waldo was the
 purchaser and \$60,000 the figure at which the plot was knocked down,

Wednesday (Washington's Birthday) the Exchange was closed. The sales on Thursday were both numerous and important, and the attendance was larger than on any preceding day of the week. Four four-story brick stores and flats on the northwest corner of Broadway and 48th street, together in size 94.4x75.9x93x72.11, were started at \$125,000 and sold at \$135,000 to Henry Draper. The four-story office buildings Nos. 42 Broad and 38 New street were offered, by order of the receiver of the Open Board of Brokers. The first bid made was \$80,000 and others followed slowly until \$102,500 was reached and the property sold to George H. Quick. When offered a few months ago \$110,000 was bid for the same parcel. The buildings rent for \$8,000, with the four upper floors vacant. Auctioneer Meyer appraised this property during the last few weeks at \$127,000. For the five-story brown stone store and factory Nos. 130 and 132 Worth street, size 41.9x54.11, there was an extremely lively contest. Starting at \$25,000 the bidding was slow until about \$35,000 was reached. At this point it was noticed that H. H. Cammann and M. B. Baer were rival bidders for the property and bid after bid followed in rapid succession. Advances of \$100 and \$250 were alternated with others of \$500, and it was a question who would pay the most for the parcel. After bidding \$52,200 Mr. Cammann withdrew and Mr. Baer became the purchaser at \$52,250. Mr. Baer bought the property for a client. Among other sales were two five-story 30-foot front flats on West 65th street, Nos. 29 and 31, by Auctioneer R. V. Harnett. The figure was \$68,500 and the buyer Sarah M. Valentine, plaintiff in an action for the partition of the property.

There was only one sale held at the Exchange yesterday. On Monday next, the 27th inst., Richard V. Harnett will sell the three-story tenement and store No. 157 Blecker street, the handsome private dwelling on the northwest corner of Lenox avenue and 132d street, and two irregular plots and brick and frame buildings on Franklin and St. Marks avenues, Brooklyn, the latter by order of the Mechanics' and Traders' National Bank.

On Tuesday, the 28th inst., John F. B. Smyth will sell No. 245 East 45th street and No. 225 Lewis street, and seven lots with store and dwelling on Ogdén avenue and Orchard street, adjoining the Highbridge Reformed Dutch Church and near the N. Y. C. & H. R. Railroad. The latter is a positive sale.

On Tuesday, the 28th inst., Richard V. Harnett will sell the four-story brown stone front residence No. 22 East 73d street on "very liberal terms;" a similar dwelling at No. 205 East 46th street, and three valuable building lots on 76th street, near Central Park West.

On the same day Mr. Harnett will conduct an executor's sale of the following valuable improved property: No. 353 Greenwich street and Nos. 19 and 21 Harrison street, being the southeast corner; Nos. 317 and 319 Greenwich street, and Nos. 179 and 181 West Houston street and No. 1 Congress street, being on the southwest corner. This is all excellent business property.

On Wednesday, the 29th inst., Mr. Harnett will sell, by order of the executor, the valuable tenement store leasehold properties situate at Nos. 165 and 167 10th avenue and Nos. 502 and 502½ 20th street, being on the southwest corner; also No. 57 East 128th street, a brick dwelling and lot, by order of executor, and the brick dwellings and lots at Nos. 431 to 435 East 77th street.

On Wednesday, the 29th inst, John F. B. Smyth will sell the Bartholdi Club House at No. 177 East 114th street, and the dwellings No. 1547 Madison avenue, New York, and No. 586 Henry street, Brooklyn.

On Thursday, March 1, John F. B. Smyth will sell the four flats at Nos. 434 to 440 West 58th street, the private residence No. 118 West 71st street, and the desirable plot with seven buildings thereon on the southwest corner of 6th avenue and 20th street, Brooklyn.

Amongst the other sales announced by John F. B. Smyth are those of the following properties: On Tuesday, March 6th, at executor's sale, No. 492 2d avenue, No. 208 East 26th street, and a parcel of 24th Ward property on Creston and Ryer avenues, near 183d street. On Wednesday, March 7th, the dwelling No. 145 East 127th street. On Wednesday, March 14th, two tenements and stores at Nos. 95 and 97 West End avenue, and on Thursday, March 22d, the valuable leasehold on the northwest corner of New Chambers and Cherry streets, and the modern private dwellings Nos. 151 to 155 West 61st street, by order of executors.

On Thursday, March 8th, Bernard Smyth will hold an important sale, by order of the executors of John H. Hughes. The properties will include Nos. 447 Grand street, Nos. 262 and 264 Division street, No. 247 East 45th street, No. 218 East 106th street, and an interior lot with right of way to Willett street, near Grand street. Also the following suburban properties: Twelve cottages at Nos. 257 to 279 21st street, Brooklyn; two lots at Richmond Hill, Queens Co., and parcels at Wakefield, Westchester Co., and Hoboken and Corona, N. J. This will be a pre-emptory sale.

Both conveyances and mortgages make a smaller showing on the whole than during the corresponding week last year. The projected buildings appear insignificant beside the figures for 1887. The following are the tables:

CONVEYANCES.		1887.	1888.
		Feb. 18 to 24 inc.	Feb. 17 to 23 inc.
Number.....		182	154
Amount involved.....		\$3,402,139	\$3,004,956
Number nominal.....		43	36
Number 23d and 24th Wards.....		32	16
Amount involved.....		\$121,575	\$80,100
Number nominal.....		8	1
MORTGAGES.		1887.	1888.
Number.....		188	207
Amount involved.....		\$2,180,774	\$2,097,268
Number at 5 per cent.....		92	102
Amount involved.....		\$960,410	\$1,109,160
Number at less than 5 per cent.....		12	18
Amount involved.....		\$401,000	\$452,000
Number to Banks, Trust and Ins. Co.....		19	38
Amount involved.....		\$469,500	\$610,900
PROJECTED BUILDINGS.		1887.	1888.
		Feb. 19 to 25.	Feb. 18 to 24.
Number of buildings.....		120	26
Estimated cost.....		\$1,979,430	\$279,250

Gossip of the Week.

The Equitable Life Assurance Society has leased from the Mead estate the four-story and basement stone front office building Nos. 23 and 25 Nassau street, southwest corner of Cedar street, size about 46x88, for a term of 50 years. The terms have not transpired. It is understood that extensive alterations will be made by the company.

The Bank of the Metropolis has leased the premises No. 29 Union square West for twenty-one years at an annual rental of \$18,000. Jeweler Johnston, of the Bowery, has leased the premises No. 17 Union square West, now occupied by the Bank of the Metropolis, for twenty-one years, at an annual rental of about \$17,000. Messrs. Simpson, Hall, Miller & Co. have taken a new lease of the five-story brick building on the southwest corner of 14th street and University place. The term is twenty-one years and the rental \$33,000 per annum.

It was whispered about yesterday that Editor Pulitzer, of the *World*, had purchased French's Hotel at \$600,000 or \$650,000. On investigation it was learned that a contract had not been signed, although negotiations were pending.

W. L. Hamersley & Co. have sold seventy-five lots on Sherman Creek, Harlem River, 9th and 10th avenues, for the Watson estate, to George F. Johnson. The terms have not transpired.

Anthony Arent has sold for John G. Prague the four-story brick and brown stone house No. 117 West 86th street, 20x76, with extension, lot 100, for \$45,000 to Thos. C. Stratton. He has also sold for Wm. Noble the plot, 40x102.2, on the south side of 84th street, 160 feet west of 8th avenue, for \$23,000, and for T. C. Stratton the three-story brown stone house No. 14 West 83d street for \$21,000.

Morris B. Baer & Co. have sold for Lippman Toplitz the five-story iron and brick building No. 143 Greene street, between Houston and Prince streets, size 25x100, for \$73,000; and the three-story, high stoop, brown stone residence No. 78 West 47th street, 19x50x80, for \$23,500 for Kaufman Hirsh.

Hulbert Peck has sold for Charles Rohe the four-story, high stoop, brown stone house No. 350 West 33d street, 25x90x98.9, for \$23,000; and for Lot Betts the three-story, high stoop, brick, 16.8x40x100.5, No. 408 West 43d street, for \$10,250.

G. H. Peary has sold for J. W. and A. A. Teets the three-story and basement brown stone dwelling No. 481 Manhattan avenue to Milton See for \$19,750.

I. M. Grenell has sold the three-story house No. 128 West 85th street, 17.6 feet front, to John Moore for \$21,500.

Morris Steinhardt has sold to Henry J. McGuckin the plot on the southeast corner of 7th avenue and 121st street, 100.11x75, for improvement.

Kilian Brothers have sold to Morris Steinhardt six lots on the south side of 94th street, 200 feet west of 8th avenue, 146.6x100.8, which are to be improved.

Charles Buek & Co. have sold the four-story brick dwelling No. 135 East 37th street, 25x98.9, for about \$40,000 to Leopold Friedman.

Brown & Leviness have sold the four-story dwelling, No. 102 East 35th street, 16.8x55x98.9, for \$22,500, and one lot and two gores on the north side of 10th street, 190 feet east of 5th avenue, for \$23,500.

A. L. Brudi has sold to Isaac Hart, Jr., the four-story building with two stores No. 1,503 3d avenue, 26x64x75, for \$29,750.

Daniel Seymour has sold for George C. Edgar & Son the four-story brown-stone and brick dwelling No. 110 West 77th street to Edward W. Crouch for \$35,000.

Grunhut Bros. have sold the lot No. 154 Thompson street, 24.6x98.9, with two-story and attic brick building thereon, for about \$12,500. It will probably be improved.

G. B. Disbrow has sold the five-story double flat No. 145 East 48th street to Alfred J. O'Keeffe.

R. W. Myers has sold for Wallace C. Andrews the three-story stone front dwelling No. 173 West 82d street to E. T. Short, of Broadway and 33d street.

H. G. Badgley has sold for G. F. Betts the three-story brick dwelling and store on the west side of 10th avenue, 50 feet south of 156th street, for \$15,000 to James P. Larkins.

C. Wolinsky has sold for A. & C. Ruff the five-story brick and stone tenement No. 211 Madison street for \$37,250 to Levensky & Samuelson.

Wm. Hall's Sons have purchased two lots on the southeast corner of Park avenue and 89th street for \$24,000.

The Baltimore flat Nos. 138 to 142 East 40th street, 72x98.9, has been sold to Jessie Folsom at \$97,000. We hear the Baltimore has been resold at an advance to a Mr. Nixon.

Hirsh Bros. have sold a plot 66.10x71.10x100, on the southeast corner of 10th avenue and 99th street, to John and Nicholas Cotter for improvement.

Mahon & Coyne have sold the five-story brick tenement with store, No. 1731 2d avenue, 25x100, to Hoffman Bros.

Brooklyn.

Corwith Bros. have sold the lot, 25x100, on the east side of Eckford street, 145 feet north of Norman avenue, for J. H. Bigelow to John Bremer for \$1,500.

J. P. Sloane has sold for Randall & Miller the two-story and basement house No. 673B Humboldt street to Theodore Stanichit for \$3,500, and for Mary Carr the three-story frame house with lot 25x100, situate No. 161 Eagle street, to Andrew Ciesielski for \$2,800.

Brooklyn, like New York, is behind last year in the week's record of transactions, as will be seen from the tables:

CONVEYANCES.		1887.	1888.
		Feb. 18 to 24 inc.	Feb. 16 to 22 inc.
Number.....		208	185
Amount involved.....		\$1,036,972	\$705,510
Number nominal.....		42	55
MORTGAGES.		1887.	1888.
Number.....		140	159
Amount involved.....		\$551,616	\$518,871
Number at 5 % or less.....		80	83
Amount involved.....		\$381,018	\$316,800

PROJECTED BUILDINGS.

Number of buildings.....	1887.	1888.
	Feb. 19 to 25.	Feb. 18 to 24.
Estimated cost.....	\$370,490	\$88,784

Out Among the Builders.

Of the several competitions in this city announced during the past few months that for the Progress Club is the only one remaining undecided. The committee have been unusually long in their deliberations, but it is confidently expected that a decision will be rendered next week. C. C. Haight, Alfred Zucker & Co., G. B. Post and others are interested.

Increase M. Grenell intends to erect about ten private dwellings on the south side of 94th street, 200 feet west of 8th avenue.

Notice is given by the Commissioners of the Sinking Fund that the time for receiving plans and specifications for the municipal building to be erected in the City Hall Park is extended from March 1st to April 2d.

Lamb & Rich have plans for a handsome four-story residence, 25x60, in the Spanish Renaissance style, to be erected on the south side of 76th street, near West End avenue, for P. Knauth, the banker. Cost not estimated.

Rentz & Lange have plans for two five-story double apartment houses, brick, stone and terra cotta, 25x88.6 each, with all improvements, for Mark Rinaldo at Nos. 215 and 217 East 25th street, to cost \$37,000; also for a five-story stone and brick flat, 25x85, for A. Stern at No. 209 East 25th street, to cost \$17,000; also for a five-story brick and stone flat, 25x77, to be built at No. 61 Baxter street, to cost \$16,000, M. Cusack owner; also for a double flat building, five stories, of brick, stone and terra cotta, 25x88.6, for Fay & Stacom at No. 170 Delancey street, to cost \$18,000; also for a one-story brick store, 20x28.9, for H. Wellbrock at No. 1455 2d avenue, to cost \$4,000, and for a four-story brick shop in rear of No. 92 Hester street for Morris Denbosky, to cost \$9,000.

John C. Burne has the plans on the boards for three five-story brick, stone and terra cotta front flats, 25x68 each, to be built on the north side of 133d street, 110 feet east of 6th avenue, by Henry Hawkes, at an estimated cost of \$60,000. The same architect is engaged on the plans for a five-story brick and stone front improved tenement, 25x80, to be built by Wm. Broadbelt at No. 104 East 10th street, at a cost of about \$18,000.

Andrew Spence is preparing designs for a five-story brick and stone apartment house with stores, 25x90, to be built at No. 76 Oliver street for Daniel Daly.

Cleverdon & Putzel are the architects for a five-story brick and stone front apartment house with store, size 18.7x68, to be built for Mrs. Margaret Higgins on the southeast corner of 3d avenue and 31st street, at a cost of \$15,000. They are also drawing the plans for a five-story brick and stone flat, 25x88.4, to be built by William A. Boyd on the south side of 129th street, 110 feet east of 6th avenue, at an estimated cost of \$20,000.

R. S. Townsend has the plans under way for a five-story tenement, 25x68, with 11.6x19 extension, to be built at No. 408 West 19th street, for Jas. H. Havens.

H. S. Baker is drawing plans for two three-story tenements to be built at Nos. 529 and 531 East 144th street for Chas. Van Riper.

Schneider & Herter have plans on the board for a six-story store and apartment building, 45.9x50, of brick, stone and terra cotta, to be erected on the northwest corner of Madison and Pike streets. Cost, \$32,000.

B. W. Warner has made plans for two five-story tenements, 25x65 each, to be built by Charles Warner, on the west side of 1st avenue, 50 feet north of 119th street.

John and Nicholas Cotter are about to build three five-story brick and stone flats on the southeast corner of 10th avenue and 99th street.

Geo. B. Pelham has the sketches under way for five five-story brick and stone front flats, to be built on the southwest corner of 1st avenue and 93d street. The corner will be 25x71, and those adjoining 25x62 and 25x86 respectively, the latter being on the street. Also for two similar buildings on the southeast corner of Avenue A and 77th street, 26x94 and 26x85. The total cost of these improvements, which are to be erected by Harry Muldoon, is estimated at about \$120,000. The buildings on the two avenues will have stores on the first floors. The same architect has plans for four five-story brick and stone tenements, to be built on the northeast corner of 73d street and 1st avenue, for L. Bittenweiser, at a cost of about \$72,000. The corner will be 27x83 and the others 25x79 and 25x97 respectively.

Brooklyn.

Th. Engelhardt is at work on plans for the following: Three four-story frame tenements, two 25x60 each, and one 25x46, to be erected on the south side of Boerum street, 200 west of Lorimer street, and a three-story

frame tenement, 25x55, on the south side of Troutman street, 275 east of Hamburg avenue, all for George Grauer, to cost \$25,000; a three-story frame store and tenement, 34.6x52, on the north side of Atlantic avenue, 100 west of Schenck avenue, for Anton Reidman and August Geisen, to cost \$5,200; a three-story frame store and tenement, 25x56, on the southeast corner of Central avenue and Palmetto street for Adam Keiser, to cost \$5,200; ten three-story frame tenements, seven 25x55 each, and three 28x55 each, on the south side of Floyd street, 121.6 west of Marcy avenue, for George Straub, to cost \$50,000; a two-story frame dwelling, 20x35, extension 12x12, on the east side of Jerome street, 250 north of Atlantic avenue, for Michael Crowe, to cost \$3,500; a three-story frame tenement, 25x55, on the south side of Starr street, 125 west of Knickerbocker avenue, for Henry F. Koch, to cost \$4,800; two three-story frame tenements, 25x40 each, at Nos. 265 and 267 Stagg street, for Adam Groh, to cost \$7,000; a four-story brick store and tenement, 28x60, at No. 789 Flushing avenue for A. D. Wellbrock, to cost \$8,000, and a four-story frame tenement, 25x55, and two-story brick stable, 25x25, at No. 83 Clay street for B. H. Tienken, to cost \$6,500.

Walter M. Coots is preparing plans for a five-story brick, stone and terra cotta factory, 59x85, to be built on the north side of Sterling place, 85 east of 5th avenue, for Wm. Lane, to cost \$20,000, and a three-story brick stable, 20x60, on the north side of Pacific street, near Clason avenue, for John C. Stewart, to cost \$5,000.

Out of Town.

Brookhaven, Miss.—Alfred Zucker & Co., of New York city, are making plans for a handsome church, 85x135, to be erected here for the St. Francis R. C. congregation. The style will be Gothic. Cost, about \$85,000. The Rev. J. C. Vanhouver is the pastor.

Forest Lake, Pa.—The large addition to be built to the Forest Lake Association property reported last week, is being designed by Architects G. B. Pelham and A. B. Ogden & Son, both of whom are members.

Jamaica, L. I.—Th. Engelhardt has plans for two three-story frame flats, 23.8x45 each, to be built on the southwest corner of Fulton and Canal streets, for Christian F. Zimmer, to cost \$7,500.

Jersey City, N. J.—Between \$250,000 and \$500,000 is to be spent on public buildings in this city. Congress is to vote the money.

The damage done by fire on Monday to Lorillard's tobacco factory will be repaired at once.

Newark, N. J.—The competition for the Washington Club-house, to be erected at the corner of Washington avenue and Grafton avenue, has been decided in favor of B. F. Schweitzer, of New York city. The building will be four stories high, of stone, brick and frame. Cost, about \$30,000. The same architect has plans for eleven frame dwellings, 19x45, to be built by Mr. Benfield on Washington avenue. Cost, \$25,000. Also for a residence for William Links, three stories, of brick and frame, 32x52, to cost \$8,000. It will be built on Summer avenue.

Plainfield, N. J.—A new school-house will be built on a plot of ground, 200x200, at the corner of Munroe avenue and 4th street. The architect has not been selected.

Rutherford, N. J.—H. G. Bell will build two two-and-one-half-story frame cottages, 27x40, to cost \$4,000, from plans by B. F. Schweitzer.

Shorthills, N. J.—Lamb & Rich are working on plans for a three-story Colonial dwelling, 30x40, which George Rose will build in the park at this place.

Special Notice.

A thoroughly competent and trustworthy man wanted to take charge of an up-town real estate office; well located; exceptionally good facilities; very liberal offer to right party; highest references required; to receive attention must state fullest particulars. Address, in confidence, "Member Real Estate Exchange," care THE RECORD AND GUIDE.

Contractors' Notes.

Sealed proposals will be received by the School Trustees of the Ninth Ward at the Hall of the Board of Education, No. 146 Grand street, until 4 o'clock Monday, March 5th, for steam-heating apparatus to be placed in the annex-building for Grammar School No. 3, in Grove street, near Hudson street.

Proposals will be received by the Commissioners of the Health Department until 2.30 o'clock, March 8th, at No. 301 Mott street, for alterations to the Willard Parker Hospital, East 16th street.

BUILDING MATERIAL MARKET.

BRICKS.—The conditions of the general market indicate that a feeling of considerable doubt still exists, and operators do not feel altogether satisfied over the situation. Since the first of the year the weather has been a drawback to trade, but it is not certain that anything serious was lost, as the buying interest took affairs very calmly, and even on one or two occasions, when there was an opportunity to reach stock, no one seemed waiting for it, notwithstanding valuation was unquestionably low for the season. How soon a change may come about it is difficult to suggest, so far as any direct expression of opinion can be obtained, but in a general way some of the leading operators occasionally drop a word or two that would give an impression of a division of feeling among the trade. Some are emphatic in the assertion that everything points to a quick and large consumption, while others express themselves less hopefully, and not only assume that consumption will prove disappointingly small, but that supplies in manufacturers' hands will become available at a much later date than usual. The Hudson is frozen unusually solid, and much lower down thereon than usual at this season of the year, which is a pretty good indication of a late opening, and it will, therefore, take very lively work for manufacturers to get stocks out of the way of new brick, even should demand overrun cal-

culations. The accumulation on hand, however, at the producing points are much less than last year, and on the hopeful view of the situation this may be accepted as a partial balance to a reduced inquiry, should such really develop, as well as the later period at which work is resumed, beside which there is also a chance of spring storms, etc., to interfere with the production. As near as can be ascertained from present information manufacturers will be ready to commence shipments as soon as opportunity is offered. At the moment our local market is largely of a nominal character.

CEMENT.—While trade suffers somewhat from the reasonable influences under which the consumption of all building material is more or less affected at this period, there is still on the whole a healthy market and reports are cheerful. For domestic stock holders find a demand quite in proportion to the quantity of stock they are able to supply, with no difficulty experienced in obtaining full rates and the advantage is mainly with sellers. Imported goods are also doing well, and notwithstanding a considerable increase in the arrivals since January 1st over the corresponding time last year, the supply has given no trouble whatever and values have been fully and readily sustained. A little stock has gone into store to be held against sales for re-export in bond, but most of the landing parcels either went to aqueduct

contractors or found an outlet on interior orders. The West seems to be particularly anxious about getting supplies, and from several points inquiries have come for estimates on rail shipments.

A Boston report says: The market for cement has continued quiet, although there has been more inquiry from the West for round lots, but owing to the very light stocks held here holders do not feel disposed to sell, as the prospects are there will be a large amount of building done this spring. Late advices from abroad quote prices 3d. to 9d. per barrel higher than last year, and the rates of freight have also advanced considerably, which, if it continues, prices here will probably rule higher this summer than last.

LATH.—A certain amount of doubt still exists over the general prospects for the early future of this market, though as a rule the tendency is to accept a cheerful view. Consumption, to be sure, has not been very liberal during the winter but, many dealers stocked up lightly under fears of poor trade, and as they have not since had many arrivals to draw upon accumulations must now be comparatively low or likely to become so as soon as any revival of demand develops. Furthermore, the quantity afloat and loading is limited, with unimportant amounts in manufacturers hands, and as receivers still insist that only a tight production of round wood stock has taken place this winter indications generally are of a promising

character. Not much has been done since our last for want of supplies. For cargo lots \$2.50 per M may be quoted as sellers' ideas and \$2.25, a rate at which sales could doubtless be made where there a supply here to draw from.

LIME.—Reports are generally cheerful, and far as the narrow character of the local market at this season of the year will permit business is satisfactory. There still appears some doubt regarding the action of Eastern manufacturers during the coming season and the chances for competition, etc., but for the present the situation is accepted as doing as well as could be expected. The amount of lime reported shipped from St. Johns, N. B., to the United States last year was 128,615 bbls., and if allowance is made for a cargo of 3,687 bbls. received here in January last and shipped in December, 1886, the total differs only 155 bbls. from statement of imports published in our yearly review. They are making considerable lime on the Canadian shore of Lake Huron. According to the *Times* three large draw kilns have within the past two years been erected there, which have a total capacity of 125,000 bushels for the season of six months. The average price obtained is 12½ cents per bushel.

LUMBER.—The conditions of the consumptive trade are not as encouraging as hoped for. There has been considerable doing this winter across the river, and dealers who contributed to the outlet naturally feel more or less encouraged, but locally the business was much below the average and does not yet commence to pick up in a manner that can be called really promising. Of course consumption will go on and make an increase also, as the season becomes more open, and for some descriptions of lumber the expectations are really quite sanguine, but there is unquestionably a lack of good, solid confidence that is preventing a general and stimulating demand. This will apply to both the manufacturing and building outlets, but more particularly the latter. Stocks and assortments are somewhat broken, but not so badly that any unusual difficulty would be experienced in filling ordinary orders. Agents in most cases find strict attention to business necessary in order to place contracts, but are doing a little in that line, with the movement rather on the increase if anything.

Eastern Spruce cannot have much of a market until the conditions of navigation and the resumption of work at the mills afford better opportunities for negotiation. In an irregular way there is all the while some little stock available, either at hand or expected, and it is not a difficult matter to obtain negotiation thereon, but price a matter of chance and duplicate cargoes simultaneously handled are likely to vary widely in the return. If a receiver happens to have a customer waiting full market rates can be made, but when a schedule is offered for bid, then dealers sit down upon it and generally manage to obtain pretty easy sort of prices. We have been shown private letters from the East intimating pretty clearly that there will be no scarcity of stock after an opportunity to ship it can be found. We quote at \$15.00@16.00 per M for 6 to 9 inch, and \$15.00@16.00 for 10 to 12 inch, with specials at \$17.00@18.00 per M.

Hemlock is referred to with much the old vim by representative dealers and seems to be one of the grades of lumber in which a great deal of faith is placed, for the fore part of the season at least. Contracts already made and an open present call, especially for boards, demonstrates this, while on price it is said to be simply a matter of asking to obtain former rates. We quote Joist at \$12.00@12.50 per M; Boards at 12¾@13c. each; Timber \$12.00@12.50 per M for 24-foot and under \$13.00@14.00 for 26 to 32-foot, and \$15.00@16.00 for 34 to 40-foot.

Piling remains firm in price and has a good demand, but is necessarily slow of sale as consumption cannot be urged at the moment and supplies are limited to comparatively few sticks. Quoted at 5¾@6¼c. per lineal foot for one-half of cargo of 12-inch butt or larger, and 5@5½c. for smaller sizes.

Carolina Pine is without new features. Timber has no general demand, but can be used on some classes of work and secures occasional orders accordingly. The kind dried qualities, however, are in good favor, especially the offerings from houses who are willing to adapt their output to the market and do not seek to force a market for such stock as they choose to send forward, and for standard grades the position is steady.

White Pine continues in fair supply, considering the season of the year, but no heavy draft has been made upon the accumulation during the winter and buyers are still moving slowly in comparison with what some of the trade had calculated upon. The tendency of business, however, is a gaining one, and that some dealers entertain confidence in the future is shown in the contracts actually made for deliveries later on, part via rail, and in part dependent upon the resumption of navigation. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South America do.; \$15.50@16.00 for box boards, \$16.50@17.50 for extra do.

Yellow Pine has a somewhat uncertain market, and with rather less strength to the undertone that some of the trade have been inclined to admit. There is considerable demand both for early and future delivery, and there is nothing the matter with the woods in the matter of popularity, but simply too much of it, and without any special cutting or slashing natural competition sellers are at some disadvantage, particularly on anything outside of special order stuff. There is a fair f. o. b. export trade doing, and that in a measure affords relief. Local accumulations are said to be fuller than usual at this season of the year. We quote Randoms, \$18.50@21.00 per M; Specials \$20@22.00 do.; Green Flooring Boards, \$21@22.50 do.; Dry do. do., \$23.00@25.00 do.; Sidings, \$13.00@15.00 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Hardwoods unless they are very poor in quality are pretty sure to receive attention when offered, and for first-class stock there is evidence of a gradually increasing demand. Some of it comes from manufacturers, some of it from dealers, and some of it from exporters, but the latter class of customers are extremely exacting in the matter of selection, and insist that everything shall be as near perfection as possible before they invest. Advice from the interior are supporting, and prices here are generally quite well sustained, with some tendency to improvement on poplar, walnut and cherry. We quote at wholesale rates by car load as follows: Walnut, \$60@110 per M; White ash, \$37.50@43 do.; oak, \$37@45 do.; quarter sawed clear, \$50@55 do.; maple, \$25@32 do.; chestnut, \$30@38 do.; cherry, \$37@40 do.; white wood, \$27@33 do.; elm, \$20@23 do.; Hickory, \$50@75 do.

GENERAL LUMBER NOTES.

THE WEST.

The *Timberman* as follows:

The sweeping reduction in freight rates has brought out from midway stations and central western and southern points a great many orders to the northwestern markets. Remembering similar breaks in times past, they are discounting the futures and loading up. This condition of affairs is something out of the usual order at this time of year. Dealers have not been in the habit of testing their ability to load cars while the snow lay on the ground all the way from one foot deep in Chicago to three feet deep in Wisconsin points.

It is intimated by some that 100,000,000 feet of lumber has been ordered from northwestern markets during the past ten days. Be this as it may, everybody is actively engaged at making deliveries. In Wisconsin every conceivable character of a vehicle is employed in bringing lumber from the interior mills to the railroads.

Summarizing advices at hand there is but little complaining heard as to the outlook for the spring trade at the lake markets east of Chicago. There appears to exist a general feeling of satisfaction at the present state of affairs, and of confidence for the future. An improving and firmer tone can be noted in the increasing number of orders, and the increased activity in the mills. Everything begins to wear a brighter aspect, with the premonitions of an early opening of the spring business. The "boys" on the road report it a little easier to catch an order now than it was ten days ago, and there seems to be a letting up of the rigidity that has characterized trade for the past six or eight weeks.

Mild weather continuing several days has slightly changed the logging situation by causing the snow to melt and "settle." A foot or two of snow would not be missed were it to disappear under the influence of the present belated January thaw. As it is reasonable to expect at least five or six weeks of cold weather after the present "heated term," there is some prospect that a good deal of the snow being taken off operations will proceed for the rest of the season with more expedition unless there is a further snowfall. "If spring does not arrive prematurely there will be enough logs to go 'round,'" is the opinion of a leading lumberman who has been looking the ground over. "Of course the projected cut will not be realized or anywhere near it, but that may be just as well after all. If there was good logging weather and other conditions from November 1st to June 1st logs would be piling in as long as a log could be handled; and if nothing but big snow storms and other natural obstacles can keep the loggers from overloading the market there is really reason to thank old Boreas for supplying a check which has never been known to come effectively from any other source."

Lumber, of Chicago, has the following:

A good many local dealers are thoughtfully considering the advisability of reaching out for a part of the Eastern trade this season, and it is rather common to hear the prediction made that the movement in that direction from this market will be larger than it ever was before. This, in connection with the reported improvement in the feeling respecting good lumber, has some significance, at any rate to the extent of indicating that the Chicago trade is getting tired of waiting for the mountain to come to Mahomet, and is now fostering the purpose of trying the alternative way of bringing the two together. The complaint that the upper grades of stock have been difficult of sale, and discouragingly weak in price, is of long standing—so long that the conviction has come to many that under the old conditions it must be regarded as a permanent one. A certain amount of good stock every dealer must sell, and in order to get it off readily and profitably he must have a market for it where such lumber is wanted. It can be sold east, if properly assorted and handled, and along with it there will go a good deal of stuff that is not the best. The necessity of enlarging the market for lumber is apparent to most of the dealers, who realize that in order to make the business pay, it is essential that advantage should be taken of every possible source of profit. If their good lumber drags, and they are forced to make heavy cuts from the list prices to move it, and the average forced down below a safe limit. Hence the growing disposition to cover a wider field in distributing one's yard stock, and to practice a nicer discrimination in offering it where it is most likely to meet with a demand that will take it at fair prices. Of course, the cultivation of the Eastern demand is a phase of this development, made necessary, on the one hand, by the more exacting requirements of the business, and possible, on the other, by the further outreaching of Eastern consumers for supplies. As it must be a permanent thing that the Eastern market will be furnished with a good deal of its pine lumber through Chicago yards, there seems to be no question that those who expect to remain in the yard trade at this point should begin in time to work into this channel of distribution. This is in line with the tendency to a more careful manipulation and handling of lumber in every way, which is conceded to be one of the most prominent among the changes that are now working in the lumber business.

The *Northwestern Lumberman* as follows:

This week's *Lumberman* contains a summary of the cut of the white pine mills in Michigan, Wisconsin and Minnesota for the season of 1887, with comparisons with the product of other seasons. By reference to the totals it will be seen that the cut of 1887 exceeded that of 1886 to the amount of 332,551,321 feet. This, out of totals reaching an average between the two years of about 7,500,000,000 feet, is not a wide difference, though it is enough for an influence on the market if the excess this year remained on hand as an increase of that left over in 1886. But the important fact looms to view that there was 81,090,261 feet less on hand at the close of last season than there was at the close of 1886. It can easily be seen that the disposition of lumber last year, taking the country over, was considerably greater than in 1886. This is emphasized by the fact that neither wholesale nor retail yards are overstocked with lumber; in fact, stocks are everywhere broken, and supplies in country yards are low. This presentation is decidedly favorable to trade for the coming year.

Little buying for next season's delivery has yet been done at the mill points on Lake Michigan. Dealers in this city are putting off contracts for next season as they did last year. The wholesale trade is apparently more anxious to dispose of stock than to provide for a future supply. A few weeks of active selling will put a different face on the matter.

Cargo dealings in Saginaw Valley are also dull, but the car load trade is fairly brisk. Nothing noteworthy in the Eastern trade has been developed during the week.

There is a fair movement of gulf state and Arkansas pine. The railroads are calling for large bills of both Norway and yellow pine for car sills and decking.

METALS.—COPPER.—Ingot has found only a moderately active and somewhat irregular market, with, however, a general tendency in buyers' favor. The speculative element has made considerable of an effort to maintain the line of value, but could not sell any of its holding to consumers, the latter securing all the supply needed from the regular companies not connected with the syndicate. In fact the combination seems to be holding the umbrella while the leading producers secure the solid benefits. As we close the quotation is a trifle nominal at about 16¼@16½c. for Lake. Manufactured Copper not very active, but held quite firmly and production kept within manageable proportions. We quote as follows: Sheets, not above 30x72 in., 16 oz and over, 22c.; do, 14 to 16 oz, 23c.; do, 12 to 14 oz, 24c.; do, 10 to 12 oz, 25c.; do, 8 to 10 oz, 28c.; do, under 8 oz, 28@30c. Sheets longer than 72 inches add 1c. for 12@14 oz, 2c. for 10@12 oz, and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz and over, 23c.; do, 16 to 32 oz, 22c.; do, 14 to 16 oz, 24c.; do, 12 to 14 oz, 26c.; do, 10 to 12 oz, 30c.; do, 8 to 10 oz, 33c. Sheets longer than 96 inches add 1c. for under 16 oz; and 2c. for 8 to 10 oz. Sheets, not above 48x60, 32 to 64 oz, 22@23c.; do, 16 to 32 oz, 27@28c.; do, 14 to 16 oz, 29c.; do, 12 to 14 oz, 33c.; do, 10 to 12 oz, —@—; do, 8 to 10 oz, —@—. Sheets longer than 96 inches add 1c. for 16 oz and under. All bath tub sheets, per lb., 16 oz, 25c.; 4 oz, 27c.; 12 oz, 29c.; and 10 oz, 32c. Bolt copper, ¼ inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper 1c. per lb. above the foregoing prices. Copper bottom, 25@28c. per lb. Iron.—Scotch Pig has been reported somewhat firmer from abroad, but without changing the line of value here to any noticeable extent. Holders are not carrying a very large amount of stock, and this gives them some advantage, with former rates quite generally insisted upon. We quote at \$19.50@21.50 per ton, according to brand, quantity, delivery, etc. American Pig has moved rather slowly, buyers, as a rule, operating only on a basis of early and positive wants in order to accommodate themselves to the moderate supply of leading makes. With a prospect of early increase in deliveries, however, some customers are commencing to talk about placing fuller orders, provided it can be done without adding to the line of cost, and the latter contingency is somewhat remote. We quote at \$20.50@21.50 per ton for No. 1 X foundry; \$8@20 for No. 2 X do., do.; and \$16.50@18 for Gray Forge. Old material is moving slowly on the open market and values have become a little nominal for want of recent really good test. It is reported that the railway companies have of late sold quite a bunch of old rails direct to consumers. We quote nominally at \$21.50@3.00 for old rails; \$20@22.50 for No. 1 wrought scrap; \$18.50@19.50 for crop ends and \$19.00@19.50 for car wheels. Steel rails have been rather dull, buyers still adhering to a stand-off policy and in some cases making unusually low bids as a manifestation of independence. Manufacturers, however, are stubborn in their refusal to modify the line of valuation and some remain off the market entirely. We quote at \$31.50@32.00 asked for standard section, according to delivery. Manufactured Iron meets with an average moderate inquiry and generally commands about the rates for some little time ruling on all regular sizes. The supply and assortment is ample for all present wants. We quote as follows: Common Merchant Bar, ordinary sizes, at 2.10@2.20c. from store, and refined at 2.25@2.60c.; Rods, round and square, 2.35@2.50c.; Bands, 2.20@2.60c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 2.75@2.80c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c less on large lots from cars. LEAD.—Domestic Pig has not as a rule met with much attention from actual consumers, the investment on this outlet embracing only a few small parcels as required from time to time on actual and early wants. There has, however, been an excellent and steady exhaustion of all surplus offering upon buying orders from the "bull" element and a close well controlled accumulation is gradually being perfected it is believed. If the wave is successful much higher rates may be looked for before spring. We quote at 5.00@5.10 as to quantity. The manufacturers of lead are steady and quoted: Bar, 5¼@6c.; pipe, 7½c.; sheet, 8¼c., less the usual discount to the trade; and tin-lined pipe, 15c.; block tin pipe, 55c. on same terms. TIN.—Pig is not making much of a showing of animation, but in a quiet way considerable stock finds outlet and the concentration of supplies goes on steadily to increase the advantages of the syndicate and strengthen values. Foreign advices are as a rule supporting. We quote at about 37½@37¾c. for round lots, and 37¼@37½c. for jobbing parcels. Tin Plates have shown some irregularity, cokes meeting with only a light uncertain demand and weak rates, while bright charcoals sold quite readily, mainly for interior shipment and commanded full or even better rates in some instances. We quote prices as follows: I. C. Charcoal, ½ cross assortment, Melyn grades, \$6.25@6.30, each additional X add \$1.50; I. C. Charcoal, ½ cross assortment, Allaway grade, \$5.10@5.12½, each additional X add \$1; Charcoal terne—M. F. grade, 14x20, \$6.75@6.80; M. F. grade, 20x28, \$13.50@13.55; Worcester, 14x20, \$4.65@4.70; Worcester, 20x28, \$9.25@9.30; Dean grade, 14x20, \$4.40@4.45; Dean grade, 20x28, \$8.75@8.80; Allaway grade, 14x20, \$4.25@4.30; Allaway grade, 20x28, \$8.50@8.60; I. C. Coke—B. V. grade, \$4.75@4.77½; J. B. grade, 14x20, \$4.82½@4.85; I. C. Bessemer steel, squares, \$4.90@4.95 basis; I. C. Siemens steel, squares, \$5.00@5.10 basis. Spelter does not appear to have met with quite so much attention and the market is a trifle easier, though without inducing holders to offer stocks in any more liberal quantity. We quote at \$5.30@5.65 for Western, according to brand.

NAILS.—Demand does not show the open general vitality calculated to give the market a solid healthy appearance. Manufacturers, through association agreements, etc., endeavor to brace up the position and prevent free offerings, but in the way of actual business much irregularity is exhibited, and careful buyers generally manage to come out ahead on cost without experiencing any great difficulty in finding all the stock they require. We quote at \$2.00@2.10 per keg, according to quantity.

The following is the schedule of extras adopted at the recent meeting of the Atlantic State Nail Association and now in effect: The base to be 10d to 30d, no extra; 40d, 50d and 60d to be 25c. per keg above base; 3d fine to be \$1.75 per keg above base; clinch nails to

be \$1 above same length common nail, each half keg to be 15c extra. The above changes leave the extras above base stand thus: fd and 9dnails, fencing, sheathing, 40d, 50d, 60d nails and a l spikes, 25c; 6d and 7d nails, fencing and sheathing, 50c; 4d and 5d nails, fencing and sheathing, 75c; 3d, 3 1/2 and 4d fine, \$1.50; 3d fine, \$1.75; 2d, \$2.25; cooper, tobacco and slating, to be 50c above same length common nail; flooring, casing and box, to be 75c above same length common nail; clinch nails and finishing to be \$1 above same length common nail; fine finishing to be \$1.25 above same length common nail; each half keg 15c extra.

PAINTS, OILS, ETC.—It is not a difficult matter to find almost any variety of stock available in ample quantity, and generally at about former cost, but there is no evidence of a surplus offering or desire among holders to urge the sale of their supplies. Indeed, with evidence of growing wants among both local and interior customers the feeling is healthy and strengthens somewhat if anything, and some good sized orders are soon expected. Linseed Oil selling fairly and steadily and commanding 54@55c for Western, and 56@56 1/2c for City. Spirits Turpentine has found rather more demand and sold at firmer rates, with 41@42c per gallon named, according to quantity.

TAR AND PITCH.—There is a light trade doing of a generally unimportant sort of character, and no quotable change named in the general run of values. We quote Pitch at \$1.35@1.50 per bbl; Tar at \$1.90@2.20, according to quantity, quality and delivery.

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

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending February 24:

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

RICHARD V. HARNETT & CO.

Rivington st, Nos. 359 and 361, s s, 20e Tompkins st, 40x70, one and two-story brick boiler house.
Rivington st, Nos. 363 and 365, 40x92, three-story brick factory.
J. White. \$31,850
Tompkins st, No. 54, e s, 70 s Rivington st, 22x60, four-story brick tenem't. J. White. 5,400
32d st, No. 144, s s, 455 w 6th av, 20x49.1, four-story brick dwell'g. M. Sherry. 8,900
63d st, No. 166, s s, 130 w 3d av, 20x100.1cx20x99.10, three-story brown stone dwell'g. Rose Lowenberg. (Leasehold; lease expires in May, 1908, with two renewals of 2) years each; ground rent \$200 per annum and taxes until May 1, 1888, and after that date \$400 and taxes per annum. 6,500
65th st, Nos. 29 and 31, n s, 250 w 8th av, 6 x 100.5, two five-story brick flats. Sarah M. Valentine. 68,500
71st st, Nos. 310 and 312, s s, 175 e 2d av, 50x100.5, two five-story brick tenem'ts. Wm. S. Brown. (Bid in). 30,850

JAMES L. WELLS.

86th st, n s, 87.9 w Madison av, 25.6x102, vacant. John B. Miller. (Amt due on this and 87th st property \$7,688). 14,000
87th st, s s, 87.9 w Madison av, 25.6x102, vacant. John F. Farlev. (Amt due on this and 86th st property \$7,688). 9,200

SCOTT & MYERS.

4th (Park) av, s w cor 74th st, 102.2x100, vacant. Howard L. Waldo. 60,000

A. H. MULLER & SON.

Broad st, No. 42, w s, 128.6 s Exchange pl, 21.1 x153.1 to No. 38 New st, x31.11x irreg, two four-story brick build'g. Geo. H. Quick. 102,500
Broadway, Nos. 1591-1597, n w cor 48th st, 93.6x75.9 x irreg x72.11, four-story brick apartment house with stores. Henry Draper. 125,000
Broome st, Nos. 60 and 62, n s, 50 e Cannon st, 50x75, two six-story brick stores and tenements. Max Lubetkin. 46,000
Worth st, Nos. 130 and 132, s s, 43 w Centre st, 41.9x51.11x41.9x51.8. M. B. Baer. (Rent \$3,000, repairs and Cr: ton rents). 52,250
Madis n av, No. 1187, e s, 34.8 s 87th st, 13.5x62.2, three-story brick dwell'g. W. R. Gorman. (Amt due \$14,460). 16,300
St. Ann's av, s e cor 136th st, 25x100, vacant. Wm. Beaman. 2,400
St. Ann's av, adj, 25x100. T. M. Adams. 1,500
St. Ann's av, adj, 50x100. T. M. Adams. 3,500

JOSEPH A. LEVY.

8th av, No. 2701, w s, 74.11 n 143d st, 24.11x100, five-story brick store and tenem't unfinished. M. B. Baer. (Amt due \$11,235). 10,920

OTHER AUCTIONEERS.

Barclay st, No. 7, n s, 25x100, portion of five-story stone front store. James B. Adrance. 1/2 part. (Leasehold.) (Amt due \$10,681). 4,000
24th st, n s, 150 w 10th av, 50x98.9. 24th st, n s, 70 w 10th av, 80x93.9x50x irreg. Nos. 503-511 West 24th st, five-story brick factory. 25th st, Nos. 516-528 s s, 200 w 10th av, 125x93.9, five-story brick factory and one-story brick foundry on rear—leasehold. 25th st, No. 514, s s, 180 w 10th av, 20x98.9, four-story brick factory—leasehold. 10th av, Nos. 239-243, n w cor 24th st, 79.6xabt 70, five-story factory—leasehold. Broadway, Nos. 836 and 838, six-story iron front store—leasehold—with machinery, engines, boilers, &c. C. W. Wetmore for creditors. 150,000
55th st, No. 502, s s, 80 e Av A, 25x80, five-story brick tenem't. Randolph Guggenheimer. (Amt due \$12,541). 12,930
55th st, No. 504, 25x80, similar tenem't. Same. (Amt due \$12,541). 12,900
55th st, No. 506, 25x80, similar tenem't. Same. (Amt due \$12,541). 12,918
74th st, No. 315 E, 25x102.2, five-story brick tenem't. John M. Platt. 17,000
155th st, No. 669, n s, bet Elton and Courtlandt avs, 25x100, two-story frame dwell'g. Adam Bauer. 2,650

Robbins av, e s, 20 n 141st st, 20x80.
Robbins av, e s, 60 n 141st st, 20x80.
Two two-story frame and brick dwell'gs. }
B. P. Fairchild. (Amt due \$550; prior mort. \$7,000 and int.)
over encumbrances and mort. 20
Total \$827,018
Corresponding week, 1887 \$912,461

BROOKLYN, N. Y.

TAYLOR & FOX.

Wythe av, No. 476, near South 8th st, 22x100, three-story brick dwell'g. Frederick Hertz. \$6,625

JERE. JOHNSON, JR.

Ryerson st, w s, 364 n Myrtle av, 20x100. Ida F. Crow, party in interest. 4,100

OTHER AUCTIONEERS.

*Decatur st, s s, 51 e Throop av, 34x86. Christian Blinn. (Mort. \$9,700). 10,650
McDonough st, No. 233, n s, 215 e Sumner av, 20x100, three-story brown stone dwell'g. C. J. Roberts. 7,300
McDonough st, No. 235, similar dwell'g. Bridget Bolen. 7,250
McDonough st, No. 237, similar dwell'g. C. E. Osborne. 6,850
*Vanderveer st, s s, 80 e Bushwick av, 140x100, excepting strip 0.4x100 off east side. Henry Weil. (Morts. \$12,000). 14,000
Gates av, No. 658, s s, 115 e Sumner av, 20x100, three-story brown stone store and dwell'g. John Swan. 6,600
Gates av, No. 658, similar dwell'g. E. Michaelis. 6,500
Total \$69,875
Corresponding week, 1887 \$71,145

CONVEYANCES.

NEW YORK CITY.

FEBRUARY 17, 18, 20, 21, 22, 23.

Beach st, No. 38 (?), s s, 54.2 e Hudson st, 27.2x92, four-story brick tenem't. Phillips Phoenix to Henry McArdle. Feb. 18. \$16,000
Beekman st, Nos. 110-116, n e s, 33.6 n w Water st, 66.8x25x66.6x25.5, five-story brick bakery. Annie T. wife of Walter B. Lawrence, Flushing, L. I., to Joseph D. Eldredge. February 13. 37,500
Same property. Joseph D. Eldredge to David F. Woods et al., trustees Benedict D. Stewart, dec'd, Philadelphia, Pa. Feb. 17. 37,500
Broadway, No. 744, s e cor Astor pl, 41x96.11 x73.6x75.9, four-story brick office building. Interior lot adj above on rear, begins 44.10 s Astor pl, runs east 14.9 x south 27 x west 8.10 to rear of above property, x north 27.4. Mary L. wife of Henry I. Barbay to David W. Bishop. 1/2 part. Feb. 17. 95,250
Broome st, No. 531, n s, 60 e Sullivan st, 20x63, three-story brick store and dwell'g and two-story frame dwell'g on rear. Emma J. wife of Edward A. Storey, Brooklyn, to Patrick J. Burke. Feb. 16. 8,500
Boulevard or Broadway, s e cor 63d st, 116x89.11x100.5x148.4, vacant. George T. Davidson to Edward P. Shields. B. & S. Morts. \$119,319 and taxes, &c. Feb. 1. nom
Eldridge st, No. 215, w s, 75 s Stanton st, 25x100, five-story brick store and tenem't. Solomon Jacobs to Moss Finkelstone. Morts. \$34,750. Feb. 15. 43,750
Essex st, No. 18, e s, 25x50, five-story brick store and tenem't. Kaufman Marks to Jonas Weil and Bernhard Mayer. Morts. \$12,000. Feb. 18. 23,000
Forsyth st, Nos. 55 and 57, w s, 50 s Hester st, 50x100, two five-story brick stores and tenements and two five-story brick tenem'ts on rear. Jacob Paskusz to Kassel Oshinsky. Morts. \$49,500. February 16. See Stanton st. 64,000
Fulton st, Pearl to Water, United States Hotel. 1/2 part, also all title in estate of William Tilden, dec'd. Receipt for part payment of mortgage. David J. Newland to Milano C. Tilden. Nov. 23, 1887. 1,500
Same property. Receipt for part payment of mort. August Brandes et al., to same. 1/2 part. Jan. 16. 616
Same property. Partial satisfaction of mort. Philip Van Volkenburgh, Jr., to same. 1/2 part. Nov. 23, 1887. 4,886
Grand st, No. 397, s s, 60.1 e Suffolk st, 20x80, three-story brick store and dwell'g. Ronald Thomas to Clara M. wife of Henry L. Bryde. Feb. 18. 19,350
Greene st, No. 29, w s, 121 s Grand st, 20x100, four-story iron front store. William W. Astor and ano., exrs. Charlotte A. Astor, to John Best. Feb. 10. 42,500
Grand st, No. 30, n s, 40 w Thompson st, 20.2x61, two-story frame (brick front) dwell'g. Catharine d'Anglemont to Isaac Elkus. Feb. 6. 9,600
Houston st, No. 163 W., n s, 125 w Macdougall st, 25x100. Mort. \$27,000. 53d st, No. 332, s s, 275 w 1st av, 25x100.5. Mort. \$13,500. Jonas Weil to Sarah wife of Bernard Drachman. Life estate. Feb. 8. gift
Houston st, No. 160, n s, 100 w Macdougall st, 25x100, five-story brick store and tenem't. Samuel Weil to Samuel and Alois Longfelder. Morts. \$25,000. Feb. 15. 41,000
James st, Nos. 5 and 7, and Park row, No. 209, formerly 169 Chatham st, begins James st, w s, 73.2 s Park row, runs west 52.3 to point 75.6 south Park row on a line nearly parallel with James st, and which line strikes south side Park row at point 50.2 west James st, x west

along Park row 22.5 x south 135.2 to point 81.8 west James st, x east 81.8 to James st, x north 57.5, probable error; No. 5 James st, five-story brick factory; No. 7, three-story frame brick front store and tenem't and two four-story brick factory buildings on rear; No. 209 Park row, four-story brick store. Daniel K. Hall et al., exrs. Daniel K. Hall, to Solomon Jacobs. Feb. 13. 75,000
Jane st, Nos. 134 and 136, s s, 99.7 1/2 e West st, 46.10x70.5x45.5 x north 70.5, three-story brick factory. Stephen W. Jones, exr. Benjamin Wallace, to Lewis S. Samuel. Feb. 20. val. consid
Lewis st, No. 30, e s, 125 n Broome st, 25x100, three-story brick dwell'g and three-story brick dwell'g on rear. Dorothea Liebler, widow and devisee Charles Liebler, to Mary A. wife of James Monaghan. Mort. \$5,000. February 20. 12,000
Lewis st, No. 30, e s, 125 n Broome st, 25x100, three-story brick dwell'g and three-story brick dwell'g on rear. Mary A. wife of James Monaghan to Philip Wood. Mort. \$5,000. Feb. 23. 12,000
Same property. Philip Wood to James Monaghan and Mary A. his wife, joint tenants. Mort. \$5,000. Feb. 23. 12,000
Madison st, No. 400, s s, 235 e Jackson st, 25x100, five-story brick store and tenem't. Louis Magenheimer to Max Neisner. Mort. \$15,000. Feb. 15. 25,000
Orchard st, No. 181, e s, 102.6 n Stanton st, 25x87.9, four-story brick tenem't and three-story brick tenem't on rear. Newman Cowen to Rosalia Feldman. Q. C. Feb. 9. nom
Same property. Rosalia Feldman to Hannah Schnitzer. Feb. 15. 20,000
Orchard st, No. 178, e s, 75.6 n Stanton st, 27x87.9, four-story brick store and tenem't and three-story brick tenem't on rear. Benson M. Feldman, New York, Sarah wife of Julius Stamper, San Francisco, Cal., Dora F. wife of Joseph Rosenberg, Bradford, Pa., and Theresa wife of Raphael Michael, heirs Simon Feldman, and Rosalia Feldman, widow, to Hannah Schnitzer. Feb. 15. 21,000
Peck slip, No. 7, n e s, 15.10x73.6x14.5x73.6 along gangway on n w side with use of same, three-story frame store and dwell'g. Henry Block, Brooklyn, to John P. Block et al., trustees for Albert Block. C. a. G. Sub. to mort. \$5,000. Jan. 28. nom
Pike st, No. 53, e s, 21.1x50.6x19.1x50.6, two-story brick dwell'g. Ascher Weinstein to Nathan Ferber. Mort. \$7,000. Jan. 16. 11,000
Sheriff st, No. 67 and 69, w s, 57.2 s Rivington st, 42.11x49.6, two four-story brick stores and tenem'ts. Eliphalet N. Peck, Stamford, Conn., to Robert B. Merritt. Feb. 17. 18,650
Stanton st, No. 246, n s, 75 e Willett st, 25x100, five-story brick store and tenem't. Kassel Oshinsky, Marquette, Mich., to Jacob Paskusz. Morts. \$19,000. Feb. 7. See Forsyth st. 13,000
Water st, No. 210, n s, 78.2 e Fulton st, 24x90.6 x24.7x94.9, five-story brick store. Samuel B. Nicoll et al., exrs. Sarah P. Nicoll, to William H. White. Jan. 25. 27,500
White st, No. 129, s s, 45.5 w Baxter st, 21.3x75.2x21.3x75.3, two-story brick building. Addison Thomas, Ronald Thomas, Catharine D'Anglemont and George L. Thomas to Alexander Patton, Sr. Feb. 6. 9,500
3d st, No. 85, n s, 150 w 1st av, 25x96.2, two-and-a-half-story brick dwell'g. Addison Thomas, Ronald Thomas, Catharine D'Anglemont and George L. Thomas to John Schnugg. Feb. 6. 15,500
5th st, Nos. 820 and 822, s s, 29.8 w Lewis st, 43.11x48x50.3x48.4, four-story brick factory. William Rowland to George M. St. John. Nov. 18. 7,000
11th st, No. 127, n s, 307.10 w 6th av, 22.5x103.3, three-story brick dwell'g. John E. Johnson, Sing Sing, N. Y., to Thomas H. Van Tine. Mort. \$8,000. Feb. 13. 18,000
17th st, Nos. 612 and 614, s s, 213 e Av B, 50x92, two five-story brick stores and tenem'ts. Joseph Thall, Brooklyn, to Maria wife of Adam Hoehr. Morts. \$21,000. Feb. 14. 32,000
19th st, No. 128, s s, 378.8 w 6th av, 25x100, four-story brick store and tenem't and four-story brick tenem't on rear. Daniel McElhinny, exr. and trustee Mary Donnelly, to Alfred Fort. Feb. 2. 18,100
25th st, Nos. 215 and 217, n s, 185 e 3d av, 50.9x98.9, two three-story brick dwell'gs. Oscar T. Marshall to Marks Rinaldo. Feb. 21. 27,000
29th st, No. 228, s s, 200 w 2d av, runs south 98.9 x west 20 x north 50.9 x north 48 to st, x east 20, four-story brick store and tenem't. Margaret F., Elizabeth L. and Mary R. King, heirs Patrick King, to Ellen A. King, heir as above. B. & S. and C. a. G. 3/4 parts. Sub. to morts. Feb. 20. val. consid
29th st, No. 226, s s, 220 w 2d av, runs south 48 x again south 50.9 x west 20 x north 50.9 x north 48 to st, x east 20, four-story brick store and tenem't. Margaret F., Ellen A. and Mary R. King to Elizabeth L. King, all heirs Patrick King. B. & S. and C. a. G. 3/4 parts. Sub. to morts. Feb. 20. val. consid
29th st, No. 220, s s, 280 w 2d av, runs south in two courses 93.9 x west 20 x north 93.9 to st, x20, four-story brick store and tenem't. Ellen A., Elizabeth L. and Mary R. King, heirs Patrick King, to Margaret F. King, another heir of said Patrick King. B. & S. C. a. G. 3/4 part. Mort. \$2,500. Feb. 20. val. consid
29th st, No. 38, s s, 205.6 e 6th av, 22.3x98.9, three-story stone front store and dwell'g. Frank L. Ferreira to Mary B. Ferreira. B. & S. Feb. 21. nom

34th st, No. 156, s s, 244.6 e Lexington av, 19x98.9, three-story stone front dwell'g. Edward J. O'Gorman to Thomas Daly. B. & S. February 16. nom

34th st, No. 238, s s, 152 w 2d av, 18.3x98.9, three-story brick dwell'g. George S. Maxwell, exr. Anna M. Bush, to Horace Brooks. Feb. 13. 11,617

35th st, No. 349, n s, 283.4 e 9th av, 16.8x98.9, four-story brick tenem't. Catlette, Mary and James N. Bradley to Mary S. wife of Henry Bradley. B. & S. July 6, 1887. 500

37th st, No. 57, n s, 122 e 6th av, 20x98.9, four-story stone front dwell'g. Phineas H. Kingsland to Mary T. wife of Phineas H. Kingsland. B. & S. Mort. \$18,000. Feb. 10. gift

40th st, No. 138-142 E., s s, abt 72x98.9, two five-story brick flats. The Baltimore. Contract. Mrs. Louisa Williams, Mrs. Clara A. Helm, widow, Mrs. Helen W. Ward to Jessie Folsom. Feb. 16. 97,000

41st st, No. 215, n e, 155 e 3d av, 25x71.10x29.8x87.9, five-story brick tenem't. Andrew Knorr to Elizabeth wife of said Andreas Knorr. B. & S. Feb. 2. nom

43d st, No. 432, s s, 319 w 9th av, 19x100.4, three-story brick dwell'g. Joseph Hill to Thomas Carolin. Feb. 18. 13,750

44th st, No. 23, n s, 300 w 5th av, 25x100.5, three-story brick store and dwell'g. Francis A. Clark to John S. White. Mort. \$15,000. Feb. 16. 25,000

51st st, No. 341, n s, 325 e 9th av, 25x100.5, five-story stone front tenem't. Henry Clifford to Henrietta Roemer. Feb. 17. 32,500

51st st, No. 329, n s, 293.9 e 2d av, 18.9x100.5, three-story stone front dwell'g. Jonas Weil to Bernard Drachman and Sarah his wife, joint tenants. Mort. \$7,000. Feb. 21. gift

53d st, Nos. 103 and 105, n s, 100 w 6th av, 50x100.5, four-story brick stable.

54th st, s s, lot 45 Fitz & Peterson map—map missing, 25x100.5.

54th st, No. 104, s s, 125 w 6th av, 25x100, four-story brick stable. John S. Ferguson to The Central Trust Co., New York. B. & S. Sub. to mort. Feb. 14. nom

Same property. The Central Trust Co., New York, to John S. Ferguson. 1/2 part. C. a. G. Sub. to mort. Feb. 14. nom

54th st, No. 327, n s, 299.2 e 2d av, 24.2x100.5, five-story brick tenem't with store. Alfred M. Hearn to Edward A. Rawlings. Feb. 7. nom

56th st, No. 129, n s, 391.8 w 6th av, 20.10x100.5, five-story stone front flat. Martha wife Henry J. Garidel (formerly Martha Henry) to George H. Purser. Q. C. Feb. 16. nom

Same property. George H. Purser to John Birmingham. Feb. 14. 22,000

63d st, Nos. 31-35, n s, 300 w 8th av, 75x100.5, one and two-story frame buildings and vacant. James R. Floyd and ano., exrs. Stephen Philbin, to Stephen Philbin. 1-7 part. Jan. 11. val. consid

64th st, Nos. 55 and 57, n s, 75 w 4th av, 25x100.5, two four-story stone front dwell'gs. Hiram R. Romeyn to Charles W. Romeyn. Mort. \$20,000. Feb. 11. gift

64th st, Nos. 63 and 65, n s, 18 w 4th av, 28.6x73.5, two four-story stone front dwell'gs. Same to same. Mort. \$26,000. Feb. 11. gift

69th st, No. 339, n s, 242 e 2d av, 27x100.4, four-story stone front flat. Hannah Eckstein, widow, to Jacob Cohn. Mort. \$15,000. Feb. 15. 20,500

71st st, Nos. 310 and 312, s s, 175 e 2d av, 50x100.5, two five-story brick flats. Robert Betty and Samuel Edgar to William S. Brown. Mort. \$38,185. Feb. 16. 39,200

71st st, s s, 320 w 8th av, 34x100.5, two four-story brick dwell'gs. Hugh Lamb, Orange, N. J., to Adele T. Greene. Mort. \$40,000. Feb. 13. 70,000

71st st, No. 413, s s, 233 e 1st av, 25x100.4, one-story frame building. Nora J. Maloney to Richard Maloney. Aug. 21, 1886. 1,000

72d st, n s, 146 e 9th av, 54x204.4 to 73d st, x 48.10x204.4, vacant. William Libbey to Alfred C. Clark, Cooperstown, N. Y. Feb. 12. 100,000

74th st, No. 126, s s, 261 w 9th av, 20x102.2, four-story stone front dwell'g. Arthur M. Thorn and James W. Wilson to James W. Arthur. Feb. 20. 40,000

74th st, No. 108, s s, 80 w 9th av, 20x102.2, four-story stone front dwell'g. James W. Good to Annie M. Good. Mort. \$3,000. Feb. 20. other consid. and nom

75th st, n s, 325 e 2d av, 20x102.2. Release dower. Fredericka Kurz, widow, to Charles Kurz. Feb. 21. 350

76th st, s s, 198 e Av A, 25x102.2, vacant. }
75th st, n s, 173 e Av A, 25x102.2, vacant. }
William M. Leszynsky to Henry W. Munroe. Mort. \$7,500. Feb. 14. 11,000

76th st, n s, 116.8 e 2d av, 33.4x102.2, vacant. Augustus Acker, Castleton, S. I., to Julius H. Gross. Mort. \$5,000. Feb. 13. 6,400

76th st, n s, 116 e 2d av, runs north 18 x east 3 x north 84.2 x east 31 x south 102.2 to st, x west 34. Julius H. Gross to Rosanna wife of Patrick Toner. Mort. \$5,000. Feb. 13. 6,500

76th st, No. 48, s s, 167 w 4th av, 15x102.2, four-story stone front dwell'g. Foreclos. Frank A. Ranson to Hubert Van Wagenen. February 2. 7,000

77th st, No. 118, s s, 181 w 9th av, 19x102.2, four-story stone front dwell'g. George C. and Thomas C. Edgar to John W. Eginton. Mort. \$20,000. Feb. 23. 33,500

79th st, No. 162, s s, 130 e Lexington av, 20x102.2, four-story stone front dwell'g. Christian Cornehlisen to Joseph P. Puels, Brooklyn. Mort. \$21,500. Feb. 15. 31,000

80th st, s s, 225 e 1st av, 88x102.2. Charles E. Sexton, Richmond Co., to John A. O'Connor. Re-recorded. Nov. 13, 1886. 21,500

80th st, s s, 235 e 1st av, 28x102.2, vacant. Partition. George F. Smith to James Higgins. Feb. 20. 7,050

82d st, No. 206, s s, 103.8 e 3d av, 16.6x102.2, three-story stone front dwell'g. James A. Farrish to Daniel Rosenbaum. Mort. \$6,000. Feb. 20. 10,300

82d st, No. 171, n s, 167 e 10th av, 17.7x90.5x17.7x91.9, three-story brick dwell'g. William Forster to Fanny L. Gillette. Mort. \$13,500. Feb. 20. 20,000

84th st, No. 46, s s, 474.6 w 8th av, 17.2x102.2, three-story stone front dwell'g. Ella G. wife of A. Howard Abendroth to Helen M. Schram. Feb. 10. 19,000

85th st, s s, 154.6 w 9th av, 33.6x102.2, three-story stone front dwell'g. Release mort. Morris Steinhardt to Increase M. Grenell. Feb. 20. 500

85th st, No. 116, s s, 154.6 w 9th av, 16.9x102.2, three-story brick dwell'g. Increase M. Grenell and Jeannette T. his wife to Augustin A. Arango. Feb. 20. 22,000

85th st, No. 118, s s, 171.3 w 9th av, 16.9x102.2, three-story stone front dwell'g. Same to Lila wife of John Cuyas. Feb. 20. 20,500

91st st, n s, 200 e 10th av, 100x100.8, vacant. Charles F. Livermore, exr. and trustee Mary A. Bull, to Peter H. Fowler. Aug. 2, '86. 16,000

98th st, No. 138 W. Party wall agreement affecting west wall. Charles H. Lindsay with Elbert Bailey. Feb. 18. 100

104th st, No. 226, s s, 69 e Boulevard, 15.11x70.2, three-story stone front dwell'g. Charles F. Wildey to Mary V. wife of George W. Jaques. Mort. \$8,500. Feb. 20. 11,250

105th st, n s, 188 e 1st av, 75x100, vacant. Edwin A. Bradley, Montclair, N. J., and George C. Currier to Max Nathan. B. & S. Feb. 20. 8,600

105th st, n s, 225 e 9th av, 50x100.11, vacant. William McBurnie to David Crear. Mort. \$8,000. Feb. 23. 16,650

103th st, No. 125, n s, 75 w Lexington av, 25x76, five-story stone front tenem't. Wilhelm Dittmer to Isabella wife of Bernard McConnell. Mort. \$11,000. Feb. 15. 17,500

114th st, Nos. 307-315, n s, 100 e 2d av, 100x100.10, five four-story brick tenem'ts. The Orphan Asylum Society, Brooklyn, to Herman Wronkow. Q. C. and release. February 14. 250

Same property. Herman Wronkow to Griffen Tompkins, Brooklyn. Feb. 23. 56,000

115th st, No. 338, s s, 175 w 1st av, 25x100.11. }
115th st, No. 334, s s, 225 w 1st av, 25x100.11. }
Two four-story brick tenem'ts with stores. }
Mamie O'Connor to John J. O'Connor. Mort. \$8,500. Feb. 20. val. consid

121st st, No. 220, s s, 218 w 7th av, 15x100.11, three-story stone front dwell'g. Sarah wife of Thomas Darragh to Elizabeth Richter. Mort. \$8,000. Feb. 20. 13,000

122d st, No. 108, s s, 117 w Lenox av, 18x100.11, three-story stone front dwell'g. John Rud-dell and George Ruddell to Antoinette C. Baisley. Mort. \$12,000. Feb. 20. 22,500

123d st, No. 110, s s, 180 w 6th av, 20x100.11, four-story stone front dwell'g. Foreclos. Ludlow Ogden to Francis E. Webb. February 21. 18,000

125th st, Nos. 321 and 323, n s, 250 e 2d av, 59.11x99.11, two five-story brick flats. Foreclos. James R. Cuming to Richard K. Fox. Sub. to all liens. Jan. 30. 1,100

126th st, No. 157, n s, 200 e 7th av, 16.10x99.11, three-story stone front dwell'g. Albert Buchman to Cauffman H. Meyer. Mort. \$8,000. Feb. 20. 17,000

129th st, Nos. 262 and 264, s s, 60 e 8th av, 39.6x80, two four-story stone front dwell'gs. John G. Cary to Marie wife of Auguste Namur. Mort. \$24,000. Feb. 20. 30,000

130th st, No. 111, n s, 190 w Lenox av, 17.6x99.11, three-story stone front dwell'g. Frances J. wife of Alfred Storms to Sophie wife of Casimir Fabregon. Mort. \$9,000. February 20. 17,000

130th st, No. 242, s s, 425 w 7th av, 18.9x99.11, three-story brick dwell'g. Armintha wife of William J. Merritt to Mary E. wife of John R. Hall. Mort. \$8,000. Feb. 9. 14,500

131st st, No. 242, s s, 358.4 e 8th av, 16.8x99.11, three-story stone front dwell'g. David Dinkelspiel to Thekla wife of Adolph Goldsmith. C. a. G. Mort. \$9,000. May 7, 1886. 13,382

142d st, s s, 91.9 w 7th av, 16.8x99.11, three-story stone front dwell'g. Thomas H. Cook to Oscar Hammerstein. B. & S. and C. a. G. Feb. 18. nom

142d st, s s, 75 w 7th av, 33.5x99.11, two three-story stone front dwell'gs. Oscar Hammerstein to Laurence Kelly. Mort. \$14,000. Feb. 20. nom

142d st, s s, 75 w 7th av, 33.4x99.11, two three-story stone front dwell'gs. Same to same. Mort. \$14,000. Feb. 20. val. consid

144th st, n s, 100 e 10th av, 250x99.11. }
144th st, s s, 100 e 10th av, 250x99.11. }
Mary J. Macternan to William H. De Forest, Jr. C. a. G. Sub. to mort. February 15. nom

174th st, n s, 225 w 10th av, runs west 50 x north 26.11 x east to line 225 w 10th av, x south 21.3%. George F. Gantz to William J. Usher. Feb. 18. 1,500

Av A, No. 268, e s, 89.6 n 16th st, 24x95.6x24x95.6, five-story brick store and tenem't. Valentine Linder to Friedrike wife of said Valentine Linder. B. & S. Feb. 20. val. consid

Lenox av, n e cor 133d st, 99.11x110, vacant. New York Life Ins. Co. to Edward Hirsh. C. a. G. Feb. 21. 42,625

Lenox av, No. 2144, n e cor 127th st, 25x84, five-story stone front flat with stores. James A. Frame to Louis Koelsch. Feb. 20. 47,000

Lenox av, Nos. 2146-2150, e s, 25 n 127th st, 74.11x84, three five-story stone front flats with stores. }
127th st, Nos. 77 and 79, n s, 84 e Lenox av, 51x99.11, two five-story stone front flats. }
James A. Frame to Frank Lawson. All liens. Feb. 20. 150,000

Lexington av, No. 1614, w s, 67.9 s 102d st, 16.7x75, three-story brick dwell'g. Bertha A. Deane wife of John H. to Bridget Hogan. Sub. to mort. Feb. 17. val. consid

Madison av, No. 873, e s, 27 s 73d st, 22x63, four-story stone front dwell'g. Release mort. Jonas B. Kissam, Fairfield, Conn., to Charles Buek. Feb. 17. 8,000

Same property. Charles Buek to Bernard S. Clark. Feb. 17. 42,000

Madison av, s w cor 115th st, 50x75, vacant. Ferdinand Sulzberger to Julius Dreyfus. B. & S. and C. a. G. Mort. \$10,200. Jan. 3. nom

Same property. Julius Dreyfus to Morris Steinhardt. Mort. \$10,200. Jan. 31. val. consid

Madison av, No. 1673, n e cor 111th st, 15x70, three-story stone front dwell'g. William Libbey to Charles E. Sexton, Richmond, S. I. Mort. \$5,000. Feb. 12. 15,000

South 5th av, No. 174, w s, 80 n Broome st, 20x62, with all title to strip adj on rear, 20x5.9, three-story brick factory. George W. Tubbs to Sarah Griffin. B. & S. Sub. to mort. and reservation. Feb. 21. 13,000

Same property. Smith Ely, Jr., to George W. Tubbs. B. & S. Sub. to mort., but party first part reserves right of action against Manhattan Elevated R. R. Feb. 20. 12,980

Seamen av, n w s, 325 s w Emerson st, 25x209.1x25.3x212.11. Emma S. wife of Joseph J. Potter to Hugh and William Lawson. Sub. to taxes, &c. Oct. 29. 550

1st av, n w cor 22d st, runs west 100 x north 74.1 x east 25 x south 24.8 x east 80 to av, x south 49.4 to beginning, error. Harry V. Bumstead and Frank K. Bumstead, Chicago, Ill., to Susan K. and Mary A. Vandewater and Margaret K. Howes. All title. Q. C. Feb. 17. 1,000

1st av, Nos. 1466 and 1468, e s, 42.2 n 76th st, 40x70, two four-story brick tenem'ts with stores. Ambrose L. Ranney to Walter L. Ranney. B. & S. Sub. to mort. \$14,500. Feb. 23. 25,600

2d av, No. 786, n e cor 42d st, 20.5x80.6, four-story stone front store and tenem't. Margaret F., Ellen A. and Elizabeth L. King, heirs Patrick King, to Mary R. King, another heir of said Patrick King. B. & S. and C. a. G. 3/4 parts. Mort. \$10,000. Feb. 20. val. consid

2d av, No. 1407, w s, 51.1 n 73d st, 25.6x100, four-story brick tenem't with stores. William Becker to Peter Jaeger. Mort. \$9,250. February 1. nom

2d av, No. 2286, e s, 50 n 117th st, 25.8x100, five-story brick flat with stores. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$17,000. Feb. 21. 30,000

Same property. Jonas Weil and Bernhard Mayer to Benedict A. Klein. Feb. 21. 30,000

3d av, n e cor 62d st, 25x75; No. 1051 3d av, four-story brick store and tenem't; No. 201 1/2 62d st, four-story brick tenem't with stores. Patrick Kiernan to Frederick Hackmann. Mort. \$19,000. Feb. 17. 50,000

3d av, No. 1447, e s, 42 s 82d st, 20x70, four-story stone front tenem't with store. Frederick Levers to Adolph Rosenberg and Bertha his wife. Feb. 20. 22,000

3d av, No. 1644, n w cor 92d st, 25.5x100, four-story stone front tenem't with store. Partition. John Whalen to George Ehret. Feb. 18. 35,900

3d av, No. 1839, e s, 50.11 s 102d st, 25x100, five-story brick tenement with stores. Hermann Klussmann, Hoboken, N. J., to Elias Jacobs. 1/2 part. Feb. 15. 11,800

Same property. John M. Bowers, exr. Henry M. Ahrens, to same. 1/2 part. Feb. 15. 11,800

3d av, No. 441, e s, 79.6 s 31st st, 19.3x160, four-story stone front store and tenem't and two-story brick dwell'g on rear. Esther wife Radjeski Salomon, Pauline wife Harris Casel, Minnie wife Isidore Abrahams, and Charles Morris, to Louisa S. Davis and Esther J. wife Jacob Levy. Mort. \$10,000. Feb. 21. val. consid

4th av, No. 46, w s, 44 n 8th st, 20x53.2x21.3x60.10, three-story brick house. Mary L. wife of Henry I. Barbey to Jacob Metzger. Feb. 17. 19,000

4th av, No. 48, w s, 64 n 8th st, 20.2x47.9x4.2x16.10x53.2, three-story brick house. Same to same. Feb. 17. 20,700

4th av, No. 928, w s, 75 s 56th st, 16.8x83.4, four-story stone front dwell'g. Fernando R. Walker to Alfred J. O'Keffe. Mort. \$10,500. Feb. 18. 16,500

5th av, No. 242, w s, 59.8 s 28th st, 25x100, four-story iron front store. Isabel S. wife of Ebenezer Appleton to Frederick J. Slade, Trenton, N. J. 1/2 part. Feb. 1. 16,500

5th av, s e cor 86th st, 25.8x100, vacant. The New York Life Ins. Co. to Moss S. Phillips, Brooklyn. C. a. G. Feb. 20. 29,700

Same property. Moss S. Phillips, Brooklyn, to Margaret L. H. wife of Frederick J. Stone, Greenburgh, N. Y. Mort. \$22,000. Feb. 23. 33,000

6th av, Nos. 351-357, n w cor 48th st, 80x75, four four-story brick tenemts with stores. Catharine L. wife of James P. Kernochan, to David W. Bishop. 1/2 part. Feb. 14. 70,050

Same property. George L. Ronalds to same. 1/2 part. Feb. 20. 70,050

7th av, Nos. 2001-2011, n e cor 120th st, 100.11x75, six three-story brick dwell'gs. Benjamin F. Crane to Sarah F. Murdough. 1/2 part. Sub. to mort. B. & S. Feb. 21. 3,000

Same property. Nathan Murdough to Benjamin F. Crane. 1/2 part. Sub. to mort. B. & S. Feb. 21. 3,000

8th av, Nos. 2403 and 2405, s w cor 129th st, 50x75, two five-story brick tenemts with stores. Whitfield Terriberry to Alexander Kub. Mort. \$40,000. Feb. 20. other consid. and 4,000

9th av, s e cor 56th st, 100.5x100; Nos. 856-862 9th av, four five-story brick flats with stores; No. 354 56th st, five-story brick flat with store. Lesser Steinhardt to Berthe Hummel. Mort. \$180,820. Jan. 12. 205,000

Same property. Berthe Hummel to Annie wife Benjamin Steinhardt. 1/2 part. Sub. to mort. \$180,000. Jan. 12. 68,400

10th av, Nos. 771-777, n w cor 52d st, 100.5x100, one and two-story frame and brick stores and dwell'gs. Elsworth L. Striker, exr. Joseph M. L. Striker to W. Scott Taber. Feb. 21. 78,000

10th av, n e cor 93d st, runs east 100 x north 91.6 to Aphorp's or Jauncey's lane, x north-west 100 to av, x south 95.9 to beginning, with all title in south half of lane; Nos. 1590-1596 10th av, four five-story brick flats with stores and two three-story brick dwell'gs on st. Lesser Steinhardt to Rosalie Steinhardt. Assign. of rents to be applied to payment of second mort. \$45,000. February 20. val. consid

West line of improvement Harlem River, confirmed by Supreme Court, at intersection of north boundary of grant of land under water to Richard F. Carman, contains 86-1,000 acres being a narrow strip running westerly. Clara wife of Benjamin P. Fairchild, to The United States of America. C. a. G. Dec. 29, 1887. nom

MISCELLANEOUS.

All of mortgaged premises lying north of line 75 north 84th st. Release mort. Euphemia S. Coffin and James K. Shaw to George W. Rogers. April 6, 1887. nom

All mortgaged premises as above. Release mort. Euphemia S. Coffin and Matilda J. Ferrine to same. April 6, 1887. nom

All of mortgaged premises as above. Release mort. John Sloane, exr. and trustee Douglas Sloane, and Matilda J. Ferrine to same. April 7. nom

All premises as above. Release mort. Same, exr., &c., and James K. Shaw to same. April 6. nom

All title in property, real and personal, of which Lucy Slade died seized and property held in trust by her executors. Isabel S. Appleton and Ebenezer her husband to Frederick J. Slade. Assignment and release. nom and 16,500

Articles of incorporation and appointment of Adolph Brun, Samuel Steiner and David Friedman, as trustees of the Menacham Zion Congregation. Feb. 16.

Articles incorporation of the West End Presbyterian Church and election of James Denholm et al., trustees.

Certificate of incorporation of the Agudas Sashanim Anshi Gudloer.

Exemplified copy of the last will and testament of Caroline Lawrence.

Exemplified copy of the last will and testament of John Green.

Exemplified copy of the last will and testament of Elizabeth Van W. Schoonmaker, dec'd, with proofs, &c.

23d and 24th WARDS.

Clark pl, n s, 325.3 w Walton av, 100x200 to Findlay pl. James N. Watson, individ. and as trustee of Minnie Watson, and Julia A. Watson his wife, Fairfield, Conn., to said Minnie Watson. Mort. \$2,300. June 1, 1887. nom

Morris st, s s, 109 e Prospect av, 210x196.6x31.6x128x134. Margaret S. wife of Frank L. Ives to James N. and Minnie Watson, joint tenants. C. a. G. Feb. 1. 7,000

Pyne st, w s, 150 s Bayard st, 25x100. Annie L. Purcell, widow, to Catherine Donnelly. Feb. 20. 500

Pyne st, w s, 150 s Bayard st, 50x100. Release mort. Charlotte J. Montanye to Annie L. Purcell. Feb. 15. 300

Pyne st, w s, 175 s Bayard st, 25x100. Annie L. Purcell, widow, to James Mulligan. February 17. 500

Suburban st, s w s, 131.6 n w Decatur st, 37.6x125.6x38.7x116. Martha E. Austin to Jesse W. Austin. B. & S. Feb. 1. 650

Tiffany st, e s, 100 n 165th st, 100x100. Fox st, w s, 279 s 167th st, 25x100. Fox st, w s, 404 s 167th st, 25x100. Release mort. Maria A. Pell, Brooklyn, to Lyman Tiffany. Feb. 20. 450

139th st, n s, 305.10 e 3d av, 25x100. William Hollweg to Margaret J. wife of Geo. C. Goeller. B. & S. Feb. 15. 5,500

Same property. Margaret J. wife of Geo. C. Goeller to Lena M. wife of William Hollweg. B. & S. Feb. 16. 5,500

Aqueduct av, w s, plot in West Farms, runs north along av 35.9 x again north 74 along av, x west 206.9 to Undercliff av, x south 38.5 to angle in av, x south 64.5 along av, x east 200.4 to beginning. William O. Wheeler, Julia W. Tiffany, formerly Julia H. Wheeler, New York, Eleanor W. McClurg, Chicago, Ill., and Caroline W. Schwab to Emily O. Wheeler and Laura Wheeler. May 24, 1887. 20,000

Alexander av, w s, extends from 132d st to 133d st, 200x50. Release mort. The Mutual Life Ins. Co., New York, to Bache Cunard. Feb. 21. 10,000

Same property. Bache Cunard to Napoleon J. Haines, Feb. 21. 16,000

Elton av, w s, 20 n 159th st, 15x70. John A. Knox and Newbury D. Lawton to S. Oppenheimer. Mort. \$2,000. Feb. 18. 3,100

Pelham av, n s, 80.11 e from centre of Monument, L. I., 31, runs north 150 x west 25.6 x south 150 to av, x east 25.6, being part lot 22 map W. Powell's heirs, 24th Ward. Sarah wife of Washington Dobbs to Edward M. Perley, Jr. Feb. 17. 800

Sedgwick av, e s, 200 from 184th st. Agreement as to easement for sewer, &c. William Harrison with Frederick J. H. Merrill. Jan. 25, 1888. nom

Sedgwick av, w s, 204.6 n Heath av, runs west 114.3 to Heath av at point 170.3 n from s w cor Sedgwick av, x north 50 x east 140 to Sedgwick av, x south 57.6. Fordham Morris to William Jones. Jan. 3. 2,650

Walton av, w s, 38 n 150th st, 18.3x89.11x18.3x89.9. Anna T. wife of James S. Dale to Annie Ridgley. Mort. \$5,000. Feb. 16. 8,000

Willis av, w s, 75 n 139th st. Release of 1/2 of party wall. Harriet Kusche to John, Albert, Edward and Annie Geis. Dec. 17. 600

3d av, e s, 150.18 n 161st st, 25x129.9x25x128.6. Patrick J. Owens to Henry P. De Graaf. Mort. \$1,700. Feb. 17. 4,500

Lots 50, 50A, 152, 163, 164, 165, 219 to 224 map Prospect Hill estate, Fordham. David S. Downs, exr. Henry S. Downs, to William J. Matheson, Brooklyn. Mort. \$1,000. Mar. 30, 1886. 3,600

Lot at Kingsbridge, begins at point 150 w Church st and 63 s proposed new st, runs south 50 x west 100 to proposed extension of Water st, x north 50 x east 100 to beginning. Johanna Hecking to Eliza Hecking. January 31. 1,800

LEASEHOLD CONVEYANCES.

Bowery, e s, 120 n 10th st, 24x88.2x25.3x80 3. Assign. lease. Thomas C. Townsend and Lubbie O. Rykert, individ. and adms. Theron Rykert, to John Wills et al., exrs. Theron Rykert. nom

Same property. Assign. lease. John Wills et al., exrs. of Theron Rykert, to John D. Shaw, Irvington, N. J. 3,800

Grand st, No. 229. Assign. lease. Richard Schroeder to Beadleston & Woerz. omitted

Same property. Assign. lease. William Johnson to Bernhard Schroeder. nom

Hudson st, n e cor West Houston st, 25x100. Rector, &c., Trinity Church to Robert Edwards, Jr., individ. and admr. Thomas Edwards and Richard T., William, Mary J., Maria and Zuriha Edwards and Zuriha Henshaw. 21 years, from May 1, 1867, per year, taxes, &c., and 750

Same property. Assign. lease. Robert Edwards, Jr., &c. (see lessees in foregoing lease) to Patrick Fogarty, Hugh O'Reilly and Patrick Skelly. 1,000

Hudson st, e s, 25 n West Houston st, 25x100. Rector, &c., Trinity Church to Robert Edwards, Jr., individ. and admr. Thomas Edwards and Richard T., William, Mary J., Maria and Zuriha Edwards and Zuriha Henshaw. 21 years, from May 1, 1867, per year, taxes, &c., and 500

Same property. Assign. lease. Robert Edwards, Jr., individ. and admr. Thomas Edwards, and Richard T., William, Mary J., Maria and Zuriha Edwards and Zuriha Henshaw to Patrick A. Fogarty, Hugh O'Reilly and Patrick Skelly. 1,000

Hudson st, e s, 50 n West Houston st, 25x100. The Rector, &c., Trinity Church to Robert Edwards, Jr., individ. and admr. Thomas Edwards, and Richard T., William, Mary J., Maria and Zuriha Edwards and Zuriha Henshaw. 21 years, from May 1, 1867, per year, taxes, &c., and 500

Same property. Assign. lease. Robert Edwards, Jr., &c. (see lessees in foregoing lease) to Patrick A. Fogarty, Hugh O'Reilly and Patrick Skelly. 1,000

5th st, n s, 325 e 2d av, 25x97. Assign. lease. Jacob Hermann to Regina wife of Jacob Herman. val. consid

14th st, n s, 294 w Av A, 25x103.3. Assign. lease. Anna Prahar to John and Gertrude Link. 15,350

41st st, No. 330 W. Assign. lease. Catharine Slevin to Frederick Muller. 4,500

51st st, s s, 358 w 5th av, 20x100.5. Assign. lease. Helene De Kay Townsend to Ella M. Dominick. 17,500

3d av, w s, 75.5 n 46th st, 25x100. Assign. lease. Ferdinand Reinbauer to Morris Rose, with consent of Harriet R. McKim. 12,000

6th av, w s, 49.4 s 37th st, 49.4x100. John E. Marsh, Jacob D. Vermilye and William L. Marsh, exrs. and trustees of Rolph Marsh, dec'd, to William McShane and Henry McShane, of William McShane & Co, 21 years, from May 1, 1888, per year 5,500

KINGS COUNTY.

FEBRUARY 16, 17, 18, 20, 21, 22.

Arlington pl, w s, 100.3 s Halsey st, 15.10x100. Frances A. wife of John B. Hicks to John B. Hicks. Mort. \$6,500. \$11,000

Barbey st, e s, 200 n Liberty av, 25x100, h & l. Martin Reiter to Frank Meyerhoefer and Kunigunda his wife. Mort. \$1,600. 1,900

Berry st, w s, 63 s South 4th st, 20x64.4. Charles T. Hotchkiss and Eliza J. Way, formerly Hotchkiss, to Mary wife of Gilbert C. Peterkin. 4,650

Belvidere st, s e s, 175 n e Broadway, 50x84.2x50x83.6, hs & ls. Marie Vigelius, Katharine Boehlken and Frederick Meuser, devisees Charles Godecke, to Michael Mayer. Mort. \$3,500. 6,750

Bergen st, s s, 197 e Schenectady av, 25x127.9. William H. Taylor to John C. Taylor. 4,000

Bergen st, s w s, 255 n w 3d av, 20x100. John W. Brown to The Long Island Brewery. 2,000

Bleecker st, w s, 125 n Evergreen av, 25x100. John Kiernan, New York, to Elizabeth M. Brassington. Mort. \$1,700. 3,500

Brevort pl, s e cor Franklin av, 20x95. Margaretta Rhoades, widow, Lancaster, Pa., to Mary E. wife of Henry Brown. B. & S. Mort. \$8,900. nom

Broadway, n s, 308 e Driggs st, 20.4x100, h & l. Isaac M. and Alfred A. Dunham, Union, N. J., to Adolphus A. Newman. Mort. \$6,000. 11,900

Canton st, w s, 102 n Myrtle av, runs west 58.8 x north 24.6 x east 53.9 to st, x south — to beginning, h & l. Catharine wife of and William H. Johnson to The Brooklyn Benevolent and Protective Union. Mort. \$2,400. 3,000

Conselyea st, s s, 175 w Ewen st, 25x100. Bernard F., James H. and Joseph S. Shevlin, Sarah Haynes and Mary Brennan to Catharine Gunther. Mort. \$1,200. 3,550

Crown st, s s, 420 e Franklin av, 40x131. Lawrence Fitzpatrick to Sarah F. Morrissey. 280

Cumberland st, w s, 396.10 n Atlantic av, 20x10, h & l. James Harrison, New York, to Esther S. wife of Daniel L. MacDonald. Mort. \$3,000. 4,800

Covert st, w s, 231.10 n old Bushwick av, 15.11x100, h & l. Release mort. John T. Barnard to Walter Hopkins. nom

Same property. Walter Hopkins to John H. and Abie Sonnak, joint tenants. 2,800

Dean st, n s, 180 w Sackman st, 20x107.2, h & l. William Herod to Elizabeth Taber. Mort. \$1,500. nom

Decatur st, s s, 125 w Lewis av, 20x100, h & l. Mary McConnell, widow, to Wright S. Travis. Mort. \$4,267 and taxes 1887. 5,900

Decatur st, n s, 216.8 w Patchen av, 33.4x100, h & l. George Browley to George Harkness. nom

Same property. George Harkness to Susanna Browley. nom

Devoe st, n s, 309.1 e Bushwick av, widened, 25 x100. Andreas Kimmich to John Amann. B. & S. Confirmation and correction deed, nom

Same property. John Amann to Frederick Lutz and Victoria his wife, joint tenants. 7,650

Division st, s e s, 103.2 n e Myrtle av, 25.3x51.9 x24x57.9. James Sloan to The Bricklayers' Benevolent and Protective Union. Mort. \$2,400. 1,400

Eastern Parkway late Broadway and Baltic av, Van Sinderen av to Johnson av, 200x400. Glenmore late Baltic av, Liberty av, Van Sinderen av to Johnson av, 200x400, excepting portion conveyed to Brooklyn & Rockaway Beach R. R. Frederick Cromwell et al., exrs. Seymour L. Husted, to The New York, Brooklyn & Manhattan Beach R. R. 30,000

Ewen st, w s, 90 n Newton st, 178.2x218.4 to Leonard st, x90.7x200. William C. Tompkins to Eva Naneta, Irene H., William C., Jr., and Harvey Tompkins. Q. C. gift

Floyd st, n s, 111 e Nostrand av, 26x100. Richard Healy to Otilia and Henry Keiser. Mort. \$3,500. 7,000

Fulton st, s w s, 90 s e Hoyt st, runs southeast 22.6 x southwest 74.3 x northwest 6.6 x north 1.7 x northwest 15.9 x northeast 73 to beginning, h & l. Benjamin F. De Klyn, New York, to John S. Huyler. 1/2 part. Sub. to mort. \$25,000. 15,000

Same property. Same to Charles J. Coulter. 1/2 part. Sub. to mort. \$25,000. 15,000

Frost st, s s, 275 e Lorimer st, 25x100. Margaret Mahon, widow, to Michael and Peter Pierre. 2,500

Garfield pl late Macomb st, s w s, 200 s e 4th av, runs west 98.11 to Mill road, x south along road to point 225 s e of 4th av, x northeast 104.5 to st, x northwest 25. Thomas B. Dillon to Patrick Hanly. B. & S. 1,210

Same property. William and Agnes Dillon, by Thos. B. Dillon, guard., to same, infant's share. 239

George st, s e s, 100 n e Central av, 25x100, h & l. Charles Boelkow to Henry Buermann, New York. All liens. 6,500

Grand st, No. 95, n s, 145 w Berry late 3d st, 25x86.2x25x85.2. Richard Long to John Widness. Mort. \$5,000. 12,500

Halsey st, n s, 33.4 e Throop av, 16.8x100, h & l. Stephen W. Jones, New York, to Helena K. wife of Joseph G. Braun. Mort. \$3,500. 5,550

Halsey st, No. 38, s s, 184 w Arlington pl, 17.6x100. Daniel W. Northup to Katie C. Ross. All liens. val. consid

Same property. Anti-nuptial agreement to convey as above. Same with same. nor

Harman st, n w s, 180 s w Central av, 20x100.0 & l. Diederich Wesemert, New York Eliza B. Kenney. Mort. \$2,000. v, 50

Hawthorne st, s s, 160 e Kingston av, 20x106, Flatbush. Patrick J. Kenedy to Patrick J. Manning. 125
 Hancock st, n s, 338.4 e Howard av, 18.8x100, h & l. Frank R. Caulkins to Nathaniel F. Cornwell. Q. C. nom
 Same property. Nathaniel F. Cornwell to Harriet A. wife of Frank R. Caulkins. Q. C. nom
 Hancock st, s s, 345 w Lewis av, 55x100. Foreclos. Clark D. Rhinehart to P. Louis Harrington. Sub. to judgment of foreclos, &c., \$3,073. 5,100
 Hart st, s s, 300 e Tompkins av, 20x100, h & l. William H. Eden to Barbara O. Oman, New York. 7,000
 Herkimer st, n s, 340 w Albany av, 20x100. Eliza J. Smith to John Moran. C. a. G. 2,800
 Hicks st, e s, 20 s Pacific st, 120x56. }
 Amity st, n s, 20 e Hicks st, 59.6x100 x west }
 23 6 x south 40 x west 36 x south 60. }
 Pacific st, s s, 56 e Hicks st, 35x100. }
 New York Life Ins. Co. to Charles A. Stein. C. a. G. 50,000
 Hinsdale st, e s, 175 s Belmont av, 25x100. Herbert C. Smith to John Thornton. Taxes 1886 and 1887. 300
 Himrod st, n w s, 100 s w Evergreen av, 50x58.9 x— to point 100 s w of Evergreen av, x60.1. Mary wife of Frederick Schoppa to Lorenz Leopold. 1,800
 Hull st, s s, 133.9 w Stone av, 16.3x100. George T. Price to Isabella G. wife of Augustus M. Price. All title. Q. C. 350
 Humboldt st, s s, 369.3 n Nassau av, 19x70, h & l. John J. Randall and William G. Miller to Theodore Stanchit, New York, and Annie his wife. Mort. \$2,000. 3,500
 Jacob st, s e s, 10 s w Bushwick av, 50x100. James C. Brower to Conrad Hartmann. 3,750
 Kosciusko st, s s, 275 w Lewis av, 16.8x100. Mary A. Seed to Ralph Tubby. 3,200
 Locust st, e s, lots 360 to 364 map 995 lots East New York of Rapelje property. }
 Nassau st, lot 45 and 5 feet of 46 same map. }
 Nassau st, lot 50 and 5 feet of 49 same map. }
 Grant av, e s, lots 17 and 18 map of Adameville. }
 Railroad av, w s, 50 n Willow st, 25x100. Erastus D. Benedict to Michael I. Bourke. B. & S. nom
 Lorimer st, w s, 50 s Johnson av, 25x100. Herman Dornbusch to Frederick Wegener. Mort. \$1,000. 2,500
 Luquer st, s s, 200 e Columbia st, 20x100. Bridget Finnen to Maria wife of James Walsh. 3,000
 Macon st, n s, 255 w Stuyvesant av, 18x100. Robinson Gill to Andrew D. Baird. nom
 Morton st, s s, 165 w Wythe av, runs south 200 to Clymer st, x west 110 x north 100 x east 6.7 x north 10 to Morton st, x east 103.5, h s & l. Mary E. wife of Frank H. Cowperthwait to Robert P. Lethbridge. All morts. nom
 Same property. Robert P. Lethbridge to Frank H. Cowperthwait. All morts. nom
 McDonough st, s s, 142.6 e Tompkins av, 20x100, h & l. Augusta M. C. wife of Gilbert G. Young to Henry R. Mount. M. \$7,000. 14,000
 Middleton st, s e s, 265 n e Marcy av, 40x100, h & l. Margaret wife of Phillip Bessert to Frederick Gretsch. Mort. \$1,500. 3,900
 Monroe st, s s, 403.4 e Patchen av, 16.8x100. Susan A. wife of James C. Austin to David H. Scott. 2,800
 Montgomery st, n s, 100 w Utica av, 66.8x1/2 block, Flatbush. William Haggerty to Ann O'Donnell. nom
 Monroe st, s s, 405 e Bedford av, 20x79 6x20x 83.6, h & l. Benjamin Lahy to Isabella Lahy. Mort. \$3,000. 5,000
 North Portland av, w s, 175 n Auburn pl, 23x 100x18.3x100.1. Foreclos. Remsen Dikeman to Samuel Usher. 4,260
 Ocean Parkway, e s, at north side of Coney Island Creek, 12 42-100 acres, Gravesend. Joseph Brennan to town of Gravesend. Q. C. 500
 Ocean Parkway, e s, at north side Coney Island Creek, 12 42-100 acres, Gravesend. Stephen S. Williamson and Sarah E. wife of Jacob Cole to the Town of Gravesend. 12,000
 Pacific st, s s, 83.4 e Utica av, 116.8x107.2x 116.8x107. }
 Pacific st, n s, 100 w Utica av, 244.5x108.7x }
 246.10x100. }
 Franklin av, e s, 55.3 s Butler st, runs north 10.3 x east 75 x south 43.8 x west 83.1. Thomas Quinn to Nathaniel W. Burtis. 4,100
 Palmetto st, e s, 97.9 n St. Nicholas av, 25x100x 24 8x100, town of Newtown, near city line. William E. Major to Samuel H. Carson. 300
 Same property. Samuel H. Carson to Lene E. wife of William E. Major. nom
 Palmetto st, east cor Hamburg av, 24.10x100, h & l. Daniel Lauer to Emma N. Bryant, Danville, N. J. Mort. \$3,000. 6,000
 Prospect pl, n e cor Utica av, 79.6x127.9. John J. White to Henry B. White. B. & S. 1,000
 Powell st late Orient av, w s, 175 s Liberty av, 25x100. Williamson Rapalje to John J. Hurley and Flora E. his wife. 500
 Penn st, No. 235, n s, 231 e Marcy av, 21x100. Agreement to use east wall. Hiram Williams to James Sheridan. 175
 Quincy st, No. 786, s s, 260 w Patchen av, 20x 100, h & l. William Hammond to Cornelia B. Chambers. Morts. \$6,650. nom
 Radde pl, e s, 89.6 s Herkimer st, 15.6x97.6, h & l. Henry C. Baker to Katie wife of George T. Price. Morts. \$2,900. 2,450
 Rutledge st, s s, 157 6 e Marcy av, 28x100. Martin Moser to George J. Moser. Mort. \$5,000. 11,000

St. Felix st, w s, at a point on a line which at e s of Raymond st is 262.2 n Fulton st, runs west 71.1 x north 16.6 x east 71.1 to St. Felix st, x south 16.6, h & l. Eliza wife of Charles Crook to William H. Cottrell. 4,000
 St. Marks pl, s s, 201.2 w 5th av, 160x100, h s & l. Griffin Tompkins to Herman Wronkow. Mort. \$33,000. 60,000
 State st, s w s, 100 s e Henry st, 25x100. Maria C. Robbins, widow, and devisee of Eli Robbins, to John F. Robertson. Mort. \$6,000. 7,000
 Stockton st, Nos. 272 and 272 1/2, s s, 165.8 w Sumner av, 31.7x100. John H. Fort to George T. Bowler. Correction deed. Mort. \$4,000. nom
 Scholes st, n s, 200 w Waterbury st, 25x100. Henriette wife of Louis Blum to Ann Cath. Wohlfarth. 1,000
 Stagg st, n s, 175 w Waterbury st, 25x100. Marie wife of Joseph Riedmann to John Schaffner. nom
 Same property. John Schaffner to Marie and Joseph Riedmann, joint tenants. nom
 Stagg st, s s, 113.4 w Bogert st, 50x100. Mary S. wife of Charles R. Baker, formerly Schenck, heir of Charles Schenck, to Patrick J. Carlin. nom
 Stanhope st, s e s, 150 n e Irving av, 25x100. George B. Walton et al., see Irving av, to Ann T. Allen. Partition. nom
 Stanhope st, s e s, 100 n e Irving av, 25x100. Same to Walter K. Brown. Partition. nom
 Stanhope st, s e s, 125 n e Irving av, 25x100. Same to Julia A. Shaw. Partition. nom
 Stanhope st, s e s, 175 n e Irving av, 25x100. Same to James P. Brown. Partition. nom
 Sackman st, w s, 250 s Blake av, 50x100. Herbert C. Smith to Philo B. Clark. 550
 Union st, n s, 258.11 e 5th av, 16.8x95. James T. Pierson and ano., trustees Charles A. Kimball, dec'd, to David S. Yeoman. 6,300
 Voorhees lane, w s, adjland of Jane E. wife of George Stillwell, 70x147 to centre Dooley's lane, x 69.6x152.7, Sheephead Bay. James McKane to Mary Dempsey. 2,500
 Wall st, s e s, 125 n e Broadway, 25x93 6x2 x 94.7. Valentin Mazzini to Dorothea Liebler. 5,300
 Weirfield st, n w s, 155 n e Bushwick av, widened, 20x100. James Gascoine to Phebe A. wife of Thomas A. Bassenden. nom
 Willoughby st, n s, 31.6 w Gold st, runs north 80 x east 10 x south 10 x east 10 x south 70 to Willoughby st, x west 20. David B. Powell and ano., exrs. Louisa W. Hedge, to Lucy W. wife of Eugene Tollner. Sub. to morts., assessm'ts, &c. 6,500
 Wallabout st, east cor Walton st, runs east along Wallabout st, 69 x north 23.9 x west 30 to Walton st, x 48.5. Norman Andrews and ano., exrs. James M. Waterbury, to Jacob Bossert. 750
 Weirfield st, s e s, 240 n e Bushwick av, 20x100, h & l. James Gascoine to Joseph Ryan. val consid
 Same property. Joseph Ryan to Long Island Wall Paper Co. nom
 Washington Park late Cumberland st, e s, 278 n De Kalb av, 17x100, h & l. Henry W. Smith to William H. Smith. Mort. \$12,000. 100
 Same property. William H. Smith to Marion wife of Harry W. Smith. Mort. \$12,000. 100
 1st st, n e s, 196.3 s e 6th av, 18x100, h & l. Nelson M. Whipple to Josephine E. Bruce, St. Paul, Minn. Mort. \$6,000. val consid
 1st st, n e s, 316 10 n w 8th av, 18x100. Edward H. Mowbray to Marianna W. Smith. Mort. \$5,000. 8,850
 North 4th st, n s, 26 6 e Berry late 3d st, 25x100, h & l. Alexander Morris to Pauline wife of Louis Lazarus. Sub. to mort. \$1,500. June 4, 1885. 4,100
 East 4th st, e s, 310 s Av C, runs east 200 to East 5th st, x south 69 x west 100 x south 26 x west 100 to East 4th st, x north 8), Flatbush. Francis A. Biggs to Caroline wife of Paul Weidmann. 1,750
 South 4th st, n s, 50 w Hewes (13th) st, 25x95.2. Peter Blank to Jacob Hoffmann and Margaret his wife. 2,900
 East 4th st, e s, 435.4 n Greenwood av, 25x100, Flatbush. William E. Murphy to Phillipina and Margaret Clair. 400
 9th st, s s, 132.3 e 7th av, 18.2x82.6. Lillian wife of James Taylor to Mordecai T. Fursell. Mort. \$5,000. 9,250
 10th st, n e s, 256.3 s e 6th av, 18.9x100. Eugene Sullivan to Mary B. Sullivan. B. & S. nom
 10th st, s w s, 235.5 e 7th av, 18.2x100. James Jack to Henrietta Short. Mort. \$4,000. 6,350
 13th st, n e s, 121.10 n w 6th av, 17x100. Peter B. Sparks to John Ashton. Mort. \$1,000. 4,500
 14th st, n s, 207.11 e 7th av, 17.6x100, h & l. Bridget Tague, widow, to Bridget and Rose Tague. 3,300
 16th st, s w s, 225.10 s e 10th av, 20x100. John Delmar and Edward Egolf to Mary Hornett. 600
 16th st, s w s, 242 10 s e 10th av, 21x100. Same to Daniel McKillen. 600
 16th st, s w s, 263.10 s e 10th av, 21x100. Same to John McKendry. 600
 16th st, s s, 317 w 3d av, 19.6x91 to Prospect av, x19.6x93. John H. La Bau, exr. and trustee Mary E. Le Bau, to Anna Purcell. Mort. \$2,000. 3,100
 26th st, s w s, 175 n w 5th av, 50x100.2. Julia B. F. wife of John D. Fish to Patrick Donlcn. 2,500
 41st st, n s, 250 e 7th av, 50x100.2. }
 40th st, s s, 225 e 7th av, 75x100.2. }
 Henry Strugnoll to Mary Strugnoll, both of Slough, Bucks Co., England. B. & S. 2,000

43d st, n s, 100 w 3d av, 20x100.2. James Hart to William Ennis and Margaret his wife. Mort. \$1,750. 2,500
 49th st, n s, 160 w 4th av, 40x100.2. Herman Schierloh to Adrian De Groff. 1,300
 53d st, n s, 530 w 3d av, 17.6x100.2. Levi V. Martin to Joseph Loughhead and Augusta J. his wife. Mort. \$2,000. 3,300
 54th st, n s, 260 e 6th av, 40x100.2. }
 49th st, n s, 140 w 7th av, 100x100.2. }
 Edward T. Hunt, exr. and trustee Thos. Hunt, to Louise Glen, New York. 965
 Atlantic av, n s, 165 w Hoyt st, 22.6x80. Martha Smith, widow, New York, to Victor Bek. Mort. \$6,000. 8,500
 Atlantic av, n w cor Monroe st, 25 4x105.10x35 x110. Alexander Schultz to Louisa Schultz. 375
 Atlantic av, s s, 175 e Howard av, 25x100. Release mort. Henry M. Needham to Thomas H. Bruh. 500
 Bedford av, s e cor Jefferson av, 20x90. Henry and Carsten Ducker, heirs Christian H. Ducker, to Otto Ducker. 2/3 part. 12,000
 Bushwick av, s s, 125 w Cooper av, 25x100. Mary C. Thomson to Joshua Stevenson. 1,000
 Bushwick av, Schaeffer st, parcel begins on boundary line bet Wm. Covert and H. Learned at point 125 w of Bushwick av before it was widened, runs north 182.6 to Schaeffer st, x east 25 x south 50 x east 75 to Bushwick av as widened, x south 25 x west 75 x south 106.5 to said boundary line, x west — to beginning. Annie A. Ostrander to Henry C. Bauer. 2,000
 Bushwick av, n e cor Vigelius st, 10)x200. Patrick Concannon to John J. Hughes. All morts., taxes, &c. 6,396
 Bushwick av, s w s, 16.8 n Duryea st, 16.8x80. Morgiana Holt to George F. Fagan. 4,750
 Same property. Release mort. Ella O. Wilbits and Maria H. Rider to Morgiana Holt. nom
 Same property. John J. Hughes to same. B. & S. and C. a. G. nom
 Clermont av, e s, 334.11 s Fulton st, 20x100. Osee W. Wilmot to George Barlow. 1,500
 Clinton av, n e cor Fulton st, 18x63 10x42.5x52, h & l. Frederick A. Platt to Peter Roeder. 16,000
 Division av, No. 238, s s, 18x49.8. John M. Stearns, exr. William Lewis, to Catharine E. wife of John Harty. 2,650
 Evergreen av, south cor Linden st, 101.3x99.3x 160 to Linden st, x83.2. Foreclos. Bernard J. York to Henry Roth and Leopold Michel. Sub. to morts. \$12,500 and costs of foreclosure. 5,775
 Gates av, s s, 187.6 e Stuyvesant av, 18.9x110, h & l. }
 Nostrand av, w s, 292.3 s Flushing av, 16.8x 100. }
 Georgiana L. Lansing to Gertrude G. Holden. nom
 Greene av, n s, 491 e Nostrand av, 34x100, h s & l. Joseph P. Puels to Christian Cornehlisen. Morts. \$10,000. nom
 Same property. Release mort. Charles M. Marsh to Joseph P. Puels. 2,678
 Greene av, n s, 474 e Nostrand av, 17x100, h & l. Joseph P. Puels to Charles Puels. Mort. \$5,000. nom
 Grand av, w s, 300 s Greene av, 10x100, h & l. Robinson Gill to Andrew D. Baird. Mort. \$3,333. nom
 Grand av, e s, 55 s Pacific st, 55x100, h & l. William A. Hall to James M. White. 7,600
 Hale av, e s, 275 s Ridgewood av, 25x101. Michael Allen to Margaret wife of Owen McNally. B. & S. gift
 Hale av, e s, 250 s Ridgewood av, 25x101. Same to Mary Allen. B. & S. gift
 Hamilton av, w s, 276.4 n Atlantic av, 190x—x 195x87.6. Simon Nager to John K. Powell. 2,250
 Hamilton av, e s, 79.1 s 16th st, runs east 22.10 x northeast 22.10 to 16th st, x southeast 15.5 x southwest 24.8 x west 30.3 to av, x north 14.8. Patrick Concannon to Mary A. Burrows. Mort. \$800. 1,100
 Hopkinson av, s w cor Herkimer st, 107x97.6, h & l. Alonson Frask to Ocean Hill Reformed Prot. Dutch Church. B. & S. 7,500
 Hopkinson av, n e cor Marion st, 20x60. }
 Hopkinson av, e s, 60 n Marion st, runs east }
 to Brooklyn & Jamaica pike, x northwest }
 — x west to av, x south 20. }
 Also all title in road and street. }
 Christian Ahern, New York, to Hannah wife Philip Sullivan. Mort. \$350, taxes for 1886 and 1887 and an assessm't for \$53. 500
 Irving av, n e s, 50 s e Stanhope st, 25x100. George Y. Brown to Timothy Y. Brown. nom
 Irving av, n e s, 25 s e Stanhope st, 25x100. Timothy Y., George Y., Walter K. and James P. Brown, Elizabeth U. Klots, Julia A. Shaw and Ann T. Allen to George B. Ann T., Mary L., Samuel T. and Ephraim D. B. Walton and Julia W. Darling, heirs Susan G. Walton. Partition. nom
 Irving av, n e s, 75 s e Stanhope st, 25x100. George B., Ann T., Ephraim D. B., Mary L. and Samuel T. Walton, and Julia W. Darling, heirs Susan G. Walton, and Timothy Y., George Y., Walter K. and James P. Brown, Julia A. Shaw and Ann T. Allen to Elizabeth U. Klots. Partition. ncm
 Irving av, east cor Stanhope st, 25x100. George B. Walton et al. (see above), to Timothy Y. Brown. Partition. nom
 Irving av, n e s, 50 s e Stanhope st, 25x100. Same to George Y. Brown. Partition. nom
 Kent av, n w cor Grand st, 19.3x97 to River or Water st, x 115.6 to Grand st, x 86.6. John

M. Rider et al., trustees to John M., Francis V., Helena M., Thomas B., Jr., Edward W. and Jane M. Rider. $\frac{1}{2}$ part. nom
 Same property. Frebon Rider, Chatham, N. Y., to same. $\frac{1}{2}$ part. Q. C. nom
 Knickerbocker av, n e s, 160 n w Jacob st, 20x 88. Philip Stoffel to Annie M. Rushmore. 700
 Lafayette av, s s, 300 e Reid av, 25x100. Fore- clos. Robert Merchant to Henry C. and Emiel C. Bauer. 2,670
 Lafayette av, s s, 300 e Reid av, 25x100. Henry C. and Emiel C. Bauer to Mary wife of Robert G. Skinner. Mort. \$1,700. 3,000
 Lewis av, n w cor Madison st, 100x100. Robert S. and W. M. Aikman, exrs. and trustees Hugh Aikman, to Thomas B. Bryant. 11,650
 Liberty av, s s, 50 w Bradford st, 24.9x100.5. Samuel A. Livingston and John K. Powell to William L. Felter. 750
 Morgan av, e s, 118.5 n Flushing av, 25x78.4x 25.11x85.1, h & l. Charles Engert to Andrew Schmitt. 5,600
 Myrtle av, s s, 175 e Throop av, 25x100, h & l. George Covert to August Hartwig. Mort. \$6,000. 12,500
 Myrtle av, s s, 75 e Throop av, 25x100, h & l. George Covert to Theodore Sattler. Mort. \$6,000. 13,000
 Myrtle av, s s, 100 e Throop av, 50x100, hs & ls. Same to Michael Jacobs. Mort. \$12,000. 26,000
 Pennsylvania av, w s, 150 s Broadway, 25x100. Henry Brons to Stanislaus Petrowsky. 500
 Putnam av, s s, 350 w Reid av, runs south 88.1 x northwest 118.9 to Putnam av, x east 84.10. }
 Jefferson av, n s, 225 w Reid av, 2.3x139.6x 107.10x100. }
 John J. White to Henry B. White. B. & S. 1,500
 Putnam av, n s, 330 w Throop av, 0.3x100. Arthur Taylor to Kate A. Kirkham. nom
 Summer av, e s, 41 s Greene av, 19.8x80, h & l. James A. Thomson to John Holock. Mort. \$6,500. 12,300
 Throop av, n e cor Decatur st, 100x85. George A. Betts to Louis F. Seitz. 10,000
 Troy av, e s, 152.6 s St. Marks av, 50x80. Elizabeth Taber to William Herod. exch
 Union av, n w cor Williamson av, 25x100. Gilbert S. Thatford to Morris J. Lokytch, New York. 500
 Waverly av, w s, abt 275 n Myrtle av, 100x— to point 100 e of Clinton av, hs & ls. Frank H. Cowperthwait to Robert P. Lethbridge. Sub. to all mort. nom
 Same property. Robert P. Lethbridge to Mary E. wife of Frank H. Cowperthwait. nom
 Willoughby av, n s, 220 w Throop av, 20x100. John Bianchi to William Banta. 8,650
 Wythe av, s w s, 74 n w Keap st, runs southwest 62 x northwest 18.5 x southwest 18 x northwest 18.10 x northeast 80 to av, x southeast 37.4, h & l. Abraham M. Dupuy to Howard E. Turner, New York. Mort. \$6,000. 7,000
 Wythe av formerly 2d st, east cor North 1st st, runs northeast 164.2 to North 2d st, x southeast 71.4 x southwest 158.6 to North 1st st, x northwest 79.2. Partition. Thomas E. Stillman to Henry L. Dyer. 10,200
 Same property. Henry L. Dyer, New York, to William Post, trustee Wm. Post, dec'd. 10,200
 Same property. William Post, trustee William Post, dec'd, to Frederick E. Teves. 14,500
 Wythe av, North 1st st. Assign. of award for damages by street opening. Christian B. Morris to William Post, trustee Wm. Post, dec'd. nom
 Wythe av, North 1st st. Similar assign. Wm. B. Post, trustee Wm. Post, dec'd, to Frederick E. Teves. nom
 Wythe av, s e cor Keap st, 150x100.5x163x 100.4. }
 Wythe av, n e cor Hooper st, 41x90x37x89. }
 Keap st, s s, 100.4 e Wythe av, 67x166.1x22.4 x65x44.8x100. }
 Interior lot on centre line bet Hooper and Keap sts, at point 100 e Wythe av, runs south 63 x east 44.8 x north 65 x west 44.8. }
 Keap st, s s, 167.4 e Wythe av, 22x100. }
 Interior lot on centre line bet Keap st and Hooper st at point 167.4 e Wythe av, runs east 22.4 x south 67.2 x west 22.4 x north 66.1. }
 Hooper st, n s, 189.8 e Wythe av, runs north 32.10 x west 99.11 x south 37 x east 99.11. }
 Also all other land in block bet Wythe and Bedford avs and Hooper and Keap sts. }
 Robinson Gill to Andrew D. Baird. nom
 6th av, e s, 44.6 n Prospect av late Middle st, 21.2x69.7x21.2x69.7. Henry Immig to Anna E. wife of John H. Priesmeyer. 4,000
 7th av, s e s, 83 s w Braxton st, 34.2x97.10. Andrew R. Culver to James Jack. Q. C. nom
 7th av, n e cor Prospect av late Middle st, 22.6 x97. Henry P., Thomas F. and Josephine M. O'Brien, and Agnes A. wife of Thomas Sheehy, heirs Peter O'Brien, to William E. White. Q. C. All title. nom
 8th av, e s, 84 n 20th st, 16x50. Eliza C. King to William M. Brasher. 1,500
 13th av, n e cor 59th st, 40x100. James V. S. Woolley to Ole J. Johansen. 650
 Brooklyn and Jamaica pike, extending from s s of Chauncey st, near Hopkinson av, easterly to city line. John and Jacob Ryerson to Isaac Halstead. 100
 Interior lot 62.6 e East 3d st and 310 n Av I, runs east 75 x south 125 x west 75 x north 125, New Utrecht. Release from building covenant. Duane S. Everson to Albert F. Johnson. nom
 Same property. Release mort. Mary A. Everson, New York, to same. 375
 Lot 10B block 247 assessm't map 17th Ward.

Matthias W. Cole, Registrar Arrears, to George W. Sammis. 51
 Lots 9, 10, 11 Rheas tract. Ed. Wemple, State Comptroller, to Thomas Costigan. Tax deed. 152
 Lots 10, 22, 23, 63 67, 83-86, 95-98, 114-117, 121, 122, 130 132 and 175-177. Miranda O. Atkins, widow, to Thomas J. Atkins. Q. C. All title. 1,100
 Lot 16 block 1,099 assessm't map 18th Ward. John C. McGuire, Registrar Arrears, to Louis Hirsch. 112
 Lots 43, 44 and 53 to 61, block No. 2 map of Rapelje farm, 26th Ward. Release mort. Nicholas L. and Sarah Rapalje to Eflingham H. Nichols. 1,500
 Lot 5 map of heirs J. J. Bennet, New Utrecht. David C. Bennett to Catherine I. Thompson. Q. C. nom
 Lot in Canarsie, adj A. Rice, 40x62 6. Jonathan M. Vanhouten to Edward Keteltas. 100
 Strip comprising the Brooklyn and Jamaica turnpike, crossing Hopkinson, Rockaway and Stone avs, &c. Jane C., Margaret H. and Mary Ryerson and Janet Baker to Fred. C. Burlingame. Q. C. 100
 Same property. Fred. C. Burlingame to Isaac Halstead. B. & S. nom
 General release. Theodore McKane, Gravesend, to Mary Dempsey. nom
 General release, especially from liability under 3d clause of Charles Goedecke's will. Elisa Eilers to Marie Vigelius et al., exrs. of Chas. Goedecker, dec'd. nom

WESTCHESTER COUNTY, N. Y.

FEBRUARY 15 TO 21—INCLUSIVE.

EASTCHESTER.

Mager, Frederick, to Wm. G. Chambers, lot No. 2 on s s White Plains road on map of grantor. \$475
 Taylor, Matthew A., Samuel J., Jas. A. and John C., to Wm. Schuster, lots Nos. 18, 19, 51, 52, 55 to 64 inclus. 63 to 74 inclus., 77 to 90 inclus., 125, 126, 137, 138 and 163 on map of Fleetwood. 9,750
 Odell, Isaac, to Letitia E. Mead, lot No. 75 on e s 10th av, 50x100. 1,845
 McCarten, Clara F. and Arthur, to Mary A. Tully, lot No. 337 on w s 5th av, 50x100. 1,000
 Yard, Wilson R., to Amelia Wood, lot on 1st st, adj John Tobin, 25x34. 1
 Bellesheim, Anna, et al., to Geo. E. Fueschsel, $\frac{1}{2}$ interest in lots Nos. 177 and 178 on s e s West st, 100x200; also No. 272 on s w s Mt. Vernon av, 100x100. 1
 Kearney, Edw. W., et al. to Daniel Owen, lot No. 984 on n s 15th av, 100x114. 200
 Owen, Daniel, to Jos. Davidson, same property. 350
 Hilton, Jos., to Geo. W. Johnston, lots Nos. 461 and 495 on n w cor 4th st and 7th av. 700
 Johnston, Geo. W., to Elizabeth A. Diller, same property. 1,500

MAMARONECK.

Snebley, Ray, to Thos. L. Rushmore, lot on n s turnpike road, adj Wm. McCabe. 1,250

NEW ROCHELLE.

Kenyon, Frank A., to Malcolm H. Smith, lot on s s Burling lane, 140 w North st. 500
 Hudson, Maria, to Jacob B. Shearwood, lot on s s Lafayette st, 327.6 e Franklin av. 1,500
 Holstedt, John F., to Minnie W. Hudson, lots Nos. 6 and 7 on s e s Pine st, abt 87 n e Webster av. 1,800

WESTCHESTER.

Briggs, Sarah A., to Noble H. Briggs, n $\frac{1}{2}$ lot No. 34 on e s 1st av, 50x100. 1,550
 Briggs, John T. and Sarah A., to Chas. W. Butler, lot No. 61 on w s 2d av, 50x100. 500
 Hesse, Frederick F., to William Hinz, e $\frac{1}{2}$ lot No. 1253 on n s 14th av, 50x114. 100
 Lowerre, Catharine, to Wm. H. Lowerre, lot No 16 on a st running east and west 247 w Union av. 200
 Haire, Elizabeth, to Anna M. Sheil, lots Nos. 41A and 41B on w s Elliott av on map No. 2 Olinville. 800
 Minasian, Anna M., to The Cosmopolitan Real Estate Improvement Co., lot No. 103 on n w cor 3d av and 2d st, Olinville. 1,200
 Conklin, Malvina P., to Wm. F. Pringle, lot No. 52 on s w cor 4th st and Av B. 375
 Pierce, Ellie R., et al., by Abel Crook, ref., to Jas. M. Rillet, tract on Bear Swamp road, adj Jas. W. Robinson, 40 acres. 1,000
 Bedell, Edwin, et al., to Wm. A. and Frances M. Bedell, lot No. 258 on n s Cornell av, 200 from Maps av; also lot on s s Zulett av, adj Ferris. 300
 Bedell, Wm. A., to Theophilus M. Molleson, same property. 300

WHITE PLAINS.

Budway, Jas. H., to Edwin R. Hopkins, lot on n s Ridge st, adj Charlotte Buckhout. 1,500

YONKERS.

Hudson River Building Co. to Elisha G. Schow, lot No. 8 and s e $\frac{1}{2}$ of lot No. 7 on n e s Vernon pl, 75x200. 1,800
 Agate, Sarah, et al., exrs. of Frederick K. Agate, to John H. Schlobhorn, lots Nos. 16 to 22, inclusive, on e s Hawthorne av, 200 n Prospect st. 10,000
 Wheeler, John, to Chas. W. Wheeler, lot on e s Bell pl. 40 n Baldwin pl. 1
 Cunningham, Geo. F., to John D. Russell, lot No. 225 on s s Croton terrace, 25x100. 350
 Byrne, Martin, to Mary E. B. Byrne, lot on s e cor Oakhill av and Mulford st. 1

Valentine, Nathaniel B., and Geo. B. exrs. of, to Jas. Clasby, lots Nos. 1, 2, 3 and 4 on s e cor Bennett av and Valentine st. 1,200

MORTGAGES.

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

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent

NEW YORK CITY.

FEBRUARY 17, 18, 20, 21, 22, 23.

Alker, Paul B., to THE EMIGRANT INDUSTRIAL SAVINGS BANK, New York. Boulevard, w cor 97th st, 100.11x175. Feb. 17, 1 year, \$10,000
 Arthur, James W., to Lloyd Saltus, Brooklyn. 74th st, s s, 761 w 9th av, 20x102 2. Feb. 20, 5 years or installs, 5%. 25,000
 Same to Arthur M. Thom and James W. Wilson. Same property. P. M. February 20, 3 years or sooner. 6,000
 Avars, Henry C., to Eliza Worthington. Pelham av, s s, as proposed, 53.4 e Hoffman st, 25x108. Feb. 18, 1 year. 1,000
 Same to John J. Brady. Same property. Feb. 18, 1 year. 2,000
 Abraham, Lewis, and Louis Kaufmann to Sarah King. Suffolk st, No. 79, w s, 100.2 s Delancey st, 24.11x100x25x100. Feb. 20, installs, 5%. 23,000
 Allen, Horatio A., and Fannie C. his wife, Fulton, N. Y., to Lucius H. Allen. 15th st, n s, 288 w Av C, 50x103.3. Feb. 15, 3 years or installs. 3,000
 Arango, Augustin A., to Increase M. Grennell. 85th st. P. M. Sub. to mort. \$13,000. Feb. 20, due Feb. 23, 1890, 5%. 2,000
 Same to THE TITLE GUARANTEE AND TRUST CO. Same property. P. M. Feb. 20, 3 years, 5%. 13,000
 Brevoort, James R., to Lily W. Hamersley et al., extrs. of Louis C. Hamersley. Warren st, No. 55, n s, lot No. 474 map of Church farm, 25x100; Warren st, No. 58, n s, 54 e College pl, 21.2x75.9x31.1x75.9. Feb. 23, 5 years, 4 $\frac{1}{2}$ %. 50,000
 Bushfield, John C., and Emma E. his wife, Brooklyn, N. Y., to Henry E. Jones and Herbert Jones, of Jones & Kirtland. 138th st, s s, 450 e Willis av, 16.8x100. Sub. to mort. \$6,500. Feb. 1, notes. 2,353
 Burke, Patrick J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Sullivan st, east cor Broome st, 21x60. Feb. 17, 1 year. 8,500
 Burkhard, Jacob, to William M. Kingsland, Mt. Pleasant, trustee Daniel C. Kingsland, dec'd. Goerck st, w s, 100 n Delancey st, 50 x100. Feb. 21, 5 years, 5%. 10,000
 Barker, Stephen T., et al., exrs. and trustees Stephen Barker, and Stephen T., Margaret P. and Mary C. Barker, individ., mortgagors, with THE SEAMANS BANK FOR SAVINGS, New York, mortgagee. Extension of mort. Reduced mort at 5%. Feb. 18. nom
 Bauer, George G., Brooklyn, to Frederick W. Flannery. 116th st, n e cor indeft street, lots 183 and 184 map Mott Haven, 82x148x168 x110. Feb. 1, 1 year, 5%. 2,000
 Bishop, David W., to Lily W. Hamersley et al., exrs. Louis C. Hamersley. Broadway, No. 744 s e cor Astor pl. Feb. 20, 1 year, 4 $\frac{1}{2}$ %. See Conveys. 100,000
 Browne, Jacob S., to THE NEW YORK SAVINGS BANK. Charles st, n s, 202.1 e Bleecker st, 20 x94.10x20x94.11. Feb. 20, due June 1, 1889, 4 $\frac{1}{2}$ %. 6,000
 Bryde, Clara M., wife of and Harry L., to William H. Beam. Grand st, No. 397. P. M. Feb. 20, 1 year, 5%. 1,000
 Bast, John, to William H. Harris, exr. and trustee and Adeline H. Marsh, extrs. and trustee Edward H. Marsh. Greenest, No. 29. P. M. Feb. 10, due Feb. 18, 1889, 5%. gold, 25,000
 Bruestle, George, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 25th st, No. 306, s s, 125 e 2d av, 18.9x93.9. Feb. 17, 1 year. 11,000
 Same to same. 25th st, No. 304, s s, 100 e 2d av, 25x98.9. Feb. 17, 1 year. 16,000
 Clark, Bernard S., to Jonas B. Kissam, Fairfield, Conn. Madison av. P. M. Feb. 17, 3 years, 5%. 30,000
 Cohn, Rowena H., wife of Albert L., to George H. Moller. 81st st, No. 417, n s, 133.11 w 9th av, 17x102 2. Feb. 15, 1 year, 5%. 15,000
 Conover, Edgar, to George Scott. 11th av, w s, 75.4 n 52d st, runs north 19.1 x northwest 126.7 x south 114.5 to st, x east 25 x north 75.4 x east 100 to av, with $\frac{1}{2}$ lane adj. Feb. 17, 1 year, 5%. 10,000
 Same to same. 53d st, n s, 375 e 9th av, 34.11 x 42.4x59.7 $\frac{3}{4}$ x47.4. Feb. 17, 1 year, 5%. 12,000
 Same to same. 49th st, s s, 200 e 9th av, 25x 100.5; also gore in rear, begins at point in centre line bet 48th st and 49th st, 204 e 9th av, runs east 46 x south 63 x northwest 46 x north 50 to beginning. February 17, 1 year, 5%. 22,000
 Carolin, Thomas, to Joseph Hill. 43d st, s s, 319 w 9th av, 19x100.4. P. M. Feb. 18, 3 years, 5%. 5,000
 Carpenter, Thomas, to THE HARLEM SAVINGS BANK. Strong av, n e s, 175 s e Forest av, 50 x120.2. Feb. 18, 1 year, 5%. 1,200

Colcord, Samuel, mortgagor, with Laura Hoe, mortgagee. Extension of reduced mortgage at reduced interest. Jan. 20. 529

Cabus, Joseph, to THE NORTH RIVER SAVINGS BANK. 41st st, s s, 150 w 10th av, 50x98.9. Feb. 20, 1 year, 5%. 15,000

Caldwell, James C., to THE NEW YORK COUNTY NAT. BANK. 97th st, No. 158, s s, 262 e 10th av, 19x100. Feb. 21, note. 2,000

Chilton, Mary S., to Elizabeth Aymar. 5th av, e s, 69 n 19th st, 22.6x100. Feb. 2, due Feb. 21, 1893, 5%. 30,000

Cockerill, Thomas, to Euginia F. Cratzkie. 35th st, n s, 100 w 9th av, 25x98.9. Feb. 21, due July 1, 1889, or sooner. 5,000

Collins, William G., and Michael J. Doran to Frederick Vonderlehr. Valentine av, e s, 885.2 s Highbridge road, 25x100. Feb. 11, 5 years or sooner, 5%. 2,000

Cohen, Joseph, to Louisa Mauder. Suffolk st, w s, 75 s Broome st, 25x75. Feb. 21, due Feb. 23, 1891, or installs, 5%. 3,000

Crear, David, to William McBurnie. 105th st, P. M. Feb. 23, 1 year. 7,650

Cuyas, Lila, wife of Juan, to Increase M. Grennell. 85th st, No. 118 W. P. M. Sub. mort. \$12,000. Feb. 20, due Feb. 23, 1890, 5%. 2,000

Same to Francis C. Hewitt. Same property. P. M. Feb. 20, 3 years, 5%. 12,000

Davies, William G., to Edward J. Harding. Lexington av, w s, 49.5 s 38th st, 24.8x100. Feb. 21, 30 days. 10,000

Dodge, Parthenia J., widow, New Brighton, S. I., to Ann M. wife of Jesse C. Woodhull, Brooklyn. 57th st, s s, 174.7 w Lexington av, 20x100.5. Feb. 20, due May 1, 1893, 5%. 1,000

Deegan, Patrick, to John Bussing, Jr. 1st av, w s, 50 n Walnut st, 50x100; Walnut st, n s, 50 e 2d av, 50x100. Feb. 15, 8 years or installs. 2,700

Dettmar, William, to Max H. Raubitschek. 109th st, No. 321, n s, 250 e 2d av, 25x100.11. Feb. 15, due Mar. 1, 1888. 175

Doyle, Peter, to George Roll. 62d st, s s, 425 w 9th av, 25x100.5. Feb. 16, due May 1, 1888. 8,500

Dunker, John F., to George W. Stake. 1st av, w s, 50.5 s 19th st, 50.0x100. Sub. to mort. \$16,000. Feb. 8, due May 8, 1888, or sooner. 350

Same to John Heinzer and Frederick Miller. Same property. Sub. to mort. \$16,000. Feb. 2, due Aug. 2, 1888, or sooner. 925

Same to Isaac S. Stendler and Max Hahn. Same property. Sub. to mort. \$16,000. Feb. 2, due Aug. 2, 1888, or sooner. 200

Same to Martin Reynolds and Philip Danchua. Same property. Sub. to mort. \$16,000. Feb. 2, due May 2, 1888, or sooner. 850

Same to The Campbell Sash, Door and Moulding Co. (Lim.). Same property. Sub. to mort. \$16,000. Feb. 2, due Aug. 2, 1888, or sooner. 2,534

Ehret, George, to Claus Bade, guard. Ernest A. Rohdenburg. 3d av, n w cor 92d st, 25.5x100. Feb. 18, due Feb. 16, 1890, 4 1/2%. 10,000

Same to same, guard. Bertha L. Rohdenburg. Same property. Feb. 18, due Feb. 16, 1890, 4 1/2%. 10,000

Eldridge, Joseph D., to The Trustees of the Peabody Education Fund. Pearl st, No. 252-256, and No. 192 Water st, begins Pearl st, s s, 96.4 w Fulton st, runs south 58.11 x west 16.9 x south 61.2 to Water st, x 25.3 along Water st to point 134.11 n e Burling slip, x north 45.5 x west 24.5 x north 90 to Pearl st, x east 68.4 to beginning. Feb. 21, 5 years, 5%. 90,000

Eldredge, Joseph D., to Jeremiah E. Tracy, Plainfield, N. J. Beekman st, Nos. 110-116. P. M. Feb. 13, 3 years, 5%. 15,000

Eginton, John W., to George C. and Thomas C. Edgar. 77th st. P. M. Feb. 23, 1 year, 5%. 3,000

Elkus, Isaac, to Catharine d' Anglemont. Grand st, No. 30. P. M. Feb. 6, due Feb. 20, 1889, 5%. 6,000

Farrell, Simeon, to William R. Thurston. 27th st, s s, 191.6 w 7th av, 26x98.9. Feb. 23, 5 years, 5%. 2,000

Fort, Alfred, to William H. Bagnell et al., trustees for Kate I. C. Burrows. 19th st, No. 128. P. M. Feb. 23, 3 years, 5%. 11,000

Same to Pierre Benoit. Same property. Sub. to mort. \$11,000. P. M. Feb. 23, 3 years, 5%. 2,000

Finkelstone, Moses, to Solomon Jacobs. Eldridge st, No. 215. P. M. Sub. to mort. \$25,000. Feb. 15, installs. 9,750

Fuller, Charles A., to Robert J. Leaycraft. 10th av, s e cor 74th st, 26x100. Feb. 20, 2 months. 2,100

Falk, Louis, to Mary wife of Thomas Pearson and Margaret Pearson. 164th st, n s, 262.10 w Washington av, runs north 100 x east 20 x north 100 x west 50 x south 100 x east 20 x south 100 to 164th st, x east 10; 164th st, n s, 405.7 w Washington av, runs north 100 x east 20 x north 100 x west 50 x south 100 x east 20 x south 100 to 164th st, x east 10. Feb. 20, 3 years or sooner. 1,500

George Lucas and Theresa his wife, to THE GERMAN SAVINGS BANK. 86th st, s s, 73.6 e Av A, 4 lots, together 99.6x102.2. 4 mortgs., each \$12,000. Feb. 17, due Feb. 20, 1889. 48,000

Giles, William B., Brooklyn, to David Muir. Reade st, No. 28, n s, 150.2 w Elm st, 25x77.8 to Manhattan pl, x 25.4x77.6. 1/2 part. Feb. 18, demand. 300

Gillette, Fanny L., to William Forster. 82d st, P. M. Feb. 20, two years or installs. 3,300

Gessner, William J., to Lambert Suydam. 102d st, s s, 100 w 1st av, 100x100.11; Madison av, w s, 50.11 s 114th st, 50x100. Feb. 15, due Jan. 1, 1889, or sooner. 5,000

Greene, Adele T., to Edward Schell. 71st st, s s, 337 w 8th av, 17x100.5. Feb. 14, 1 year. 10,000

Same to same. 71st st, s s, 320 w 8th av, 17x100.5. Feb. 14, 1 year. 10,000

Graff, John C., to Adelaide E. Payne. 155th st, n s, 350 w 10th av, 50x99.11. Feb. 17, 2 years, 5%. 6,000

Gans, Samuel J., to Henry Herman, Charles Sternbach and Abraham Herman. 57th st, s s, 207.2 e 9th av, 21.5x100.5. Feb. 21, demand. 12,714

Hammerstein, Malvina, wife of and Oscar, to Thomas H. Cook. 142d st, s s, 108.5 w 7th av, 33.2x99.11. Feb. 21, due March 1, 1889, or sooner. 2,200

Happel, Henry, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, No. 1524, e s, 76 8 s 81st st, 25 6x98. Feb. 23, 1 year. 8,000

Hirsch, Edward, to THE NEW YORK LIFE INS. CO. Lenox av, n e cor 153d st. P. M. Feb. 21, 3 years or sooner, 4 1/2%. 30,000

Haines, Napoleon J., to Elvina Mataran. Alexander av, w s, extends from 132d to 133d st. P. M. Feb. 21, 3 years. 10,000

Handerson, Henry E., to THE DRY DOCK SAVINGS INST. Lexington av, n w cor 61st st, 20.5x65. Feb. 21, due Mar. 1, 1889, 4 1/2%. 8,000

Hussey, Frederick, to Gertrude Collins. 48th st, n s, 150 e 11th av, 25x100.4. January 13, due Feb. 21, 1889. 4,000

Hall, Mary E., wife of and John R., to Armintha Merritt. 130th st. P. M. Feb. 9, installs, 5%. 2,000

Hume, Emma A., wife of and Alexander W., and Sarah M. wife of and Thomas Hume to THE UNION DIME SAVINGS INST., New York. 5th av, e s, 21 s 27th st, 21x100. Feb. 17, due May 1, 1891, 5%. 100,000

Hackmann, Frederick, to Patrick Kiernan. 3d av, n e cor 62d st, 25x75. P. M. Feb. 17, 3 years or installs, 5%. 16,000

Hayes, Isabella W., to THE DRY DOCK SAVINGS INST. 129th st, s s, 457 e 8th av, 18x99.11. Feb. 20, due March 1, 1889, 4 1/2%. 9,000

Healy, James, and Joseph Handwerk to Richard H. L. Townsend. 111th st, s s, 125 w Madison av, 24 9x100.11. Feb. 20, 1 year or sooner. 2,000

Same to same. 111th st, s s, 149.9 w Madison av, 25 3x100.11. Feb. 20, 1 year or sooner. 2,000

Hoehr, Maria, to Joseph Thall, Brooklyn. 17th st, s s, 213 e Av B, 50x92. P. M. Feb. 14, due Feb. 15, 1889, installs, 5%. 5,000

Itnner, Ernestine, wife of and John, to THE BOWERY SAVINGS BANK. Myrtle av, n w cor Morris st, 206x150x354 to Quarry road, x west 92 to centre Mill Brook, x southwest 138.6 to Webster av, x east 425 21-1/2 to Morris st, x 311 9 1/2-100. February 21, 1 year, 4 1/2%. 27,000

Jones, William, to Fordham Morris. Sedgwick av, w s, 204.6 n Heath av, runs west 114.3 to Heath av, x north 50 x east 140 to Sedgwick av, x south 57.6. P. M. Jan. 3, 2 years, 5%. 2,000

Jacobs, Elias, to Frederick J. Middlebrook, Brooklyn. 3d av, e s, 50.11 s 102d st. P. M. Feb. 15, due Feb. 20, 1893, 5%. 16,500

Jacobs, Solomon, to Daniel K. Hall et al., exrs. Daniel K. Hall. James st, Nos. 5 and 7, and Park row, No. 209. 5 mortgs., each \$10,000. P. M. Feb. 13, due Feb. 1, 1893, 5%. 50,000

Jordan, George E., to Frederic J. Middlebrook, Brooklyn. 4th av, w s, 25.5 s 118th st, 25x89.6. Feb. 17, 1 year. 1,500

Same to same. 118th st, s s, 115 w 4th av, 25x100.11. Feb. 17, 3 years, 5%. 11,000

Same to same. 118th st, s s, 89.6 w 4th av, runs south 50.5 x west 0.6 x south 50 x west 25 x north 100.11 to st, x east 25.6. Feb. 17, 3 years, 5%. 11,000

Same to same. 4th av, w s, 25.5 s 118th st, 25x89.6. Feb. 17, 3 years, 5%. 11,000

Same to same. 118th st, s s, 115 w 4th av, 25x100.11. Feb. 17, 1 year. 1,500

Same to same. 118th st, s s, 89.6 w 4th av, runs south 50.5 x west 0.6 x south 50 x west 25 x north 100.11 to st, x east 25.6. Feb. 17, 1 year. 1,500

Same to same. 4th av, s w cor 118th st, 25.5x89.6. Feb. 17, 3 years, 5%. 16,000

Same to same. Same property. Feb. 17, 1 year. 2,500

Same to Julia Muhlfelder. 4th av, w s, 25.5 s 118th st, runs south 25 x west 90 x south 50.6 x west 50 x north 100.11 to 118th st, x east 50.6 x south 25.5 x east 89.6 to beginning. Feb. 17, 1 year or installs. 1,500

Same to Pauline Schwerin. 4th av, s w cor 118th st, 25.5x89.6. Feb. 17, 1 year. 1,000

Same to Simon Herman, Simon Adler and Ferdinand Kurzman. 4th av, s w cor 118th st, runs south 50.5 x west 90 x south 50 x west 50 x north 100.5 to st, x east 140. Sub. to mortgs. \$56,000. Feb. 17, due Feb. 18, 1889, or installs. 3,000

Same to Babet Gugenheimer. 4th av, s w cor 118th st, 25.5x89.6. Feb. 17, 1 year. 2,500

Same to William H. Simonson. 4th av, s w cor 118th st, runs south 50.5 x west 90 x south 50 x west 50 x north — to st, x east — to beginning. Feb. 17, 6 months. 12,000

Jones, Frederick R. and Henry E., individ. and said Frederick R. and Henry E. Jones, trustees Edith N. Wharton, and said Edith N. Wharton to THE MANHATTAN SAVINGS INSTITUTION. 23d st, s s, 133.8 w 5th av, 27.4x98.9. Jan. 27, 5 years, 4%. 60,000

Kilpatrick, Walter F., to Francis A. Palmer. Mt. Morris av, s w cor 122d st, 100.11x100. Mt. Morris av, n w cor 120th st, 100.11x125. Feb. 17, notes 7 and 8 months. 20,000

King, Mary R., to Elizabeth L. King. 2d av, n e cor 42d st, 20.5x80.6. Feb. 20, 3 years, 5%. 2,106

Same to Ellen A. King. Same property. Feb. 20, 3 years, 5%. 2,106

Same to Margaret F. King. Same property. Error in description. Feb. 20, 3 years, 5%. 598

Kelly, Hugh G., mortgagor, with Gideon Fountain. Extension of mort. at reduced interest. Feb. 17. nom

Kessler, Robert, to THE NORTH RIVER SAVINGS BANK. 7th av, w s, 73.10 n 30th st, 25x100. Feb. 9, 1 year, 5%. 12,000

Kingsland, Phineas H., to Joseph S. Stout et al., exrs. of Andrew V. Stout. 37th st, No. 57, n s, 122 e 6th av, 20x98.9. Feb. 10, 5 years, 5%. 18,000

Klein, Benedict A., to Caroline L. Macy. 2d av, No. 2286. P. M. February 21, 3 years, 5%. 17,000

Koelsch, Louis, to THE INSTITUTION FOR THE SAVINGS OF MERCHANTS' CLERKS. Lenox av, n e cor 127th st, 25x84. P. M. Feb. 20, due Feb. 15, 1891, 4 1/2%. 9,000

Keogh, Christopher B., with Francis P. Lowrey, both mortgagees, agreement as to priority of mortgages made by Edward P. Shields. Feb. 15. nom

Lee, Samuel, Canda & Kane, John S. Schultze, Sarah P. wife of Reuben H. Cudlipp, and John and Charles J. McKim with same as above. Five similar agreements as to mortgs. by said Edward P. Shields. Feb. 15. nom

Lawson, Frank, to THE NEW YORK LIFE INS. CO. Lenox av, e s, 25 n 127th st. P. M. Feb. 20, 3 years, 5%. 18,000

Same to same. Lenox av, e s, 74.11 n 127th st. P. M. Feb. 20, 3 years, 5%. 19,000

Same to same. Lenox av, e s, 49.11 n 127th st. P. M. Feb. 20, 3 years, 5%. 19,000

Same to same. 127th st, n s, 84 e Lenox av. P. M. Feb. 20, 3 years, 5%. 17,000

Same to same. 127th st, n s, 109.6 e Lenox av. P. M. Feb. 20, 3 years, 5%. 17,000

Longfelder, Samuel and Alois, to Samuel Weil. Houston st, No. 160 W. P. M. Feb. 15, 6 years or installs. 6,000

Same to same. Same property. Collateral. Feb. 15. 8,000

Lober, Frank, and Wilhelmina his wife, to Conrad Michaels. 166th st, s s, 150 e 10th av, 25x102.8x25.3 1/2x99. Feb. 13, due April 2, 1888, or sooner, 5%. 300

Langer, Samuel, to Horace W. Carpenter. Rutgers pl (Monroe st), n w cor Clinton st, 26.6x131.10. Feb. 15, due May 1, 1888. 8,000

Luby, Emily L., wife of and James, Englewood, N. J., to James I. Healey, Brooklyn. 36th st, s s, 193.9 e 2d av, 18.9x98.9. Feb. 23, 3 years, 5 1/2%. 5,000

McEutee, George H., to Mitchel Valentine. 120th st, s s, 350 w 5th av, 125x100.5. Feb. 21, 4 months. 1,900

Monninger, Margaret, mortgagor, with George Kipp. Extension of reduced mortgage at 5%. July 1, 1887.

Metzger, Jacob, to James A. Trowbridge. 4th av, No. 46. P. M. Feb. 17, due Feb. 20, 1889, 4 1/2%. gold, 9,000

Same to James A. Trowbridge and ano., trustees for Mary A. Davis. 4th av, No. 48. P. M. Feb. 17, due Feb. 20, 1889, 4 1/2%. gold, 10,000

Miller, Cretchen, wife of and Bernhard, to THE FRANKLIN SAVINGS BANK. 10th av, e s, 50.5 s 62d st, 25x75. Feb. 20, 1 year, 5%. 3,500

Mitchell, John M., to Mary S. Van Beuren. 4th st, s s, 82.9 e 6th av, 22x94. Feb. 18, 1 year or installs, 5%. 7,500

Mackey, Oscar F., to The Woman's Union Missionary Society of America for Heathen Lands. 81st st, No. 165 W., n s, 200 e 10th av, 18.6x102.2. Feb. 17, 2 years, 5%. 10,000

McArdle, Henry, to Phillips Phoenix. Beach st, No. 38, s s, 54.2 e Hudson st, 27.2x92. Feb. 18, 3 years, 5%. 10,000

McGuire, John T., to THE UNION DIME SAVINGS INST. Grand st, Nos. 137 and 139, s s, 50 e Crosby st, 36x80.1x35.10x80. Feb. 17, due May 1, 1890, 5%. 33,000

Merritt, Robert B., to Rebecca Blum. Sheriff st, No. 67. P. M. Feb. 17, due July 1, 1890, 5%. 4,000

Same to same. Sheriff st, No. 69. P. M. Feb. 17, due July 1, 1890, 5%. 4,000

Same to Eliphalet N. Peck, Stamford, Conn. Sheriff st, w s, 80.2 s Rivington st. P. M. Feb. 17, installs., 5%. 3,325

Same to same. Sheriff st, w s, 57.2 s Rivington st. P. M. Feb. 17, installs., 5%. 3,325

Merritt, William J., to Edward T. Bedford, Brooklyn, N. Y. 73d st, s s, 100 e West End av, 18x100; 73d st, s s, 171 e West End av, 17x100. Sub. to mortgs. \$42,000. Jan. 23, demand. 5,000

Murray, James B., to Fanning C. T. Beck, exr. Louisa March. McCombs Dam road, w s, 63.2 north private road, adj land formerly of E. H. Johnson. 100x359.88 to proposed st, x100x360.5; McCombs Dam road, w s, 263.2 n above mentioned private road 100x258.30 to proposed st, x100x358.88, except portions taken for new Burnside av. Feb. 15, 5 years or sooner, 5%. 5,000

Mattocks, Laura S., Los Angeles, Cal., to Nelson S. Spencer. Palisade av, w s, adj. Isaac G. Johnson, runs west 365 to land of Hudson River R. R., x north 106 x east 305 to private road, x south to beginning. Feb. 1, 2 years, 5%. 2,500

Marks, Frances, wife of and Samuel M., to Stephen Merihew and ano., trustees for Edwin T. Putnam. Lexington av, w s, 68.3 s 74th st, 17x93.9. Feb. 21, due May 1, 1893, 5%. 10,000

Mattson Rubber Co. to Eide H. Hines. College pl, w s, 75 n Barclay st, 23.11x111.9x24.9x111.6. Lease. Feb. 21, due Feb. 18, 1889. 14,000

Mulholland, Ann, wife of John, to Henry Ganzenmuller. Av A, s w cor 83d st, 26x80.5. Feb. 20, due Mar. 15, 1888. 4,500

Meador, Mary A., wife of and William H., to Mary L. Carr, Newport, R. I. Madison or Bathgate av, w s, 159.7 s 180th st, 21.1x94.8. Feb. 21, 3 years, 5%. 2,500

Same to same. Madison av, w s, 138.6 s 180th st, 21.1x94.8. Feb. 21, 3 years, 5%. 2,500

Same to Emma Benrimo. Madison av, w s, 130.8 s 180th st, 21.1x94.8. Feb. 21, 3 years, 5%. 2,500

Same to same. Madison av, w s, 201.9 s 180th st, 21.2x94.8. Feb. 21, 3 years, 5%. 2,500

Same to Jarvis B. Smith. Madison av, west cor Quarry road, 75x92x127x65 to Quarry road, x abt 32; Madison av, w s, 202 s Grove st, 68x153x68.1x155. Feb. 21, due Dec. 1, 1888. 6,000

Muger, George, to George Bechtel, Stapleton, S. I. 8th st, No. 137 E. Lease. P. M. Feb. 13. 1,600

Meagher, James T., to George De F. Lord et al., trustees John S. Ward, dec'd. 136th st, s s, 225 w Alexander av, 25x100. Feb. 21, due Mar. 1, 1891. 10,000

Same to James M. Brown et al., exrs. James Brown. 136th st, s s, 250 w Alexander av, 25 x100. Sub. to mort. \$10,000. Feb. 21, 1 yr. 1,166

Same to same. 136th st, s s, 225 w Alexander av, 25x100. Sub. to mort. \$10,000. Feb. 21, 1 year. 1,166

Same to George De F. Lord. 136th st, s s, 250 w Alexander av. 25x100. Feb. 21, due Mar. 1, 1891. 10,000

Monks, Francis, Far Rockaway, L. I., to THE EMIGRANT INDUST. SAVINGS BANK. Thompson st, No. 180, e s, 150 s Bleeker st, 25x100. Feb. 23, 1 year. 3,000

Muller, Jr., Louis, to Paul Schell. 3d st, No. 242, s s, 223.10 w Av C, 24.9x105.10x25.3x105.9. Feb. 18, due July 1, 1888. 1,500

Neisner, Max, to Moses Cohn. Madison st, No. 400, s s, 225 e Jackson st, 25x100. P. M. Feb. 15, 2 years or installs. 1,500

Oppenheimer, David, to Salomon Marx. 93d st, s s, 100 e 3d av, 20x100.8. Feb. 18, 6 months, 5%. 1,000

O'Kane, Thomas J., to Abraham Steers. 133d st, s s, 450 w 7th av, 37.6x99.11. Feb. 16, due Feb. 14, 1889. 5,000

Oppenheimer, S., to John A. Knox and Newbury D. Lawton. Elton av. P. M. Feb. 18, due Mar. 1, 1889, 5%. 200

Parsloe, Charles T., mortgagor, with John Sloane and Henry B. Hyde, exrs. and trustees William Sloane. Extension of mort. Feb. 15. nom

Same to same. Similar extension. Feb. 15. nom

Perley, Jr., Edward M., to Sarah wife of Washington Dobbs. Pelham av, n s, lot 22 map heirs William Powers, 24th Ward, 25.45x150. Feb. 17, installs. 575

Palmer, Susan J., Passaic, N. J., to Stephen S., Beriah and Mary A. Palmer. Maiden lane, No. 121, n e s, 124 n w Water st, 23.10x75.9 to Fletcher st. x23.10x75.4. Feb. 20, 5 years, 5%. 13,500

Phillips, Moss S., Brooklyn, to THE NEW YORK LIFE INS. CO. 5th av, s e cor 86th st. P. M. Feb. 20, 3 years, 4 1/2%. 22,000

Poillon, John J. H., Plainfield, N. J., and Frederica M. his wife, to Rachel A. Poillon. 120th st, s s, 36 e 4th av, 18x72. Feb. 21, 1 year, 5%. 6,000

Quinn, Bernard, to Simon E. Bernheimer and August Schmid, of Bernheimer & Schmid. 1st av, No. 1122. Saloon lease. Feb. 18, note, demand. 500

Rosenberg, Adolph, to THE EMIGRANT INDUST. SAVINGS BANK, New York. 3d av, e s. P. M. Feb. 20, 1 year. 11,000

Ruff, Charles and August, to THE GERMAN SAVINGS BANK. Madison st, No. 211, n s, 26x100. Rerecorded. Feb. 2, due Feb. 14, 1889, 20,000

Reynolds, Jessie, wife of William M., to John D. Townsend. 47th st, s s, 122 w 6th av, 22x135.3x22x133.4. Jan. 26, note, 60 days. 2,500

Ryan, John, to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Prince st, s s, 236 e Mott st, 24x115.2x23.1x120.7. Feb. 21, 1 year. 13,000

Rudolph, Annie, widow, to Kate Hess. 143d st. P. M. Feb. 10, 3 years. 500

Rinaldo, Marks, to Oscar T. Marshall. 25th st. P. M. Feb. 21, 1 year, 5%. 22,000

Rosendorff, Morris, to Tacie McD., Joseph H. and John Harper, exrs. and trustees of Fletcher W. Harper, dec'd. Essex st, e s, 125 n Broome st, 25x100. Feb. 16, 3 years, 5%. 25,000

Shields, Edward P., to Francis P. Lowrey. Broadway or Boulevard, s e cor 63d st. Sub. to mort. \$30,000. Feb. 2, 6 months. See Conveys. 3,000

Samuel, Lewis S., to Stephen W. Jones, exr. Benjamin Wallace. Jane st, Nos. 134 and 136. P. M. Feb. 20, due Oct. 18, 1890, 4%. gold, 12,000

Schramm, Helen M., to Samson Wallach. 84th st. P. M. Feb. 10, due Feb. 21, 1893, 5%. 8,000

Schnitzer, Hannah, to Rosalia Feldman, widow. Orchard st, e s, 75.6 n Stanton st; Orchard st, e s, 102.6 n Stanton st. P. M. Feb. 15, 10 years, 5%. 30,000

Slosson, Josephine, to Joseph Naylor. John st, n s, at s w cor house and lot formerly known as No. 13 John st, runs north 76.7 x east - x north 48.10 x west 77.6 x south 124.9 to - x east 9 to beginning. Feb. 13, 3 years, 5%. 2,000

Steinmetz, Elizabeth, wife of John H., to Robert J. Leaycraft. 85th st, s s, 100 w 8th av, 61x102.2. Feb. 20, note, 2 months. 1,100

Steinhardt, Lesser, to Rosalie Steinhardt. 10th av, n e cor 93d st, 95.9x100 to Apthorp's or Jauncey's lane, x 91.6x100, with all title in lane. Feb. 20, due Feb. 1, 1889. 45,000

Stewart, Helen Le R., to Gouverneur Tillotson, exr. George Lorillard. Washington st, Nos. 43 and 45, e s, 25 n Morris st, 50x79; Washington st, s w cor Morris st, 50x179 to West st; also all title of mortgagor to certain bulkhead, wharf and pier situate on the w s of West st at or near the foot of Morris st, known as Pier 4, North River, and extending 750 into North River, said bulkhead begins at point on the w s of West st 111.1 n Morris st (if extended to West st), runs south to point 75 south Morris st (if extended), with land under water, &c. All title. Feb. 17, 1 year. 6,000

St John, George M., to William Rowland, Somerset Co. N. J. 5th st. P. M. Nov. 18, due Dec. 1, 1892, 5%. 6,000

Schnugg, Francis J., to THE DRY DOCK SAVINGS INST. 3d av, n w cor 96th st, 25.6x77. Feb. 21, due Mar. 1, 1889, 4 1/2%. 22,500

Same to same. 3d av, w s, 25.6 n 96th st, three lots, together 75.5x77. 3 morts., each \$15,000. Feb. 21, due Mar. 1, 1889, 4 1/2%. 45,000

Same to same. 96th st, n s, 77 w 3d av, 23x100.11. Feb. 21, due Mar. 1, 1889, 4 1/2%. 12,500

Schnugg, John, to Addison, Ronald and George L. Thomas and Catharine D'Anglemont. 3d st, No. 85. P. M. Feb. 6, 1 year, 5%. 9,300

Solomon, Mena, to Moses Finkelstone. Broome st. P. M. Dec. 31, 1887, due Jan. 1, 1894, or installs. 6,750

Tompkins, Griffen, Brooklyn, N. Y., to Susannah W. Thorne, New Rochelle, N. Y. 114th st, n s, 140 e 2d av. P. M. Feb. 23, 2 years, 5%. 7,000

Same to Julia A. Low. 114th st, n s, 100 e 2d av. P. M. Feb. 23, 2 years, 5%. 6,000

Same to Grace Davenport, New Rochelle, N. Y. 114th st, n s, 120.1 e 2d av. P. M. Feb. 23, 2 years, 5%. 7,000

Same to George A. Barker et al., exrs. and trustees of George Bell, dec'd. 114th st, n s, 160 e 2d av. P. M. Feb. 23, 3 years, 5%. 7,000

Same to Frances McKernan. 114th st, n s, 180 e 2d av. P. M. Feb. 23, 3 years, 5%. 6,800

Talbert, Stephen, to THE NEW YORK SAVINGS BANK. 126th st, n s, 271.6 e 3d av, 33.6x99.11. Feb. 18, due June 1, 1890, 5%. 25,000

Thayer, Stephen H., Jr., to John R. Platt et al., trustees Samuel R. Platt, dec'd. Secures debt of mortgagor and Stephen H. Thayer. 102d st, s s, 150 west 3d av, 25x100.11. Feb. 17, 3 years. 11,000

Toner, Rosanna, wife of and Patrick, to Julius H. Gross. 76th st. P. M. Feb. 13, 1 year, 5%. 1,500

Usher, William J., to George F. Gantz. 174th n s, 225 w 10th av, 50x26.11x-21.3%. P. M. Feb. 18, due Feb. 20, 1891, 5%. 1,000

Van Beuren, Mary B. and Ella B., with THE UNION DIME SAVINGS BANK, both mortgagors. Agreement as to priority of mortgages made by Emma A. wife of Alexander W. Hume and Sarah M. wife of Thomas Hume. Feb. 17. nom

Von Huppmann-Valbella, Joseph, to Alfred C. Cooper. 2d av, e s, 103.9 n 6th st, 26x125. Feb. 17, 3 years, 5%. 18,000

Vorndron, Christian, to James J., Mary A. and Maggie U. Martin, tenants in common. Eagle av, w s, lots 11 and 12 map of property occupied by Ursuline Convent, 50x108.48x50x113.04. Feb. 18, due Jan. 1, 1891. 2,500

Van Reypen, Nellie C., with Louis C. Amant, both mortgagors. Agreement as to priority of morts. made by Harris Weinstein. February 21. nom

Watson, James N., and Minnie his daughter, Sound Beach, Conn., to Margaret S. wife of Frank L. Ives. Morris st, 23d Ward. P. M. Feb. 1, due May 15, 1892, 5%. 7,000

Weinstein, Harris, and Ida his wife, to Nellie C. Van Reypen. Market st, No. 30, e s, -x 86.7. Feb. 21, due Jan. 1, 1889. 500

Same to Louis St. Amant. Same property. Feb. 21, due Jan. 1, 1892, 5%. 3,000

Willoughby, Mary L., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 59th st, n s, 358.10 w 1st av, 29x100.5. Feb. 23, 1 year. 6,700

Wallace, James G., and William J. Smith to THE NINETEENTH WARD BANK. 3d av, e s, 74 n 23d st, east 97.5 x north 48.8 x west 36.6 x north 0.4 x west 61.1 to av, x south 49 to beginning. Feb. 16, notes. 5,000

Wood, Andrew, to William Wood. Ernest-cliff pl, s s, 88.17 w Lisbon pl, 25x162.62x25x193. Feb. 15, due Aug. 18, 1888, note. 180

Warshing, Sigmund, and James Palmer to Nathaniel Wise. 91st av, s s, 158.11 w 4th av, 62.3x100.8. Sub. to morts. \$53,500. Jan. 9, 6 months. 3,000

Wilkes, Lizzie T., wife of and George S., to Joseph F. Stier, Brooklyn. 129th st, No. 26, s s, 310 e 5th av, 25x99.11. Feb. 18, note. 270

Wurster, Charles, mortgagor, with D. W. Bishop, mortgagor. Agreement to reduce mortgage and extend time for payment. Feb. 16. nom

Wilhelm, Friederich, and Philippina his wife, to Eliza Wiener, Philadelphia, Pa., trustee Heinrich Wiener, dec'd. 84th st, n s, 94 w Eastern Boulevard, 25x102.2. Feb. 21, 5 years, 5%. 9,500

Zehnder, John G., to Anthony Ernst. 61st st, s s, 80 w 10th av, 20x100.5. February 21, 5 years, 5%. 10,000

Partial satisfaction of mortgage made by Hiram G. Smith to Donald Rankin, Jr., Aug. 1, 1887. Charles O. Bailey to Hiram G. Smith. Dec. 14. 1,000

KINGS COUNTY.

FEBRUARY 16, 17, 18, 20, 21, 22.

Allen, Frank H., to David A. Griggs. 44th st, n e s, 300 s e 3d av, 100x100.2. Feb. 15, 1 year or sooner. \$3,000

Andrews, William, to Wm M. Seymour. Lafayette av, s s, 398 w Lewis av, 18x100. Sub. to morts. \$5,500. Feb. 15, 4 months. 270

Barringer, Harry J., to John Wilson and Henry R. King, trustee David Gibson. Van Buren st, n w s, 340 n e Broadway, 16.8x100. Feb. 13, 3 years, 5%. 2,200

Bassenden, Phebe A., wife of Thomas A., to The Williamsburgh Savings Bank. Wierfield st, n w s, 155 n e Bushwick av, 20x100. Feb. 21, 1 year, 5%. 2,000

Same to Anna E. Cozine. Same property. Feb. 21, installs. 800

Beales, John S., to The Williamsburgh Savings Bank. Broadway, north cor Lawton st, 45x100. Feb. 18, 1 year, 5%. 9,000

Behr, Herman and Robert, to Henry Iden. Tiffany pl, e s, 168.9 n Degraw st, 156.3x97.6. Feb. 1, 5 years, 5%. 25,000

Bliss, Clara J., wife of James, to Caroline E. Ditmars, guard. Ferdinand L. Wyckoff. Sackett st, n s, 75 w Smith st, 19x100. Feb. 16, due May 1, 1891, 5%. 3,000

Brassington, Elizabeth M., wife of Henry B., to Sarah J. Hickok and ano., trustees for Esther M. Hickok. Bleecker st, w s, 125 n Evergreen av, 25x100. Feb. 10, 3 years, 5%. 2,250

Brownell, Asa C., to George Wächter. Monroe st, s s, 133.4 e Ralph av, 16.8x100. Feb. 13, 3 years, 5%. 2,500

Bryant, Thomas B., to Robert S. Aikman and ano., exrs. Hugh Aikman. Lewis av, n w cor Madison st. P. M. Feb. 1, 1 year, 5%. 9,320

Brush, Thomas A., to Martha A. Adams. Atlantic av, s s, 175 e Howard av, 25x100. Feb. 20, due Mar. 1, 1891. 3,000

Burtis, Nathaniel W., to The Brooklyn Methodist Episcopal Church Home. Pacific st, 2 lots, Franklin av. P. M. Feb. 16, 6 mos. 3,500

Bush, Hiram, to Mary B. Wilson. Gates av, n s, 150 e Stuyvesant av, 25x100. Feb. 16, 3 years, 5%. 3,000

Bauer, Henry C., to Annie A. Ostrander. Bushwick av and Schaeffer st. P. M. Feb. 18, 3 years. 1,500

Bauer, Henry C. and Emiel C., to Henrietta Schlim. Lafayette av, s s, 300 e Reid av, 25x100. Feb. 20, 3 years, 5%. 1,700

Bawo, Francis H., to Charles T. Dotter. Fulton st, n s, 125.7 w Spencer pl, runs north 75.8 x east 0.8% x north 20 x west 13 x north 1.7 x south 90.6 to st, x east 20 to beginning. Feb. 20, 5 years, 5%. 7,500

Bennett, Frank J., to Robert Bennett, Jr. Atlantic av. P. M. Feb. 14, due Jan. 1, 1891, 5%. 2,000

Boyse, Richard, to Cornelius Ferguson, Jr. 19th av. New Utrecht. P. M. Feb. 10, 4 years, 5%. 1,000

Buckley, Daniel, and Edward Hartung to John S. Loomis. President st, n s, 102 e 5th av, 90.3x95. Feb. 4, due Aug. 6, 1888. 10,000

Busch, Julia, widow, to The Union Dime Savings Inst., New York. Penn st, n w s, 252 n e Marcy av, 20.6x100. Feb. 21, due May 1, 1889, 5%. 4,000

Concannon, Patrick, to John J. Hughes. Lafayette av, n s, 81 e Lewis av, runs north 80 x east 19 x north 20 x east 100 x south 100 to Lafayette av, x west 119. Feb. 17, due Sept. 1, 1888, 5%. 3,000

Campbell, Hugh, to Catharine M. Lally. Raymond st, w s, 494.3 n Fulton st, 21x100. Feb. 17, 1 year, 5%. 500

Colvin, Lydia E., to Emma Cavanagh. Bergen st, n s, 275 w Rockaway av, 25x107.2. Feb. 2, 5 years, 5%. 1,500

Cottrell, William H., to Darius Crowell, South Yarmouth, Mass. St. Felix st, w s, 262 n Raymond st, 16.6x71.1. Feb. 20, 3 years, 2,500

Crombie, John, to Simon Wryrn. Marion st, No. 61. Lease. Feb. 16, installs. 300

De Groff, Adrian, to Herman Shierloh. 49th st. P. M. Feb. 15, 3 years. 1,100

Donohue, Thomas, to George H. Granniss and ano., exrs. Maria L. Tweedy. Hull st, s w cor Hopkinson av, 18.9x96.5x18.9x97.3. Feb. 18, due May 1, 1891, 5%. 4,500

Same to Geo. H. Granniss. Hull st, s s, 18.9 w Hopkinson av, runs south 96.5 x west 6.3 x south 1.5 x west 12.7 x north 96.5 to st, x east 18.9. Feb. 18, due May 1, 1891, 5%. 3,000

Same to Sarah A. G. Skinner, Newark, N. J. Hull st, s s, 37.6 w Hopkinson av, 18.9x94.5x18.10x96.6. Feb. 18, due May 1, 1891, 5%. 3,000

Same to Mary L. Granniss, Newark, N. J. Hull st, s s, 56.3 w Hopkinson av, 18.9x92.4x18.10x94.5. Feb. 18, due May 1, 1891, 5%. 3,000

Same to Alexander McCue, exr. and trustee Edward Harvey. Hull st, s s, 75 w Hopkinson av, 4 lots, together in size 75x86.1x75.4x92.4. 4 morts., each \$3,000. Feb. 18, due May 1, 1891, 5%. 12,000

Same to Margaret Reynolds. Hull st, s s, 150 w Hopkinson av, 18.9x81.11x18.10x84. Feb. 18, due May 1, 1890, 5%. 3,000

Same to Rachel J. Wemple et al., exrs. Jay C. Wemple. Hull st, s s, 168.9 w Hopkinson av, 18.9x79.10x18.10x81.11. Feb. 18, 3 yrs, 5%. 3,000

Same to same. Hull st, s s, 187.6 w Hopkinson av, 18.9x77.9x18.10x79.10. Feb. 18, 3 years, 5%. 3,000

Same to Franklin Chase. Hull st, s s, 206.3 w Hopkinson av, 3 lots, together in size 56.3x71.6x56.6x77.9. 3 morts., each \$3,000. Feb. 18, 3 years, 5%. 9,000

- Same to Elizabeth W. Aldrich. Hull st, s s, 225 w Hopkinson av. 4 lots, together in size 75x67.5x75.4x75.8. Each sub. to mort. \$3,000. 4 mortis, each \$1,200. Feb. 18, 1 year. 4,800
- Same to same. Hull st, s s, 150 w Hopkinson av, 4 lots, together 75x75.8x84x75.4x84. Each sub. to mort. \$3,000. 4 mortis, each \$1,250. Feb. 18, 1 year. 5,000
- Same to same. Hull st, s s, 37.6 w Hopkinson av, 6 lots, together 112.6x84x113x96.6. Each sub. to mort. \$3,000. 6 mortis, each \$1,350. Feb. 13, 1 year. 8,100
- Same to same. Hull st, s s, 18.9 w Hopkinson av, runs south 96.5 x west 6.3 x south 1.5 x west 12.7 x north 96.5 to st, x east 18.9. Sub. to mort. \$3,000. Feb. 18, 1 year. 1,350
- Same to same. Hull st, s w cor Hopkinson av, 18.9x96.5x18.9x97.3. Sub. to mort. \$4,500. Feb. 18, 1 year. 1,700
- Same to George B. Abbott, guard. James B. and George W., Jr., Post. Hull st, s s, 262.6 w Hopkinson av, 18.9x69.5x18.10x71.6. Feb. 18, 3 years, 5%. 3,000
- Same to same. Hull st, s s, 281.3 w Hopkinson av, 18.9x67.5x18.10x69.5. Feb. 18, 3 yrs, 5%. 3,000
- Donlon, Patrick, to John D. Fish, Hempstead, L. I. 26th st, s w s, 175 n w 5th av, 50x100.2. Dec. 21, due May 1, 1888. 5,000
- Same to Julia B. F. Fish, Hempstead, L. I. Same property. P. M. Dec. 10, due May 1, 1888. 2,500
- Doscher, Louis, to Lucy R. wife of George C. Blanke. 5th av, n e cor 12th st, 40x70.4. Feb. 16, 5 years. 1,500
- Doscher, Louis, mortgagor, with George C. Blanke, mortgagee. Extension of mortgage. Feb. 16. nom
- Douglas, William G., to Guernsey Sackett. Essex st, e s, 400.7 n Atlantic av, 25x100. Feb. 16, due March 1, 1889. 400
- Ducker, Otto, to Henry and Carsten Ducker. Bedford av, s e cor Jefferson av. $\frac{3}{8}$ part. P. M. Feb. 15, 5 years or installs, 5%. 7,000
- Duffy, Cornelius, to The South Brooklyn Co-operative Building and Loan Assoc. 34th st, n s, 300 w 5th av, 25x100.2. Building loan. Feb. 14, installs or subscriptions. 2,000
- Fagan, George F., to Morgiana Eolt. Bushwick av. P. M. Feb. 21, installs. 1,050
- Foote, Emerson Y., New Haven, Conn., to John E. Lockwood, trustee Adelaide L. Lockwood. High st, s s, 50.1 w Bridge st, 25x62; Fulton st, n e cor Jay st, 18.8x87x55x70.7; Fulton st, n s, 38.8 e Jay st, runs east 99.10 x north 60 x west 40 x north 63.8 x west 38.8 x south 96; Fulton st, n w cor Jay st, runs north 120.8 to point 80 s Willoughby st, x west 77.1 x south 25.1 x south again 53.8 to av, x 109 to beginning. 1-7 part. Feb. 14, 3 years. 10,000
- Same to Julia Arthur. Same property. 1-7 part. Feb. 14, 3 years. 20,000
- Fussell, Mordecai T., to Lillian Taylor. 9th st, s s, 182.3 e 7th av, 18.2x82.6. Dec. 30, installs. 3,750
- Farley, Martin J., to Henry Weinvauch and John Schaefer. Georgia av, e s, 25 n Bay av, 75x100. Feb. 13, 9 yrs or installs, 5%. 1,800
- Fletcher, Frederick W., to Charles A. Friberg. North 13th st, s w s, 124 n w Driggs st, 25x100. Feb. 17, 1 $\frac{1}{2}$ years, 5%. 600
- Gatjen, Charles F. A., and Christiane W. his wife, mortgagors, with Henrietta Ficken et al., exrs. C. Lewis Timmermann, mortgagee. Extension of mortgage. Feb. 1. nom
- Gunzenhauser, Marie E., widow, to Eliza A. S. Puttfarcken. President st, n s, 160 w Hicks st, 20x100. Jan. 3, due Jan. 1, 1889, 5%. 1,400
- Hartmann, Conrad, to James C. Brower. Jacob st, s e s, 100 s w Bushwick av, 30x100. Feb. 15, 3 years, 5%. 3,500
- Saine to same. Jacob st, s e s, 130 s w Bushwick av, 20x100. Feb. 15, 3 years, 5%. 3,000
- Hartwig, August, to George Covert. Myrtle av. P. M. Feb. 6, 3 years or installs, 5%. 3,000
- Holt, Morgiana, to Theodore F. Jackson. Bushwick av, s w cor Weirfield st, 95x200 to Halsey st. Feb. 15, due May 1, 1888. 3,500
- Hornett, Mary, to John Delmar and Edward Egolf. 16th st. P. M. Jan. 26, 3 years, 5%. 400
- Hurley, John J. and Flora E., to Williamson Rapalje. Powell st, w s, 175 s Liberty av, 25x100. Feb. 13, 3 years. 300
- Hall, John T., to Aaron Ogden, exr. Louis Brosi. Lee av, e s, 22 s Middleton st, 26x80.6. Feb. 20, 2 years, 5%. 5,000
- Hogan, James, to Frank C. Lang. Elton st, w s, 120.11 n Fulton av, 25x100; Elton st, w s, 88.5 n Atlantic av, 25x100. Feb. 21, demand. 200
- Kuhn, Edward A., to Albert D. Buschman. Surf av, n s, bet land of Immerschit and land of Redmond, 26x—, Gravesend. Lease. Feb. 13, 1 year. 300
- Keiser, Otilia and Henry, to Richard Healy. Floyd st, n s, 111 e Nostrand av. P. M. Feb. 15, 1 year, 5%. 1,000
- Same to Charles Schmidt. Same property. Feb. 15, due Jan. 1, 1889, 5%. 1,000
- Lokyitch, Morris J., to Gilbert S. Thatford. Union av, n w cor Williamson av, 25x100. Feb. 17, 1 year. 200
- Longhead, Joseph, to Levi V. Martin. 531 st, n s. P. M. Feb. 16, installs. 750
- Lyon, John H., to Mary F. Hoe et al., exrs. Alfred C. Hoe. Hancock st, s s, 382 e Nostrand av, 21x100; also interior lot, begins at point in centre line bet Hancock and Halsey sts, distant 382 e Nostrand av, 21x15x21.1x16. Feb. 16, 1 year, 5%. 10,000
- Martin, William B., and Patrick J. Lee to Edwin Packard, committee Henry W. Perry. President st, n s, 80 w 7th av, runs north 100 x west 12.6 x south 5 x west 75 x south 95 to st, x east 87.6 to beginning. Feb. 15, 3 yrs, 6,500
- Mayer, Michael, to Katharine Boehlken, Belvedere st. P. M. Feb. 18, 3 years or installs, 5%. 3,500
- McKendry, John, to John Delmar and Edward Egolf. 16th st, s w s, 263.10 s e 10th av. P. M. Jan. 26, 3 years, 5%. 300
- Mackiverkin, James, to Bishop John Loughlin. 10th av, n w cor 16th st, 25x97.10. Feb. 16, 3 years, 3%. 4,000
- Mackiverkin, James, to Patrick J. McGlinchey, Riverhead, L. I. 11th av, e s, extends from 16th st to Braxton st, 200x97.10; 16th st, n s, 322.10 e 10th av, 50x100. Jan. 2, 3 years. 11,000
- Moran, John, to Eliza J. Smith. Herkimer st. P. M. Feb. 17, due Jan. 1, 1893. 2,300
- McCadden, John, to Louis Kirchhoff. Schenck av, e s, 150 s Baltic av, 25x100. Feb. 20, 2 years. 1,000
- McCarty, Peter, to Henry Wiggins. 20th st, s s, 110 w 4th av, 25x100. Feb. 15, 5 years. 500
- Morse, Edward J., to Asa W. Parker, Hempstead, L. I. 7th av, s w cor 7th st, 100x76. Sub. to mortis. Feb. 18, due Dec. 31, 1888, 8,000
- Muller, Melchior, to Richard Fritz. McDougal st, n w cor Saratoga av, 25x100. Feb. 17, due Feb. 15, 1893, 5%. 5,000
- McKillen, Daniel, to John Delmar and Edward Egolf. 16th st. P. M. Feb. 26, 3 years, 5%. 380
- Meyer, Charles J., to Charles W. Stentzel. Diamond st, n s, 2,737.1 e Main st, 50x200, Flatbush. Jan. 23, due Jan. 1, 1893, or installs, 5%. 2,500
- Michel, Leopold, and Henry Roth to The Williamsburgh Savings Bank. Evergreen av, s w s, 76 s e Linden st, 25.4x99.3x25x95.3. Feb. 16, 1 year, 5%. 3,000
- Same to same. Evergreen av, s w s, 50.8 s e Linden st, 25.4x95.3x25x91.3. Feb. 16, 1 year, 5%. 3,000
- Same to same. Evergreen av, s w s, 25.4 s e Linden st, 25.4x91.3x25x87.2. Feb. 16, 1 year, 5%. 3,000
- Same to same. Evergreen av, south cor Linden st, 25.4x87.2x25x83.2. Feb. 16, 1 year, 5%. 4,250
- Moran, James, to Eugene R. Judge. Rockaway av, w s, 150 n Eastern Parkway, 50x100. Feb. 17, due Feb. 15, 1889. 200
- Morris, Jane E. I. and Henry J., Freehold, N. J., to George F. Martens. Ross st, n s, 135.7 e Wythe av, 19.4x100. Feb. 13, 2 months. 300
- Morsch, Charles F., to John Lehnert. Ellery st, s s, 36.6 w Broadway, 25.1x100. Jan. 14, due Jan. 1, 1891. 2,000
- Moser, George J., to Martin Moser. Rutledge st, s s, 157.6 e Marcy av. P. M. Feb. 9, due Mar. 1, 1893. 3,000
- Morris, Daniel B., to The Roslyn Savings Bank. Monroe st, s s, 280 w Lewis av, 20x100. Feb. 21, due Mar. 1, 1889, 5%. 4,000
- Ocean Hill Ref. Prot. Dutch Church, Brooklyn, to Alanson Trask. Hopkinson av and Herkimer st, 107x97.6. P. M. Nov. 14, 1 year, 5%. 7,500
- Patterson, Catharine, to August Rinteln. Flushing av, s s, 100 w Marcy av, 25x65.8x40x97.5. Feb. 16, 3 years, 5%. 3,500
- Parfitt, Walter E. and Henry, to John C. and Herbert C. Smith and Herman F. Koepke, of J. C. & H. C. Smith & Koepke. Prospect pl, St. Marks av, Howard av and Saratoga av—the block. All title. Feb. 15, note, 2 yrs. 2,000
- Pettengill, Samuel M., to Andrew J. Dwinelle. Carroll st, s s, 446.8 e 8th av, runs east 100 x south 92.7 x west 100.1 x north 87. Feb. 18, due Feb. 20, 1889 or sooner, 5%. 9,000
- Phillips, Albert H., to The German Savings Bank, Brooklyn. Warren st, s s, 118.4 w 5th av, 20x100. Feb. 16, due June 1, 1889, 5%. 2,000
- Pierrri, Michael and Peter, to Margaret Mahon. Frost st. P. M. Feb. 18, 3 years. 1,000
- Priesmeyer, Anna E., wife of John H., to Henry Immey. 6th av. P. M. Feb. 20, due Mar. 1, 1891. 3,000
- Same to same. Same property. Feb. 20, due Mar. 1, 1889. 500
- Porter, John G., to The Young & Farrel Diamond Stone Sawing Co. McDonough st, n s, 110 e Patchen av, 194x100. Feb. 21, due April 1, 1888. 2,000
- Reilly, John, to Darius Crowell, South Yarmouth, Mass. Elton st, w s, 100 n Liberty av, 25x90. Feb. 18, 5 years. 1,300
- Rochow, Emilie, wife of and Ferdinand, to Robert Wilson. Pineapple st, No. 63, n s, 223 e Hicks st, 22x101.3. Feb. 20, 1 year. 1,500
- Rumpf, Susan A., wife of Charles, to Julian H. Barclay. Jefferson av, s s, 213.1 e Patchen av, 20x100. Feb. 18, 3 years, 5%. 2,000
- Ryan, James D., to Michael McCarthy. Butler st, n s, 125 e Bond st, 25x100. April 1, 1 year. 686
- Redhead, Charles B., to John W. Phelps. Palmetto st, n w s, 360 n e Central av, 20x100. Feb. 10, 2 years, 5%. 500
- Roeder, Peter, to Augusta M. wife of Frederick A. Platt. Clinton av, n e cor Fulton st. P. M. Feb. 13, 5 years or installs, 5%. 13,000
- Robertson, John F., to Maria C. Robbins. State st. P. M. Feb. 18, 3 years. 6,000
- Skinner, Mary, wife of Robert G., to Henry C. and Emil C. Bauer. Lafayette av, s s, 30 e Reid av. P. M. Sub. to mort. \$1,700. Feb. 20, 3 years, 5%. 800
- Sherwood, Mary, wife of John, to Lydia Emerson et al., exrs. Thomas Emerson. 12th st, n e s, 149.3 w 6th av, 16.8x100. Feb. 20, due Jan. 1, 1891. 1,500
- Scott, David H., to The Kings County Savings Inst. Monroe st, s s, 408.4 e Patchen av, 16.8 x100. Feb. 16, 1 year, 5%. 1,500
- Seitz, Louis F., to George A. Betts. Throop av and Decatur st. P. M. Feb. 15, 2 years or sooner, 5%. 7,500
- Short, Henrietta, to James Jack. 10th st. P. M. Feb. 15, 2 years, 5%. 1,000
- Smith, Margaret A., to Alexander C. Milne. Tompkins av, e s, 25 n Pulaski st, 25x100. Feb. 18, 1 year, 5%. 1,500
- Stanichit, Theodore, to John J. Randall, Freeport, L. I., and William G. Miller, Brooklyn. Humboldt st. P. M. Feb. 15, installs. 1,100
- Stewart, Emma J., wife of Edward E., to Gilbert S. Thatford, exr. and trustee William A. Paynter. Pacific st, s s, 50 e Sackman st, runs east 50 x south 94.8 x southwest—x south 4.11 x west 25 x north 107.2 to beginning. Feb. 16, 5 years, 5%. 1,000
- Stoothoff, William, to Catharine Stoothoff, Jamaica, L. I. Cumberland st, w s, 500 n Lafayette av, 20x100. Feb. 16, due Feb. 1, 1893, 5%. 2,500
- Sullivan, Mary B., wife of and Eugene, to Thomas H. Mallon. 10th st, n e s, 256.3 s e 6th av, 18.9x100. Feb. 11, due July 1, 1889. 215
- Same to Georgeanna T. Lee. Same property. Feb. 10, due Feb. 1, 1891, 5%. 3,000
- Sullivan, John F., to The Brooklyn Mill and Lumber Co. Schenectady av, e s, 92.9 s Herkimer st, 55.6x100. Sub. to mortis. \$7,200. Feb. 7, 1 year. 2,000
- Salomon, John J., to Marcus Wellman. Baltic st, s s, 375 e Bond st, 25x100. Feb. 20, due Mar. 1, 1890. 1,000
- Sullivan, Hannah, wife of and Philip, to Renhamay Proctor, guard. Lewis Du Bois. Marion st, n e cor Hopkinson av, 20x60; Hopkinson av, e s, 60 n Marion st, 20x— to Jamaica turnpike or plank road, x—x—. Feb. 15, due Oct. 1, 1888. 800
- Sattler, Theodore, to Michael Jacobs. Myrtle av, s s, 75 e Throop av, 25x100. Feb. 20, 3 years, 5%. 3,000
- Stein, Charles A., to The New York Life Ins. Co. Amity st, n s, 59.7 e Hicks st. P. M. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 4,800
- Same to same. Amity st, n s, 59.9 e Hicks st. P. M. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 4,100
- Same to same. Amity st, n s, 20 e Hicks st. P. M. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 4,000
- Same to same. Hicks st, e s, 60 n Amity st, 6 lots. P. M. 6 mortis, each \$4,000. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 24,000
- Same to same. Pacific st, s s, 56 e Hicks st. P. M. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 4,300
- Same to same. Pacific st, s s, 74 e Hicks st. P. M. Aug. 1, 1887, installs, 5 $\frac{1}{2}$ %. 4,300
- Teves, Frederick E., to William Post, trustee William Post, dec'd. Wythe av, east cor North 1st st. P. M. Feb. 10, due July 1, 1897, or installs, 5%. 10,000
- The Long Island Brewery to Eugene G. Blackford. Bergen st, s w s, 215 n w 3d av, formerly Powers st, 60x100. Feb. 20, 2 yrs. 6,000
- The Trustees of the First Methodist Episcopal Church of the village of Williamsburgh to The Dime Savings Bank of Williamsburgh. South 2d st, n s, 132.11 e Driggs st, 22.7x100. Feb. 13, 1 year, 5%. 3,000
- The Bricklayers' Benevolent and Protective Union, Brooklyn, to Catharine Johnson. Canton st. P. M. Feb. 16, 4 years, 5%. 2,400
- The Joseph Fallert Brewing Co. (Lim) to The German Savings Bank, Brooklyn. Meserole st, s s, 50 e Lorimer st, runs east 50 x south 100 x west 100.6 x south 100 to Montrose av, x west 24.6 x north 100 x west 75 to Lorimer st, x north 25 x east 50 x north 75 to beginning. Feb. 16, 1 years, 5%. 35,000
- Tubby, Ralph, to Mary A. Seed. Kosciuszko st. P. M. Feb. 17, 5 yrs or installs, 5%. 2,400
- Usher, Samuel, to Anna C. Seebeck et al., exrs. George Brandt. North Portland av, w s, 175 n Auburn pl, 20x100x18.2x100.1. Feb. 20, due Feb. 1, 1891, 5%. 1,000
- Weik, Wilhelm F., to Joseph Herte. Flushing av. P. M. Feb. 1, 1 year, 5%. 1,700
- Wieber, Margaretha, wife of Christopher, to John C. Orr. Stag st, n s, 225 w Bushwick Boulevard, 25x100. Jan. 1, 5 years, 5%. 1,500
- Wiltshier, Louisa, to Louis J. Simonin. St. Felix st, e s, 169.3 n Fulton st, 19x70. Feb. 16, due Mar. 1, 1889, 5%. 2,200
- Wohlforth, Anna C., to Henriett Blum. Scholes st, n s, 200 w Waterbury st, 25x100. Feb. 6, 3 years or installs. 700
- Walsh, Maria, wife of and James, to Bridget Scarlan. Luquer st. P. M. Feb. 20, 5 years, 5%. 1,000
- Same to Annie Scanlan. Same property. P. M. Feb. 20, 5 years, 5%. 1,000
- Woodruff, Carrie A., wife of and Edward M., to Charles S. Taber, trustee David S. Petty, Orient, L. I. Halsey st, s s, 80 e Arlington pl, 20x100. Feb. 18, 3 months. 500

MORTGAGES --- ASSIGNMENTS

NEW YORK CITY.

FEBRUARY 17 TO 23—INCLUSIVE.

- Bell, Enoch C., to Sarah A. Sands. \$15,000
- Bell, Enoch C., and William C. Boyd to Cornelia J. Sawin. 7,000
- Same to same. 7,000
- Brown, Alexander, Philadelphia, Pa., to The Seamen's Bank for Savings, New York. 30,000
- Brown, James M., George H. and John C., and Howard Potter, exrs. James Brown, dec'd, to Bertha A. Deane. nom
- Bruce, David W., et al., trustees Catharine L. Wolfe, to Peter, Jr., Christopher, John and Charles G. Moller. 62,50
- Busteed, Daisy M., to Enoch Harris. 3,000
- Same to same. 5,000

Brush, Henry M., and Ellenor F. Morris, extrx. estate of Caleb Brush, Jr., dec'd, to Henry M. Brush.	2,500
Bache, Smon, to White, Potter & Paige Mfg. Co.	338
Canda, John M., and John P. Kane, of Canda & Kane, to Joseph J. Kittel.	8,000
Carnochan, Estelle M., admr. John M. Carnochan, dec'd, to Frederick H. Smith.	1,500
Chalmers, Julia, to John H. Rhoades et al., exrs. and trustees Benjamin F. Wheelwright, dec'd.	4,058
Cockey, Susan A., widow, to Elizabeth A. Clute.	2,559
De La Tournelle, Nina A., to Adrian G. Hegeman. Re-assignment.	3,600
Diskan, Martin, to Samuel H. Rathbone.	3,000
Dodge, Melissa P., to William W. Wisler, Jr., Philadelphia, Pa.	12,062
Dows, David, and ano., exrs. William Tilden, to William Tilden, exr. said William Tilden. val. received	1,500
Dwyer, Thomas H., to John Leffler.	1,500
Earnest, Solomon, and ano., exrs. David Rodh, to Henry Rodh.	3,517
Same to same	8,040
Same to Fannie wife of Morris Mayer.	2,010
Earnest, Solomon, to David Rodh.	2,000
Elkin, Charles, Jersey City, to James and Peter Alexander.	1,000
Fareira, Frank L., to Mary B. Fareira.	11,000
Finkelstone, Moscs., to Solomon Jacobs.	6,800
Floyd, James R., and John H. Hudson, exrs. Stephen Philbin, to Stephen Philbin.	5,122
Same to same.	5,103
Gelston, Ann E., Brooklyn, to Hagerty Bros. & Co.	2,500
Hall, Alfred B., to Harriett Balcom.	2,000
Hillyer, John B., and ano., trustees John B. Hillyer, to Philadelphia Saving, Fund Society.	25,000
Hyland, Maurice, to Monroe Eckstein.	2,000
Hassey, August C., to Clara Gillman.	1,500
Hassey, August, to Helen Gillman.	1,000
Jackson, Charles A., ref., to Lewis May, trustee of Charles King, dec'd.	15,000
Jentes, Adolph and Henry, to Sarah Callender.	1,000
Kennedy, Carrie S., to Julius Sachs.	1,800
King, Sarah, to David J. King et al., exrs. and trustees Edward J. King, dec'd.	15,000
Kuh, Alexander, to Whitfishd Terribery.	15,000
Kingsland, George L., Ambrose C., and Cornelius F., exrs. Ambrose C. Kingsland, dec'd, and trustees of and Walter F. Kingsland, to Walter F. Kingsland.	nom
Same to same.	nom
Same to same.	nom
Lyon, Dore, to John G. Seaman.	2,000
Same to same.	2,000
Lissner, Jacob, Newark, N. J., to Lippmann Meyer.	5,000
Longfelder, Samuel, to Samuel Weil.	8,000
Lyon, Dore, to John G. Seaman.	2,500
Same to same.	2,350
Same to John G. Seaman.	3,000
Middlebrook, Frederic J., to James N. Platt, trustee of William Carson Kane.	7,017
Murphy, William J., to Jennie M. Brady.	300
Murtha, Mary E., guard. C. Corinne Rice, to C. Corinne Rice.	nom
Muller, William, to Franz Rust.	10,062
Murray, Mary A., to Henry F. L. Holbrook, exr. and trustee of Peter Kelting, dec'd.	1,500
Murray, Bronson, exr. and trustee T. Rush Spencer, dec'd, to Arthur P. Rose, trustee for Mary M. Spencer.	nom
Powell, Sarah H., to Columbia Bank, New York. val. consid	3,060
Purdy, E. H., Mfg. Co. to William J. Ellis.	3,000
Raudel, Henry, to Robert Benner.	3,000
Rice, George W., Adelaide M. and C. Corinne and Celia A. Dougherty, to The Kings Co. Savings Institution.	15,000
Rosenblatt, Emily, to Alfred T. Leward.	8,000
Siegel, Benjamin and Gerson, of Siegel Bros., to Nathan Necarsulmer.	6,000
Skillin, Edward, admr. Simeon D. Skillin, to The Central Trust Co., trustee for Henry T. Skillin, Mary A. Burleigh and John L. Skillin.	nom
Smith, Henrietta H., wife of Charles S., to William H. Caswell et al., trustees for Henrietta H. Smith and remaindermen.	30,000
Smith, James W., exr. John Haggerty, to James W. Smith, trustee of Elizabeth A. Draper, and remaindermen.	8,970
Same to same, trustee of Clemence H. Crafts, and remaindermen.	11,390
Same to same, trustee of Fanny Draper, and remaindermen.	10,000
Same to same.	12,095
Same to same, trustee of Christian Collisin, and remaindermen.	25,000
Same to same, trustee of Anna K. Shaw, and remaindermen.	11,270
Same to same, trustee of Maria H. Dehon, and remaindermen.	16,600
Same to same, trustee of Jessie D. Bowne, and remaindermen.	13,705
Same to same, trustee of Maria H. Draper, and remaindermen.	7,800
Same to same, trustee of Elizabeth H. Draper, and remaindermen.	40,000
Same to same.	40,000
Steindler, Isaac S., and Max Hahn to Ole Omstead.	72
Staats, Richard H., to Henry W. Ford, trustee of Augustus H. Ward, dec'd.	nom
The Provident Savings Life Assur. Soc., of New York, to Hayden Brown.	7,000
The Henry Elias Brewing Co. to Henry Elias.	7,500
Same to same.	25,000

Same to same.	13,500
Title Guarantee and Trust Co. to Kate C. Maher.	2,032
Waldheimer, Abraham H., Louisville, Ky., to Philip Waldheimer.	1,000
Walker, Harriet G., extrx. Marcus Walker, to Edward V. D. Skillman, Trenton, N. J.	nom
Walter, Frederick, to Albert Weber.	3,000
Same to same.	24,000
Wells College to Granville W. Garth.	12,698
Wiggins, Susan R., to Thomas F. Greacen et al., exrs. of James Wiggins, dec'd.	800

KINGS COUNTY.

FEBRUARY 16 TO 22—INCLUSIVE.

Abbott, George B., Public Admr., as admr. John F. Roach, to Margaret St. George.	\$2,010
Allen, Michael, to Owen McNally.	1,200
Anderson, Alexander H. et al., exrs. Isabella Anderson, to The County Treasurer Kings County.	nom
Burnett, Edward H. and ano., exrs. John O. Burnett, to Samuel O. Burnett.	5,000
Biermann, Metta, to Janis S. Bearn.	2,010
Bullwinkel, John E., trustee, to Giovanni B. Ughetta.	2,150
Cobb, Frederick, to Patrick J. McCann.	1,100
Cobb, Clara E., to Henry M. W. Eastman, Roslyn, L. I.	400
Davenport, Julius, to Barbara Robertson.	1,200
Denike, Sally A., to D. W. Reeve.	700
Dikeman, Remsen, to Elizabeth Bergen and ano., exrs. John G. Bergen and ano., exrs. John G. Bergen.	5,000
Fisk, Margaret A., wife of John A. P., to The Methodist Episcopal Hospital.	7,000
Gill, Robinson, to Andrew D. Baird.	3,800
Goodman, Jonas H., to Lewis Schlessinger.	1,850
Grasman, Henry, to Louis Bossert, Far Rockaway, L. I.	2,500
Harris, Clinton S., to Samuel H. Vandewater.	1,000
Kenyon, Whitman W., trustee and guard. Mary T. and Elizabeth T. Ritter.	3,000
Kiendl, Adolph and Theodore, to Linda S. Roberts.	600
McTighe, Alice V., to Bridget Moran.	nom
Middendorf, Frederick, to Mary A. Lang.	500
Same to Frank C. Lang.	1,200
Moran, John and Bridget, to Alice V. McTighe.	nom
Pearsall, George W., to Edward A. Everit.	850
Pieper, George, to Lena Pieper.	2,000
Robbins, Adalaide A., to Louis Bossert.	900
Ross, John, to Reuben Ross.	7,000
Roth, Henry, to Betty Strauss.	3,400
Ryan, John F., to Susan Burroughs.	1,500
Skillin, Edward, admr. Simeon D. Skillin, to Central Trust Co., trustees Sarah E. Skillin and remaindermen.	nom
Same to same, trustee for Henry D. and Julia L. Skillin and Mary A. Burleigh.	nom
Smith, James W., exr. William C. Haggerty, to Maria L. Dehon.	34,000
Same, exr. John A. Haggerty, to James W. Smith, trustee Anna K. Shaw and remaindermen.	19,500
Same to same, as trustee Clemence H. Crafts and remaindermen.	15,000
Same to same, trustee Anna K. Shaw and remaindermen.	8,000
Same, as trustee Elizabeth A. Draper and remaindermen, to same, trustee Fanny Draper, &c.	8,000
Same to same, trustee Maria H. Draper, &c.	8,000
Same to same, trustee Maria H. Dehon, &c.	8,000
Same to same, trustee Jessie D. Bowne, &c.	8,000
Same to same, trustee Clemence H. Crafts, &c.	8,000
Stearns, Daniel B., to Sigismund Kaufmann.	1,800
S. Liebmann's Sons to Frank J. Bennett.	3,238
Siney, William R., to Robinson Gill.	3,500
Stoddard, Lucy E., to Mary E. Hedges.	306
Taber, Charles S., exr. Franklin W. Taber, to Horace A. Champney.	500
Titus, Henry, to Harriette E. Plaut.	1,000
Taylor, Lillian, to William H. Naething, Montclair, N. J.	600
The Clinton Fire Ins. Co. to Mitchell N. Packard, guard. Emily M. Petit.	15,169
Thorns, Agnes, to Wilham H. S. Wood et al., trustees of the Educational Fund of New York Monthly Meeting of the Society of Friends.	1,100
Tilton, Benjamin W., to Cornelius F. Kingsland.	500
Voorhees, Cornelius B., to George W. Armstrong. 1/2 part.	500
Vandewater, Samuel H., to Benjamin Wright.	1,000
Vandever, Jane A., to George W. Pearsall.	850
Willets, Robert, et al., exrs. Samuel Willets, to Robert Willets et al., trustees Samuel Willets, dec'd (Frederick Willets, residuary trustee).	34,000
Same to same (Caroline W. Frame, residuary trustee).	7,500
Williams, Stephen C., to George P. Wetmore, Newport, R. I.	5,000
Same to same.	7,061

CHATTELS.

For New York and Kings County Chattels see pages 258, 259 and 260.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column but in list of Satisfied Judgments.

NEW YORK CITY.

Feb.	
18 Armstrong, James, as exr. John Taylor—H. A. Vanderbeck.....	\$80 69
18 Aube, Edwin, Jr. — B. F. Webb, as exr.....	282 15
21 Adams, Union — East River Nat. Bank.....	287 15
21 Adams, Thomas W.—I. N. Waterbury.....	212 61
21 Apgar, Melvin B.—W. D. Starr.....	233 14
21 Adkins, William R.—Gabriel Sonnenfeld.....	117 75
21 Adler, Samuel B.—C. F. Hartnett..	1,275 99
23 Ambrose, John K.—William Haedrich.....	24 37
23 Allport, John G.—Bank of North America.....	272 72
24 Andrews, Frank F.—H. G. Reeve..	191 56
17 Behre, William—J. H. Mohlman....	286 24
17 Becker, David E.—T. F. Moore.....	1,189 60
18 Behrens, Salome—D. H. Waring....	17 95
20 Byrne, Andrew—Murry Hill Bank..	1,052 05
20 Batchelor, Charles—Wright Duryea	1,834 43
20 Brown, Cecil C.—H. P. Sondheim..	245 73
20 Bourinot, Lydia—Harry Wallerstein.....costs	59 99
21 Boyd, Robert—J. K. Spratt.....	552 47
21 Bingley, William J.—Anderson Preserving Co.....	448 99
21 Boehm, William F.—Adolph Edel-muth.....	224 68
21 Baker, Fred.—Richard Grant.....	552 53
21 Brown, Truman B.—I. N. Waterbury.....	212 61
21 Blackman, Alfred L.—J. W. Rutherford.....	749 74
23 Burke, William F.—N. Y. County Nat. Bank.....	163 08
23 Bentley, J. Edward—Eaton Nat. Bank.....	6,050 89
23 Bodine, Albert—Harriet O. Porter..	130 52
23 Butts, Alexander B.—Liberty Machine Works.....	69 97
23 Behre, William—J. T. Huner.....	170 42
23 Besant, William N.—J. H. Miller....	111 37
24 Bramhall, George W.—John Sloane	93 66
24 Bayer, Frederick W.—H. C. Van Duzer.....	150 42
24 Brockhaus, Bernhardt—John Roth-gang.....	1,148 73
24 Bodenheimer, Abraham—Manufacturers' Nat. Bank.....	419 80
11 Cavanagh, Michael—The Mayor, &c. (Amended by order of Court this date, Feb. 24).....	90 50
17 Crimmins, Thomas — Macpherson Smith.....	69 13
17 Chandler, Benjamin D.—Patterson Bros.....	226 02
17 the same—the same.....	349 94
17 the same—the same.....	348 78
17 the same—the same.....	156 18
17 Corbett, John J.—J. H. W. Killeen..	127 38
17 Canavan, Michael—T. E. Moore....	1,189 60
18 Condon, Edward—George Schmitt..	264 69
20 Croughwell, James—C. M. Allen....	357 83
20 the same—A. C. Clapp.....	632 99
20 Curtiss, Julian W.—The Paris Hill Mfg. Co.....costs	97 90
20 Clenigher, Robert—Wright Duryea..	1,834 43
20 Coleman, Richard B.—H. P. Sondheim.....	91 94
21 Croughwell, James—Moritz Ettin-ger.....	97 76
21 Coghlan, Timothy—Edwin Wallace..	123 09
21 Cowlin, James S.—F. A. Graf.....	995 83
21 Cohn, Julius—Emil Oelbermann....	1,277 25
21 Cone, Robert B.—Bradford Willard	92 09
21 Cowlin, James S.—E. S. Kass.....	586 34
21 Cassell & Co. (Lim)—H. W. McNeal.....	109 62
21 Crystal, Matthew—Charles Thurston.....	229 16
23 Croughwell, James—J. B. Goodman	142 22
24 Corn, Jacob—Jacob Spere.....	104 34
24 Cooper, William—A. B. Woodruff..	347 11
17*†Doe, John—Isaac Fromme.....	396 72
20 Diffley, John—Herrmann Koehler..	954 20
20 Donohue, Margaret T. } Murray Hill Donohue, Owen } Bank.....	424 11
20 the same—the same.....	1,052 05
*Doll, Philip } Sophia Wollreich... Doll, Charles }	259 03
21 Dinkelspiel, Simon L.—Constantine Rosswog.....	243 16
21 Denzin, Augusta—L. J. Apgar.....	202 04
21 De Forest, William H.—Kirtland, Andrew & Co. (Lim.).....	532 23
21 the same—the same.....	905 35
21 Dowling, Daniel E.—J. C. Acheson	103 94
21 Draper, Charles H.—Margaret C. Williamson.....	372 85
23 Dawson, Benjamin F.—Tiffany & Co.....	1,683 43
23 Darbey, Miles E.—T. E. Greacen...	84 86
24 Drake, Thomas—J. H. Young.....	1,154 89
24 Dawson, Benjamin F.—O. L. Sypher	637 32
20 Eagleton, Thomas—Fire Dept. City N. Y.....	50 00
24 Elwood, Philip L.—W. L. Marks....	272 95

17 Fobes, Lester L., } sued as	Isaac Fromme..	396 72	21 Lewis, Rosalie } Joseph Strauss...	76 87	24 Rogers, Andrew J.—Alexander	Christie.....	1,210 02
18 Friedman, Henry—Henry Abegg...	3,297 37	21* Lewis, Charles } 156 59	24 Roth, Moritz—Honora Houlihan...	376 25	17 Sprague, Gilbert R.—Henry Moore...	203 68	
18 the same—G. F. Viator.....	2,474 52	21 Levine, Louis—J. C. Seymoure.....	23 Levy, Isabella—Elias Frank.....	319 54	17 Scullen, William—McPherson Smith	82 63	
18 the same—John Menke.....	750 50	23 Levy, Louis—Herman Kugler.....	23 the same—G. E. Hall.....	79 98	17 Skelton, Robert P. } J. H. Sweet-	666 57	
18 the same—Jacob Meyer.....	2,159 53	24 Lewis, Fred.—Mfgs Nat. Bank.....	24 Lundstrom, Nelson A. — Arthur	419 80	Skelton, Elizabeth B. } ser.	91 14	
18 Friedrich, John F.—Edward Dart	costs	24 Mattoon, Charles F.—J. D. Fessen-	Kenny.....	999 31	18 Schmidt, Henry—Simon Isaac.....	158 45	
20 Frazier, Joseph W.—C. S. Stockton	3,476 40	20 Mattoon, Charles F.—J. D. Fessen-	18 Milair, G. A. J.—Neil McCallum....	2,020 22	18 Sweeney, James—H. W. Cather-	120 11	
20 Fredrickson, Christian W.—R. H.	96 56	20 Mattoon, Charles F.—J. D. Fessen-	18 Marks, Max—John Stout.....	935 38	18 Schwarz Charles—Edwin Wallace..	34 00	
20 Friedman, Henry—F. G. Otto.....	419 52	20 Mayer, Louis—M. L. Stieglitz.....	18 Machovsky, Charles—Joseph Tauber	71 50	20 Sturm, William—Lewis Steinhardt..	779 79	
20 Forsyth, Robert B. } H. P. Sond-	245 73	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—W. F. Rowell	240 02	20 Sheldon, George P., as assignee	Lyman & Curtis—Paris Hill Mfg	
*Forsyth, Elisha H., Jr. } heim.....	371 13	20 Martin, Howard—Robert Graves	20 Mayer, Louis—M. L. Stieglitz.....	2,541 19	Co.....	costs	
21 Franklin, Benjamin } Moses Adler	714 06	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	75 09	20 Schroenok, Eugene — Edmund	97 90	
21 Franklin Charles B. } Heinecke.....	827 04	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	76 01	21 Strauss, Simon—Henry Lissa.....	59 32	
21 Friedman, Henry—Charles Loonen	827 04	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,496 13	21 Spero, Morris—Charles Weisker....	146 32	
21 Fuller, William O. } John Claffin.	203 95	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	4,907 44	21 Seizle, John—Philip Hill.....	37 94	
21 Fuller, Margaret A. } 203 95	601 70	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,110 30	21 Styles, Silas M.—American Encaus-	100 48	
21 Friedmann, Henry—Mt. Morris Bank	601 70	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	2,550 26	21 Scheinert, Fannie—Henry Hermann	103 35	
21 Fairbanks, Charles M.—E. G. Will-	345 57	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	224 25	21 Spencer, Stephen A.—W. D. Bruen	85 86	
21 Farnon, Peter J.—Empire City Elec-	164 21	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	597 79	21 Sebring, Dell } Richard Grant.	552 53	
21 Farnon, Peter J.—Empire City Elec-	144 75	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	110 52	21 Streat, George—J. S. Henry.....	139 35	
21 Farnon, Peter J.—Empire City Elec-	652 59	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	203 14	23 Schuyler, Jacob M. — North River	123 25	
21 Farnon, Peter J.—Empire City Elec-	418 10	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	2,375 03	23 Silverstone, Henry—Meyer Simon..	116 21	
21 Farnon, Peter J.—Empire City Elec-	518 10	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	5,016 70	23 Schuh, Conrad—Mary E. Apgar... 4,506 02		
21 Farnon, Peter J.—Empire City Elec-	179 00	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	532 23	23 Shaen, Robert F.—T. L. Michau... 4,506 02		
21 Farnon, Peter J.—Empire City Elec-	305 09	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	115 59	23 Scott, John — Excelsior Steam	Power Co. (As we go to press we	
21 Farnon, Peter J.—Empire City Elec-	43 68	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	172 68	are assured that this judgment has	been paid, but at too late an hour	
21 Farnon, Peter J.—Empire City Elec-	80 69	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	6,050 89	to permit of filing a satisfaction	piece at the County Clerk's office).	
21 Farnon, Peter J.—Empire City Elec-	135 51	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	143 95	23 Spaulding, Bernard—Mary De Bar-	131 60	
21 Farnon, Peter J.—Empire City Elec-	113 77	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	114 33	23 Silverman, Harris } William Ro-	652 59	
21 Farnon, Peter J.—Empire City Elec-	199 65	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	2,094 18	23 Silverman, Michael } sendorf....	418 10	
21 Farnon, Peter J.—Empire City Elec-	745 73	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,119 27	23 the same—Morris Isaacs.....	518 10	
21 Farnon, Peter J.—Empire City Elec-	101 21	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,672 95	23 the same—Alter Mord.....	65 69	
21 Farnon, Peter J.—Empire City Elec-	357 49	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	136 58	24 Semming, Gustav } A. L. Arnold.	28 37	
21 Gale, George E.—William Keuffel..	224 84	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	4,506 02	24 Schaller, Anton—John Rothgang... 1,148 73		
21 Gilman, Anna K.—Abram Wake-	4,428 69	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	366 87	24 Stanaland, John M.—J. J. Quin... 2,441 11		
21 Gilman, Anna K.—Abram Wake-	49 32	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	71 50	24 St. John, Edmond A.—J. H. Swift. 418 71		
21 Gilman, Anna K.—Abram Wake-	394 43	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	941 65	24 Shaleck, Frederick J.—Carsten Af-	24 67	
21 Gilman, Anna K.—Abram Wake-	338 69	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	100 00	18 Smith, Charles, Jr.—J. W. Wilson. 1,187 50		
21 Gilman, Anna K.—Abram Wake-	217 09	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	105 03	21 Smith, Emma—Charles Huber..... 124 50		
21 Gilman, Anna K.—Abram Wake-	546 25	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	336 09	23 Smith, Theresa—Julius Heberlein.. 328 56		
21 Gilman, Anna K.—Abram Wake-	2,093 31	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	203 00	24 Smith, Fred. H.—Nat. Benefit Soc. 525 10		
21 Gilman, Anna K.—Abram Wake-	263 38	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	75 75	24 Smith, Justus J.—J. H. Young.... 1,154 89		
21 Gilman, Anna K.—Abram Wake-	87 35	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	454 71	18 Towsend, Burt — Georgeanna A.	Ryerson.....	
21 Gilman, Anna K.—Abram Wake-	203 95	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	556 60	18 Taylor, William H.—Neil McCal-	lum.....	
21 Gilman, Anna K.—Abram Wake-	372 85	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	123 97	18 Taylor, William H.—Neil McCal-	lum.....	
21 Gilman, Anna K.—Abram Wake-	307 72	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	652 56	20 Tremaine, William B.—C. L. Chase	costs	
21 Gilman, Anna K.—Abram Wake-	157 88	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	824 98	20 Tucker, William G.—Mitchell Bros.	& Co.....	
21 Gilman, Anna K.—Abram Wake-	6,050 89	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	824 98	21 Tamagni, Charles A.—S. L. Storer. 32 87		
21 Gilman, Anna K.—Abram Wake-	305 09	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	723 14	21 Thompson, Abraham D.—W. A.	Taylor.....	
21 Gilman, Anna K.—Abram Wake-	746 96	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	37 97	23 Turner, Curtis P.—David Orr.....	61 63	
18 Ingersoll, James H.—First Nat.	3,993 72	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	74 14	23 Tithworth, Josiah E.—Hanover Nat.	Bank City N. Y.....	
20 the same—Maurice Rapp.....	695 09	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	196 33	24 Tobin, Stephen R.—Medford Fancy	Goods Co.....	
21 the same—Citizen's Nat. Bank	2,163 09	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	2,623 77	17 The Mayor, &c.—J. H. McCoy..... 1,768 54		
21 Isaacs, Wolf—F. W. Mertens.....	70 20	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	135 78	18 A. B. Cohn Co.—Utica City Nat.	Bank.....	
21 Ingorsoll, James H.—First Nat.	4,908 62	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	268 86	18 The Mayor, &c.—N. Y. Mut. Gas	Light Co.....	
24 Ingraham, Schuyler R.—G. L. An-	1,185 84	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	123 25	18 Norfolk Blanket Co.—C. G. Malliet. 227 78		
17 Johnson, Charles E.—First Nat.	413 51	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	50 00	18 The Montgomery & Florida Rail-	way Co.—R. H. Weems.....	
20 Johnson, Daniel S.—John Claffin..	346 92	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,259 41	20 The Putnam Co. Chemical Works—	Daniel Birdsall.....	
20 Jessen, William—R. H. Moran.....	96 56	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	112 10	20 The Manhattan Railway Co.—Kate	Quinn.....	
20 Jacobs, Morris—C. B. Rouse.....	82 12	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,749 66	20 The Metropolitan Elevated Railway	Co.—A. R. Eno.....	
21 Jolly, John—H. E. Janes.....	383 08	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	95 97	20 The Green Serpentine Marble Co. of	Hartford Co., Md.—Richard Mc-	
21 Jacobs, Michael—G. T. Leach.....	69 44	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	584 97	Michael.....	99 80	
21 Jones, William C.—Unexcelled Fire-	71 25	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	409 08	20 The American Live Stock Assoc.—	H. H. Atkinson.....	
21 Jenks, James & Co.—Lucius H.	3,424 60	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,834 43	20 the same—the same.....	118 42	
23 Jacobson, Julius—B. J. Solomon....	1,133 83	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	131 81	26 Long Island Underground Telegraph	Co.—Conn. Electric Co.....	
24* Jones, John—W. L. Marks.....	272 95	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	102 80	20 The Mayor, &c.—Francis Henriques 263 95		
17 Kearns, Thomas—Ernest Henriot..	276 54	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	137 92	20 the same—F. H. Delano, as	trustee.....	
18 Keller, Joseph H. } J. A. Murray,	159 88	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	108 43	20 the same—Charles Woodall... 221 31		
18 Keller, Pierre P. } as substituted	44 26	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,515 85	20 the same—Friedericke Mayer. 433 69		
18 Kempf, William—Wallace Straiton	121 97	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	97 15	21 The Durham House Drainage Co.,	N. Y.—C. W. Durham (Carl M.	
20 Kayton, William—M. L. Stieglitz..	2,541 19	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	592 65	Vail, by assign.).....	1,776 60	
20 Klein, Emanuel—Simon Strauss....	41 56	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	3,002 56	21 the same—the same.....	1,862 34	
20 Kiralfy, Belossy—Wolf Dazian....	2,241 40	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	310 62	21 the same—the same.....	1,190 45	
20 Klunder, Charles F.—J. M. Con-	133 50	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	328 57	21 The Nat. Steamship Co.—Patrick	Sheahan.....	
21 Keith, Robert—Bradford Willard..	134 22	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	174 87	21 New York Lumber Drying Co.—	Thomas Stokes.....	
23 Kabus, Robert—Isiah Porter.....	28 50	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	454 71	21 Cassell & Co. (Lim.)—H. W. Mc-	Neal.....	
23 Keller, Charles—B. J. Solomon.....	1,133 83	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	9,325 70	21 American Opera Co. (Lim.)—Frank	Walton.....	
23 Kastner, Adolph H.—Jacob Cohen..	88 31	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	116 73	21 James Jenks & Co.—Lucius H.	Biglow.....	
23 Kehoe, Alfred—Hanover Nat. Bank,	23,414 39	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	345 69	21 The American Opera Co. (Lim.)—	Carlotta Pinner.....	
18 Lancaster, James H.—E. W. Still-	31 50	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	748 69	23 The Lee Arms Co.—First Nat. Bank	of Utica.....	
18 Levy, Max—F. W. Fink.....	166 03	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	165 69	526 58		
20 Lediard, Charles H.—Central Nat.	2,623 77	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	294 25			
20 Lumpkin, Gilmer A.—Jacob Hecht..	779 79	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	79 98			
20 Lyman, Seymour—Paris Hill Mfg.	97 90	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	38 39			
20* Levy, Beni—Simon Strauss.....	41 56	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	1,708 76			
20 Lehman, Herman—Max Beeber....	4,834 70	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-	49 07			
20 Leaycraft, Henry—A. F. Meeks, as	25 37	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-				
21 Locke, Charles E.—J. W. Covert,	1,289 59	20 Mattoon, Charles F.—J. D. Fessen-	20 Mattoon, Charles F.—J. D. Fessen-				

Table listing names and amounts for Kings County, including entries like 'The A. H. Hart & Co.—P. D. Murray' and 'The Mutual Benefit Life Assoc. of America'.

NOTE.

NEW YORK, February 23, 1888.

Editor RECORD AND GUIDE:

In last Saturday's issue appeared notice of a judgment entered against me by Messrs. Mansfield & Fagan. I desire to state that this judgment was obtained upon my default...

Respectfully yours, PHILIP GOERLITZ, 314 East 46th street.

KINGS COUNTY.

Table listing names and amounts for Kings County, including entries like 'Andriess, S.—M. Sachs' and 'Altgelt, Maria—H. Wilkens'.

Table listing names and amounts for Kings County, including entries like 'Hood, Joseph—E. H. Van Ingen' and 'Hulme, George B.—J. S. Bloomer'.

Table listing names and amounts for Kings County, including entries like 'The Prospect Park and Coney Island R. R. Co.—J. Groll' and 'Taylor, Edwin P.—I. McIntire'.

Table listing names and amounts for Kings County, including entries like 'Wareham, Johanna K. E.—M. E. Grotecross' and 'Wheeler, Henry E.—Dutton & Post'.

SATISFIED JUDGMENTS.

NEW YORK.

February 18 to 24—inclusive.

Table listing names and amounts for Satisfied Judgments in New York, including entries like 'Arents, Charles R.—Frederick Semken' and '*Aikman, Charles M.—Z. E. Simmons'.

Table listing names and amounts for Kings County, including entries like 'Same—N. Y. Silk Mfg. Co., Alfred Wagstaff, as recvr. (F. E. Hurley, by assign.)' and 'Fraser, Evan J.—Frederick Mead'.

KINGS COUNTY.

February 18 to 24—inclusive.

Table listing names and amounts for Kings County, including entries like 'Appleton, "Lucy" V.—J. A. Ketchum' and 'Brown, John W.—C. C. Smith'.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for Mechanics' Liens in New York City, including entries like 'Eight av, Nos. 2585-2603, w s, extdg. from 133th to 139th sts' and 'Seventy-fifth st, Nos. 2-17 E. n s, 100 w Madison av'.

Table listing property addresses and owners in Kings County, including entries for 20 Tenth av, s e cor 99th st, 25x2x100, and 20 St. Nicholas av, s w cor 117th st, 25x75x25x82 11.

KINGS COUNTY.

Table listing property addresses and owners in Kings County, including entries for Feb. 17 Putnam av, n s, 135 e Throop av, 140x100, and 17 Pacific st, n s, 86 w 6th av, 6 houses and lots.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including entries for Feb. 18 Third av, n e cor 95th st, 100 5x100 5, and 18 Broadway, e s, 312 s 41st st, 22.10 ft.

Table listing property addresses and owners in Kings County, including entries for 24 One Hundred and Sixth st, n e cor Manhattan av, 20x100.11, and 24 Broadway, s e cor 41st st, 25x100.

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

EDITOR RECORD AND GUIDE:

Regarding the above lien, I am not indebted to Patterson Bros. one cent. My transaction with them was very small, only for a few sash weights, which I would not have bought had they not quoted me 1/2 lower than anyone else, their total bill being only \$271.

KINGS COUNTY.

Table listing property addresses and owners in Kings County, including entries for Feb. 17 Flushing av, No. 582, s s, Jacob Schoch agt Catharine Patterson, and 17 Ninth st, s w cor 2d av, 75x150.

BUILDINGS PROJECTED.

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

Now ready: A handsome volume of over 200 pages, containing, (1) The New York Building Law, with complete Index, Marginal Notes and Colored Illustrations, showing the heights and thicknesses of walls for all kinds of buildings; (2) Law Limiting the Height of Dwelling Houses, with remarks by the Editor; (3) Laws for Ex-tinction and Prevention of Fires, etc.; (4) Tenement House Law and Health Board Regulations also ten plans of tenements of different sizes,

showing forms of construction approved by the Board of Health; (5) Mechanic's Lien Law with recent amendments; (6) Act for Protection of Life and Limb, showing contractor's liability for accidents, Edited by Mr. Wm. J. Fryer, Jr.; (7) Directory of Architects, for New York, Brooklyn, Yonkers, Newark and Jersey City; the most complete and correct list published. This valuable book is for sale at THE RECORD AND GUIDE office, 191 Broadway, corner of Dey street. Price, \$1.00; by mail, \$1.10.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Greenwich st, No. 435, one five-story brick stable, 25x97, tin roof; cost, \$15,000; Enil Folmer, 435 Greenwich st; ar't, Rentz & Lange. Plan 151. Liberty pl, No. 4, rear, one ten-story brick building (assay office-), 38x25, felt and gravel roof; cost, \$20,000; H. M. & G. W. Platt, on premises; ar't, Stephen D. Hatch; m'n and c'r, not selected. Plan 153.

East Houston st, s e cor Allen st, one four-story brick dwell'g and store, 38.3x56, tin roof; cost, \$25,000; Henry Deyerberg, East Houston and Allen sts; ar't, Fred. Ebeling. Plan 163.

Monroe st, No. 27, one six-story brick store and workshop, 20.6x50, tin roof; cost, \$7,500; Ascher Weinssein, Henry st; ar't, Henry Dudley. Plan 164.

BETWEEN 14TH AND 59TH STS.

40th st, Nos. 342 and 344 W., one six-story brick factory, 33 4x93, tin roof; cost, \$11,000; John Morgan, 67 West 46th st; ar't, Joseph M. Dunn. Plan 157.

47th st, s s, 351 w 11th av, one one-story brick grain dryer, 8x24, iron roof; cost, \$350; Edmund McLaughlin, Stamford, Conn., lessee; b'r, Benj. E. Glauson. Plan 155.

40th st, No. 357 W., one five-story brick warehouse, 20x97, tin roof; cost, \$6,000; J. R. Black, 355 West 4th st; ar't, J. V. Locke. Plan 161.

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

107th st, n s, 55 w 1st av, one one-story brick store, 17x25, tin roof; cost, \$1,000; John Cullen, 2089 1st av; ar't, J. E. Kerby. Plan 148.

107th st, n s, 72 w 1st av, one five-story stone factory, 28x65, tin roof; cost, \$5,000; John Cullen, 2089 1st av; ar't, J. C. Kerby. Plan 149.

70th st, Nos. 217 and 219 E., two five-story brown stone flats, 25x87.6 each, tin roofs; cost, \$18,000 each; Samuel W. Waldron, 105 East 86th st; ar't, G. A. Schellenger. Plan 159.

Lexington av, e s, 80.11 n 120th st, one two-story brick workshop, 20x34, tin roof; cost, \$2,800; John Keirns, 147 East 121st st; ar't, John C. Burne. Plan 162.

3d av, n e cor 82d st, two five-story brick flats, 54.10 and 27.9 x 53.2 and 63.3, tin roofs; cost, corner building, \$49,000, other \$20,000; Frank E. Wise, 124 East 93d st; ar't, G. A. Schellenger, Plan 158.

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

9th av, w s, 25 s 83th st, three five-story stone front tenem'ts, each 25.7 and 19 7x74.8, tin roof; cost, \$20,000 each; M. Brennan, 73 West 69th st; ar'ts, Thom & Wilson; b'r, not selected. Plan 150.

23D AND 24TH STS.

Rogers pl, No. 26, 553 n Westchester av, one two-story frame dwell'g, 17x37.6, tin roof; cost, \$2,800; Victorine Curnick, 286 3d av; ar't and m'n, Robt. Curnick; c'r, John H. Metzler. Plan 154.

187th st, s s, 60 e Alexander av, one two-story and basement brick dwell'g, 15x46, tin roof; cost, \$4,000; Enoch C. Bell, 214 Alexander av; ar'ts, Cleverdon & Putzel; b'r, not selected. Plan 152.

148th st, s w cor Bergen av, one three-story frame club house, 25x63.4, tin roof; cost, \$5,000; Anton Loeffler, 148th st and Willis av; ar't, Adolph Pfeiffer; m'n and c'r, not selected. Plan 147.

Intervale av, w s, 143 n 167th st, one two-story frame dwell'g, 19x25, tin roof; cost, \$1,200; Albert Rector, 481 Cauldwell av; ar't and c'r, Donald D. Kennedy; m'n, A. Rector. Plan 156.

Fulton av, 60 s 168th st, two two-story frame dwell'gs, 20x30, with extension 15.10x14, tin roofs; cost, \$3,000 each; Mary R. Kingston, 168th st and Fulton av; ar't, Louis Falk. Plan 163.

Morris av, w s, 50 n 164th st, one two-story frame dwell'g, 25x40, tin roof; cost, abt \$1,500; Theo. Schreppel, 221 East 41st st. Plan 165.

Washington av, w s, 250 n 180th st, two three-story frame dwell'gs, 21x47.6 each, slate and tin roofs; cost, \$5,300 each; Sereno D. Bonfils, 1662 Washington av; ar't, Frank F. Ward. Plan 167.

3d av, No. 4361, one one-story frame store and dwell'g, 22x40, tin roof; cost, \$500; Ellen L. Kehlaher, 4361 3d av; ar't, Andrew Spence. Plan 160.

KINGS COUNTY.

Plan 170-39th st, n s, 400 e 8th av, one two-story frame store and dwell'g, tin roof; cost, \$2,000; Mrs. J. Ramer, 38th st, bet 8th av and 9th av; ar't and b'r, O. Nelsson.

171-Palmetto st, s s, 175 w Central av, one three-story frame (brick filled) tenem't, 25x60, tin roof; cost, \$4,500; ow'r and b'r, David H. Scott, 823 Gates av; ar't, H. Vollwiler.

172-Union st, s s, 100 e Buffalo av, one two-story frame dwell'g, 20x30, tin roof; cost, \$1,300; Henry Willoughby, Union st, near Buffalo av; ar't and m'n, C. Baur; c'r, M. Thornton.

173-15th st, s s, 275 e 10th av. three two-story frame (brick filled) dwell'gs, 17x36, tin roofs; cost, each, \$2,000; Edw. A. Pallin, 530 15th st; ar't and b'r, H. T. Reeves.

174-10th av, s e cor 17th st, one three-story frame (brick filled) store and dwell'g, 20x40, tin roof; cost, \$2,800; ow'r and ar't, H. T. Reeve, 562 17th st.

175-Chester st, No. 23, one one-story frame store, 17x45, tin roof; cost, \$450; James Trost, 565 Greene av; ar't, A. Herbert; b'r, W. Ballan.

176-4th av, w s, 30 s Degraw st, one two-story brick shop and dwell'g, 29x42 and 40 6, gravel roof, wooden cornice; cost, \$1,400; Charles Hart, on premises; b'r, M. Ryan.

177-Greene av, n s, 90 w Central av, nine two-story frame (brick filled) dwell'gs, 20x50, tin roofs; cost, each, \$2,500; Mrs. L. Singer, 9 Starr st; ar'ts, D. Acker & Son; b'r, not selected.

178-Cook st, No. 187, one one-story frame shed, 25x25, felt roof; cost, \$50; O. J. Nelson, 221 Graham av; b'r, G. Krumerich.

179-Ivy st, No. 144, s s, one two-story frame (brick filled) dwell'g, 20x40, tin roof; cost, \$2,300; Mrs. E. W. Sauerbrei, 92 1/2 Ralph st; ar't, E. Dennis; b'r, O. Dennis.

180-3d av, No. 1011, e s, 75.2 s 39th st, one three-story frame (brick filled) store and tenem't, 25x50, tin roof; cost, \$4,684; Dora R. Bongard, 1011 3d av; ar't and b'r, J. H. Runk.

181-Kent st, s s, 79 w Manhattan av, one four-story brick apartment house, 21x64, tin roof, iron cornice; cost, \$12,000; John Englis & Son, Greenpoint av and West st; ar't, G. M. Walgrove.

182-53d st, n s, 87 w 6th av, one two-story frame dwell'g, 17x25, tin roof; cost, \$800; James Woodhead, 15th st and 5th av; ar'ts, H. L. Spicer & Son.

183-19th st, s s, 270 w 7th av, nine two-story frame (brick filled) dwell'gs, 15.4x45 and 16.8x45, tin roof; cost, each, \$1,800; ow'rs, ar'ts and b'rs, Kay & Bull, 545 5th av.

184-Nevis st, n e cor Degraw st, one story frame stable, 25x80, tin roof; cost, \$700; Maria Timms, 515 Carroll st; ow'r, ar't and b'r, H. Whalers.

185-Conover st, No. 255, e s, 60 n Reid st, one-story frame store, 16x30, board roof; cost, \$750; ow'r and c'r, Francis J. Dibbins, 41 Reid st.

186-Prospect av, n s, 229 w 8th av, one story frame shop, 18x14, tin roof; cost, \$100; ow'r, c'r and ar't, Thomas Holt, Prospect av and 8th av.

187-Osborne st, e s, 100 s Eastern Parkway, one two-story frame dwell'g, 18x28, tin roof; cost, \$1,800; G. Thaford, Herkimer st and Manhattan av; ar't and c'r, W. D. Losee.

188-Jamaica plank road, n s, 175 e Barbey st, one two story and attic frame dwell'g, 21x34, tin roof; cost, \$2,000; John B. Barry, 29 Ditmars st. ar't, Jno. Herr; b'r, not selected.

189-Starr st, n s, 250 w Hamburg av, one three-story frame (brick filled) tenem't and store, 25x50, tin roof; cost, \$4,600; ow'r and ar't, Aug. Greanzig, 25 Starr st; b'r, not selected.

190-McKibben st, s s, 75 e Humboldt st, on rear, one-story frame shed, 16x60, tin roof; cost, \$150; ow'rs and c'rs, Loesser & Schneider, 127 Boerum st.

191-Shepard av, w s, 125 n Blake av, one two-story frame dwell'g, 22x36, tin roof; cost, \$1,700; Edw'd Crook, on premises.

CORRECTION.

Plan 163. Owner's name should be J. Shmid.

ALTERATIONS NEW YORK CITY.

Plan 217-Cypress av, No. 512 E., 100 n 147th st, building moved back 4 ft., cost, \$100; Chas. E. Gensch, cor 147th st and Robbins av.

218-134th st, No. 50 E., rear, attic story raised, partitions removed, &c.; cost, \$500; Michael Collins, 50 East 134th st; ar't, Bart. Walther; b'r, John A. Muller.

219-117th st, No. 206 E., partitions removed, iron girders inserted, &c.; cost, \$500; William G. Wood, 2059 Lenox av; ar'ts, Hornum Bros.; b'rs, Day & Somerville.

220-112th st, s w cor 1st av, new plate glass show windows, entrance, &c.; cost, \$250; Francis Blessing, 65 East 110th st.

221-Varick st, No. 224, front wall shored up, iron girders inserted, &c.; cost, \$300; Conrad Zecher, 81 King st; b'r, Geo. W. Lithgow.

222-118th st, Nos. 537 and 539 E., partitions altered and flues set in; cost, \$800; J. W. Wood, 220 Madison av; ar't, J. H. Whittle; c'rs, Wilson & Warren.

223-4th av, No. 1082, partitions removed, iron girders inserted, etc.; cost, \$100; Henry T. Smith, 58 East 4th st.

224-William st, Nos. 51 and 53, s w cor Pine st, internal alterations, new stairways and elevator shaft; cost, \$10,000; Geo. A. P. H. & F. H. Ader, Pelham, N. Y.; civil engineers, Maclay & Davies; c'r and m'n, not selected.

225-5th av, No. 386, internal alterations, re-fitting, etc.; cost, \$600; John J. Astor, 21 W. 26th st; b'r, John Downey.

226-Lexington av, n w cor 125th st, building raised 6 feet and new tin roof, etc.; cost, \$2,000; Chas. Loughran, 2 West 129th st; ar't, John C. Kirby.

227-Houston st, No. 274 E., new columns, supports, etc.; cost, \$600; Mrs. Notberger Meyer, on premises; ar't, Frank A. Schorer.

228-East Broadway, No. 5, new flooring, stairways and supports; cost, \$300; Wm. Remsen, 115 Broadway; c'r, Wm. A. Hankinson.

229-14th st, No. 7 E., iron girders inserted and one-story and basement brick extension, 25x34.6,

tin roof; cost, \$2,600; Chas. L. Landon, 428 5th av; lessee, John Biddle, 104 East 17th st; ar't, W. Jones; b'rs, Jones & Co.

230-8th av, No. 2285, new foundations, supports, &c.; cost, \$2,000; John M. Pinkney, 146 Broadway; lessees, Mt. Morris Electric Light Co.; m'ns, H. & T. Finney.

231-143d st, No. 604 E., building raised one story; cost, \$800; Charles Walter, 604 East 143d st; ar't, H. S. Baker; c'r and m'n, not selected.

232-Park pl, Nos. 84 and 86, repair damage by fire; cost, \$3,500; Thos. Patten, 226 Greenwich st; b'r, John D. Miner.

233-Canal st, No. 361, new hatchways; cost, \$175; Nancy E. Banta, 65 Hart st, Brooklyn.

234-3d av, s w cor 4th st, one-story brick extension, 24.8x26.8, tin roof; cost, \$2,000; P. J. Cuskley, 132 East 66th st; ar't, G. A. Schllenger.

235-Liberty st, No. 49, insert shaft and elevator, iron and glass skylight; cost, about \$4,000; Antonio Carrio de Sancho, Madrid, Spain; lessee, Ferdinand Fish, as president.

236-4th av, No. 415, stairs, partitions and interior alterations; cost, \$750; Hannah G. Gerry, on premis s; ar't, F. T. Camp.

237-New st, Nos. 5 and 7, new supports and girders; cost, \$2,800; Samuel L. Parrish, 25 East 30th st; ar't, H. J. Hardenbergh; b'r, Jas. B. Smith.

238-121st st, Nos. 420, 422 and 424 E., building moved to rear of lot; cost, \$100; William Austin, 2406 1st av; lessee, Henry Huer, 248 East 119th st; ar't, Andrew Spence.

239-Market st, s w cor Division st, new partitions, foundation supports and two additional stories, tin roof; cost, \$7,500; Mark Hammer-schlag, 174 Park row; ar'ts, Herter Bros.

240-2d av, No. 2496, partitions removed, new store window, &c.; cost, \$200; Elizabeth P. Ingraham, 2d av and 128th st; ar't and c'r, Thomas Dunwoody.

241-33d st, Nos. 264, 266 and 268 W., partitions removed, iron girders inserted and new plate glass store front put in; cost, \$2,000; Rohe & Bro., 336 West 35d st; ar't, Thom & Wilson.

242-42d st, No. 57 W., two-story brick side extension, 30 ft. gable x 16 rear. tin roof; cost, \$3,000; estate of Glorvina R. Hoffman; ar't, Ferdinand Fish; b'r, G. W. Lithgow.

243-32d st, No. 108 W., partitions removed, new wall and light shaft; cost, \$1,100; John B. McCaffrey, 149 1/2 East 85th st; ar't, Edward Wenz.

244-Eldridge st, s e cor Stanton st, foundation walls altered, new supports, plate glass store front and generally overhauled; cost, \$2,500; J. & R. Stemme, 13 Bowery; ar't, William Graul.

245-39th st, No. 515 W., repair damage by fire; cost, \$44; c'r, John Beeker.

246-169th st, 115 e Tinton av, building moved back 20 ft. and set on new stone foundation; cost, \$1,000; Edward G. Williams, 975 East 169th st; ar't, W. W. Gardiner.

247-39th st, Nos. 343 and 345 W., supports, iron girders inserted and building to be connected by iron bridge to rear of No. 312 West 40th st; cost, \$1,000; John Morgan, 67 West 46th st; ar't, Joseph M. Dunn.

248-Pearl st, cor of Hanover sq and Stone st, new partitions, supports, &c.; cost, \$1,500; George Ehret, 4th av, cor 94th st; ar't, Julius Kastner.

249-153d st, No. 620 E., house moved back and set on new foundation walls; cost, \$500; Patrick Shine, 504 East 71st st; b'r, day's work.

250-3d av, No. 4361, house moved to rear lot and set on new foundation walls; cost, \$1,000; Ellen L. Kelaher, on premises; ar't, Andrew Spence.

251-112th st, No. 354 E., extension altered; cost, \$30; Francis Taft, on premises; ar't, Adam Munch.

252-140th st, No. 555 E., new partitions, internal alterations and one-story rear extension, 25x40, tin roof; cost, \$2,000; Wm. H. Brandt, 2394 3d av; ar't, John Brandt.

253-1st av, No. 954, new plate-glass show windows; cost, \$350; Hilda Wittner, 324 East 52d st; ar't, Wm. Graul.

254-Bowery, No. 109, new partitions, stairway supports, etc.; cost, \$200; Henry Klingenstein, 248 East 60th st; ar't, Ernest W. Greis.

255-120th st, n e cor Lexington av, internal alterations and three-story brick extension, 16.7x8.3 1/2; tin roof; cost, \$4,000; John Keirns, 147 East 121st st; ar't, John C. Burne; b'r, day's work.

256-1st av, n e cor 67th st, building connected by one-story brick extension, 39.6x31.6, tin roof; cost, \$3,500; Richard T. Auchmuty, 61 University pl; ar't, Henry J. Hardenbergh; m' nand c'r, not selected.

257-6th st, No. 730 E., extension removed, walls shored up and new supports; Jacob Vetter, 730 East 6th st; ar't, Julius Kastner.

258-152d st, No. 569 E., raised one story, tin roof; cost, \$300; L. Friedrich Olt, on premises; ar't, Julius Kastner.

KINGS COUNTY.

Plan 84-Pacific st, n w cor Hoyt st, two-story brick extension, 10x10, gravel roof; cost, \$300; William Taylor, on premises; ar't, F. K. Irving; b'r, J. A. Loucks.

85-Fayette st, No. 14, two-story frame extension, 11 and 10x20, tin roof; cost, \$350; ———— Excel-ler on premises; m'n, Mr. Schlachter; c'rs, Becker & Ruege.

86-Rockaway av, w s, 100 n Eastern Parkway, one-story brick extension, 16x16, tin roof; cost, \$300; Jacob Wagner, on premises; b'r, J. Pirrung.

87-Franklin av, No. 43, add one-story to extension; cost, \$3,000; Gutta Percha and Rubber Mfg. Co.; ar't, J. Murphy; b'r, not selected.

88-Myrtle av, No. 469, one-story brick extension, 14x20, tin roof; cost, \$450; E. J. S. Baker, on premises; ar't, ———— Sutphin; m'n, W. J. Morrissey.

89-Vernon av, n s, 150 e Sumner av, two story and basement brick extension, 115x24, tin roof; cost, \$9,500; Ferd Munch, Vernon av; ar'ts, Chas. Stoll & Son; b'r, J. Auer.

90-Watkins st, e s, 150 s Livonia av, new cellar walls; cost, \$900; G. Sullivan, on premises.

91-Atlantic av, n s, 100 w Miller av, stone steps to cellar from sidewalk; cost, \$50; E. H. Richards, 256 Atlantic av; b'r, H. D. Cook.

92-Waverly av, No. 67, new rear wall; cost, \$300; C. E. Lanard, 43 John st, New York; b'r, W. Stryker.

93-Fulton st, No. 1854, new store front; cost, \$500; W. Reichold, on premises; b'r, M. Thornton.

94-Fulton st, No. 946, one-story brick extension, 25x20.5, tin roof; cost, \$1,000; August Durring, on premises; ar't and b'r, G. Lowden.

95-Gates av late Magnolia st, No. 290, add two-stories on extension; cost, \$200; James Kilcoyne, on premises; ar't, T. D. Eadie.

96-Shepard av, w s 115 n Blake av, one-story frame extension, 12x14, tin roof; cost, \$150; Edward Crook, on premises.

97-Manhattan av, s w cor Kent st, one-story brick extension, 65x23, tin roof, internal alterations; cost, \$2,000; John Englis & Son, Greenpoint av and West st; ar't, Geo. M. Walgrove.

98-Throop av, No. 161, one-story frame extension, 15x18, tin roof; cost, \$300; H. Vander-schuyt, on premises; ar'ts, D. Acker & Son.

99-Park av, No. 894, one-story frame extension, 19x26, tin roof; cost, \$300; John A. Walter, on premises; ar'ts, D. Acker & Son; b'rs, not selected.

100-Chauncey st, No. 280, new brick cellar walls; cost, \$100; Jas. Steel, on premises.

101-Park pl, No. 97, repair damage by fire; cost, \$800; J. H. Skillman, on premises; ar't and b'r, J. Williamson.

102-Ferry pl, s e cor Sackett st, one-story brick extension, 16x10x10.8, tin roof, new show windows, doors, &c., internal alterations; cost, \$5,000; Hugh Flynn, Henry st; ar't, H. Gilvary.

103-Myrtle av, n e cor Adams st, remove and rebuild front and west walls; cost, \$1,000; Jos. S. Elliott, 20 Cambridge pl; ar't, Geo. Damen.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS--BENEFIT CREDITORS.

- Feb. 20 Held, Marx S., and Levi Spear (firm L Spear & Co., wholesale dealers in tobacco, 184 Water st), to David H. Goodman. 21 Hubbard, Norman, Jr., Harry Hufnagle and Charles H. Patterson (firm Patterson, Hubbard & Co., manufacturers of window shades under the style of Standard Window Shade Co., 113 Worth st), to Edgar A. Tredwell. 23 Rieken, Emile F., and Theodore J. Uckele (firm of Uckele & Rieken, doing business as the Parisian Millinery and Novelty Co. at 1956 3d av), to Minnie Uckele; preferences, \$75. 24 Wall, James H. and Nellie T. (firm J. H. Wall & Co., manufacturers of bonnet frames, 121 Merc'r st), to Michael T. Wall; preferences, \$785. 21 Hershey, Milton S., to Martha B. Snavely. 22 Cottrell, Thomas, to Benjamin F. Carr. 23 Horton, George W., to William E. Stewart.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Feb. Hubbard, Norman, Jr. } Edgar A. Tredwell. 20 Hufnagle, Harry } Patterson, Charles H. }

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

NEW YORK, February 21, 1888.

REGULATING, GRADING, ETC.

106th st, from Boulevard to Riverside Drive, also flagging.* Welch st, from Kingsbridge road to westerly line of Harlem railroad, also flagging †

PAVING.

133d st, from Lenox to 7th av.*

MAINS.

75th st, from West End av to Riverside Drive; Croton † 75th st, from West End av to Riverside Drive; gas.† 77th st, bet 10th av and Riverside Drive; gas.† 77th st, from 10th av to Riverside Drive; Croton.† 102d st, from 2d av to East River; gas.* 115th st, from 7th to 8th av; gas.* 119th st, bet 8th and 9th av; gas.† 119th st, from 8th to 9th av; Croton.* 119th st, bet 8th and 9th av; Croton.† 120th st, from 8th to 9th av; gas.† 140th st, from 8th av to Edgecombe av; Croton.† Edgecombe av, from 137th to 141st st; Croton.† Edgecombe av, from 141st to 145th st; gas.* 134th st, from Brown pl to Southern Boulevard. } water.† 135th st, from Brown pl to Cypress av. } Arthur av, from 177th st to Kingsbridge road; water.†

CROSSWALKS.

Av B, at 84th st.* Boulevard, at north and south sides of 129th st. 150th st, at 10th av.

CHANGE OF NAME.

4th av, from 43d to 96th st, to Park av, †

FLAGGING.

14th st, s s, bet Avs B and C, full width, where not already done +
4th av, w s, from 96th to 102d st, 4 ft wide, also setting curb stones. +

FENCING VACANT LOTS.

89th and 90th sts, Boulevard to West End av, where not already done.*
107th and 108th sts, 10th av to Boulevard, where not already done.*
Willis av, e s, bet 134th and 135th sts, and 100 feet on streets +
7th av, n e cor 123d st. +

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending February 13, 1888. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted:
REGULATING, GRADING, ETC.

Manhattan av, from 100th to 105th st.

PAVING.

89th st, from crosswalk on w s of 8th av to crosswalk on e s of 10th av; granite block.
101st st, from 8th av to Boulevard; trap-block.

FENCING VACANT LOTS.

93d to 94th st, 8th to 9th av, block, where not already done.

MAINS.

89th st, from 8th to 10th av; gas.
149th st, bet 8th and Edgcombe avs; gas.
Manhattan av, from 110th to 115th st; gas.

CROSSWALKS.

5th av, at n and s s of 126th, 127th, 128th and 129th sts.
Av A, at s s of 76th st.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Feb. 20, 1888.

STREET RENUMBERING.

Gates av, from Broadway to city line. } +
President st, from 5th to 9th av. }

ELECTRIC LIGHTING.

Greene av, from Reid av to Broadway. } *
Myrtle st, from Myrtle to Knickerbocker av. } *
Fulton st, n w cor Verona pl } *
Fulton st, n w cor Nostrand av. } *
Atlantic av, n w cor Nostrand av. } *
Oakland st, from Greenpoint av to Ash st. *
Pacific st at Brooklyn & C. I. R. R. } *
Pacific st at Vanderbilt av. } *
Pacific st, s s, 20 e Vanderbilt av. } *
St. Marks av, from Bedford to Buffalo av. *
Madison st, e s, 75 w Bedford av. +

GAS LAMPS.

Stewart st, from Broadway to Evergreen Cemetery +
Rodney st, n w and s w cors South 4th st; uncapped and relighted. +

GRADING, PAVING, &C.

Cooper st, from Broadway to city line. +

CULVERTS.

Macon st, s w cor Verona pl. +

STREET OPENING.

Saratoga av, from Atlantic to East New York av. +

FLAGGING.

44th st, n s, bet 31 and 4th avs. } +
3d av, n e cor 44th st. }

ADVERTISED LEGAL SALES.

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

Delancey st, No. 103, s s, 43 e Ludlow st, 22x60.6, four-story brick store and tenement, by Wm. Kennelly & Bro. (Partition sale) 27
3d av, n e cor 97th st, 100.11x115, four five-story brick tenement with stores on av and one five-story brick tenement on st, by E. F. Raymond. (Amt due \$15,676; the lots were sold last March for \$71,000 with a building loan) 27
58th st, Nos. 354-360, s s, 100 e 9th av, 75x100.5, two seven-story brick flats, Marlborough, by R. V. Harnett. (Amt due \$162,485) 28
109th st, No. 117, n s, 155 e 4th av, 18.9x100.11, four-story brick tenement, by J. T. Stearns. (Amt due \$1,762; prior mort. \$9,000) 28
11th st, No. 304, s s, 75 e 2d av, 25x75.8, four-story stone front tenement with stores, by J. L. Wells. (Amt due \$6,766) 28
110th st, No. 306, s s, 100 e 2d av, 25x100.11, four-story stone front tenement, by J. L. Wells. (Amt due \$3,576) 28
71st st, No. 278, s s, 40 e 11th av, 20x90.5, four-story brick dwelling, by Wm. W. Fogg. (Amt due \$1,097) 29
45th st, No. 450, s s, 125 e 10th av, 25x100.4, four-story brick store and tenement 29
45th st, No. 448, s s, 150 e 10th av, 25x100.4, four-story brick tenement and three-story brick dwelling on rear. 29
by Sheriff, at City Hall. (Sale under execution) 59
18th st, No. 377, n s, 80 e 9th av, 20x47.3, three-story brick dwelling, by R. V. Harnett. (Amt due \$6,965) 1
121st st, Nos. 259-265, n s, 556 w 7th av, 68x100.11, four three-story stone front dwellings, by J. F. B. Smyth. (Amt due \$) 1
Commerce st, n s, 102 e Bleeker st, 21x40, by R. V. Harnett. (Partition sale) 2

KINGS COUNTY.

Flushing av, n s, 121.3 e Bushwick av, 25x233.11 }
to Cook st, 25x236 }
Hamilton av, w s, 111.10 n Henry st, 10.9x83.4x }
21.7x74.7 }
by T. A. Kerrigan, at 85 Willoughby st. (Sheriff's sale) 27
Greene av, n s, 234 e Lewis av, 115.4x100, by Wm. Cole, at 379 Fulton st. 28
Ocean Parkway, e s, 505 n Coney Island plank road, from Coney Island Creek, x east to lot 10, x south to lot 10, x southwest 990 to Dr. Cleveland's land, x west 225.10 to land of Voor-

hees, x southeast 165.7 x northwest 118.9 to beginning, Coney Island, by Wm. Cole, at 379 Fulton st. 1

LIS PENDENS, KINGS COUNTY.

Leonard st, e s, 100 n Meserole st, 25x100. John Baumgarten agt Michael Wittetadt; action for specific performance; att'y, F. N. O'Brien 17
Smith st, w s, 75 s Wyckoff st, 25x100. Thomas Everitt agt Patrick Hart; att'y, Geo. W. Pear-sall 17
McDonough st, s s, 175 w Lewis av, 20x100. Benjamin Andrews agt George W. Tubbs; att'y, John Andrews 17
Havemeyer (late 7th) st, e s, 51.6 s North 2d st, 20 x35x20x80. Elizabeth E. Green agt Peter Baumann; att'y, E. W. Van Vranken 18
Clymer st, e s, 179.6 s w Bedford av, 20x100. William W. Stoll agt Eleanor J. Storms; att'ys, Hurd & Grim 18
Vernon av, n s, 150 w Throop av, 75x100. Alonzo E. De Baun agt James W. Stewart; action for specific performance; att'y, D. T. Walden 20
New Utrecht to Flatbush road, n w s, adj land of Evert Suydam, —, New Utrecht. Anne E. Morss agt Mattie J. Perkins; amended notice; foreclos.; att'ys, Arnoux, Ritch & Woodford 20
Christopher av, e s, 125 s Blake av, 25x100. Peter B. and Bernard J. Sweeney agt Johann G. Theurer et al.; att'y, G. F. Alexander 20
De Kalb av, n s, 4.5 w Reid av, 29.6x100. John Frank et al., exrs. Lewis S. Frank, agt John C. Bushfield; att'y, Chas. H. Machin 20
Raymond st, No. 212, w s, 188.4 n Folton st, 20x 100.6, lots 17, 18 and 32 on map of pleasant cottage sites belonging to the Windsor Terrace Land Assoc., Flatbush, Maria L. Giles agt James B. Giles et al.; partition; att'y, George W. Ellis 21
North Elliott pl, e s, 60 s Auburn pl, 20x60. Samuel W. Sample agt James Sample et al.; action to set aside deeds; att'ys, J. M. & T. B. Seaman East Broadway, s s, 100 e from st running south from said East Broadway to the English neighborhood, 50x100, Flatbush. Abraham Lott and ano., exrs. Jane Antonides, agt David Rumph; att'ys, A. & J. A. Lott 21
Bainbridge st, n s, 117.5 w Lewis av, 17.6x100. Susan Lewis agt Halvin Hager; att'y, Benjamin Wright 23
Bainbridge st, n s, 135 w Lewis av, 17.6x100. Same agt same 23
17th st, n s, 260 e 9th av, 80x108.9x80.7x96.4. James White agt Charlotte C. Van Brunt; foreclos. mechanic's lien; att'y, John F. Nelson 23
Lorraine st, n s, 200 e Court st, 21x75; Jeremiah P. Robinson et al., exrs. Jeremiah P. Robinson, agt Michael Coughlin; att'ys, Boardman & Boardman 23

RECORDED LEASES.

NEW YORK. Per Year
Barclay st, No. 10, store and basement. Charles Le R. du Chaumont de St. Paul to Louis V. Hengstler and Joseph A. Kapp, of Robert Mayer & Co.; 3 years, from May 1, 1888. \$2,900
Broome st, No. 491, basement story and top story. Richard Berg and William Gebhardt to Conrad Hermann. 1 7-12 years, from Oct. 1, 1887. 540
Broadway, No. 840, s e cor 13th st. Mark Spicker to James Pendergast; 2 years, 2 months and 8 days, from Feb. 21, 1888. 5,000
Canal st, No. 179. Mary C. Costenbader to George Heyman; 5 years, from May 1, 1888 3,000
Chambers st, Nos. 177 and 179, all. Catharine, James R., Andrew S., George O. and Austin Hall and Harriet S. Armstrong, Bahsheba Whyte and Anna M. Mildeberger to David W. Lewis and William H. Forker; 7 2/3 years, from Sept. 1, 1888. 2,400
Chryslus st, No. 40, saloon, first floor and basement, Charles Brown to Adam Brede; 3 years, from May 1, 1888, with privilege of extension for 2 years 780
Franklin st, No. 183. Daniel Birdsall, Brooklyn, to John F. McKeon; 3 years, from May 1, 1888. 600
Goerck st, Nos. 63 and 65, lower part, store and stables in rear. George Hilliard to Michaelis Laske and Abraham Bernstein; 5 years, from May 1, 1888 1,200
Grand st, No. 229, store and basement. Daniel D. Brinckerhoff and Thomas S. Olive to John H. Fahy; 10 years, from May 1, 1886. 1,800
Grand st, No. 37. Amy E. Burk to Peter J. Old; 5 years, from Feb. 13, 1888. 1,500
Hester st, No. 34, rear stable. Lewis Greenblatt to marks Meyer; 3 years, from May 1, 1888. 840
Market st, No. 14, store and two rooms in rear. Isaac Gelles to Saverio Cappuccilli; 5 1-6 years, from Mar. 1, 1888 360
Prince st, No. 116, all. Frederick Mermond to Henry Muller; 10 years, from May 1, 1888. 2,000
Ridge st, No. 30, three-story basement high stoop house with three-story rear building. Delia S. O'Reilly to Max Weisel; 6 1-6 years, from Mar. 1, 1888 1,200
Washington st, No. 253. Edward Kenna to Joseph H. Bearn and John N. Crusius, of Joseph H. Bearn & Co.; 5 years, 2 months and 8 days, from Feb. 21, 1888 2,600 and 2,500
3d st, No. 15 W., a l. Henry, Arthur, Eugene and Theodore Schiff and Marie Despaigne and Henry Schiff, trustee for George Gaultier, to Max Wiener; 5 years, from May 1, 1888 2,500
4th st, No. 257 E. Maria Jochum to Moses Cahn; 6 years, from May 1, 1888. 1,320
8th st, No. 137 E., basement and cellar. Frederick S. Myers to Conrad Ries; 3 years, from May 1, 1887 1,000
Same property. Assign. lease. Conrad Ries, with consent of Frederick S. Myers, to George Muger. nom
19th st, No. 161 W. William Cruikshank, agent, to Louis Bastien; 1 1/4 years, from Feb. 1, 1888 720
63d st, No. 236 E. George Philippi to William Khrsam and Alfred Harding; 4 years, from Feb. 1, 1888. 600
52d st, s s, 300 w 8th av, 25x100.5. Ruth A. Wallace, by David Wallace and Hopper S. Mott, her att'ys, to Owen W. McGuire; 3 years, from May 1, 1890. 840

52d st, No. 326 W., being lot No. 45 on block No. 98 tax map 22d Ward. Ruth A. Wallace to Louis Sier; 5 years, from May 1, 1885. 540 to 660
113th st, Nos. 211 and 213 E., all. John Keim to Philip Lenan and Florence D. Bernhardt, of Philip Lenan & Co.; 7 years 2 1/2 months, from Feb. 15, 1888. 1,500
122d st, No. 207 E., store. George Jaus to George S. Butcher; 5 1/4 years, from Feb. 1, 1888. 360
Av A, Nos. 160-164. Henry M. Toeh, exr. Bernard Toeh, to Theobald Noll; 2 years, from May 1, 1888 1,500
Av A, No. 1547, s w cor 8 d st, store and first floor. Henry Greenebaum to Henry Schierloh and Ida his wife; 5 years, from May 1, 1888. 1,200 and 1,300
Av C, No. 126, n e cor 8th st. Samuel P. Patterson to Arthur C. Searles; 10 years, from May 1, 1888 1,300
Av D, No. 76. The New York Life Ins. and Trust Co. trustee for estate of Richard Ray, dec'd., to Edward File; 5 years, from Feb. 1, 1888 550
Lexington av, No. 1718, s w cor 108th st, store and part cellar. Bernard J. Decking to William Fuller; 5 years, from Jan. 1, 1888. 780
1st av, No. 1123, store and extension and basement. Wilhelmina C. Hibbe to Bernard Quinn; 3 years, from May 1, 1888 780
2d av, No. 458, store, front part of cellar and extension. James McGovern to James Gaffney; 5 years, from May 1, 1888 1,640
3d av, No. 96, all. John Bisco to Louis Schuler; 5 years, from May 1, 1889 2,400
3d av, Nos. 2235 and 2237, two stores and extension and cellar. William G. Wood to Max Chase; 5 years, from May 1, 1889 3,750
4th av, s e cor 110th st, store and part of cellar. John Van Dolsen to James Devine; 5 1/4 years, from Feb. 1, 1888 300
9th av, No. 62, store floor and basement. John J. Smith to Marcus Hencke; 5 years, from Feb. 1, 1888 1,500 and 1,600

CHATELS.

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

NEW YORK CITY.

FEBRUARY 17 TO 23—INCLUSIVE.
SALOON FIXTURES.
Anderson, P. A. 92 Greenwich... P. Muller. (R) \$250
Bergin, D. 758 11th av... Roemer Brewing Co. 8,371
Bahruth, H. 129 East Houston... H. Elias Brewing Co. 200
Bertini, B. 145 Wooster... G. Ehret. 6 0
Same, 135 Bleeker... Same. Restaurant, &c. 2,000
Birmingham, J. T. 504 3d av... Bernheimer & S. 2,000
Brede, A. 40 Chrystie... C. Brown. 600
Canning, Annie. 507 W. 331... Bernheimer & S. Air Pump and Connections. 55
Canning, R. 507 W. 33d... Bernheimer & S. Ice Box. 85
Same... same. Ice Box. 75
Cleary, W. 1551 Broadway... C. A. and E. Du Viner. 1,250
Cahn, M. 257 E. 4th... Bachmann Brewing Co. 350
Canino, A. 23 Mulberry and 181 Worth... J. Ruppert. 1,200
Carell & Hattenhorst. 305 West... Burr, Son & Co. (R) 3,250
Chicchetti, P. 44 Mulberry... Ca'h. Lipsius. (R) 600
Crawford, R. F. 140 Park row... W. H. Taylor. Hotel. 4,000
Detmer, M. 155 Forsyth... Metropolitan Brewing Co. 190
Diffley, C. 2053 3d av... Mary E. Devine. 300
Downs, H. B. 10th av and 103d st... Bernheimer & S. Ice Box. (R) 130
Doyle, C. 147 Chatham... P. & W. Ebling. (R) 477
Elgass, F. 448 W. 40th... D. Bernes. 400
Eldich, C. 97 Willett... Cath. Lipsius. (R) 275
Engelke, J. 132 E. 31... Bernheimer & S. 600
Etschel, G. A. 1597 Av A... F. Mosheim. 1,200
Flannery, M. H. 31 Coenties slip... Rubsam & H. 500
Graf, J. 81 4th av... A. Kremer. (R) 500
Greer, J. 235 Monroe... D. Stevenson. 100
Hammer, E. 1074 1st av... Schmitt & S. (R) 150
Hart, J. Broadway... A. Dryfoos. 200
Herrenschmidt, G. 618 Broadway... J. Ruppert. 400
Horstmann, D. 77 Cortlandt... F. Horstmann. (R) 2,800
Jimenez, A. 606 Grand... O. Huber. 510
Kearney, J. F. 137 Mott... C. McDermott. 400
Kiehl, J. 18 Bond... Obermeyer & Liebmann. 625
Kloeti, J. R. 237 3d av... F. & M. Schaefer Brewing Co. (R) 200
Kniehase, C. 1st av... Bernheimer & S. 50
Knox, I. L. 214 E. 98th... G. Ringle & Co. (R) 20
Krieger, C. 169 Av C... J. Kuntz. (R) 300
Kumb, J. J. 57 Clinton... Cath. Lipsius. (R) 300
Kupper, F. 434 E. 14th... G. Ringle & Co. 50
Lannon, J. J. 95 Washington... P. Buckel. 400
Lebowitz, L. 111 Ridge... Metropolitan Brewing Co. 688
McDavett, Anna R. 154 Franklin... Peter Muller. (R) 424
Miller, A. J. B., trustee. 608 Broadway... C. Becker. 1 1/2 int.
Muger, G. 137 8th... G. Rechtel. 1,600
Mahon, J. and P. 195 South... P. Buckel. 700
Mankin, G. B. 366 10th av... J. Kuntz. 900
McCann, J. 146 3d av... J. Doyle. 1,000
McMahon, Eliz. 1444 1st av... Shook & Everard. 700
Metz & Bunten. 8 E. 23d... J. Everard. 9,420
Murphy, J. J. 378 1st av... D. Stevenson. 500
Myer, P. 1129 2d av... T. Hunt. 400
Nicolai, L. 478 7th av... C. Stein. (R) 40
O'Connell, M. 1968 2d av... Bernheimer & S. 120
Ordemann, C. 14 5 2d av... H. Meinken. 3,500
O'Callaghan & Morrisey. 324 E. 56th... Burr Brewing Co. 400
O'Kieffe, C. 6 Jackson... Obermeyer & L. (R) 170
Ordemann, W. 316 E. 6th... C. Ordemann. 300
Pappiti, V. 211 Mott... Bernheimer & S. 400
Palangio, E. 357 Broome... Bernheimer & S. 50
Same... same. Ice Box. 75
Porges, M. J. 203 Canal... Bernheimer & S. (R) 4,000

Name. 36 Rivington... same. (R) 2,500
Quinn, B. 1122 1st av... Bernheimer & S. 500
Richter, M. 761 E. 166th... A. G. Hupfel. 150
Richter & Gerth. 335 and 337 Broadway... Olga H. Richter et al., exrs. 6,000
Rothman, Jr., G. 64 Fulton... G. Bechtel. 444
Schenckbecher, L. E. 431 Broome... G. Bechtel. 900
Schierloh & Noll. 197 Bowery... Brunswick-Balke-Coller Co. Billiards. 950
Schroeck, M. 237 E. 3d... P. Muller. 480
Stricker, S. 1332 1st av... Bernheimer & S. 700
Stroppel, H. 140 7th... J. Eichler. (R) 285
Sulzer, Dorathea & Catherine. Sulzer's Park, &c... A. G. Hupfel. Park and Casino. (R) 8,000
Wallace, W. H. 1223 and 1225 Broadway... New York Museum Assoc. Restaurant. (R) 383
Walsh, H. 617 1st av... Bernheimer & S. House. (R) 75
Woeniger, R. 176 Essex... Metropolitan Brewing Co. 400
Zarek, S. S. 57 Suffolk... Burger & Hower Brewing Co. 300

HOUSEHOLD FURNITURE.

Allshouse, W. 164 E. 89th... J. Moriarty. 142
Becker, Magdalena. 128 Ridge... S. Rossman, Jr. 127
Branch, Lena. 229 W. 16th... Wheelock & Co. Piano. 325
Banks, Frances E. 114 W. 23d... Bertha Propst Barlow, J. F. 200 W. 42d... Epstein & Son. 686
Blaine, J. G. 338 E. 79th... S. Green. Piano. 120
Blake, Fannie. 211 E. 14th... A. Baumann. 139
Burns, T. E. 169 E. 69th... P. W. Park. Piano. 195
Carey, Mary M. 447 E. 117th... G. Silverman. 110
Carson & Lynch. 223 W. 40th... Esther Mibach. 300
Chatterton, M. Carrie. 16 W. 60th... Fidelity Indorsing, &c. Co. 245
Coleman, Julia. 63 W. 9th... H. Matthews. 120
Curcaine, H. 100 W. 86th... S. Epstein & Son. 185
Callahan, Minnie. 275 E. 10th... F. J. Brechtel. 101
Carroll, J. T. 64 Washington pl... C. Molchenbaker. 308
Chisholm, J. A. 420 E. 79th... Jordan & M. Cohen, H. 44 Attorney... Sarah Cohen. 150
Dillon, Margaret. 310 Henry... Alexander Bros. 136
Dreyfuss, Jennie. 162 E. 107th... J. Moriarty. 107
Denison, Florence P. 221 W. 37th... D. Schwarzkopf. (R) 1,366
Devere, Jennie. 16 E. 4th... H. Kremer. (R) 1,615
Edwards, W. A. 229 E. 105th... F. G. Smith. Piano. 800
Ehrlich, Maria. 1577 3d av... H. Van der Wyk. (R) 112
Englande, Regina. 182 E. 75th... A. R. Peabody Fowler, Agnes S. 101 W. 21th... H. S. Eisler. 150
Ferres, Virginia. 204 E. 72d... W. Heintz Sons. (R) 739
Fenn, Ella. 837 6th av... J. Moriarty. 300
Fetzer, M. 977 10th av... O'Farrell & H. Flockhart, Margt. E. 149 E. 128th... E. F. Tomtelotte. 750
Flockhart, May C. 149 E. 128th... A. Schulz. 124
Gallagher, D. 414 W. 53d... Alexander Bros. 188
Gansman, G. 235 W. 4th... Fidelity Indorsing, &c. Co. 188
Gannoud, M. 315 W. 25th... O'Farrell & H. Giffin, J. 142 E. 52d... A. Baumann. 175
Gottlieb, M. 2310 1st av... Dreisacker & Co. 261
Gunther, H. 199 E. 100th... A. Stauff. 378
Gurtler, E. 29 Stanton... F. J. Brechtel. 307
Graham, A. W. 763 3d av... G. Reubel. 110
Gomer, F. 22 W. 19th... J. Thibault. 1,000
Heidemann, H. 78 1/2 Norfolk... Amalie Joachim Haarmann, R. 114 E. 120th... Cath. McDonough. Organ. 181
Halligan, J. C. 418 E. 86th... O'Farrell & H. Hiscoc, Kittie. 23 Manhattan... J. Moriarty. 129
Holtje, A. 117 W. 60th... A. Pawel. 201
Hunt, A. E. 210 E. 34th... F. J. Brechtel. 132
Keyes, J. 623 E. 17th... J. Dillon. Piano. 125
Knopf, S. 348 E. 42d... O. F. Pratt. Piano. 195
Koodell, J. B. 82 E. 9th... W. J. Ruddell. 259
Kuhlke, J. 1958 3d av... A. Pawel. 116
Kelly, Annie E. 83d st, near 10th av... S. Knapp. Carpets. (R) 121
Kerr, C. 12 Barrow... S. Epstein & Son. 161
Legendre, Rose. 50 W. 89th... D. Schwarzkopf. 499
Lissner, Etta G. 95 5th av... F. G. Smith. Piano. 350
Levy, Clara. 4 Orchard... Krakauer Bros. Piano. 300
Lafin, W. 546 W. 40th... J. White. 200
Lama, C. 209 E. 33d... F. J. Brechtel. 240
Lee, J. 11 Cornelia... O'Farrell & H. 108
Lowenber, J. 126 E. 123d... J. W. Pratt. 187
MacMichaels, S. 325 W. 26th... A. R. Peabody. 130
Marcher, Caroline. 253 W. 33d... Fidelity Indorsing, &c. Co. 335
McCormack, Eliza J. 40 W. 25th... T. Little. 250
McGuire, J. 267 10th av... D. M. Brown. 115
McCarthy, Ellen. 12 Rutgers pl... Alexander Bros. 182
Monahan, J. J. 112 E. 113th... Alexander Bros. 104
Monahan, P. 59 Cannon... Alexander Bros. 132
Moye, Jane. 213 7th av... Alexander Bros. 221
Muller, W. 141 West Houston... W. J. Ruddell. 612
Mahony, P. J. 310 Bowery... Mary Silverthau. 214
McCarthy, Mary. 584 7th av... A. Baumann. 950
McDougall, W. L. 238 W. 134th... Eliz. R. Tomtelotte. 150
Mowbray, Matilda H. 1013 Madison av... Hess & Co. 250
Murray, J. H. 444 W. 43d... D. Schwarzkopf. 146
Nissen, A. 227 E. 93d... Jordan & M. 250
Perey, Annabel. 201 W. 46th... S. Epstein & Son. 172
Palmer, M. A. 343 W. 23d... Wheelock & Co. Piano. 400
Phair, J. 143 E. 58 h... Anna P. Edgar. (R) 100
Phillips, W. K. 204 W. 25th... Cowperthwait & Co. 447
Pomevantz, M. 247 Broome... Alexander Bros. 140
Reiken, E. F. 1936 3d av... Fidelity Indorsing, &c. Co. 810
Reilly, J. 81 E. 113th... T. Stacom. 309
Robinson, M. 205 East Broadway... A. Hahn. Piano. (R) 125
Simon, Annie. 4 Allen... S. Epstein & Son. 153
Smiley, Josie. 263 W. 11th... H. Jaeckel. 300
Steinhard, M. 360 W. 58th... F. G. Smith. Piano. (R) 185
Sullivan, Mary. 230 W. 21th... H. Kramer. 181
Schlansky, J. L. 111 Division... A. Hahn. Piano. 260
Schaffer, G. W. 242 E. 50th... Thoesen & Uhl. (R) 781
Sihler, Eliza and P. Water st, Kingsbridge... J. C. Collins. (R) 181
Simons, S. - Ludlow... S. I. Herschmann, 196

Squire, Mary F. 334 W. 58th... A. W. Van Winkle. 830
Sullivan, Mary. 57 W. 85th... Mary J. Kelley. 600
Taylor, Annie A. 1983 Lexington av... Fidelity Indorsing, &c. Co. 125
Tibbs, Emma J. 118 E. 23d... L. Arcularius. 800
Tucker, J. 151 E. 108th... F. J. Brechtel. 146
Tiffany, E. N. 113 W. 56th... S. Knapp & Co. Carpets. 200
Vasquez, J. M. 176 Broadway and 450 W. 57th. Fidelity Indorsing, &c. Co. 206
Weinstock, A. Brooklyn, E. D... M. Reinach. (R) 246
Wolf, J. 152 E. 86th... S. Knapp & Co. Carpets. 100
Williams, H. 1809 3d av... Alexander Bros. 105
Wellington, R. 326 W. 59th... N. Y. Fur. Co. 160
Wormser, Esther. 1537 Av A... J. Moriarty. (R) 163
Ztassny, W. 72 W. 50th... C. N. Richards. 156

MISCELLANEOUS.

Adams, F. 400 10th av... Marvin Safe Co. Safe. 100
Bohmer, H. R. 46 Delancey... F. Kruger. Horse. 100
Brohpy, W. 132 Reade... J. McIntyre. Machinery. 2,000
Bologna, M. 504 W. 52d... P. Westphal. Barber Fixtures. 74
Bruder, C. F. 89 Walker... J. G. Grassmuck. Machinery. (R) 800
Coughlin, Margaret... G. Dessecker. Coach. 39
Carroll, M. 141 E. 8th... T. Ruzen... Cigar Fixtures. 350
Church, M. L. 1885 3d av... W. J. Lane. Engine. 250
Dippel, F. 400 1st av... F. Stoltenow. Store Fixtures. 150
Denison & Bringer. 105 Orchard... Roggen & Eisenstein. Machinery, &c. 100
Dreyfus, S. 26 Beaver... Kruse Check and Adding Machine Co. Machine. 200
Ellis, H. 385 6th av... A. Goldsmith. Store Fixtures. 1,236
Fabarius, F. W. 181 Orchard... J. C. Klatzl. Bakery. 65
Fessler, F. 631 11th av... P. Westphal. Barber Fixtures. 54
Fischetti, N. 32 Horatio... F. Guarino. Barber Fixtures. 44
Fooge, O. W. 11 Leonard... C. D. Degenhardt. Milk Business. 250
Fawcortz, D. 650 5th... C. Blass. Barber Fixtures. 100
Fogg, C. H., manager. 45 Kossuth, Bridgeport, Conn... C. B. Rogers & Co. Machinery. 505
Freund & Stein. 154 East Houston... Weilers Liberty Machine Works. Printing Press. 278
Friedheim, L. 648 2d av... D. Appleton & Co. Cyclopedia. 196
Gipp, Katie. 12 Beach... J. L. Jarvis & Son. Bakery. 575
Goelner, J. 76 Chrystie... Philippina Scheidt. Milk Store, Horses, Wagons, &c. 800
Goth, Charlotte. 34 Lewis... H. Adler. Bottle Business. 400
Hannier, M. 123 Suffolk... E. Marscheider, Butcher Fixtures. 190
Hartcorn, H. S. 101 Canal... J. Weiss. Barber Fixtures. 100
Hein, Margaretha. 901 3d av... H. Esser. Bakery. 1,000
Hohler, J. 69 1st av... P. Westphal. Barber Fixtures. 57
Huck, Jr., G. 104 Fulton... Fairchild Bros. & Foster. Barber Fixtures. 250
Jackson, Ida. 467 6th av... A. Gilles. Store Fixtures. 102
Johnson, C. P. Worcester, Mass... P. Prybil. Machinery. 325
Jones, P. S. Long Point Hotel, Torrey, N. Y... Sampson & Angle. Hotel. 2,181
James, J. N. 129 W. 27th... S. Littman. Barber Fixtures. 78
Jones, T. W. 54 Vesey... Van Dorn & Hackett. Machinery. 115
Kayser, H. 174 and 176 Worth... E. Rau. Machinery. (R) 100
Kahrs, J. 2543 8th av... Mosler, Bowen & Co. Safe. 100
Kraus, G. J. 231 Bowery... Kruse C. & A. M. Co. Machinery. 175
Luigi, V. 228 Elizabeth... L. Seracino. Store Fixtures. 38
La Corte & Pantolfa. 462 7th av... A. Galella. Barber Fixtures. 410
Maduska, J. Astoria... Straus & Rowen. Horse, Carts, &c. 110
McDermott, J. 515 W. 39th... J. Carroll. Horses, Trucks, &c. 750
McDougall, C. 528 and 530 W. 28th... New Haven Mfg. Co. Machinery. (R) 1,050
Martin, Sophia. 86 Allen... A. Jacobs. Furniture, Store Fixtures. 480
Martin, P. H... Kruse C. & A. M. Co. Machinery. 180
Maurer & Thomsen. 124 Elizabeth... G. L. Jaeger. Machinery. (R) 1,200
McWilliams Printing Co... Campbell Printing Press and Mfg. Co. Printing Office. 6,300
Muller, C... Esther Goldman. Gardener's Fixtures, Tools, &c. 603
Mowbray, Matilda M. 1013 Madison av... Archer & Pancoast Mfg. Co. Fixtures. 518
Nickerson & Smith. 506 W. 30th... C. W. Nickerson. Horses, Trucks, &c. 1,500
Nixon, J. B. 25 Ann... J. Metz. Printing Office. (R) 120
Naber, G. C. 412 W. 53d... F. D. Naber. Bakery. 150
Newton, R. R. 177 Prince... Garvin & Co. Machinery. 100
Nimschke, L. W. 182 Centre... Eliza Kuhn. Manufactory of Blind Fasteners, &c. nom
Pepa, F. 178 Park row... G. Santagelo. Barber Fixtures. 250
Petrona, R. 239 Bowery... A. Petrona. Barber Fixtures. 117
Same. 223 Av B... same. Barber Fixtures. 136
Poudt, A. 649 10th av... E. Bunn. Ice Cream Machinery, &c. 1,750
Petrona, R. 211 Mott... P. Alderi. Barber Fixtures. 132
Queller, J. 43 Essex... Mosler, Bowen & Co. Safe. 157
Russell, J. St. Anns av and 137th st... W. H. Stillwell. Horses, &c. 2,850
Riekers, A. 2093 2d av... G. Lange. Grocery. 2,850
Rogers, J. H. Saratoga Springs... Glens Falls Ins. Co. Hotel. (R) 31,000
Saturday Night Co. 11 Vandewater... J. P. Rathbun & Co. Printing Press. 65
Schneider, H. 825 W. 41st... Eliza Kim, Store Fixtures. 250

Seeber, F. 194 E. 7th... Benkiser & King. Horse and Truck. 400
Semmig, J. and G. 6 Reade... G. H. Simpson. Printing Office. 300
Sheppard, D. V. L... F. A. McIntyre. Canal Boat George Tab'r. 1,375
Same... same. 1/2 Int. in Canal Boat B. H. Hunting. 750
Short, J. 403 W. 41st... Thos. White. Horse, Carriage, &c. 250
Smith, H. P. 573 W. 34th... Annie F. Shardlow. Barber Fixtures. (R) 150
Sutton, Chas. K., Chas. K., Jr., Cornelius K., Grace and Edward K... A. Valentine. All Int. in Estate Real and Personal of Daniel C. Kingsland, dec'd. (R) 25,000
Schaffmeier, M. J. 325 E. 121st... B. Weill. Horses. 620
Schneider & Co. 106 14th st... Marvin Safe Co. Safe. 120
Spiegel, L. 2290 2d av... J. Weiss. Barber Fixtures. 129
Stillwell, W. H. 492 Southern Boulevard... Ann Jackson. Horses, Trucks, &c. 946
Thorp, H. W. 212 Broadway... Kruse C. & A. M. Co. Machine. 250
Turner, W. 179 Reade... P. Smith. Liberty Press. 1,115
Toner & Son. 64th st, near 11th av... F. L. Froment. Machinery. (R) 585
Vassmer, Margaret. 183 1st av... H. & P. Droscher. Butcher Fixtures. 572
Wiener, M. 138 W. 10th... Julia Katz. Butcher Fixtures. 250
Wilder, A. M... H. L. Herbert & Co. Canal Boat Framer. (R) 500
Welesthoff, A. 111 Canal... B. Propst. Store Fixtures. 200
Walter, J. N. 33 Liberty... W. H. Butler. Safe. 195
Wilbers, A. and H. 431 East Houston... J. Brevi. Horses, Coaches and Undertaker Fixtures. 6,000
Yanofsky, H. 62 Walker... M. Jerufsky. Button-hole Machine. 100

BILLS OF SALE.

Becker, W. 1047 2d av... Kath. Becker. Saloon. nom
Entler, M. 319 E. 53d... H. Jarck. Coal Route. 5 0
Healy, A... J. Hannan. Horses, Trucks, &c. 1,000
Jordan, J. 12 Suffolk... N. Sinetz. Locksmith Shop. 200
Keim & Treubel. 213 E. 113th... P. Levean & Co. Flour and Feed Business. 2,250
Kledaisch, A. 170 East Houston... W. Volm. Provision Store. 300
Kimball, J. W. The Florence, Room 21... Palmer & Embury. Furniture. 700
Kurz, Friedericka. admr. Gottlieb Kurz... Chas. Kurz. Int. in Firm of Kurz & Son. 3,772
Lange, G. 2093 2d av... A. Rickers. Grocery. 3,000
Montag, S. M. 1989 2d av... Fanny B. Marks. Tailor Fixtures. 646
Mott, H. B. 104 John... Jane A. Lewis. Furniture. val. consid
Pinckney, W. F. 29 Fulton... J. H. Hubbard. Stock Rustic Furniture, &c. 1,000
Rickers, A. 2093 2d av... G. Lange. Grocery. 2,850
Simons, J. 146 E. 125th... A. Kaufman. Cigar Fixtures. 525
Stangler, M. 28 Greenwich... Rebecca Lowensohn. Store Fixtures. 100
Stegelman, A. 507 W. 86th... R. Gobber. Cigar Fixtures. 200
Tribit, S. W. Boulevard, s w cor 80th st... Louise Tribit. Furniture. nom

ASSIGNMENTS OF CHATTEL MORTGAGES.

Brown, C., to G. Ehret. (Mortgage given by A. Brede, Feb. 17, 1888). 500
Katz Bros. to F. M. Townsend. (K. Bradt, June 17, 1887). 1,200
Mendelson, Sarah, to D. J. Frankel. (Rosa Siegel, Feb. 3, 1888). 600
Selleck, N., to W. R. Baird. (Manhattan Type Foundry, Dec. 30, 1887). 3,500
Shotwell, B. A., to M. W. Gibbons. (J. McCue, May 16, 1887). val. consid
Stillwell, W. H., to E. P. Steers. (J. Russell, Feb. 14, 1838). 250

KINGS COUNTY.

FEBRUARY 16 TO 22--INCLUSIVE.

SALOON FIXTURES.

Baluka, A. 119 Furman... Budweiser Brewing Co. (R) \$500
Berghelm, G. L. 1323 Broadway... Cath. Lipsius. (R) 1,100
Connolly, T. H. 6th av and 10th st... E. Ochs. 3,000
Crombie, J. 61 Marion... S. Wrynn. Saloon and lease. 310
Dannbacher, F. 33 Sands... Hattie Klauberg. 1,400
Dietz, G. 100 Cook... E. Ochs. 175
Duggan, N. 79 Gates av... Kate L. Johnston. 1,000
Eismann, M. 197 Montrose av... Cath. Lipsius. (R) 300
Esher, M. 9 Van Cott av... Cath. Lipsius. (R) 400
Flood, P. 132 Roebling... P. Meegan. 215
Frank, Margaretha. Boerum st... Burger & H. Brewing Co. 500
Gohlingorst, H. 97 Bushwick av... W. Ulmer. (R) 870
Hasenpflug, C. 16 Seigel... H. B. Scharmann. 300
Hickey, P. H. 177 Sackett... Ringler & Co. 800
Johnston, A. 110 Van Cott av... Cath. Lipsius. (R) 250
Kissel, Emma M. 169 Harrison... Mary A. Kissel. 2,000
Kleist, Anna D. 156 Myrtle av... Cath. Lipsius. (R) 300
Lohman, D. 6th av, s e cor 14th st... C. H. Martens. (R) 800
McGovern, W. 388 Grand... Cath. Lipsius. (R) 1,000
Morrow, L. 175 Bayard... J. Ruppert. (R) 200
Nathan, M. 1992 Fulton... Metropolitan Brewing Co. 225
Rohlf, A. 154 20th... Cath. Lipsius. (R) 350
Rathjen, W. H. 81 Sands... F. Munch. 600
Schneider, L. 111 Varet... E. Ochs. 1,460
Stutz, J. T. 805 Flushing av... L. Eppig. 600
Seubert, P. 12 Throop av... Obermeyer & L. 300
Weidmann, W. 31 Evergreen av... Cath. Lipsius. (R) 700
Zimmermann, B. 632 Broadway... Cath. Lipsius. (R) 1,000

HOUSEHOLD FURNITURE.

Baden, Mary. 230 Palmetto st... J. A. Schwarz. 151
Bibby, Mrs. G. 435 Pacific... F. G. Smith. Piano. 850

Table listing names and addresses in the left column, including Bostwick, J. 486 Greene av... F. G. Smith. Piano.

MISCELLANEOUS. Table listing names and addresses, including Bowers, E. C. 291 Clinton... D. Appleton & Co. Books.

Table listing names and addresses, including Same... same. Coach Factory. 100.

BILLS OF SALE. Table listing names and addresses, including Cantwell, E. J. 213 Hamilton av... M. Shea and ano.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES. Table listing names and addresses, including Albrecht, Susanna—H Morbach, Hunterdon st. \$1,250.

Table listing names and addresses, including Same—Bloomfield. 20,000.

MORTGAGES.

Table listing names and addresses, including Ackerman, A L—A Van Houten, Bloomfield. 600.

CHATTEL MORTGAGES.

Table listing names and addresses, including Budd, Frederick, Montclair—C Lehman, horses and wagon.

HUDSON COUNTY.

CONVEYANCES. Table listing names and addresses, including Bianchi, L L—J Ardito, Hoboken. \$1,200.

Meyer, Elise, trustee—Ellenora Winter, Bayonne	nom
Murray, Andrew—H Mooney, J City	1,800
Murphy, D J, and Catharine T McGrath—H W Winfield, J City	nom
Newbold, Elizabeth—The Board of Township Committee Township of Kearney, Kearney	400
Northern Lodge No 25 of Free and Accepted Masons of Newark, as trustee—T Campbell, Kearney	110
Ogden, W B, by exr—The trustee of the James Meth Epis Church, J City	nom
O'Halloran, D O—A Puster, J City	1,500
Ondordok, Emily—Jane Matthews, J City	2,250
Parker, Cortland, Jr—M Gerhardt, Bayonne	1,150
Perkins, Catharine T—W H Everson West Hoboken	325
Same—same, West Hoboken	200
Ploegar, Barbara—A Blume, Union	2,500
Potter, Mark, lega'ee H C Potter—L Allyn, Bayonne	nom
Reakirt, L G and J C, and C P Johnson et al—A Schryock, Bayonne	nom
Riley, J M—W B Smith, Kearney	nom
Salter, D B—A P Salter, Bayonne	500
Schmidt, Louis—C Gravatt, West Hoboken	nom
Smith, Theodore—The United N J Railroad and Canal Co, J C ty	42,400
Smith, W B—Margaret A Riley, Kearney	nom
Stammel, Bernard—Kate Stammel, J City	3,500
Taylor, Annabella—S Hays, J City	nom
Taylor, Amy D J, by extrx—J S Burke et al	nom
Tew, Georgia—Caroline Krause, J City	5,750
Traphagen, Henry—Ann P Hilliard, J City	nom
Van Horne, Garrett—J Wilkinson, J City	50
Van Horne, Jacob—Martha Hunter, J City	800
Yannet, Margaret—T Morris, West Hoboken	2,500
Van Vorst, Julia—M Kilen, J City	550
Wareing, Robert—H R Jacobs, Hoboken	nom
Wilwood, Joseph, and Maria L Rudd et al—J McMullin, J City	1,750
Wichmann, J E—T A Otts, West Hoboken	1,200
Williams, M S—J B Williams, North Bergen	5,000
Wiltener, Charles—B Shenan, J City	5,000
Wittreich, Charles—W Gulden, Jr, Union	11,000

MORTGAGES.

Ashbey, Margaret R—The Home Mutual B and L Assoc, installs	10,000
Bettcher, L F—C B Fowler, 1 year	800
Bliss, Hattie A—Guard of Almira E Bliss, 1 year	4,000
Coleman, Peter—G R Mackenzie, 6 months	30,600
Cordock, James—Anna M Moller, Hoboken, 5 years	500
Cullan, Edward—The Provident Institution for Savings in J City, 1 year	1,400
Culver, J E—A I Culver, 1 year	3,000
Dauchy, W E—The Hoboken Bank for Savings, 1 year	1,000
Eckes, Emelia—The Hoboken Bank for Savings, 1 year	1,500
Everson, W H—L M Voegel, West Hoboken, 3 yrs	500
Frith, Emma—H Bragan, Kearney, 1 year	300
Gardner, John—J D Baldwin, Union, 1 year	1,500
Gerhardt, Michael—C Parker, Jr, Bayonne, 3 years	650
Grivillot, Auguste—A L Lutkins, North Bergen, 7 years	250
Goetz, Catharine—H F Reinhard, 3 years	400
Green, C F—Eliza Hoff, 5 years	1,500
Gulden, William, Jr—C Wittrei h, Union, 2 years	6,000
Henemeir, Hannah M—J Horning, 3 years	900
Hunter, Martha—J Van Horn, 10 years	600
Krause, Caroline—Georg na Tew, 8 years	3,500
Kriete, H A—Mathilda Zimmerman, 4 years	700
Leach, W H—The Bergen Mutual B & L Assoc No. 2, installs	1,000
Le Mair, J B—Hannah E St John, 3 years	50
Leonard, S C—E A Dugan, 1 year	1,500
Limerich, Joshua—F Steger, Hoboken, 1 year	400
Matthews, Jane—Exr of Catharine D. Abernethy, 3 years	1,000
Moore, Ida H—A F Fay, Kearney	1,000
Otte, I A—J E Wichman, West Hoboken, 4 years	800
Spellacy, Mary—Annie Spellacy, Union, 2 years	500
Sunkle, George—The North Hudson Co B & L Assoc, installs	1,600
The trustees of the James Methodist Episcopal Church—J City—R J Von Cleff, 3 years	3,000
Tillach, Theodore—T White, Bayonne, 3 years	1,500
Tobiasson, Owen—The Phoenix L & B Assoc, installs	2,100
Turnbull, T E—Lizzie J Reich, Kearney, 3 years	2,000
Walton, James—J H Curry, 5 years	212

CHATEL MORTGAGES.

Bradley, Ann—Hoos & Schulz, furniture	152
Brandt, L R, and J R Letts, partners as Brandt & Letts, Hoboken—W Letts, house furnishing goods, horses, truck and harness	900
Goemann, H F, Hoboken—Betty Heinz, drug store	1,500
Lange, Agnes—T Ellert, furniture	200
Same—H F Goemann, drug store	1,450
Lewis, E H—The F & M Schaefer Brewing Co, saloon	600
Lilliendahl, W H—Eleanor G Prall, slate mantels, horses, truck, harness	500
Lindsey, Jennie—F G Smith, piano	157
Mehring, F A, Hoboken—H Wohlfahrt, saloon	500
Noble, Melville—F G Smith, organ	95
Oerfeld, W C—F G Smith, piano	290
Phillippe, H M—Hoos & Schulz, furniture	232
Quahl, Louis—Snyder & McCran, horse and wagon	75
Rusch, W F, Hoboken—The Henry Elias Brewing Co, saloon	212

BILL OF SALE.

Givernaud, Etienne and Louis, firm Givernaud Bros, West Hoboken and elsewhere—Givernaud Bros, silk machinery, &c	150,000
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JUDGMENTS.

Sullivan, D F, and D J Burke—Peter McQuade, The Garret Meyer Chemical Co—Ephraim Van Ness	202
	888

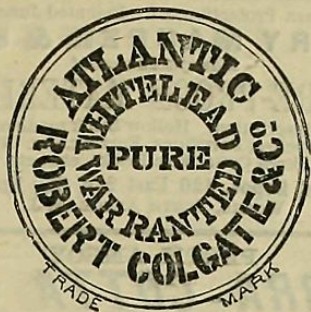
MECHANICS' LIEN.

Rikeman, A P—William Hogan	1,039
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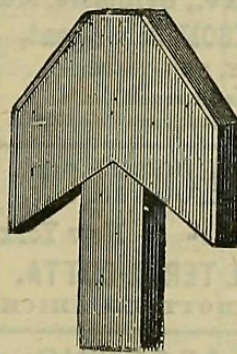


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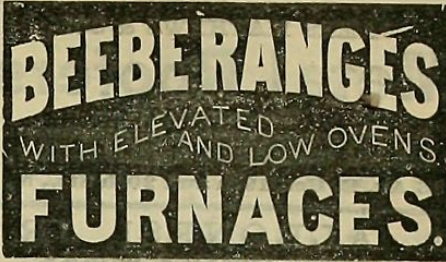
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 FRANK'S Patent Reflectors give the Most Powerful, the Softest, Cheapest and the Best Light known for Churches, Stores, Show Windows, Parlors, Banks, Offices, Picture Galleries, Theatres, Depots, etc. New and elegant designs. Send size of room. Get circular and estimate. A liberal discount to churches and the trade.
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 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. Being easily and rapidly operated they neither rattle nor get out of order. They economize space by doing away with pockets and the necessity of furring out, and can be removed and replaced instantly, without even drawing a screw. They require no special frame as they can be attached with equal facility to any window. For workmanship or style, these Blinds are not excelled by any in the market.
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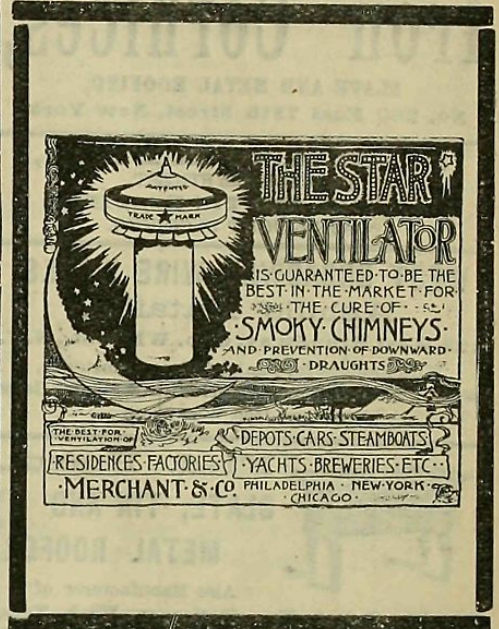
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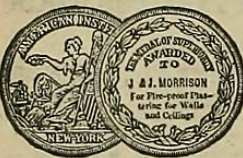
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 Being Dried Before Leaving Factory, can be Applied to
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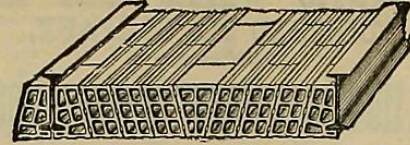
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Iron Beam Protection. Patented June 3, 1884.
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FIRE-PROOF MATERIAL
 Of every description. Hollow Brick made of Clay for
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 74 Chambers Street, - - New York.
ARCHITECTURAL TERRA-COTTA.
BUFF, RED AND MOTTLED BRICK.

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.

BRICK.

Pale.....	\$ M	\$	Cargo afloat
Jerseys.....	—	—	(Nominal.)
Long Islands.....	—	—	—
Up Rivers.....	—	—	—
Haverstraws, seconds.....	—	—	—
Haverstraws, firsts.....	—	—	—
Choice cargoes.....	—	—	—

FRONTS.—Nominal.

Croton and Croton P'ts—Brown	\$ M	\$14 00	@15 00
Croton do do—Dark.....	—	15 00	@16 00
Croton do do—Red.....	—	15 00	@16 00
Wilmingtion.....	—	23 00	@25 00
Philadelphia, alongside pier.....	—	27 00	@28 00
Trenton, do.....	—	27 00	@—
Baltimore, on pier.....	—	37 00	@41 00
Baltimore, moulded.....	—	50 00	@50 00

Yard prices 50c. per M. higher, or, with delivery added, \$2 per M. for Hard and \$3 per M. for North River front Brick. For delivery add \$5 on Philadelphia, Trenton, and \$5 on Baltimore.

FIRE BRICK.

Welsh, ex vessel.....	\$21 00	@21 25
English.....	22 00	@24 00
English, choice brands.....	30 00	@32 50
Scotch.....	30 00	@32 00
Silica, Lee-Moor.....	25 00	@27 00
Silica, Dinas.....	45 00	@50 00
White, Enamelled, English size, \$ M.	80 00	@85 00
do do domestic size.....	75 00	@80 00
American, No. 1.....	30 00	@33 00
American No. 2.....	23 00	@28 00

CEMENT.

Rosendale.....	\$ bbl	\$1 20	@ 1 25
Portland, English, general run.....	—	2 25	@ 2 50
Portland, German, general run.....	—	2 25	@ 2 50
Roman.....	\$ bbl	2 65	@ 2 85
Keene's coarse.....	—	4 50	@ 5 50
Keene's fine.....	—	7 00	@ 8 25

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

Lafarge.....	2 90	@ 3 25
Stettin (German) Portland.....	2 40	@ 2 75
Portland, Saylor's American.....	2 15	@ 2 45
Portland, Dyckerhoff.....	2 75	@ 3 00
Portland, Gibbs & Co.....	2 60	@ 2 85
Portland, Lagerdorfer.....	2 45	@ 2 85
Rosendale, Snyders, Bridge brand..	1 15	@ —

DOORS, WINDOWS AND BLINDS.

DOORS, RAISED PANELS, TWO SIDES.

2.0x6.0.....	1 1/4 in.	\$ 1 13	—
2.6x6.6.....	1 1/4	1 58	—
2.4x6.8.....	1 1/4	1 57	—
2.8x6.8.....	1 1/4	1 75	—

DOORS, MOULDED.

Size.....	1 1/4 in.	1 1/2 in.	1 3/4 in.
2.0x6.0.....	\$1 69	—	—
2.0x6.8.....	1 89	2 31	—
2.6x6.8.....	2 23	2 87	—
2.6x6.10.....	2 27	2 78	—
2.6x7.0.....	2 30	2 85	—
2.8x6.8.....	2 32	2 87	3 93
2.8x7.0.....	2 40	2 98	4 23
2.10x6.10.....	2 52	3 11	4 34
3.0x7.0.....	2 72	3 30	4 70
Hot Bed Sash Glazed, 3.0x6.0.....	—	—	\$2 15
Hot Bed Sash Unglazed, 3.0x6.0.....	—	—	85

OUTSIDE BLINDS.

2.05x3.7 to 2.65x6.7, plain.....	93	@ 1 71
do do painted.....	1 53	@ 2 90
2.75x4.7 to 2.75x6.3, plain.....	1 19	@ 1 63
do do painted.....	2 02	@ 2 75
2.95x4.7 to 2.95x7.3, plain.....	1 19	@ 1 89
do do painted.....	2 02	@ 3 19

INSIDE BLINDS.

Per lineal foot, 4 folds, Pine.....	—	@ 93
Per lineal foot, 4 folds, Ash or Chestn't	—	@ 1 10
Per lin. ft, 4 folds, Cherry or Butternut	—	@ 1 30
Per lineal foot, 4 folds, Black Walnut	—	@ 1 50

FOREIGN WOODS.

Cedar—Small.....	4 60	@ 4 3/4
do —Medium.....	5 00	@ 5 1/2
do —Large.....	6 00	@ 8 00
Mahogany—Small.....	5 80	@ 6 00
do —Medium.....	6 1/2	@ 7 00
do —Large.....	7 1/2	@ 5 1/4
do —Extra Large.....	10 00	@ 14 00
Rosewood, ordinary to good.....	2 1/2	@ 4 1/4
Rosewood, good to fine.....	4 1/2	@ 6 1/4
Lignumvitae, 3@12 in.....	\$ ton	45 00 @ 65 00
Lignumvitae, other sizes.....	—	15 00 @ 25 00

GLASS.

Window Glass, Prices Current per Box of 50 feet.

SINGLE.

Sizes.....	1st.	2d.	3d.	4th.
6x 8—10x15.....	\$10 50	\$9 00	\$8 50	\$8 00
11x14—16x24.....	11 50	10 75	10 25	9 75
18x22—20x30.....	15 50	14 00	13 00	12 50
15x36—24x36.....	16 50	15 00	18 50	—
26x28—24x36.....	17 75	16 25	14 75	—
26x36—26x44.....	19 70	17 50	15 25	—
26x46—30x50.....	21 00	19 50	17 00	—
30x52—30x54.....	22 00	20 25	18 00	—
30x56—34x56.....	23 00	21 25	19 00	—
34x58—34x60.....	24 00	22 75	21 00	—
36x60—40x60.....	26 50	24 50	23 00	—

DOUBLE.

6x 8—10x15.....	13 00	12 50	12 00	—
11x14—16x24.....	16 00	15 00	14 50	—
18x22—20x30.....	20 50	19 50	18 50	—
15x36—24x36.....	22 00	20 75	19 50	—
26x28—24x36.....	25 00	23 00	21 50	—
26x36—26x44.....	26 00	25 00	23 00	—
26x46—30x50.....	28 00	26 50	—	—
30x52—30x54.....	30 00	28 00	—	—
30x56—34x56.....	31 00	30 00	—	—
34x58—34x60.....	32 50	31 00	29 00	—
36x60—40x60.....	36 00	33 50	32 00	—

Sizes above—\$15 per box extra for every 5 inches.
 An additional 10 per cent. will be charged for all glass more than 40 inches wide. All sizes above 52 inches in length, and not making more than 81 united inches will be charged in the 84 united inches' bracket.
 Discount 70 and 10 and 5 per cent. single thick on French; 70 and 10@75 per cent. on American.
 (Continued on page 1X.)