

REAL ESTATE RECORD AND BUILDERS GUIDE.

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

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Stocks were comparatively strong in Wall street during the early part of the past week, and fairly boomed on Thursday afternoon and Friday. It seems the Granger troubles have been definitely settled, and the rate wars are at an end. This was inevitable sometime this fall in view of the immense business all the roads will transact up to the close of this crop year. But the passing of the St. Paul dividend precipitated a settlement, as it led to the organization of European capitalists to protect their immense interests in American railway securities in the regions west of the Missouri and Mississippi rivers. The organized efforts of J. S. Morgan & Co. and their backers have brought all the warring corporations into line sooner than would otherwise have been possible. It now looks as if we shall have a boom in stocks which may recall '79, '80 and '81. Then the other conditions are favorable. General business is fairly good, and manufacturers are generally making money. All our agricultural products, wheat alone excepted, are abundant and will command good prices both in home and foreign markets. The corn crop is the largest we have ever grown. The same is true of the oat and hay crops. This abundance of food for animals will be a great thing for the country, and will give the Western railroads a large and increasing business for two years to come. There does not seem anything likely to interfere with our business prosperity, unless there should be some explosion in Europe—that is, either a war or a financial catastrophe, neither of which is improbable.

A buoyant stock market, while it shows a hopeful condition of general business, does not immediately affect real estate. Indeed the market for real property just now is nothing to brag of. There is no marked weakness, but there is no disposition to operate. Holders are firm, but purchasers are scarce or timid. The most sagacious dealers do not look for much activity until after the Presidential election, but there is scarcely a doubt that next spring will see a much better market and higher prices. The wise dealer and far-seeing capitalist will doubtless take advantage of what may be a dull fall to accumulate property that will almost certainly show a profit early next spring. It must be confessed there are more or less builders in trouble just now because of the overproduction of houses compared with the demand in 1886 and 1887. Such of them as can tide over what may be a dull fall and winter will come out even, if not ahead, probably early next year. The metropolis is growing rapidly and the demand for houses is certain to overtake the supply. People are making money in Wall street and in general business, and will continue to make it—a state of things which eventually will make itself felt in the real estate market. There is nothing to discourage anyone in the business situation.

Since General Harrison has given in his adhesion to the plan of getting rid of the Treasury surplus by buying national bonds, the Democrats have discovered the shortcomings of that particular scheme of Treasury disbursements. They say, truly enough, that it is making a present of the money derived from general taxation to a very few rich bondholders. The 4's, for instance, were selling at 124 and 125 before the bond purchasing policy of the government was announced. These same securities Secretary Fairchild is paying 130 for, a rate which makes the 4's barely yield 3 per cent. per annum. Of course no government on earth can in an open market get par for bonds which would bring only 3 per cent. The high price is an artificial one, the rich owners practically making a corner upon the government. All these objections to General Harrison's position are quite correct, but the Democratic administration is as deep in the mud as he is in the mire, for the bond buying policy was inaugurated by Secretary Fairchild. The blunder made by President Cleveland was in not favoring the disbursement of the money in the Treasury for objects of public moment. Had the surplus been spent on river and harbor improvements, on public buildings, or in rehabilitating our foreign commerce, it would have stimulated the industries of the country and directly benefited the wage-receiving class. But President Cleveland elected to make a present of the surplus to the

rich bondholders, and this wasteful Democratic policy has had the warm indorsement of the Republican candidate for the Presidency.

The panic about the yellow fever in the South seems to be a very senseless one. True, the number of cases in Jacksonville were large, but the deaths were only about 10 per cent.—that is, in about 2,000 cases but few over 200 died. This mortality is very light, compared with diseases such as diphtheria, typhus fever, scarlet fever or consumption—plagues which we have always with us here at the North. It is true that in the old times yellow fever was a fatal disease; but this was because of the way in which it was treated by the physicians. They bled their patients and gave them calomel, and consequently there was a fearful loss of life; a result due to the perversity of the medical profession and not at all to the disease. The treatment now consists of good nursing and the drinking of sour lemonade with cream of tartar, so as greatly to affect the bowels and kidneys. Under this treatment very few succumb to the disorder; but, of course, many are attacked who are already sickly or whose constitution has been impaired by excesses. They die, not so much from yellow fever as from weakness of constitution. The weather is now getting cool and the danger line is nearing the Gulf of Mexico. The microbe which propagates this disease cannot stand a low temperature and by the time November arrives there will be very little interest in the yellow fever plague. The panic this visitation has created was out of all proportion to the virulence of the disease. Asiatic cholera is really something to be afraid of, as from 40 to 60 per cent. of those attacked die, but any person with ordinary good health runs twenty times the risk from an attack of pneumonia than they would from yellow fever. The scare in the South does not speak well for the courage and good sense of the people of that region.

The Poughkeepsie Bridge over the Hudson is nearing completion, and the Highland Bridge which is to span the same stream, between Anthony's Nose and Fort Clifton, just above Peekskill, is about to be commenced. Its projectors claim that it will be completed within two years time. At this point the river narrows to a width that makes feasible a single span reaching from shore to shore; this span will be 3,000 feet long and 195 feet above high water. Its cost is estimated at \$10,000,000, which has all been subscribed. It is claimed that advantageous traffic arrangements have already been made with the Erie, the Lehigh & Hudson, and the Pennsylvania coal carrying roads. These will all connect with the New York and New England. The advantage this bridge will have over that of Poughkeepsie, is that it will be nearer New York, while there will be a saving of seventy miles between the coal and iron fields and the consuming points of New England. This will make the third bridge over the Hudson, the first being the one at Albany. Next in order will come the one from Washington Heights to Fort Lee, and later on a still more important structure will be built between 13th street, New York, and Hoboken. By the time the Highland Bridge is finished, the tunnel under the Hudson to this city will probably have been constructed.

Perhaps it would be just as well to suspend judgment as to the complete authenticity of the Emperor Frederick's diary. It is very certain that as published there are grave mistakes in the matter of dates and facts. This may have been due to additions made to the diary from memory when the Emperor was sick at St. Remo. It is not at all improbable that the leading points made in the diary were correct. The deceased Emperor was a liberal-minded man of large views, much under the influence of his wife, and, in his time, was guided in his general theories by her father, the late Prince Albert. It is quite reasonable to suppose that it was he who suggested the German Empire which his father was doubtless at first reluctant to favor. Bismarck got the credit for the conception of a great German power sustained by manhood suffrage and a free parliament. But it is much more likely that the then Crown Prince was the formulator of the idea of an Empire with a democratic basis. It is a great pity that Kaiser William lingered so long on the throne. Had Frederick been Emperor for ten years before he died it might have changed the history of Europe. Germany then would have had the advantage of a full parliamentary system somewhat after the English pattern. So far as known there is only one man in Germany capable of ruling—Prince Bismarck. The advantages of a really free state is that many statesmen are known to have the gift of governing. The instinct of the new Emperor William seems to be that of a mere military leader. He can plunge the nation in war without reference to the wishes of the Reichstag. Mere fighting monarchs are an anachronism in this age of industry.

Nearly every American newspaper thinks it is its duty to pronounce the Panama Canal a failure. Stories are constantly being told of the difficulties in the way of completing the canal and the prodigious cost of the work. Probably nineteen out of every twenty persons one meets who has read the papers really believe that the canal will never be finished. In this connection it would be well to

peruse the following from the *Panama Star and Herald* of the 17th of this month:

Several contracts on the canal have been finished, turned over to the canal company, and accepted after due inspection. Facts are stubborn things, and these facts give the lie to the innumerable vague floating rumors in circulation about the canal company shutting down work. Of course, they are shutting down, and just as fast as they can, but only so at the completion of their work. Other equally important sections will also shortly shut down, and before the outside world suspects it the cable will flash throughout Christendom the tidings that ships are flowing their onward way over the Isthmus of Panama.

Our readers will bear witness that we have always held that the canal would in time be completed. But, of course, it would take a longer period and cost more money than the original estimates; this is always the case with great engineering works. Many persons who peruse these lines will live to see the day when steamship lines will ply directly between the ports of Western Europe and of Eastern Asia, using, of course, the Panama Ship Canal in coming and going.

Andrew H. Green for Mayor.

Mayor Hewitt names ex-Comptroller, ex-Park Commissioner Green, as one of the very few possible candidates for Mayor whom he would be willing to support. This calls to mind the public neglect of one of the best and most honest officers the city ever had in its service. The entire community owes him a lasting debt of gratitude for his wonderfully efficient work as Park Commissioner, and for his labor in setting our finances right after the plundering of our Treasury of the Tweed ring. Touching his record, the *World* is forced to say:

Well, Mr. Green would make an excellent Mayor. He has identified himself with municipal reform, and has moreover done some practical work in the cause. When he was Park Commissioner he made the Department clean and efficient. When he was Comptroller he stood like a stone wall against the Tweed thieves brought order out of chaos and saved the city from further deprecation. No one knows more than Mr. Green about our municipal affairs. As Mayor he might not write twenty-five letters per day, but he would do a great deal of practical work.

It is a matter of grave discredit to the people of New York that they have not kept Mr. Green in the public service. He was once on the Republican ticket for Alderman-at-large, but he had fewer votes than his colleagues in the same election. It was charged against Mr. Green that he made unnecessary enemies. He was harsh and peremptory in his manner, and he lacked the sense of humor and the disposition to take novel views of things which have made Abram S. Hewitt so much talked about and so popular in some quarters. Had Samuel J. Tilden taken his place in the White House, to which he was probably elected in 1876, Andrew H. Green would have been his Secretary of the Treasury. He would have made his mark in that or in any position requiring executive activity and sterling honesty. It is too much to expect that he will be chosen Mayor of New York. Politicians will tolerate no one who does not agree beforehand to distribute the offices in such a way as to benefit the Hall that nominates the successful candidate, and Mr. Green, no more than Mr. Hewitt, would consent to make any bargains.

Mr. Green is something more than an honest man and a good executive officer. He has statesmanlike views which he knows how to express when called upon. He has long been in favor of increasing the boundaries of New York city. He thinks it ought to take in Kings County and all the surrounding country. The following is an extract from a report made by him when Park Commissioner as far back as December 30, 1868, the points being elaborated in a recent interview with a *Sun* reporter:

The absorption of the town of Westchester, of the whole of Kings County of Flushing, Newtown, and Jamaica in Queens, and all of Richmond County would give to the great city a population to-day of more than two and a-half millions and a territorial area of about 320 square miles. The area of London is 687 square miles, and its population approaches nearly five millions. The boundaries of greater New York would be the very best possible. Broad areas of water on all sides, except on the north, along the southerly lines of Yonkers, Pelham, and Eastchester, and on the east along the westerly town lines of Hempstead and North Hempstead. Of course, the administration of the affairs of a city of this magnitude will involve the settlement of questions that frighten the timid and appall the conservative. But a consideration of the subject until it becomes familiar will bring the public mind to an appreciation of its advantages. The office-holding class—they are now a class under the civil service methods—must be propitiated and allowed to hold out their terms to prevent their opposition. The adjustment of the debts of the various municipalities to be comprehended in the new city, the valuation of the public property taken, and the basis of taxation are all matters capable of determination. The territory of the new city should be divided into small districts, each to be represented in a local legislative body, elected annually, as should also be the chief executive. Large legislative bodies elected frequently work better than those of smaller number, and, although the current of opinion runs perhaps just now the other way, I do not doubt that on the whole frequent elections are better. A comparison with the big city of London will help to show what this greater New York would be. The Metropolitan Police District of London had in 1881 a population of nearly five millions, with a

territorial area of 690 square miles, or an extent of over twelve miles in every direction from Charing Cross, which would give a diameter of, say, twenty-five miles. It has 2,600 miles of streets, a million gas lamps, and more than half a million buildings. Its population comprehends more Scotchmen than Edinburgh, more Irishmen than Dublin, more Jews than Palestine, more Catholics than Rome.

The area of the proposed extended city of New York is, excluding navigable waters, about 320 square miles. From the easternmost point of Staten Island to the northerly line of the city, being the southerly line of Yonkers, would be thirty-two miles. From the Battery to its extreme northerly line would be, say, eighteen miles, and from the Hudson River to the easterly line of Flushing would be about seven and a-half miles. We cannot keep too constantly in mind that New York is and is to be the great manufacturing centre of the continent. Its domestic is probably three times its foreign commerce. No impediment should be placed in the way of conveniences for continuing our hold on the great continental traffic which, by all the rights of topographical advantages, belongs here. The Hudson should be bridged, of course, avoiding needless obstructions to the waterway. The great continental railway lines must be facilitated in establishing their terminals here. Where capitalists are willing to embark their money to open new ways to the city, to bridging and tunnelling the adjacent waters, they should be encouraged, not opposed, by vexatious legislation. Open the ways, build bridges, and make it convenient and cheap for everybody who wants to come to New York to get here. Within a radius of twenty-five miles from the Battery, in Jersey, there are more people to-day than in Brooklyn, more than the whole State of Connecticut, and the day is not distant when the necessities of business and the convenience of administration will force a concentration of the various towns, cities and villages within this radius into one great municipality, with immense advantages for the accommodation of domestic traffic, and with excellent water facilities. Its condition for sanitary advantages are unequalled. No apprehensions need be had on account of the territorial extent of the new city. It would be better and more economically administered than the city is now. Land transportation under modern methods, so far as time is an important factor, renders the whole continent tributary to its continued progress as an entrepot for the receipt and distribution of the commodities of the world; its position is favorable in an unexampled degree, and there is advantage, though so obvious as rarely to be counted on, in the fact that its tides, rising but about five feet, greatly favor and diminish the expense for riparian structures for loading and unloading and the housing and preparation of marine commerce. Already New York is contesting for the financial supremacy of the world. Commerce here has her chief resorts. Manufactures are greater in volume and variety than in any other place on the continent. Its progress keeps equal pace with the lapse of time, and this with all the obstacles and contradictions occasioned by the unintelligent legislation of the general and State government; and, it may be truthfully said, it goes ahead in spite of the failings of its local administration. There is none too much foresight in its official life, and the city advances in opulence and in attractiveness with but little aid from its rulers, though there is not unfrequently found among them in some departments men of intelligence.

By all means, if we cannot get Abram S. Hewitt, let us have Andrew H. Green for next Mayor of New York. At last accounts it looked as though Mr. Cleveland had interfered to force a union between Tammany and the County Democracy. In that case the politicians would get all the spoils, for the city government would be run in their interest.

More About Forged Mortgages.

The story of the forgeries perpetrated by the Attorney of the Produce Exchange Gratuity Fund reads so much like the story of Bedell's rascally plan as to impress the casual reader with the idea that they were partners in crime, both working first-class concerns for their personal benefit. When we consider, however, how easy it is for men occupying such positions as Bedell and Foster to carry out such a plan it will be wondered at that it has not been attempted before. It is customary for a builder in search of a loan to apply to one or more real estate brokers to secure him the required amount. The broker fills up a form of application containing a full description of the property, together with the name of the would-be borrower, and immediately makes a tour of the law offices and institutions who have money to loan on bond and mortgage. Of course the matter is not always, if ever, decided at once, and the broker leaves a memorandum of what is wanting in the shape of the above-mentioned application. In the course of time the application is taken up, and if it is decided to make the loan the broker making the application is notified accordingly. The work of searching the title is then begun, and if it is all straight the loan is made. In the case of Bedell, it seems he presented these bona fide applications which were favorably acted upon. He did not, however, as is well known, notify the broker or the builder of the acceptance of the loan, but villainously forged the mortgages and pocketed the amount. It was then necessary to keep the mortgages from being recorded, for, as we explained last week, to record them would have led to the discovery of Bedell's thieving. If Foster's scheme was like Bedell's it seems possible that the titles may have been guaranteed, for, as already explained, the loans were obtained on bona fide applications. If persons or corporations who loan money on real estate would examine our columns weekly they could check the loans made with the mortgages recorded and become cognizant of any omission on the part of attorneys or clerks to properly record the necessary papers.

The following letter from Lawyer Charles H. Glover, relative to forged deeds, explains itself:

FORGED DEEDS.

99 NASSAU STREET, New York,
Sept. 10th, 1874. }

Editor REAL ESTATE RECORD:

SIR—I think it my duty to say to you that it was by means of your publications alone that my clients and myself were put upon inquiry in respect to the fraud recently attempted upon the estate of Isaac Young by the recording of a forged deed.

I have been a subscriber to and a reader of THE RECORD from the time of its first issue, and have found it very useful. And it was in consequence of a prompt perusal of your number of last Saturday that I was able to detect the crime which had been committed, and to put the officers of justice upon the track of the criminals.

Had it not been for your publication the deed would have been obtained from the Register's office, my clients' title would have been clouded by it, and we should have had no clue whatever to the perpetrators of the wrong.

I am, your obedient servant,
CHARLES H. GLOVER.

The Causes of Prosperity.

The Democratic papers are quoting with approbation certain paragraphs from Mr. James G. Blaine's political history of his times, in which he alludes to the low tariff bill which was passed in 1846. He admitted that the country prospered, although the duties levied were moderate in their character and would, indeed, seem very low compared with the high tariff which is now in force. Of course the point of the Democrats is that the prosperity was due to the low tariff, but both parties to this controversy overlook the real cause of the great stimulus given to trade over the entire world, and which really did not begin until after 1850. The tariff really had nothing to do with that wonderful revival of industry which took place, not in this country alone, but throughout the commercial world. It was the discovery of gold in California and Australia which stimulated trade the world over. The production of the yellow metal suddenly increased from 30,000,000 to upwards of \$200,000,000 per annum. So abundant did it become that a premium on silver was feared, and certain Continental economists began to discuss the propriety of making the white metal the sole standard of value, as it was feared the great floods of new gold would derange the coinage systems of the world. But the apprehensions of the economists were groundless. The ratio of fifteen-and-a-half of silver to one of gold was maintained all through Europe. There was never the slightest premium on coins made of the white metal. It is a curious fact that the ratio established by law between the two metals has held good through long centuries, although at one time there was an excess in the production of silver, and at another of gold. The fiat of the commercial world is more potent than the occasional scarcity or abundance of one or other of the precious metals.

Notwithstanding the stress laid by economists as well as politicians on the tariff in making business good or bad, so far as our experience goes, the impost duties make no difference at all. Free trade England has its eras of business depression as well as commercial prosperity. France, under a high tariff, became an extremely wealthy country. The distress now prevailing there is due to the terrible pressure of taxation caused by the German war indemnity and to the ravages of the phylloxera, which has cut down the wine crop of France nearly one-half. We were prosperous under the tariff of forty-six when duties were very low; we were also apparently still more prosperous when the civil war was raging and the duties were almost prohibitory. Then the times were very bad from 1873 to 1878 with the war tariff still in force. Of late years we have had spurts of business activity followed by depression without any change in the tariff, and the same is true of other nations.

What vitally affects business, however, is the relative abundance or scarcity of the circulating medium. Every one knows and acknowledges that the finding of gold in California and Australia gave an immense impetus to the trade of the world. The Spanish conquest of Mexico and Central and South America changed the whole face of industry in Europe, because of the hundreds of millions of silver which the Spanish colonies contributed to international trade. It was the rise in prices due to this vast store of new currency which gave England the Elizabethan age and led to the enterprise and activity which characterized the period of the Reformation. The demonetization of silver by Germany and the United States brought about the panic of 1873, which affected this country, Germany and Austria so seriously. Things went from bad to worse with us until 1878, when we partially remonetized silver. It is curious to note that from 1873 to 1878, while the silver coinage was stopped and that metal demonetized as far as our laws could do so, that we annually exported an average of from forty to sixty millions of gold. The country was drained of the very metal which had been made the sole unit of value, so that when the silver coinage law was passed in 1878 there was less than \$200,000,000 of gold in the country. We have added to our stores of the yellow metal so that now the sum is not far from \$700,000,000. Yet in the meantime we have coined nearly 300,000,000 of silver dollars.

The moral from all this would seem to be that a tariff, or the absence of one, has very little to do with good or bad times; but it is of vital importance that a nation should have an abundance of good money. The assertion cannot be disputed that when precious

metal coins are abundant prosperity obtains, and that a scarcity of money always occasions business distress.

Our Prophetic Department.

OFFICE SEEKER—The national, State and city elections are naturally of the very greatest interest to me. I am willing to serve my country in an official position, but I can't quite make up my mind as to the direction "in which the cat will jump." Is it still your judgment that Grover Cleveland will succeed himself as President of the United States for the next four years.

SIR ORACLE—I am still of the same mind that the chances are in his favor, and yet I confess to being somewhat more doubtful than I was a month ago. After he was nominated I thought nothing could beat him but depressed trade this fall. That is an argument which always tells against the party in power when a Presidential election is pending. It was the business troubles of the country which defeated Martin Van Buren, and reduced the Republican vote in 1876 and 1884, but it cannot be said that business is bad at present. Notwithstanding the pending Presidential election and the tariff debate as well as the unused surplus in the Treasury, the trade prospects of the country are good; the price of iron is advancing; the consumption of coal is very heavy, betokening manufacturing activity. All our crops, wheat alone excepted, are large, while the shortage abroad assures us high prices. Then values seem to be rising.

OFF. S.—This being the case, why is it you doubt the election of Mr. Cleveland?

SIR O.—From what I hear and see I am beginning almost to believe the Republican party is stronger than it was four years ago. That would seem to be the lesson taught by the Rhode Island, Oregon, Vermont and Maine elections. After all, it is some one party which is dominant in the politics of a country for at least a generation. Had Alexander Hamilton lived or John Adams been a wise far-seeing statesman the Federalists would, I think, have kept possession of the government for twenty or thirty years, but a number of causes tended to discredit the Federalists, and Jefferson was elected President almost by a chance. His ideas were in consonance with his age, and the Democratic party practically ruined the country down to the war of the rebellion. It was bad times and not Whiggery which defeated Martin Van Buren. The civil war created a new political epoch, in which the Republicans took control of the government. Their sway has lasted down to our own time. It was a chapter of accidents which defeated Blaine. As it was the Republicans have held the Senate all through Mr. Cleveland's administration. As I have said, the recent elections show that the Republicans have not diminished in numbers.

OFF. S.—But see what an advantage the Democrats have in the large immigration—foreigners generally vote the Democratic ticket. Then look at the army of young men who will vote for the first time next November.

SIR O.—You are right as to the foreigners; they will help the Democrats, especially in this doubtful State of New York. But the young men who will vote for the first time come from families which represent the majority of the voters, and these, since the war, have been Republican—sons are very apt to vote the same ticket as their fathers. Now, Mr. Cleveland has been a sound, safe man; his official action has, I think, made him many friends among conservative people, but he has hardly the qualities to attract or dazzle young men. He is not magnetic or brilliant, nor does he shine either as a writer or speaker. Still, while I think that the country is at heart Republican, as it was Democratic before the civil war back to the time of Jefferson, nevertheless I believe that Mr. Cleveland would have been certainly re-elected had it not been for his anti-tariff message delivered on the opening of the present session of Congress.

OFF. S.—So it is the Mills Tariff bill that will defeat him, if he is defeated?

SIR O.—It will be one of the factors in the case, and yet, for one, although I expect to vote for Gen. Harrison myself, I think the Mills bill is a very wise conservative measure. I believe in the enlargement of the free list, and think that a scaling of the tariff from 49 to 42 is not excessive. The Republicans are making a "bugaboo" of the Mills bill. Still the point of the matter is that it is a step towards free trade, and I hardly believe the nation is ready yet to face in that direction. Indeed, I look for the return of a House of Representatives favorable to protection, no matter who is chosen President.

OFF. S.—Now, as to State politics. Will the nomination of David Bennett Hill for Governor help or hurt the Cleveland electoral vote?

SIR O.—That depends. My impression is that the powerful trade interests—that is, the liquor combination—care nothing for Cleveland, and will be willing to trade him off to re-elect Governor Hill. "Free whiskey" will have no terrors for them, but every saloon keeper has a profound interest in fighting off any high license law. The Hill people will have all the money they want to help elect him. Hill will have a powerful backing, also, in the corrupt vote of the State. There is an appalling number of voters who expect

to be paid when election day comes round. Among them are a surprisingly large number of comparatively respectable farmers. They belong to both parties, and naturally look with disfavor upon the proposed Australian system of voting, which would put an end to all bribery. Hill's veto of the election reform bill made him friends among the "wire-pullers" and the "heelers" attached to the machine of every party. The leaders of the Republican machine in this city will, unquestionably, do what they can to elect Hill, for a reform in the election machinery would deprive them of their daily bread.

OFF. S.—But surely there must be independent voters who will cast their ballots against Hill because of his backing by the liquor interest and the corrupt elements of all parties.

SIR O.—Undoubtedly there will be thousands of Democrats and laboring men who will vote for Warner Miller to bring about electoral reform. Then a great many real estate taxpayers will oppose Hill, because they think the liquor interests ought to do something to help the treasuries of the localities where they transact their business. The liquor dealers ought to at least do something to support the prisons and almshouses, which their traffic does so much to keep full. I confess to being puzzled as to the result in this State, and I shall postpone a prediction until a week or so before the election.

OFF. S.—How about our city election?

SIR O.—I could say a good deal, but it is hardly worth while to predict until the nominees for Mayor are fairly in the field. So far the contest, national and State, has been a tame one, but I look for a good deal of excitement during the month preceding the 6th of November.

It is refreshing to read an article in any paper which talks sense about trusts. The discussions of this matter in the daily press is discreditable to the editors. What is not pure demagoguery is downright nonsense. The writers must know better, but they seem to think the rubbish they write is demanded by popular passion or prejudice. The *Sun* by some happy chance is one of the few journals that takes a sensible view of this subject. Here is a specimen from its columns:

A trust is simply a larger partnership, a more extended business organization than the public have been accustomed to. It belongs to a more advanced state of social development, but in itself it is just as legitimate as any other partnership. Some politicians, finding themselves deficient in political ideas, lay hold of this new feature of business as a favorable occasion for that hollow denunciation, which is a great resource of unintellectual statesmanship; but there is no occasion for worry over their performance. Business is business, and common sense comes in at the end to arrange every business dispute.

Men and Things.

Curiosity seekers will be delighted to hear that in 1890 there will be given a theatrical exposition in London. A visitor will be initiated into all the secrets of the stage; everything that belongs to a theatre, before and behind the footlights, will receive some representation. Models of the best theatres all over the world will be on exhibition; and, better than all, grand open-air productions of pastoral dramas will be given. This is a new idea, and a good one, too. It might help considerably to elevate the stage.

Some citizens of Philadelphia have banded together, under the name of the Open-Air Association, for the purpose of increasing small parks and other openings in the mass of houses. This is better than any fresh-air charity, for it benefits the whole, not merely a section, of the people. It would be well, as has been suggested by a Western society, to have an opening every fourth of a mile in the streets—each opening to be provided with a fountain and ice water. This, of course, could be done only in new towns; in the older cities it will be possible only to improve old accommodations. It is a pity there has not been more attention paid all over the country to the aesthetic and healthy laying out of the cities, so that they will not be simply places to live in, but pleasant places to live in. An American used to the numerous squares and parks of a European city becomes disgusted with the invariable regularity of our American streets.

If the Tories in England are willing to avail themselves of the labors of the women of the Primrose League to help them in their political canvasses, there does not seem any reason why American politicians should not have women helping them in Presidential contests. There are, indeed, a great many very gifted and eloquent women in this country, but they do not take kindly, as a general thing, to either of the two great parties. They prefer to plead for temperance. That cause appeals more to their sympathies. The Republican National Committee has tried the experiment of having Anna Dickinson advocate the election of Harrison and Morton in Indiana. This noted woman made her mark when a very young girl, during the civil war. She was then a bright-eyed, handsome person, very fluent of speech, and especially gifted in the way of denunciation. She said very severe things of the Democrats, as well as of the tardy soldiers in the field. Her bitter outpourings were well received, for they lost much of their offensiveness in coming from the lips of a good-looking, young woman. Now, while Miss Dickinson is no longer young, she is as vituperative as of yore. When she assails Grover Cleveland as the "Hangman of Buffalo," it does not take so well as when she charged General McClellan with being in sympathy with the rebels. So far there have not been any coarse personalities in this Presidential campaign, and even

Republicans are shocked at the bitter words of Miss Dickinson. It is not unlikely that she will be retired from the platform before the close of the canvass. Indeed, the one danger of female oratory in politics is that it may become offensively personal.

The large gathering at the New York Athletic Club's games on last Saturday shows what a strong hold out-door games have on our people. Fully one-half of the three or four thousand persons present were ladies, and the games, which included running, jumping, hurdle racing, pole vaulting and throwing shot and hammers were well contested and heartily applauded. There were also several boat races, including single and double sculls and four and eight-oared shells. The place of meeting was Travers Island on the Sound, a spot well adapted for the purpose. It is opposite Glen Island and is reached by the Harlem branch of the N. Y. & N. H. R. R. from depot at the foot of the Second or Third avenue bridges on the other side of the Harlem River to Pelham Manor, thence by stage to the island, a distance of about five-eighths of a mile. The club has already erected a handsome boat-house and will shortly let contracts for a new club-house. Among the governors of the club are Sinclair Myers, of Scott & Myers; E. Clifford Potter, of Potter Bros, and J. Seaver Page.

The problem of rapid transit within city limits, important as it is, especially to New York, has as yet received no satisfactory solution. One thing, however, is certain—the horse-cars must go. It is not decided what will take its place, but all over the country it is rapidly being discarded, in some places in favor of cable, and in some places in favor of electricity. In New York we have just begun to make the change. The Madison Avenue Car Company are slowly putting electric cars on the route, while the Third Avenue Company is determined to run its vehicles by cable. In Philadelphia, out of four hundred and one cars run by the Traction Company, fifty-one are operated by cable. The following is a list of a few other cities and towns, mostly in the East, which are beginning to become tired of the horse-car: Boston, Brockton, North Adams, Lynn, Salem and Revere Beach, in Massachusetts; Harrisburg, Wilkesbarre, Carbondale, Scranton, Pittsburg and Alleghany, in Pennsylvania; Des Moines and Davenport, in Iowa; Bangor, in Maine; Asbury Park, in New Jersey; Richmond and Manchester, in Virginia; Syracuse, in New York; Wilmington, in Delaware; Akron, in Cleveland; Steubenville, in Ohio; Meriden, Ansonia and Hartford, in Connecticut, and Lafayette, in Indiana. The horse-cars must go.

New Companies for Relieving Embarrassed Builders.

The articles of incorporation filed last week, organizing the firm of Charles Graham & Sons and their creditors into a stock company, calls attention to a second departure in the recent history of the building movement from the ordinary lines on which the business has been conducted. Builders in past years have either settled their indebtedness for material with their creditors, or have been forced to undergo the process of foreclosure which comes to all who have the misfortune to be unable to meet their creditors. But by the Merritt arrangement on the west side some months ago a guiding star was discovered which overloaded builders will hereafter be tempted to follow. It consisted of a taking into partnership, as it were, the incohesive elements of creditorship, should failure loom in the distance, by lifting the burden from one's own shoulders and getting those to bear it with you whom you have enabled to make large or small profits by the erection of the buildings. The tide of disaster in the Merritt matter has been stayed, and it only remains to be seen whether the policy of organization, or more properly co-operation, will prove eventually successful.

Everybody anticipated the Merritt difficulty. Not only had there been an unwise attempt to load up too heavily, but a strike was encountered, the effects of which, notwithstanding the courage with which it was fought, might, by prudent counsel and concession, have been mitigated; hence the impossibility of finishing the houses on time or of disposing of the properties in which such vast sums invested were devouring enormous interest.

But the step taken by the defunct firm of Chas. Graham & Sons shows that the plan adopted in the case of the Merritt houses was not despised by builders who bear a high reputation amongst their fraternity, and who have been established for thirty-six years, for Charles Graham commenced business in this city in 1852, his shop being then at No. 220 West street. Clearly a difficulty foreseen has been avoided by that firm. The question is a very important one, not only to mortgagors but to building material men in the future, whether this new move on the part of over-saddled builders is likely to meet with success to all concerned.

The company organized takes in the equities in all the property owned by the defunct Chas. Graham & Sons. It includes twenty-one houses, their factory, etc., and the equities are given in the following schedule:

Madison av, s w cor 76th st, and No. 18 East 78th st.	\$34,475
Madison av, s w cor 80th st; Nos. 25 to 31 East 79th st; Nos. 22, 24 and 28 East 80th st, and Nos. 1042 and 1044 Madison av.	182,569
Madison av, s e cor 80th st; Nos. 44 and 46 East 80th st and 1043 to 1047 Madison av.	72,905
Nos. 109, 113 and 119 East 45th st.	24,759
Nos. 305 to 309 East 43d st, factory.	44,636
Nos. 462 and 464 Lexington av.	15,665
Machinery, tools, horses, wagons, etc.	25,000
Total.	\$400,000

The value of the entire property is said to be estimated at nearly \$1,300,000, on which there are said to be mortgages aggregating \$900,000, though the deeds transferring it to the company do not mention the considerations. The company has a capital stock of \$400,000, in 16,000 shares of \$25 each. Of this \$100,000 is in preferred and \$300,000 in common stock. It is as creditable to Chas. Graham & Sons as it must be satisfactory to their creditors that they have preferred the latter. The company's officers and directors are composed of the members of the defunct firm and the creditors, all of whom belong to well-known building material houses. They are as follows: Chas. Graham, president; A. E.

Conover, of J. S. Conover & Co., first vice-president; Thos. Graham, second vice-president; John Graham, treasurer; Geo. G. Brooks, of Bramhall, Deane & Co., secretary; and Charles H. Willson, of Willson, Adams & Co., Benja. A. Williams, of B. A. & G. N. Williams, Samuel Clark, of S. & A. Clark, and Lieut.-Col. Geo. Moore Smith, of Candee & Smith, directors.

A representative of THE RECORD AND GUIDE called at the factory to interview the members of the late firm, who said: "We have no creditors outside of the officers of the company. Our actual indebtedness was about \$94,000, and as the company has \$100,000 preferred stock our creditors are secured ahead of ourselves. We wish to say emphatically that this arrangement was so satisfactory to them that they agreed to it without a dissenting voice. The equities are all on a sound basis. A committee was appointed to investigate the properties and appraise their values, and these have been settled upon accordingly. We are not only solvent, but could pay over \$4 on the dollar if we were able to realize at market prices. That has been our difficulty. The demand for our houses was not up to our expectation, and we found ourselves burdened with an immense interest charge without the prospect of a speedy disposal of our buildings, except at a great and unnecessary sacrifice. That is why we organized the company. We expect to pay off our indebtedness within a year, and will then own the entire capital stock ourselves."

"How comes it," asked the writer, "that John Vannett, Jacob Lorsch and Thos. W. Butts, who are not all creditors, appear as incorporators?"

"That is readily explained," was the answer. "The lawyers thought that as the titles were in the names of John and Thomas Graham there might be some question as to the legality of transferring the property to ourselves. Messrs. Lorsch & Butt therefore acted as incorporators for us, and Mr. Vannett acted for Mr. B. A. Williams, in his absence from city, and all three at once resigned in favor of the three who are now directors."

By the arrangement made the creditors will most probably have to wait until the houses are gradually disposed of. The company is to have \$25,000 cash as working capital, and not until they have \$35,000 in hand in excess of this \$25,000 can the preferred stockholders retire their stock, and even then only 25 per cent. of it. So that not until the company has \$50,000 in its treasury can the creditors obtain any of their money. There is a clause whereby the preferred stockholders have the option of holding their stock and not realizing, but they are compelled to sell it to the Grahams any time within two years, should the latter make the demand.

The firm of Chas. Graham & Sons had built over 100 residences during the past eight years, and are said to have also made contracts for \$500,000 a year during that time in their own business.

Financial Points.

For some weeks we have been warning investors and dealers in securities to avoid touching the Granger roads or the securities of the corporations which had extended their lines so largely in the far West during the past three years. But this caution is no longer necessary. The passing of the St. Paul dividend was a blessing in disguise, for it has led to a forced agreement among the great corporations West to settle their differences and advance rates to a paying point. There is the very best of reasons for stating that for the future there will be as much harmony among the roads west of the Mississippi as there has been east of that river. People who ought to know are sanguine "bulls" on the home market, but especially on those securities which have been so very much depressed.

Still the big money seems to be in the securities of railroad lines through the corn belt south of the Ohio and east of the Mississippi. Since we have written about them they have all more or less advanced, but they are destined to see very much higher figures. C., C., C. & I. will doubtless become a dividend payer this fall. Those who know say it is a purchase now. St. Louis, Chicago & Pittsburg preferred, its friends claim, will see 60 before the end of this crop year. Erie & Western, preferred, ought to touch 70 before next May. In short all the roads in the States of Ohio, Indiana and Illinois are tolerably sure of a handsome advance over present quotations. This is the most promising railroad section of the country.

Great things are expected of the Southern securities, but their time is not just yet. The operators must wait until the yellow fever scare is over and then the Grangers and the Corn roads will have the first call. But further along, Richmond Terminal and the other Southern stocks will afford chances of making money. In "bull" times it is one group of stocks after another which are taken hold of speculatively.

There has been considerable inside selling of the Coalers during the past two weeks. They are all doing well and making a great deal of money, but they have had a handsome rise, and then the stocks of the inferior kinds of coal are beginning to accumulate. There is no longer any talk of an advance in prices. Indeed, the charges for coal are likely to be shaded off. Later in the season, however, the coal stocks will again be taken in hand, for the business is now practically a very profitable monopoly.

George Gould tells his friends that Missouri Pacific will sell for par before many months are over. Crops in the Southwest are abundant, and there is no trouble about rates. The business of M. O. P. was never so large. It is predicted by those who know that before the close of the season Northwest will sell for 125, Omaha common in the 50s and St. Paul for 75. It will be recalled that the business of St. Paul has been enormous. It was lower rates which got it into so much trouble. Their restored rates and a great corn crop will swell the receipts of the St. Paul above those of any previous year.

Among the specialties, cotton seed oil stands first. The company has four millions of dollars in its treasury, equal to 10 per cent. on its capital stock, but the money is needed for transacting its business, as the planters have to be paid cash for the cotton seed. The stock is worth, intrinsically, over 60, and may eventually reach that figure, or even more. Tennessee Coal and Iron is also said to be a purchase.

How Neighborhoods are Created.

Localities in different parts of New York city change with such rapidity that old stagers, used to the slow methods of the last generation, view the metamorphosis with wonder and admiration. This is especially true of the west side during the past five years. Where block after block of vacant ground stood is now covered with rows of handsome buildings. Each one seems to have vie'd with the other in the costly character of the improvements made, until from houses for which \$16,000 was asked some have been built for which the owners are asking \$100,000.

This, in itself, shows the rapid improvement of the west side. But such a discrepancy in prices, it is presumed, must be due to the superiority, not only of the houses, but of the special localities. And this is so, for certain streets have been created into first-class neighborhoods, while others have not had so much time, money and care expended upon them; 85th, 86th and 87th streets, between Central Park West and 10th avenue, are cases in point. The character of this neighborhood has been determined by three men, whose interests were predominating—Messrs. D. Willis James, John G. Prague and T. E. D. Power. These gentlemen set themselves to the task of making those streets some of the finest in the city, and in the case of 86th street they claim that they have made it by far the handsomest on Manhattan Island. It has 25-foot sidewalks, and is restricted to first-class private residences, all of which are being, and are to be, built from original plans and designs by Architect John G. Prague. They have erected on 86th and 87th streets no less than seventy-six buildings. These are all of a first-class character, and have not only every modern improvement, but a number of new ideas are carried out in their construction. The fronts of the houses are notable for the good form in which the colors of the brick and stone are selected. There is brown, red and blue stone, and red, buff and Tiffany brick. The blending of the materials is artistic, and can only be realized by personal observation. These handsome residences have bay windows and box stoops, with carved stonework. The houses are set off by the fine sidewalks, which are partly laid out in grass plots on which fine shade trees are about to be planted.

Of the seventy-six houses built by the gentlemen I have named, fifty-six are on 86th street, which is a 100-foot street, and twenty on 87th street. Of these, fourteen have been placed on the market to be rented, all of which have found tenants this fall, except three, and these are on the point of also being leased. Of the remaining sixty-two houses thirty-four are not yet completed. Out of the twenty-eight that were finished twenty-two have been sold, and are nearly all occupied by the owners. All this has been accomplished in two seasons, an extraordinary success for such a large undertaking in so short a time.

The houses have very handsome interiors. They are in hardwood trim from top to bottom. The vestibules are tiled in Mosaic. The halls have parqueted floors and ceilings paneled in oak. The balusters are handsomely carved, the newel posts being quite a feature. The first floors are parqueted. The reception and dining rooms are superbly trimmed, and the mantels and mirrors are unusually fine, beveled glass being liberally used throughout. The fire-places in the dining-rooms have two *bric-a-brac* receptacles inclosed in glass, with a central shelf containing a diminutive curtain pole, from which two small curtains of velours or satin are intended to be suspended, thus giving a pleasing artistic effect. The *bouffe* in each dining room is very handsome. The *foyer* is literally surrounded by beveled glass mirrors, and leads to the upper floors by a grand stairway which runs to the top floor. There are also rear stairways for servants.

The second floors have two spacious bedrooms and a handsome bathroom. The saloons connecting these rooms are parqueted and contain elegant mirrors. The bathroom is tiled and also parqueted. The third floors, which are in ash, are somewhat similarly laid out, while the fourth floors have five rooms, including storeroom, etc. The bookcase and writing desk in the second floor front room in some of the houses recently finished are new features and enable the room to be also used as a library.

There are two other features in these houses. One is the division of the cellars, part of them being used for vegetables and other culinary necessities, and being connected by dumb-waiter with the kitchen, while the other part is used for the usual purposes of a cellar. The other is the separation of the butler's pantry from the dining rooms in some of the houses by a solid wall, so that neither the savor of the pantry nor the noise in moving dishes annoy the family and their guests during meals. There are numerous other improvements, evidently the result of much thought in regard to the wants of housekeepers, all of which will be appreciated by the housewife.

Mr. T. E. D. Power, who showed me over the houses, speaks as confidently of the future of the neighborhood as ever, and is negotiating for the sale of the remaining houses now being built. He tells me there is a fair inquiry, and he speaks with some pride of the select character which he and his associates have given the neighborhood I have described. LYNX.

Mr. Andrew Carnegie's "Triumphant Democracy," with its splendid array of figures, did not attract quite as much attention as it deserved. People thought, perhaps, that Mr. Carnegie was not an unprejudiced observer. He was too laudatory. No such compunction can be felt in accepting the statistics of the English economist; but withall, he gives the following table to show our superiority to other nations in the matter of physical power:

Countries.	Hand.	Horse.	Steam.	Total.
United States.....	8,454	33,600	43,400	89,454
United Kingdom.....	5,200	8,700	38,960	52,950
France.....	5,690	8,500	16,150	30,340
Germany.....	6,930	10,500	19,800	37,230

An inspection of this table shows that in round numbers the working power of the United States is three times as great as that of France, two and one-half times as great as that of Germany, and one and two-thirds times as great as that of the United Kingdom of Great Britain and Ireland. It is equal to that of the two greatest of the older nations combined.

Then see what he has to say of our future:

At present the increase of industry, energy and wealth goes on unabated,

The next census in 1890 will probably show a population of 66 millions, with an aggregate energy of almost 100,000 millions of foot-tons daily, and an accumulated wealth of 14,000 millions sterling, figures never before applicable to any nation in the world.

Americans have something to be proud of.

A Clever Device.

A blanket search on a single sheet, to take the place of all six searches heretofore made for liens in examining a title, has been prepared and copyrighted by the Title Guarantee and Trust Company, of 55 Liberty street, New York.

It will be the means of saving lawyers a great deal of trouble and of saving their clients a great deal of money. It condenses information and dispenses with a multiplicity of papers. It is made from the company's locality index, which comprises all the records not only of the Register's and County Clerk's offices, but also of the Tax office, and enables the company to turn out a vast amount of work with speed, accuracy and economy.

The price of the search makes its cost less than one-half the regular fees for the six searches, and in any case is computed at a glance. The form of requisition requires no naming of periods, but every name is searched against for the whole period of the chain of title without regard to the length of time each name happens to be in the chain.

The price for the search in New York is an initial fee of \$15, with an additional charge of 50 cents a year for the single period covered by the chain of title. For instance, if a full set of searches, including a tax search, is wanted against New York property from 1858 to date, the cost would be \$30.

In Brooklyn the price is an initial fee of \$10, with 40 cents per year in addition for the period covered.

The enterprise of the Title Guarantee and Trust Company in pushing reforms in real estate matters is commendable. It is doing a great service to real estate owners and well earning the title of the public's company.

It claims that the public's safety lies in an examination of every title proposed to be guaranteed by the guaranteeing company, by its own machinery at the hands of its own counsel, and not in the principle that it is safer to issue the guarantees as a matter of course on the application and certificate of any one of a long list of members.

What a Traveler Saw.

INDIAN HARBOR HOTEL.

Editor RECORD AND GUIDE:

As I am stopping here for a short time before my permanent return to New York, with very little to do, I thought I might as well drop you a line about my trip to the West, from which I have just returned. After passing through many cities of great interest to real estate people, such as Denver and Colorado City, I finally came to two cities in the extreme north between which there is a rivalry similar to that between St. Paul and Minneapolis—Tacoma and Seattle. Real estate was very active in both of them. I was amused at the following sign at the door of a broker's firm in Seattle: "We have the earth for sale, we do not want it." There is nothing like this Pacific coast for its scenery. From San Diego to Sitka in Alaska, including Yosemite and Yellow Stone Park, there is nothing to equal it on the face of the globe. In regard to Alaska I inclose a few facts which you may find interesting:

There is no trip in the world of corresponding length that is less monotonous than the eighteen days' excursion from Tacoma to Alaska. Lord Dufferin has pronounced the scenery of Alaska to be the sublimest he has met in all his travels. Whatever else we may have obtained by Mr. Seward's purchase, which at the time many considered a "fool-thing," we surely got land enough for the \$7,200,000 paid for it. I see by report of Gov. Swineford that its coast line of 18,211 miles is nearly twice as great as the combined Atlantic and Pacific coast lines of the United States proper. In actual length it is as large as all the New England and Middle States, together with Ohio, Indiana, Illinois, Wisconsin, Michigan, Kentucky and Tennessee combined. I was surprised to find that in forty years only four times had the temperature of Sitka fallen to zero. While the climate of the interior is arctic in the severity of its winter and tropical in the heat of its summer, that of the immense southern coast, with its thousands of islands, is one of the most equable in the world, by reason of the Japan current, a thermal stream which renders the entire North Pacific coast warm and humid. There are immense forests of timber in Alaska, much of it, I understand, of excellent quality for house and ship building. The Governor estimates the market value of salmon taken this last year at about \$2,000,000. The whale, cod and halibut fisheries will swell the amount to \$3,000,000, representing the market value of Alaska fisheries of last year. The salmon streams and cod banks are only beginning to attract practical attention. A thousand salmon of the average weight of ten pounds have been taken right in Sitka Bay, at a single haul. The mail steamer last summer, during the spawning season stopped at Tongas Narrows for no other purpose than to permit the passengers to see the myriads of salmon making their way up an adjacent stream, and leaping the falls, a spectacle truly wonderful to those not conversant with the facts. There are hundreds of other streams in Alaska compared to which the one in question sinks into insignificance in respect to the number and size of the fish that throng their waters. The seal fisheries, as is well known, are leased for twenty years from 1868 to the Alaska Commercial Company, which pays the government an annual rental of \$55,000 for the islands and a royalty of \$2.62½ each on the 100,000 seal skins allowed to be taken annually. From this source alone \$317,500 is received annually, more than 4½ per cent. per annum on the whole amount paid to Russia for the territory; but these industries are in their infancy. The possibilities of Alaska are not yet appreciated. To say nothing of its mines of coal, lead, copper and silver, it is said to contain the richest gold mine in the world. The Governor of the territory places the output of 1887 at \$100,000 per month. It is said that a single island, practically a mountain of ore, is sufficient to pay off the whole of our national debt. The whole sail from Tacoma to Sitka, touching at Victoria, Tongas, Fort Wrangle and Chilcot, the point farthest north and where we could read all night without a lamp of any kind, is a perfect panorama of ocean, gulf, river and bay, of mountains, forests and glaciers; always in sight of land, now in a wide sound, many miles across, then in a narrow strait where you could throw a stone ashore. New channels, new islands, snow mountains, green mountains, new points of interest all the time until you fairly surfeit of the grand and magnificent in nature. After leaving Chilcot we enter Glacier Bay, where innumerable icebergs proclaim our approach to that crowning glory of this veritable wonderland, the Muir glacier, the greatest in the world. The breadth of the glacier at its mouth is over a mile. Its vast dimensions and its marvelous

gradations of color, from pure white to deep indigo, are beautiful. Masses of it are falling off into the water all the time, a small one with a crack like a rifle shot, a larger one like the discharge of a cannon, an immense one sounding like thunder. The steamer remained here a good part of the day, and my family and myself, with many others, made the ascent to the top of the glacier. It is estimated that the Mine and Davison glaciers, which join one another, cover four hundred square miles, more than the entire territory of Switzerland, let alone its glaciers, which sink into insignificance in comparison. At last the whistle sounded to come on board, and we were soon threading our way through the floating ice headed for home." Yours respectfully,
W. H. FALCONER.

Items of General Interest.

The project to establish a Zoological garden in Washington is a good one; but it might be made better. We want the garden, but it should be placed in New York. It would be intended for the people, and it should be situated where the greatest number of them could get at it. It is curious the interest an average man takes in watching the movements of wild animals. The attention that the late Mr. Crowley excited is an illustration to the point. At worst, such interest is harmless, and it may result both in amusement and instruction.

There is every probability that the rich discoveries made almost every day in the newer prospects and older workings of the mines in New Mexico will culminate during the coming year in a mining boom, second perhaps only to that of the great Leadville strikes, which, ten years ago, laid the foundation for the present prosperity of Colorado and its capital, Denver. It has always been known to miners that portions of New Mexico were rich in the precious metals, notably that portion in which the Kingston and other well-known districts are included, but, until within the past two or three years, the Indians have so harassed the few miners and prospectors, who had the hardihood to venture into that country, to an extent that almost entirely precluded any important developments. Since the Indian business has been practically settled by the capture and removal of the gentle savage known as Geronimo and his meek and lowly followers, numerous prospectors have explored the sections named, and in almost every instance with results surprising even to the most sanguine, but to which, so far, not much publicity has been given. New Mexico is probably the California of the next ten years.

Chicago is excited over the new scale of transcontinental freight rates. She wants better terms than any other city. All other cities want the same thing. What the railroads seem mostly to need at this juncture is a pool commissioner who can give every city and every shipper better rates than any other city or any other shipper. Till he arrives we will have no peace.

Great English estates are coming to the hammer one after another, as the conditions which make them valuable change. The Echt estate, the seat of the Lindsays, Earls of Crawford, has just been put up at auction and a bid of \$850,000 refused. As the rentals are only \$20,000 this seems a large price, but what is really for sale is the privilege of living in a great mansion, enjoying broad grounds and a park, with a private observatory and shooting over 4,000 acres of moor, with the life, position and pleasures all this carries. Decade by decade these are less valuable than they were, and the land which gave them falls in price.

Very few people have any idea of the vast areas of land held by alien landholders in the United States. The *Kansas City Times*, which has looked into the subject, says that the largest tract, 4,500,000 acres, is held by the Holland Company of New Mexico. An English syndicate holds 3,000,000 acres in Texas. Sir Edward Reed and a syndicate in Florida own 2,000,000 acres; 1,800,000 acres belong to an English syndicate in Mississippi, 1,750,000 acres to the Marquis of Tweeddale, 1,300,000 acres to the Phillips-Marshall Company of London, and 1,600,000 acres to a German syndicate, all in the same State. These comprise the larger stockholders. There are however, a score or more of persons and syndicates owning less than 750,000 acres. The grand total foots up 20,747,000 held by aliens. In this estimate there are not included the territories of Wyoming, Montana, Colorado, Washington and Dakota, because the official figures could not be reached with anything approximating accuracy. Whether this is good or bad for our country the future will have to decide.

According to the Boston Fire Marshal the most frequent cause of fires is carelessness in the use of matches. The introduction of the lucifer match is declared to have been the innocent and direct cause of fires innumerable, and of the destruction of millions of dollars worth of property. Next to matches comes the mismanagement of kerosine. About five per cent. of fires may be classed as criminal, these occur mostly in the country districts. Among the other causes of fires may be mentioned spontaneous combustion through oil rags, steam pipes, and the defective construction of buildings. Electricity, too, is becoming an important matter in the element of fire risks. There seems to be no doubt that the enormous yearly fire waste of all cities might be materially reduced by the exercise of proper caution and care.

It is commonly supposed that epidemics spread far more rapidly among the poorer and squalider parts of a city than among the cleaner and wealthier parts, and this, in respect to cholera, is no doubt largely true; yet the distress at present felt in Jacksonville is by no means confined to the poor. Cleanliness is but little protection; at the same time, sanitation is very necessary, and if in the future it accomplishes as much as it has in the past, plagues may be done largely away with among civilized people. A quarter of a century ago the death rate in the English home army was 17 per 1,000; now it is 8 per 1,000. The old Indian army death rate was 69 per 1,000; now it is 14 per 1,000; while in Germany sanitation is so well understood by the military that the rate is only 5 or 6 per 1,000. Good drainage, thorough ventilation and personal cleanliness are the three things necessary

Notice to Property-Holders.

CITY OF NEW YORK, FINANCE DEPARTMENT,
COMPTROLLER'S OFFICE, Sept. 25, 1888.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property, affected by the following assessment list, viz.:

ACQUIRING TITLE.

Sedgwick av, from 23d Ward line to Fordham Landing road, 24th Ward.—which was confirmed by the Supreme Court September, 1888, and entered on the 19th day of September, 1888, in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid on or before December 3, 1888, interest will be collected thereon at the rate of 7 per cent. per annum, from September 19, 1888. Payments to be made to the Collector of Assessments and Clerk of Arrears, between 9 A. M. and 2 P. M.

NEW YORK, Sept. 26, 1888.

STREET OPENING.

148th st, bet 8th av and Hudson River.

—which was confirmed by the Supreme Court September 20th, 1888, and entered on September 24th, 1888, that unless the same is paid on or before December 4th, 1888, interest will be collected thereon from September 24th, 1888.

Wants and Offers at the Exchange.

(For the week ending Thursday, Sept. 27th.)

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
2	Between Murray and Thomas streets, West Broadway and Greenwich street. A lot with old building.	\$16,000 to \$18,000
175	Property for investment in good location. Below Wall street.	
257	Near Stuyvesant square, or from 8th to 18th street, near 2d avenue. Two lots for improvement, vacant or with old buildings.	
495	On West 46th street, near Broadway. Handsome four-story brown stone house in fine order.	24,500
OFFERED.		
47	Full-sized house, handsomely furnished. To let for one year. .	5,000
73	\$75,000 to loan at 4½%. East side tenements preferred. Will loan 60% of value.	
261	Wanted to loan on leasehold property \$12,000 to \$15,000. Or would make building loan, New York or Brooklyn.	
387	87th street, between Avs A and B. One lot, 25x100, free from stone, very near new park. Only lot in row not built on. .	6,000

A CHOICE CORNER PLOT FOR SALE.

Comprising about four lots on Hamilton place, formerly known as Bloomingdale road or Diagonal avenue, southeast corner 139th street, between 10th avenue and Grand Boulevard. Flagged, water, gas, etc. Ready for immediate improvement; highest elevation overlooking East and Hudson Rivers, 400 feet west of cable road, and opposite the Hamilton Grange property. Hamilton place has a width of 75 feet, with 2½-foot sidewalks, trees planted, and 30 feet roadway runs diagonally from 136th street and Grand Boulevard to 144th street and 10th avenue. Price, \$16,000, brokerage paid. Address owner, 632 West 130th street.

The Stupendous Swindling Operations

Of Bedell, the head of the real estate department of Shipman, Barlow, Larocque & Choate afford a striking illustration of the advantage of real estate title insurance. How much more comfortable the defrauded mortgagees in question would feel to-day had their interests been protected by a guarantee policy such as is issued, for example, by the German-American Real Estate Title Guarantee Company of No. 34 Nassau street, backed by a-half of million dollars capital. Under the methods of such a company the checks employed, the number of experts in each department through whose hands each item of business must pass, render it absolutely impossible that such a swindle could be carried on as has been perpetrated upon the clients of one of the most reputable law firms in this city. But should a loss occur from this or any other of the steps in the old process of examination of title, the policy above referred to will afford perfect protection, as it guarantees to the holder, whether it be of a mortgage or deed, a perfect title, and agrees to indemnify him for all loss he may suffer from undiscovered or undiscoverable defects. Such unfortunate experiences as the above are fast convincing purchasers and mortgagees of the advantages of title insurance.—*World.*

For Our Readers to Solve.

Editor RECORD AND GUIDE:

Can you inform me where I can obtain plaster-board paper, used for deadening sound in partitions instead of plaster? I understand that a straw-board paper has also been invented lately for deadening sound by New York parties.

LAKE PLACID, N. Y.

W. B. L.

How to Draw a Contract.

An invaluable work for all dealers in realty is found in "The Guide to Buyers and Sellers of Real Estate," by Counsellor Geo. W. Van Sieten. This pamphlet, of only fifty-six pages, offers a complete solution of all the complicated questions that arise in drawing contracts. It discusses questions of titles, liens, curtesy and dower rights, deeds, searches, etc., and contains forms of contracts and judicial decisions which, with other general information, will go far towards making every man his own lawyer. It tells all about fixtures, assumption of mortgages, apportionment of rents, description of property, terms of payment, damages for failure to carry out contracts, information on setting aside contracts for mistake or fraud, and forms of deeds. Published by THE RECORD AND GUIDE, 191 Broad way. Price 50 cents.

Real Estate Department.

While the market on 'Change this week has been dull sales in the brokers offices have been improving, especially in private houses. The west side is looking up, and quite a number of new houses have been rented in that section of the city.

Last Saturday was the first Saturday in many months that a sale was held at the Exchange. The property offered embraced two lots on East 89th street with frame buildings, and was knocked down to John Hayes for \$18,800. Mr Hayes refused to sign the terms of sale, and the parties returned to the Exchange to resell only to find the doors locked. An attempt to hold the sale on the street was abandoned because there were no bidders. The sale was therefore postponed.

Only two sales were announced for Monday, and one of these was postponed.

Tuesday's sales embraced seven new west side dwellings. Five on 87th street, west of 9th avenue, belonged to Builder Charles L. Guillaume, and brought prices slightly in excess of the amount due on the first mortgages foreclosed. One was bought by the plaintiffs, and others by supposed parties in interest. Two dwellings on 71st street, near West End avenue, on each of which over \$18,000 was due, were sold to the plaintiffs for less than \$17,000 apiece. The residence of the late Demas Barnes on 1st place, Brooklyn, with stable in the rear on 2d place, offered on the same day, was knocked down but not sold at \$29,500. Mr. Barnes parted with the property in exchange for a costly dwelling on West 57th street. Subsequently the place was traded for the Herbert apartment house and later for 5th avenue lots.

Only one of the three sales announced for Wednesday was held, viz., the dwelling No. 43 East 61st street. Mary L. Daniels, the plaintiff, was the buyer at \$22,000. Nearly \$19,000 is due on the mortgage foreclosed.

Only one sale was held on Thursday, and the three sales announced for yesterday were all postponed.

On Tuesday next, October 2, Richard V. Harnett & Co. will sell the four-story tenement, with two stores, at No. 1774 2d avenue.

On Thursday, the 4th inst., Richard V. Harnett & Co. will sell the property at No. 191 Spring street, and the Astor leasehold house at No. 312 West 46th street.

On Tuesday, October 9th, Richard V. Harnett & Co. will sell the four-story residences Nos. 240 and 244 West 72d street.

On Wednesday, the 10th inst., Richard V. Harnett & Co. will sell the brick buildings at Nos. 37 and 39 King street, near Varick.

On Thursday, the 11th inst., Richard V. Harnett & Co. will sell 200 feet of valuable water front at 37th street and East River, with the full water grants. The property was formerly occupied by Murphy & Nesbitt as a brick yard. This is a Supreme Court foreclosure sale.

Over sixty parcels, belonging to the Cutting estate, will be sold by order of Court, in partition, on Tuesday, October 16th, by R. V. Harnett & Co. The Glenham Hotel on 5th avenue, and dwellings and warehouses on Prospect place, 41st and 42d streets and 1st avenue, are embraced in the list to be offered.

A parcel on John street, No. 40, will be sold at auction on October 23d, by order of Court. The auctioneers will be Wm. Kennelly & Bro. Property on John street is very seldom offered at auction.

The new three-story stone front dwelling No. 61 East 93d street is offered for sale by C. S. Kendall, of 124th street and 9th avenue, at the low figure of \$16,500. The house is 16.10x51.8 with extension, lot 100.8. The trim throughout is first class, and especial care has been paid to the plumbing. Mr. Kendall invites inspection from would-be purchasers.

L. Topfitz offers for sale or lease two desirable lots on the south side of 95th street, 100 feet east of 3d avenue.

The large stone and brick house on the northwest corner of 5th avenue and 44th street is offered for sale or to lease by T. Crocker, as announced in another column. There is a stable in the rear.

G. Lange offers for sale four newly-built apartment houses with stores, with a number of improvements, located on the southwest corner of Avenue A and 89th street, the particulars of which appear in our advertising columns.

The books for taxes on real estate, personal property and bank stock for 1888 will be open for payment, at the office of the Receiver of Taxes in the Stewart building, on and after Monday next, October 1.

CONVEYANCES.

	1887.	1888.
	Sept. 23 to 29 inc.	Sept. 21 to 27 inc.
Number.	186	160
Amount involved.	\$2,645,415	\$3,752,498
Number nominal.	57	42
Number 23d and 24th Wards.	24	25
Amount involved.	\$79,467	\$138,108
Number nominal.	6	4

MORTGAGES.

Number.	174	197
Amount involved.	\$1,626,156	\$2,174,883
Number at 5 per cent.	71	86
Amount involved.	\$699,500	\$935,422
Number at less than 5 per cent.	13	10
Amount involved.	\$144,000	\$157,700
Number to Banks, Trust and Ins. Cos.	28	40
Amount involved.	\$364,545	\$770,200

PROJECTED BUILDINGS.

	1887.	1888.
	Sept. 24 to 30.	Sept. 22 to 28.
Number of buildings.	47	61
Estimated cost.	\$520,550	\$1,161,055

Gossip of the Week.

Geo. R. Read has sold for George Ehret the property on the north west corner of 3d avenue and 50th street, 100.5x160, for \$150,000.

We learned at the Exchange yesterday that the Cohnfeld dwelling No. 56 West 57th street, a four-story stone front dwelling, size 25x100.5, had been sold to W. H. Dudley. Later it was ascertained that the price was something like \$75,000, and the brokers V. K. Stevenson & Co. It will be remembered that this dwelling was last month sold under foreclosure for \$75,000.

L. Tanenbaum, with John R. Foley & Son, have sold for Lawrence Wells the four-story stone front building No. 494 Broadway, for about \$77,500.

It was whispered about yesterday that Banker Kountze, of 120 Broadway, had purchased a dwelling on Madison avenue, below 42d street. The figure mentioned as the consideration was \$100,000, and the brokers J. Romaine Brown & Co.

It is reported that Robert T. Weeks, of 118 West 79th street, has purchased one of B. S. Levy's handsome houses on 77th street, opposite Manhattan square.

Skinner & Nellis have sold for Terence Farley's Sons another of their 71st street houses, No. 102 West, to Henry C. Ely.

We hear that the four-story dwelling No. 40 East 22d street has been sold. The figure is about \$35,000.

A. Yost & Son have sold five flats on the southwest corner of 7th avenue and 120th street for about \$140,000.

Monaghan & Co. have sold for Wm. M. Barnum the four-story, high stoop, brown stone house No. 50 West 53d street, lot 17.6x100.5, to Dr. Jos. B. Bissell for \$43,000.

The C. Graham & Sons Co. have sold the four-story, high stoop, brown stone front residence No. 44 East 80th street, 33x53.2x66.2, to Jacques Bach, the piano manufacturer, for \$65,000 cash. This is the first sold of the twenty-one houses held by the company.

The dwelling No. 17 West 53d street, has been exchanged for a place at Mountain Station, N. J., the house selling for \$65,000 and the country place at \$40,000. Brokers, Bellamy & Winans and E. P. Hamilton & Co.

Frank E. Smith has sold to T. W. Robinson, cashier of the Mount Morris Bank, a four-story and basement brown stone dwelling on the east side of Lenox avenue, north of 121st street, for about \$40,000. Work has just been commenced on a row of five houses, of which the above is one.

W. G. L. King has offered to the Armory Board a plot of twenty-eight lots between 106th and 107th streets, 9th and Manhattan avenues, as an armory site, for \$225,000, and the site between 104th and 105th streets, Boulevard and West End avenue, at \$200,000.

George Matthias has purchased from Mr. William S. Maddock, representing the Equitable Life Assurance Society, eight lots embracing the 8th avenue front, east side, between 137th and 138th streets, for \$125,000, with a loan, for immediate improvement. Brokers, Maclay, Davies & Co. Mr. Matthias recently purchased the block front between 136th and 137th streets.

Frank E. Davidson has sold for Geo. C. Edgar & Son the four-story, high stoop, brown stone front dwelling No. 106 West 77th street, 19x56x102.2, to Robert C. Brown for \$31,500. This leaves two unsold out of a row of nine built.

F. E. Barnes has sold for Mrs. Catherine Booth the five-story brick improved tenement and stores, 25x85x 1/2 block, No. 325 East 23d street, to Mrs. Harriet Gardiner for \$32,000.

John Welcker has sold for Chas. S. Kohler the five-story brick and stone flat on the east side of 10th avenue, 25 feet south of 99th street, 25x75x100, to William Tischer for \$28,000.

J. Edgar Leaycraft has sold for the American Asylum for the Deaf and Dumb, Hartford, Conn., the four-story, high stoop, brown stone house No. 249 West 55th street, 20x60x100, to Francis Neher.

Phillips & Wells have sold the homestead of the late James F. Dolson, at Bloomingburg, N. Y., to a Mr. George W. Beakes, of New York city; the homestead of the late Mrs. Walter Hutchins at Pomfret, Conn., to Mrs. Helen Ferriday, and the C. N. Low property at North Madison, Conn., to Mr. Chas. E. Goodrich, of New York city, all on private terms.

Application will be made to the Supreme Court on Thursday, October 1st, for the appointment of Commissioners of Estimate and Assessment relative to acquiring title to certain lands bounded by Avenue B, Harlem and East Rivers and East 86th street.

Morris B. Baer & Co. have sold to M. Buckey the three-story brick dwellings Nos. 235 and 237 East 104th street, 16.8x70x100, for \$14,000; for C. F. Chamberlain, the three-story Queen Anne residence No. 411 Lenox avenue, 26.5x90, for \$19,500, for Louis Pincot, the four-story brick dwelling No. 255 West 25th street, 20x50x100, for \$15,000; and the four-story English basement brown stone house No. 357 West 34th street, 18.7x50x100, for Mrs. Jennie E. Barrowes for \$16,000.

Presdee & Moore have sold for Eli Martin the three-story brown stone dwelling No. 129 West 92d street, 20x52x100, for \$22,000 to Wm. H. Harrison.

Francis Crawford has sold the four-story brown stone dwelling No. 90 West 89th street, for \$33,500 to Jacob F. Miller.

H. V. Mead & Co. have sold for Dr. J. Scott Aiken the three-story brick front and four-story rear house No. 430 West 29th street, 25x 1/2 block, to James Smith for \$14,300.

L. Froehlich has sold for Jacob F. Miller the three-story and basement brown stone house No. 159 East 82d street, 19.4x42x80, to Philip Knobloch for \$14,250.

We hear that Chas. Hathaway has sold the dwelling No. 8 West 51st street. The particulars have not transpired.

Ralph S. Townsend has sold one of his West End avenue houses, 17x65, to Mr. Perrine for \$17,000, another to John H. Odell for the same price, and a third on 100th street, 21x51, for \$15,500 to the Rev. Walter Mitchell of the Churchman.

The Homestead Co-operative Building and Loan Association has been incorporated. The officers are Michael Kepple, president; Robert Ulmer, vice-president; P. J. McCabe, secretary, and W. A. C. Dougherty, treasurer.

Brooklyn.

Corwith Bros. have sold for Joseph C. Hecker the house and lot No. 590 Leonard street, 25x100, to Mary Curtis et al. for \$9,500, and for Jessie F. Brown the lot on the south side of India street, 125 feet west of Manhattan avenue, 25x100, to Christopher Sieler for \$2,300.

Jere. Johnson, Jr., held a very successful sale on Tuesday, on the Bergen farm. Some 282 lots were sold for a total of \$38,800, or nearly \$140 per lot.

CONVEYANCES.			
	1887.		1888.
	Sept. 23 to 29 inc.		Sept. 20 to 26 inc.
Number	257	222	
Amount involved.....	\$1,009,220	\$557,815	
Number nominal.....	66	51	
MORTGAGES.			
Number.....	293	217	
Amount involved.....	\$894,868	\$953,463	
Number at 5% or less.....	175	129	
Amount involved.....	\$576,510	\$751,165	
PROJECTED BUILDINGS.			
	1887.		1888.
	Sept. 24 to 30 inc.		Sept. 22 to 28 inc.
Number of buildings.....	69	142	
Estimated cost.....	\$400,957	\$637,510	

Out Among the Builders.

Twenty-seven five-story brick and stone front apartment houses are to be built by Theresa Schappert, eight on the west side of 2d avenue, from 94th to 95th street, and nineteen on the north and south sides of each of these streets, east of 2d avenue. The avenue corners will be 25.8x76 each, and the inside buildings 25x67 each, all with stores, while the others will be 25.8x67, 25x65, 25x67 and 18.9x70 each. It is estimated that they will cost between \$450,000 and \$475,000. John C. Burne is preparing the plans.

F. C. Merry has the plans for five first-class four-story and basement brown stone dwellings which Frank E. Smith has commenced to build on the northeast corner of Lenox avenue and 121st street. The sizes will be 22.10x52 and 20x58 with 13 feet extension. As announced elsewhere, Mr. Smith has already sold one of the houses.

Architect George Matthias is about to improve the easterly front on 8th avenue, between 137th and 138th streets, by the erection of flats. Mr. Matthias is now improving the block below. Both fronts were purchased from the Equitable Life with building loans.

C. A. French & Co. have the plans for eight five-story brick and stone single and double flats with stores on the corners, to be erected on the west side of 9th avenue, between 123d and 124th streets by Wm. J. and John P. C. Walsh.

Alexandre I. Finkle has plans on the board for a three-story and basement brown stone dwelling, 21x50, for H. Bunke. It will be erected on 134th street, a little west of 5th avenue. Cost, \$20,000.

W. B. Tuthill has plans on the boards for six five-story flats and stores, covering the block front on the west side of 9th avenue, between 90th and 91st streets. They will be 25.6 1/2 x 96 and 37.6 x 82.4 each, with two-story extensions 27.6 x 22.4. Oscar C. Ferris will be the owner.

G. A. Schellenger has plans for a five-story tenement, 25x95, to be built by David Richey at No. 40 Downing street.

Geo. B. Pelham has plans for a five-story tenement and store, 25x89, for Jonas Weil and Bernard Mayer at No. 2013 2d avenue.

Cavinato Bros. will build three five-story brick and stone tenements, 27x65 each, on the south side of 70th street, 100 feet east of 2d avenue, from plans by J. C. Burne.

Reutz & Lange are preparing plans for two five-story tenements and stores, 24.7x89 each, to be built by Ida Sheyer at Nos. 314 and 316 Delancey street.

M. L. Ungrich has plans for a five-story tenement and store, 28.8x89, to be built by William Rankin on the west side of 9th avenue, 75 feet north of 17th street.

Geo. M. Walgrove is the architect for four five-story tenements, to be built by Jas. W. Ramsey on the north side of 103d street, 235 feet west of 9th avenue.

Chas. Baxter & Co. have plans for two four-story tenements, 25x67 each, to be built by Lorenzo J. Gantz on the south side of 137th street, 150 feet east of Willis avenue.

Charles Buek & Co. intend to shortly commence the erection of a seven-story flat on the southeast corner of 9th avenue and 73d street. It will be 92x100, and will have four elevators, hardwood trim and all the improvements. The fronts will be of brick, terra cotta and light stone, and there will be seventeen suites of apartments and four stores in the building, which it is estimated will cost \$175,000. Messrs. Buek & Co. are preparing the plans.

John H. Parker will build two five-story brick and stone flats on the southwest corner of Madison avenue and 115th street. The corner building will contain a store and be 25x71 in size, the other 25x65.

Harry Muldoon will build tenements on an irregular plot of five lots having a frontage of 81.3 on Avenue D, west side, 80 feet north of 9th street, and running through to the south side of 10th street, 50.8 feet front.

Brooklyn.

Th. Engelhardt is preparing plans for a three-story frame tenement, 20x55, to be erected on the south side of Himrod street, 80 feet west of Evergreen avenue, for Charles Hanson, to cost \$5,000; four two-story frame brick basement dwellings, 20x50, on the north side of Grove street, 210 west of St. Nicholas avenue, for Mr. Roeder, to cost \$13,000, and a three-story frame flat, 20x50, on the north side of Park avenue, 80 east of Marcy avenue, for Philip Weisgerber, to cost \$4,800.

Jeremiah Sullivan is to build a four-story brick flat, 40x90, on the south-east corner of Decatur street and Sumner avenue.

Out of Town.

BRISTOL, CONN.—John H. Sessions is about to make extensive alterations and additions to his residence, which will include electrical work, steam heat, hardwood trim, conservatories, etc. Wm. E. Sessions will also improve his house by the addition of a music room, with organ, etc. Over \$11,000 will be spent on both houses, which are being remodeled from plan by Geo. Palliser.

DOBB'S FERRY.—Plans are being prepared by Geo. Palliser for a three-

story villa, with all improvements, about 45 feet square, to be built by Fredk. Bode on Cedar street, near the Presbyterian Church; cost, not estimated. He will also build on the same property a two-story and attic cottage, 35x35, to cost \$3,500.

Excavations have been commenced for two two-story and attic cottages, 23x35 each, for Mrs. E. P. Claggett, to cost \$5,000.

JAMAICA, L. I.—Th. Engelhardt is the architect for two two-story frame dwellings, 20x40 each, with extensions 13x14, to be erected on the west side of Flushing street, 175 south of Grove street, for Louis Miller, to cost \$5,500.

JERSEY CITY.—The new parsonage for St. John's parish will soon be commenced. It will be a three-story brick house, 45x50, and will adjoin the new school-house. It will cost \$14,000. Architect, G. Palliser.

Contractors' Notes.

Sealed proposals will be received by the School Trustees of the 23d Ward, or grading the school site on the southeast corner of 163d street and Eagle avenue.

The Department of Docks will receive bids for removing pier, etc., at the foot of East 38th street, and building new one thereon, until noon, Wednesday, October 3d, and until noon, Monday, October 8th, for repairing the outer end of pier at the foot of West 46th street.

BUILDING MATERIAL MARKET.

BRICKS.—The business of the market as a source of news or even ordinarily interesting suggestive features is about the only point to be found at the moment. Indeed, matters remain substantially the same as they were last week, the week before, and indeed for many weeks preceding, and there seems little chance for any change until the final windup of the regular season. When that will be remains a matter of considerable doubt, but upon a basis of current indications some of the local operators surmise that several of the leading Haverstraw makers will wind up by the 10th of October at least, intentions to do so this week having been retarded by interrupted work, and there is no knowledge of any important stoppage since our last. The demand here has continued of just about the usual calibre, with receipts quite as full, and it has never been difficult to find anywhere from a dozen to twenty loads of stock waiting for some one to come along and purchase. On the entire range of prices former quotations remain, but a measure of irregularity has been shown between the extremes. Some of the better grades are momentary influences, stiffening, while on Up-Rivers, especially, the least desirable thing was a decline, in some instances even to the extent of 25 @ 50c per M, when a desire to realize quickly was manifested. Pales have sold about as before, and on Fronts the market is nominally unchanged, though stocks in first hands are probably small.

CEMENT.—For both domestic and foreign there is an absence of any special complaint from the selling side. It is admitted that the market is not altogether as vigorous as could be desired, but the outlet is very good, and inclined to increase, as the general shipping season cannot last a great while longer, and there is danger of an advance in transportation charges. Supplies hold out well enough for all the calls made, and holders are quite generally willing to negotiate upon a basis of about former cost.

LATH.—No further change of a positive character is reported in value. A really good standard quality of stock is considered worth \$2.00 per M, and faulty lots not likely to command above \$1.90 per M, but sellers will not shade these figures. The present open demand is very light and indifferent, as might be expected after the millions of lath dealers have taken during the past fortnight, but it is reasonable to suppose that the pressing supply has pretty well exhausted itself, and further arrivals can be handled with less inconvenience and in a more independent manner.

LIME.—No arrivals of Eastern, and the accumulation here pretty well worked down has placed the market in somewhat better position, but otherwise there is no essential change. Buyers will not hurry themselves, as they anticipate no advance, but when they are ready to invest there is no prolongation of treaty, as it is understood none of the principal receivers will depart from the spirit or letter of their agreement with manufacturers. The large number of lath vessels coming in of late brought several invoices of St. John lime, of which the sale is reported at full former figures. State lime sells steadily upon the old basis of valuation.

LUMBER.—"Trade is doing a little better," is now quite a common response from most operators to the first natural query addressed them as to the condition of the market. A little further conversation, however, generally reveals the fact that comparisons are made against the immediately preceding quietness, and when placed against the showing made at this time last year, the lighter volume of business becomes very apparent. The movement at present is also about what might have been expected, consumers in both the building and manufacturing line securing such stock as positive fixtures ahead make it sure they will require, while dealers are getting together such assortments as common produce dictates against the period when deliveries will be greatly reduced and more costly. The effect of the present position of demand is healthy upon values, inasmuch as weakening influences have, in pretty much all cases, been checked, and where rates had run off a little too freely there is a due recovery. Sellers continue to meet the situation in a fair spirit and simply insist upon such advantages as may be justly apparent, but there is too much competition to admit of forcing the market to any extent.

Eastern Spruce may be steady one day and easy the next, just as the supply happens to run, the demand really undergoing very little variation locally. Brooklyn custom is probably the surest and most likely and more apt to hurry as there is unquestionably a better prospect for the consumption of this class of stock there than upon this side of the river, our own dealers taking matters somewhat cool and methodical and showing especial inclination to select carefully. This gives wide stock, the best chance and it is upon short and narrow that receivers are compelled to make the greatest battle. Some of the latter, as noted last week, has sold very low under pressure and would

have to again were similar conditions prevailing, "About \$13.00" is apparently considered low enough to quote by most operators, but of late it has been a pretty nice random, or a rather big risk in the matter of buyers that would show an excess of \$16.00, while on specials it was all a matter of agreement.

Northern Spruce is coming to some extent on contract, but the fresh amount available has been small, and even full bids are not a basis upon which accommodation can be assured. Northern Hemlock is also reported sold well up to supply and commanding full former rates for all standard grades. Pennsylvania Hemlock of desirable quality is offered with only fair volume and indeed some of the mills are quite indifferent about accepting orders, and while there is no rigid firmness to values manufacturers generally appear to feel very well satisfied with matters as they stand and will make no further shading this season. We quote Joist at \$11.50@12.00 per M; Boards at \$12.00@12.50 per M; Timber \$12.00 per M for 20-foot and under; \$13.00 for 22 to 24 foot; \$13.50 for 26, 28 and 30-foot; \$14.50 for 32 to 34-foot; \$15.50 for 36 to 38-foot, and 17.00 for 40 to 42-foot.

Piling retains a somewhat uncertain tone. It appears to be the general thing to call the market steady, if no other questions are asked, but a little talk frequently leads to the admission that a larger and more interested attendance of buyers would be acceptable, and might be tendered some fair inducements especially on small sizes. We quote by cargo running one-half 12-inch butt and upward 33 to 40 feet average, 4 3/4 @ 5c. per lineal foot; running two-thirds 12-inch butt, 38 to 42 feet average, 5 1/4 @ 5 1/2 c. do.; running three-fourths 12-inch butt, 40 to 45 feet average, 5 3/4 @ 6c. do.; running all 12 inch butt and upward, 40 to 45 feet average, 6c. do. Eastern Spars by cargo, 40-foot sticks, \$4.00 each; 45-foot, \$6.00 do.; 50-foot, \$8.00 do.; 55-foot, \$12.00 do. Inch spars 18 @ 22c. per inch. Scaffolding Poles, 60c. each, and clothes poles, 45 to 65 feet long, \$3.00 each.

White Pine affords no basis for extended comment. The scarcity of desirable box is still quite frequently referred to, and this grade seems to sell upon offer at well maintained value, but over everything else the expression is rather hesitating, and business evidently not fully satisfactory. No one, of course, entertains an idea that any "free lumber" will become available from Canada this season at least, and buyers cannot make that an excuse for standing off, yet they manage to give the demand much more of a drag than ordinary, and it looks as though the yard accumulation would not be added to with any great freedom, certainly not beyond the rather moderate requirements as now indicated. Exporters continue to afford only indifferent assistance. We quote \$17.50@19.00 for West India shipping boards; \$20@29 for South American do.; \$14.50@16.00 for box boards; \$16.50@17.50 for extra do.

Yellow Pine meets with about the usual demand, possibly a little fuller than heretofore from some quarters, and the tendency of the market appears to be toward improvement if anything. Even flooring boards, as previously intimated, are spoken of in better terms, and holders can now and then place a fair parcel of them without any undue degree of exertion. It is said that consumers who have been trying substitutes with an idea of economy, are drifting back to Georgia pine as giving better return for the money, even at a little fuller cost, than stock said to be "just as good and costing less." Specials are on the market seeking bids, and a little f. o. b. trade is still occasionally secured. With the exception of Jacksonville no shipping locality has as yet been shut off by the yellow fever, but there is constant dread that other ports will be quarantined. We quote Randoms, \$18.50@21.00 per M; Specials, \$19.00@21.00 do.; Green Flooring Boards, \$21.00@22.50 do.; Dry, do. do., \$23.00@25.00 do.; \$13.00@14.50 do.; Cargoes, f. o. b. at Atlantic ports, \$13.00@15.00 for rough and \$18.00@20.00 for dressed; Cargoes, f. o. b. at Gulf ports, \$12.00@13.50 for rough and \$19.00@21.00 for dressed.

Carolina Pine remains about steady in price, and showing very much the previously noted general features. Timber has no certain market locally, and is not quite so frequently called for from out-of-town sources. Rough boards, however, are meeting with favor sufficient to retain the same relative position in the general movement for some time current, and most reports still agree that first-class kiln-dried supplies have steady sale, provided quality is fine. It is the poorly dressed stuff that has to suffer, as it can only be placed under forced sale.

Hardwoods are generally in good supply at the yards and among customers, such as the large manufacturers, etc., and there is evidently felt to be no cause for any great amount of vitality to the demand. Some of the larger dealers too are receiving stock in a manner to verify the impression that they have been securing goods at interior points, and worked independent of any local offering. That, however, does not prevent them from giving attention to anything of a desirable quality that may be brought to their notice, and if the tender of supply be properly managed and custom for it sought among the really first-class dealers, it will command a fair market value. Indeed, on the best goods prices, while without buoyant inclination, may be considered as well sustained and inclined to stiffen a trifle. Exporters are still on the look out for fine stock, but want nothing else. We quote at wholesale rates by car loads as follows: Walnut, \$60@110 per M;

The Department of Public Charities and Correction will receive bids until 9:30 A. M., Friday, October 5th, for erecting building for kitchen, etc., on Randall's Island, for erecting a pavilion on Blackwell's Island, for repairs, etc., to sashes and frames of the Charity Hospital, Blackwell's Island, and for materials and work required for the plumbing in two groups of buildings at Central Islip, N. Y.

Special Notices.

Frank Wennemer, architect, will remove after October 1st to No. 204 East 86th street, near 3d avenue.

A pocket edition of a block map of New York City has just been published by M. Dripps, of Nos. 111 and 113 Fulton street. It is 24x72 inches in size, and is especially valuable to those interested in the 23d and 24th Wards. A pocket edition of this kind has long been wanted, and is a welcome addition to the topographical literature of the city.

Back Numbers Wanted.

Fifteen cents apiece will be paid at the office of THE RECORD AND GUIDE, No. 191 Broadway, for each of the following numbers of said paper:

Year 1885—Nos. 877-882.

Year 1887—Nos. 982-987.

Year 1888—No. 1035.

White ash, \$36@42 do.; oak, \$36@42 do.; quarter sawed clear, \$46@50 do.; maple, \$25@31 do.; chestnut, \$30@37 do.; cherry \$67@92 do.; white wood, \$25@33 do.; elm, \$20@23 do.; hickory, \$50@80 do.

Shingles remain under very good control, and owners insist that it is useless to try and tempt them with modified bids. Demand somewhat irregular, but now and then wants quite a little bunch of stock to accumulate against the winter distribution. Occasional export orders are secured. We quote Cypress at \$8@9.50 per M for 6x20 and Cypress large \$10@16. Pine shipping stock, \$3.50@4.75 for 18 inch, and Eastern saw grades at \$3.25@5.00 for 16 inch, as to quality and to quantity. Eastern shaved cedar, \$4@4.75 per M. Machine dressed cedar shingles quoted as follows: For 30 inch, \$15@20 for A and \$23@28.50 for No. 1; for 24 inch, \$13@15 for A and \$17.00@19.00 for No. 1; for 20 inch, \$8.75@9.50 for A and \$11.00@12.00 for No. 1.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern Lumberman as follows on the Chicago cargo market:

The market remains firm on short piece stuff and such inch as suits the buyers as to tally. Coarse inch lumber is somewhat neglected and inclined to droop in price. It is admitted that No. 2 and the lower range of medium has settled down from last spring's prices \$1 to \$1.50 per M; that is to say, lumber that would have sold in May or June at \$13.50 to \$14 per M. can now be bought at \$12.50 to \$13. The price of shanking down has been gradual and without any marked feature. It has resulted from large receipts from Lake Superior, and an inclination of the east side and Menominee manufacturers to go moderately on dimensions this year.

Receipts of piece stuff have been rather under the requirement during the week. The demand is strong and prices firm on the \$10 basis. Commission men assert that it would not take much to spring prices up a quarter. It is probable that with an advance of fifty cents per M in the yards the cargo market price will quickly follow at \$10.25. This the yard men will not care so much about, now that they have a stock in yard, as they would have done six weeks or two months ago. The dealers are now bulls, and will be until the opening of the cargo market next spring.

Long dimension still languishes, though there is an active call for it in local building operations. Before next May long joists will be short in the yards, and then a reaction in demand may take place that will be a surprise.

This week a new plan has been adopted in the quotation of inch lumber. It has been classified as to price according to its quality for pickings of C and better. The percentage of pickings always determines the price of a given quantity of lumber in the cargo. The old classification of selected, No. 1, medium, and No. 2, did not mean enough, or rather it covered too much meaning that was not expressed. It pertained to the lumber that came from the east shore of this lake, but did not apply wholly to the Green Bay, North Shore or Lake Superior mills. By designating quality and prices applicable thereto, the manufacturers in all the districts tributary to this market can arrive at the market value of cargo lumber at this point better than by the method that has prevailed.

And referring to the yard trade as follows: On Thursday evening another meeting was held for the purpose of discussing matters of interest to the trade, with the understanding that there was to be another advance declared on the price of piece stuff. Since the declaration of the list of August 17, which priced short lengths at \$12 a thousand, prices have been hardening up to that basis. There is still some talk of lower prices prevailing in numerous instances, but within a week this has in a measure subsided. The almost unanimous disposition is to insist on \$12 a thousand, or no sale.

It is doubtful if the policy of declaring another advance so early in the fall is a wise one, though the sagacity of the directors who recommended it should be equal to the emergency. Usually the fault of the price makers is in thinking that the formation of a list on paper creates value. The better way to make a list that will be one in deed, and in truth, is to have it conform as nearly to selling prices as possible. A list had better follow the rise of actual prices than to stand on air and pull prices up by the hair of the head as it were. When the directors hear of anybody selling short 2x6, 2x8 or 2x10 for \$12.50, it will be time enough to issue a price at that figure. It is sometimes said that you cannot get a price unless you ask for it. While this is true to a degree, all values are determined by the relation of supply to demand. Granted that the selling price of short stuff is now \$12 a thousand, it was not made so by the declaration of August 17. It would have gone to that figure if the association had uttered no list, simply by the force of trade movement. The unity of the dealers in agreeing on the value of lumber, serves the purpose of bringing about a uniformity of view and action in regard to prices, but it creates no actual value.

Lumber, of Chicago, says:

The rapid introduction of the electric light into Northwestern saw mills, marks and emphasizes the progressive and practical spirit of the lumbermen of this region. The use of electricity in saw mills began

before the systems and devices which are now in common use had been brought anywhere near perfection, and it has gone on steadily until a considerable proportion of the first-class mills in the white pine district are supplied with apparatus adequate to the task of turning night into day. New plants are in progress of installation all the time, however, and beyond question the light companies are likely to drive a brisker trade the present fall and coming winter than they did a year ago even, when the work they did was very heavy. In point of fact, a modern mill cannot be called fully equipped without an electric lighting system. Even if night runs are not regularly necessary, there is always a time toward the end of the season when it is impossible to do a full day's work by daylight, and when the absence of artificial light renders it necessary to lose a good deal of time that is usually the most valuable of any in the season. A number of mills have this season put in plants for no other purpose than to be able to make the most lumber they could during the season with a single crew, and with no intention of attempting night work this year at least.

The Mississippi Valley Lumberman, Minneapolis, says: There was a large falling off in the shipments of lumber during last week, although there were a good many buyers in town, and some activity was contributed by the prospect of a restoration of rates. Still there is heard some complaint of dullness, although the figures do not bear out the assertion.

The demand is, despite all the complaints, exceedingly good. It is less, perhaps, than it was anticipated would be the case with the promise which prevailed all the season of a very large wheat crop, but there has hardly been a week this season that the shipments from the two cities have not been in excess of what they were for the same time a year ago. The shipments from Minneapolis have been particularly large all the season, and the St. Paul dealers controlling stocks at north Wisconsin points have had a very satisfactory trade. Arrivals from out of town points for local consumption have been light, particularly in Minneapolis, where the local manufacturers have supplied the demand by meeting the railroad mill men's prices.

A more conservative feeling begins to dominate the market. It is the universal testimony that the average price being received for lumber in this market is better than it was in August, and considerably better than it was in July. Although stocks have accumulated very rapidly it is apparent that there is no occasion for slaughtering stocks, and that while dealers will go into the winter with a better stock than they have in some time, that there will be no more lumber to offer in the spring than is likely to be consumed.

The Timberman says:

For some days past export buyers have been gathering up considerable quantities of walnut in the West, and no inconsiderable lots of it were taken from the Chicago market. Some of the larger operators utterly refused to have anybody pick their nice lots of walnut from their yards even when a handsome premium was offered for the privilege, but several dealers allowed the interlopers to cart away all their firsts and seconds walnut at from \$5 to \$8 above the current prices of those grades, thus indicating that the exporters were pretty sure the prime lumber is greatly needed on the other side, and perhaps giving a hint of the dealers' knowledge of the fact that they can replace their goods, as they are not usually disposed to empty their alleys of this staple, unless they can speedily replace it.

The log question is again causing trouble at Minneapolis, Minn., but this time it is a new trouble. The logs are now being turned at the rate of 3,000,000 per day, and the mill men are finding it hard to take care of all of them. There seems to be no doubt that 50,000,000 will be turned in September. Logs continue to go to St. Paul slowly. There have been no sales made there yet but it is thought a raft will go out this week or next.

The loggers on the St. Croix River are unanimous in the opinion that long logs should not be cut this winter. Short logs bring as much in the market and are more easily taken there. This year the long logs have not sold at all, and the lake has no other kind in it now. There will be a good many held over, and they will be sufficient for next year's demand.

And upon the Chicago hardwood market as follows:

More hardwood lumber is usually sold in September than any other month of the twelve. This month has been an exception; because two-thirds of the month has passed and everything is as dull as an old nail-bit axe, and dealers think trade will be light until after the November election.

This is the opinion of a large majority of wholesalers who do a general hardwood business. There are operators who deal in specialties that are prosperous away out of proportion to the general trade.

For instance, the walnut dealers have had numerous calls for the better grades, for export. New York and Boston buyers have been on the market here offering excellent prices for walnut, and two or three dealers have sold out their entire stock of firsts and seconds.

Although the high piles are not being lowered just as fast as the dealers would like to see, there is a firm feeling in regard to prices that is highly commendable. All expect that the trade of four months will be crowded into two. That means double work in November and December. To particularize in regard to prices, it is well nigh impossible to discover money in firsts and seconds basswood, where the wholesalers sell it for \$20 per M, and many have not been able to get over \$18 for this stock for some time. Then, too, these prices are for extra wide stock 12 feet long. Firsts and seconds basswoods 14 and 16 feet long would hardly bring these prices. The dealers are getting \$18 per M for firsts and seconds elm, and it must be wide and thick to bring that price. When \$13 per thousand is paid for log run elm it takes a powerful glass to discover a profit to the wholesaler who disposes of the assorted lumber at \$15 and \$18.

NAILS.—Buyers act as though they did not intend to hurry and business has no great force. More or less stocks keep moving all the while, however, which, together with careful production and fuller cost of material, give very good support to values. We quote at \$1.85@1.90 per keg for car lots, and \$1.95@2.00 from store.

PAINTS, OILS, ETC.—Most reports continue in favorable strain, and it looks very much as though sellers were retaining the advantage without difficulty. Buyers are not exactly anxious in their mood and probably all investment continues upon the old safe basis of a careful calculation to really positive wants, but even that affords a good outlet and for the pres-

ent is sustaining quite a shapely sort of market. Prices incline to harden a little if anything. Linseed Oil has demand in proportion to general stock and rules about steady for fine quality, but common grades are slack. We quote at 51@52c for Western and 54@54½c for City. Spirits Turpentine shows a further small gain but at the advance offerings are more liberal. We quote at 41½@42½ per gallon, according to quality.

TAR AND PITCH.—Rather more doing of late in response to orders from consumers and the market steadier with no very large amount of stock offering. We quote Pitch at \$1.25@1.30 per bbl.; Tar at \$2.00@2.20, according to quality, quantity and delivery.

For tables of Building Material prices see pages v., viii., ix. and x.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending Sept. 28.

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

R. V. HARNETT & CO.	
*71st st, No. 273, n s, 85 e West End av, 17x92.2, three-story brick dwell'g. Theo. and Wm. Kilian. (Amt due \$3,615; prior mort. \$15,000).....	\$16,913
*71st st, No. 275, 18x92.2, similar dwell'g. Same. (Amt due \$3,183; prior mort. \$15,000).....	16,438
*Railroad av, s e cor 5th st, 369x238x364.8x174. ¼ part. Wm. R. Kuran. (Amt due \$8,620).....	1,400
A. H. MULLER & SON.	
*61st st, No. 43, n s, 85 e Madison av, 15x100.5, four-story stone front dwell'g. Mary L. Daniels. (Amt due \$19,162).....	22,000
124th st, No. 411, n s, 150 e 1st av, 25x100.11, five-story brick tenem't. Frederick McReady. (Amt due \$2,828; prior mort. \$5,000).....	11,025
SCOTT & MYERS.	
*115th st, No. 313, n s, 175 e 2d av, 25x100.11, three-story frame store and dwell'g and two-story frame dwell'g on rear. Bridget Timmins. (Amt due \$3,450).....	6,150
OTHER AUCTIONEERS.	
16th st, No. 137, n s, 167.8 w 3d av, 22.7x92x22.8 x92, three-story brick dwell'g. David Dudley Field. (Amt due \$18,845).....	19,100
87th st, No. 135, n s, 290 w 9th av, 18.6x100.8, three-story brick dwell'g. J. D. & E. J. Dolan. (Amt due \$14,830).....	15,525
*87th st, No. 139, 15x100.8, similar dwell'g. Metropolitan Life Ins. Co. (Amt due \$17,555).....	18,000
87th st, No. 141, 14x100.9, similar dwell'g. James G. Palmer. (Amt due \$15,365).....	10,500
87th st, No. 143, 13.6x100.8, similar dwell'g. I. T. Williams. (Amt due \$14,732).....	15,525
87th st, No. 145, 15x100.8, similar dwell'g. J. D. & E. J. Dolan. (Amt due \$16,437).....	17,200
89th st, s s, 107.9 w 4th av, 51.1x100.8, one and two-story frame buildings on rear of lots. John Hayes, who refused to sign the terms of sale, and the property will therefore be sold later. (Amt due abt \$9,200).....	18,800
Total.....	\$194,576
Corresponding week 1887.....	\$469,850

BROOKLYN, N. Y.

JERE. JOHNSON, JR.	
283 lots of Michael J. Bergen farm, New Utrecht, to various purchasers.....	\$38,000
OTHER AUCTIONEERS.	
1st pl. Nos. 84-88, s s, 125 w Court st, 75x266 to Nos. 83-87 2d pl, three-story brown stone dwell'g on 1st pl and two-story stable on 2d pl. E. Murray. (Bid in).....	29,500
Total.....	\$67,500
Corresponding week 1887.....	\$65,925

CONVEYANCES

Wherever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee they mean as follows:

1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

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

3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The regular semi-annual Index to the Conveyances and Projected Buildings published in this paper during the first half of the current year, is, as has been announced for several weeks, ready, and copies can be obtained at the office, 191 Broadway. The Index is printed on extra heavy paper, and, as usual, includes New York and Kings Counties, and is the most exhaustive ever published. The labor and expense connected with the work has become so formidable that a charge of fifty cents is made for this issue, as announced in these columns last January. Subscribers requiring copies should send in their orders at once.

NEW YORK CITY.

SEPTEMBER 21, 22, 24, 25, 26, 27.

Allen st, No. 105, w s, 100 s Delancey st. 25x87.6,

five-story brick store and tenem't. Benjamin Gross, Newark, N. J., to Elias Wolf. Mort. \$14,500. Sept. 24. \$32,000

Bedford st, No. 93, w s, lot 16 on map by C. T. Goerck made in 1795, 25x104x25x98. Bedford st, No. 91, w s, bet Barrow and Grove sts, 23.9x104.10x25x103.4. One and two-story frame dwell'gs and one and two-story frame buildings on rear. Sarah A. Johnson individ. and with power of sale under will of William Johnson dec'd and Sarah J. and William R. Johnson heirs Wm. Johnson to James H. Havens and Robert C. Winters. Mort. \$7,000. Sept. 20. 28,000

Bedford st, w s, bet Grove and Barrow sts. All title in real estate of which William Johnson died seized. John C. F. Johnson to Sarah A. Johnson, widow of William R., Sarah J. and Edward Johnson. Q. C. and C. a. G. May 25. 1,500

Bedford st, No. 71, w s, 80 n Morton st, 20x80, three-story brick dwell'g. Daniel Demarest to William H. Sage. Mort. \$9,000. Sept. 21. nom

Same property. William H. Sage to Delia wife of Daniel Demarest. Mort. \$9,000. Sept. 21. nom

Bond st, No. 31, s w s, 525 s e Broadway, 25x124x25.5x119.11, with title to alley adj, new store projected. Joseph M. Emanuel to Jacob B. Tallman. Q. C. Dec. 7, 1887. nom

Same property. Jacob B. Tallman to Abraham Wolff. Sept. 5. 36,000

Boulevard, n w cor 88th st, 100.8x100. Release mort. Stephen H. Thayer, exr. A. B. Sands and Robert S. Hayward, trustee of David Sands to Frank Mulligan and James E. Post. Sept. 4. 50,000

Bowery, No. 143, e s, 101.8 s Broome st, 25x104.9 x25x104.2, three-story frame store. Partition. William N. Armstrong, referee to Henry M. Baker. Aug. 20. 39,000

Bowery, No. 143, e s, bet Grand and Broome sts, 25x104.9x25x104.2, three-story frame store. Henry M. Baker to Mary L. Baker, Noroton, Conn. 5-9 part. C. a. G. Mort. \$8,000. Sept. 24. nom

Same property. Henry M. Baker to Charles M. Baker. 1-9 part. C. a. G. Mort. \$8,000. Sept. 24. nom

Same property. Same to Mary B. wife of Augustus F. Delafield, Noroton, Conn. 2-9 part. C. a. G. Mort. \$8,000. Sept. 24. nom

Broad st, No. 64, w s, 24.5x66.5x24.4x66.5, four-story brick store. Caroline M. Lathrop widow formerly Gilmour, Madison, N. J., to Cora wife of John A. Morris, Westchester, N. Y. Aug. 16. 50,000

Broadway, n w cor 130th st, 100.1x103.5x99.11x110, four five-story brick stores and tenem'ts on Broadway, and five-story brick tenem't on 130th st. John and John E. Kerby to Sarah G. Brown, Newburgh, N. Y. Sept. 26. nom

Broadway or Bloomingdale road. All that part of land formerly included in said street lying west of its centre line as it was on May 2, 1864, and extending north from centre of 48th st 93 feet. Peter W. Haskin, an heir of Elizabeth Haskin to David W. Bishop et al, exrs. &c, Catharine L. Wolfe. Q. C. Aug. 29. nom

Same property. Emma E. Wiegand, Harriet Purdy, Charles, David, John B., Jr., Haskin heirs Elizabeth Haskin to same. Q. C. Sept. 4. 2,500

Cannon st, No. 73, w s, 50 s Rivington st, 25x100, four-story brick store and tenem't and three-story brick dwell'g on rear. Simon Solomon to Bertha Marks. Mort. \$11,000. Sept. 24. 16,800

Coenties slip, No. 3, w s, 26.10 s Pearl st, 26x45.1x26.1x45.5, five-story brick factory. Water st, No. 42, n w cor Coenties slip, 23.3x53.1x22.4 to slip, x53, five-story brick factory.

Augustus C. Fransioli to Samuel Dietz, East Orange. Mort. \$42,500. May 1. nom

Hester st, No. 114, s s, 25x50, three-story frame store and tenem't. Louis Tannenholz to Morris Glickstein. M. \$5,000. Aug. 22. 12,000

Hester st, No. 20, s s, 55 e Norfolk st, 21.4x76.10x21.4x76.4, four-story brick store and tenem't and four-story brick tenem't on rear. Louis Seigel to Max Cohen. Mort. \$14,300 and interest. Sept. 22. 19,750

Kingsbridge road, s e cor 172d st, 100.6x84.9x95x117.8. George F. Gantz to George F. Doak and Louis D. Beck. Sub. to taxes. Sept. 25. 6,000

Ludlow st, No. 36, e s, 75 n Hester st, 25x87.6, five-story brick store and tenem't. Yetta wife of Marcus Brown to Harry Brown. Mort. \$18,000. Sept. 4. 32,000

North Moore st, No. 81, n s, 39.8 e Washington st, 20.2x—x20x50, two-story brick dwell'g. John H. Welsh to Perry Dickie, Brooklyn. Sept. 27. 10,300

Platt st, No. 36, s s, 71.9 e William st, 20x36.8x19.10x36, five-story brick factory. John V. Black to James Adair. Sept. 24. val. consid

Same property. James Adair, Brooklyn, N. Y., to Samuel Trimble. Sept. 25. 18,000

Rivington st, n w cor Ludlow st, 25x66x25x66.1, Philip and Katharina Knobloch heirs Katharina Knobloch to Philipp Knobloch. B. & S. Sept. 17. nom

Rivington st, No. 251, s w cor Sheriff st, 25x57,

two-story frame store and dwell'g on Rivington st, and two-story brick dwell'g on Sheriff st. James Garret to Joanna C. Garret. Q. C. All title. Sept. 21. nom

Sheriff st, No. 49, w s, 100 n Delancey st, 20x90, two-story frame (brick front) dwell'g and two-story brick stable on rear. Oscar F. Hughes, Brooklyn, to George W. Gastlin. B. & S. Sept. 20. nom

South st, Nos. 281 and 282, n s, 72 w Clinton st, 48x74.8x48x74.5, with bulkhead in front and all water rights, two one-story frame stables and one-story brick office. William B. Foulke to Mary E. B. wife of Cortlandt M. Taylor, St. Paul, Minn. 17-19 parts. Sept. 24. 3,400

Same property. Caroline M. wife of Joseph Foulke to same. 1-18 part. Sept. 24. 1,000

4th st, No. 105, n s, 250 e 2d av, 25x96.2, five-story brick tenem't. George Stump to Philip Bischoff. 1/2 part. Sub. to morts. Sept. 25. nom

Same property. Philip Bischoff to Elisabetha Stump. 1/2 part. Sub. to morts. Sept. 25. nom

4th st, No. 125, n s, 149.9 w 1st av, 25x96.2, four-story brick store and tenem't and three-story brick dwell'g on rear. Louisa Hermann heir Alexander Hermann to Barbara Hermann widow. Morts. \$2,000, water tax, &c. Sept. 22. nom

10th st, n s, 345.6 e Av A. Party wall agreement. Emma J. Mason to Ann E. Ayres wife of Theodore, Mary A. Hanlon widow and Hannah L. Bonsall heirs John Bonsall and Frederick H. Beach et al. exrs. John Bonsall. Aug. 28. 715

16th st, No. 334 E., s s, 184 w 1st av, 20x103.3, four-story brick tenem't. Contract. Margaret Renahan to John Behan. Sept. 21. 15,000

16th st, No. 234, s s, 309.9 e 8th av, runs south 103.3 x east 30.1 x north 35.3 x west 3.3 x north 68 to 16th st, x west 27.1, five-story brick flat. Thomas C. Jones to Louis Rehmann. Morts. \$31,000. Sept. 18. 40,000

17th st, No. 212, s s, 137 w 7th av, 25x92, three-story brick dwell'g. Jane A. Knapp widow to Ellen R. wife of Charles Mollenhauer and Jesse L. Knapp children of said Jane A. Knapp. B. & S. Aug. 30. nom

19th st, No. 307, n s, 60 e 2d av, 20x46.8, three-story brick dwell'g. Theodore A. Wetmore to Clifton B. Bull. Morts. \$6,500. Sept. 21. 10,500

24th st, No. 233, n s, 190.9 w 2d av, 19.5x98.8, three-story brick dwell'g. John J. McHugh to Julius and Friedrich Caesar. Mort. \$3,000 and int. from Feb., 1888. Sept. 24. 11,000

24th st, No. 163, n s, 59.2 e 7th av, 20x43.9, three-story brick store and dwell'g. George H. Forster to Hobart Chetwood. 1-5 part. C. a. G. Oct. 16, 1879. nom

25th st, Nos. 230 and 232, s s, 198.7 w 2d av, 40x 98.9, two three-story brick dwell'gs and three-story brick factory on rear. Margaretha wife of and John Hoffmann to Julius and Friedrich Caesar. B. & S. April 28. 25,000

Same property. Julius Caesar, Friedrich and August Caesar to Margaretha Hoffmann. Mort. \$12,000. Sept. 27. 25,000

26th st, s s, 100 e 10th av, runs southeast 175 x southwest 197.6 to 25th st, x northwest 175 x northeast 24.8 x northwest 100 to 10th av, x northeast 74.1 x southeast 100 x northeast 98.9.

47th st, s s, 225 w 1st av, runs west 100 x south 130.5 x east 75 x north 30 x east 25 x north 100.5.

47th st, n s, 350 e 2d av, runs west 350 to 2d av, x north 100.5 x east 100 x north 100.5 to 48th st, x east 125 x south 100.5 x east 125 x south 100.5.

47th st, s s, 125 e 2d av, 75x100.8. Receipt for 1/2 purchase price agreed by contract to be paid in cash. H. Clausen & Son Brewing Co. and James Flanagan to Cary & Whitridge, att'ys. Sept. 21. consid. omitted

28th st, n s, abt 304.1 e 8th av, runs north 88.9 x east 74.7 x north 10 x east 49.9 x south to 28th st, x west 124.2.

28th st, n s, 346.11 w 7th av, 24.10x79x24.10x80.

28th st, n s, 320 w 7th av, 26.11x91.10x26.9x 91.10.

Lot begins, on centre line, bet 28th and 29th sts, at point abt 302.3 e 8th av, runs south 10 x east 74.11 x north 108.9 to 29th st, x west 74.7 x south 98.9; also,

Lot begins on centre line, bet 28th and 29th sts, at point abt 401.9 e 8th av, runs north to 29th st, x west 24.10 x south to centre block, x east 24.10, being Nos. 232-238 West 29th st and 225-239 West 28th st.

Alanson Cary and Edward A. Moen to Cary & Moen Co. Morts. \$227,000 June 20. 23,000

29th st, s s, 350 w 10th av, 25x98.9. Frances Farrell to James McKenna. Mort. \$1,500. Sept. 26. 6,000

31st st, No. 317, n s, 200 e 2d av, 20x98.9, three-story brick dwell'g. Peter Ludwik to William Herbert. Sept. 25. 9,000

31st st, No. 365, n s, 137.6 e 9th av, 18.9x98.9, three-story brick dwell'g. Samuel Corse to Simon Loughman. Mort. \$7,500. Sept. 24. 14,250

35th st, No. 146, s s, 154.6 e Lexington av, 14.9x 97.6, four-story stone front dwell'g. L. Napoleon Levy to Mary B. Dwight. Sub. to morts. and any taxes, &c., from May, 1888. Sept. 10. 14,250

40th st, No. 523, n s, 350 w 10th av, 25x98.9, two-story frame store and dwell'g and one-story frame dwell'g on rear. Barbara wife of Franz Dietz to Frederick Quirein. Morts. \$3,000. Sept. 20. 6,550

41st st, No. 204, s s, abt 85 e 3d av, 20x74.1, four-

story brick tenem't. George R. Brown, Brooklyn, to Morris Goldstein. Mort. \$8,000. Sept. 25. 9,250

42d st, No. 118, s s, 187.6 w 6th av, 12.6x98.9, four-story stone front dwell'g. Henry Brash to Alma wife of Louis Rosenberg. Mort. \$15,000. Sept. 6. gift

43d st, Nos. 305-309, n s, 100 e 2d av, 75x100.5, five-story brick factory. John and Thomas Graham to The C. Graham & Sons Co. All liens. Sept. 20. 44,636

45th st, No. 109, n s, 191 w Lexington av, 21x 100.5.

45th st, No. 113, n s, 149 w Lexington av, 21x 100.5.

45th st, No. 119, n s, 107 w Lexington av, runs north 100.5 x east 7 x south 14.6 x east 11 x south 85.11 to 45th st, x west 18. Three four-story brick dwell'gs. John Graham to The C. Graham & Sons Co. All liens. Sept. 21. 24,750

47th st, No. 156, s s, 200 e 7th av, 16.8x100.4, three-story stone front dwell'g. Edward L. Radcliff to Minnie G. Musgrave. Mort. \$9,000 and taxes \$200. Sept. 27. 21,000

48th st, No. 144, s s, 318.9 e 7th av, 18.9x100.5, three-story stone front dwell'g. Hannah P. wife of John Hendrickson to Henrietta B. Lawton. Sept. 27. 23,000

50th st, n e cor 1st av, 19.8x80; No. 401 50th st, four-story stone front store and tenem't; No. 894 1st av, four-story brick store and tenem't. John B. Smith to Israel Feldman and Morris Gersten. Morts. \$17,450. Sept. 19. 23,300

50th st, n e cor 1st av, 19.8x80. Israel Feldman and Morris Gersten to Victor Steiner. 1/8 part. Morts. \$17,450 and interest, also taxes 1887 and 1888, &c. Sept. 26. 1,308

50th st, No. 536, s s, 450 w 10th av, 25x100.5, five-story stone front tenem't. Alfred Lyons to Abraham Schwartz. Mort. \$12,000. Sept. 26. 24,500

51st st, No. 330, s s, 312.6 e 2d av, 18.9x100.5, two-story brick dwell'g. Emma F. Bjerrum to Frederick Wogram. Sept. 21. 10,750

51st st, Nos. 231 and 233, n s, 340 e 3d av, 36.8x 100.5, five-story brick livery stable. Joseph R. Simon to Katie Halm. Mort. \$18,000. Sept. 22. 35,000

Same property. Anton Halm to Joseph R. Simon. Mort. \$18,000. Sept. 22. 34,000

52d st, No. 361, n s, 187.6 e 9th av, runs east 18.9 x north 100.5 x west 10.3 to point 196 e 9th av, x south 100.9, four-story brick dwelling. Elizabeth wife of and Henry Vizethann to Maria wife of Diedrich Muller. Taxes 1888. Sept. 20. 10,600

55th st, No. 505, n s, 105 e Av A, 25x100, five-story brick tenem't. William Saunders to Henry Patten. All liens. Sept. 21. nom

59th st, No. 36, s s, 270 e 6th av, 50x100.5, six and seven-story brick and stone flat "Boston." August Vom Dorp exr. of Carl Robert Peters, New York, and Clara J. Peters, Wiesbaden, Germany, as widow releasing dower and individ. and exr. of C. R. Peters to James Kearney, Hackensack, N. J. Aug. 1. 100,000

64th st, s s, 200 e 10th av, 125x100.5, vacant. Charles C. Shelton to George De F. Lord. C. a. G. Sept. 24. nom

64th st, No. 125, n s, 225 w 9th av, 20x100.5, four-story stone front dwell'g. Foreclos. Jacob A. Cantor to William B. Cockran. Sept. 26. 21,450

68th st, s s, 175 w 11th av, 25x100.5, vacant. Henry J. Burchell to Laura A. wife of Isaac W. Maclay, Yonkers, and Mary wife of William E. Davies, Demarest, N. J. Sept. 20. 2,560

71st st, No. 121, n s, 200 e 4th av, 20x102.2, three-story stone front dwell'g. Julie wife of Morris Tuska to John Kuker. Mort. \$10,000. Sept. 24. 20,000

71st st, No. 89, n e cor 9th av, 30x102.2, five-story brick flat with four stores. John T. Farley to William Sperb, Jr. Mort. \$50,000. Sept. 25. 100,000

71st st, No. 124, s s, 236 w 9th av, 19x100.5, four-story stone front dwell'g. Frederick Beck and Charles E. Runk to Peter Fuchs. Mort. \$22,500. Sept. 25. See 124th st. 33,000

72d st, No. 133, n s, 322 w 9th av, 22x102.2, four-story stone front dwell'g. Margaret wife of and Francis Crawford, Wakefield, N. Y., to Ferral C. Diminy, Jr. Mort. \$35,000. September 24. 65,000

73d st, No. 427, n s, 200 w Av A, 25x102.2, five-story brick tenem't. Sarah E. wife of John Thain to John S. and Louis Tekulsky. Mort. \$14,000. Sept. 15. 21,000

73d st, No. 243, n s, 305 e West End av, 20x102.2, four-story brick dwell'g. Seventy-third Street Building Co. to Martin Welles, Westfield, N. J. Morts. \$32,000, taxes, &c. Sept. 20. 40,000

74th st, No. 45, n s, 205 e Madison av, 20x102.2, four-story stone front dwell'g. William E. Morgan to John T. Farley. Mort. \$21,000. Aug. 9. nom

76th st, No. 151, n s, 489 w 9th av, 18x102.2, four-story brick dwell'g. Michael Giblin to Park Benjamin. Mort. \$15,000. September 21. 28,000

76th st, n s, 373 e Av A, 25x102.2, vacant. Orson W. Sheldon, Fort Ann, N. Y., to Frank W. Ames, Brooklyn. Sept. 19. exch

78th st, No. 307, n s, 83.2 w West End av, 16.4x 102.2, three-story brick dwell'g. Henry H. Hewett to Ellen J. Pearson. Morts. \$15,500, and taxes 1888. Sept. 25. other consid. and 500

78th st, No. 18, s s, 258 e 5th av, 17x102.2, }
76th st, No. 30, s w cor Madison av, 20x102.2. }
Two four-story brick dwell'gs.
John Graham to The C. Graham & Sons Co. All liens. Sept. 21. 34,474

80th st, No. 171, n s, 200.1 w 3d av, 16.8x100, three-story stone front dwell'g. Rose wife of and Morris Heyman to Charles H. Roman. Sept. 24. 14,250

82d st, n s, 281 w 9th av, 19x102.2. Release of lien. Shaler & Hall Quarry Co., Portland, Conn., to William H. Stafford. Sept. 8. 675

82d st, n s, 500 e 10th av, 19x102.2. Release mort. M. Aloysius Stafford to William H. Stafford. Sept. 21. 500

82d st, No. 415, n s, 231 e 1st av, 25x102.2, five-story brick tenem't. George Schreiner to Frederick Maier and Caroline his wife. Mort. \$11,000. Sept. 27. 19,000

82d st, Nos. 415 and 417 E. Agreement as to maintenance of tank and pump supplying water, &c. Same with same. Sept. 27. nom

83d st, No. 414, s s, 231 e 1st av, 25x102.2, five-story brick tenem't. Maria wife of William Ueckermann to Louis Markert, Caroline Schlafer and Emilia Munck. Morts. \$12,500. Sept. 24. 20,500

89th st, n s, 225 e 10th av, 50x100.8.

89th st, n s, 325 e 10th av, 75x100.8.

Road leading from Kingsbridge road to Hudson River R. R., near Fort Washington Point, n s, lot 11 in 12th Ward on map made by Daniel Ewen Oct. 30, 1855, runs west over an extension of said road 75 x north 60 x west 139 x south 90 x south and east and north to beginning; also,
Strip adj last, 2.6x139.

Leila wife of Pierre Mauri, Paris, to Joseph and John B. Holland. 1/2 part. B. & S. Aug. 28. nom

90th st, n s, 204.5 e 5th av, 51.1x100.8, vacant. Contract and building agreement. D. H. McAlpin to James Palmer. May 15. 30,000

92d st, n s, 250 e 2d av, 150x100.8.

93d st, s s, 250 e 2d av, 150x100.8.

One and two-story frame buildings and sheds, stone works.
Leonard W. Cronkhite, Sandy Hill, N. Y., to Edward Roberts. C. a. G. Aug. 18. 66,000

94th st, No. 236, s s, 375 e 3d av, 25x100.8, five-story brick tenem't. Theodore v. Ellert to Waldemar Faehndrich. Morts. \$11,200, int., &c., water tax from 1887. June 4, 1887. 12,000

95th st, No. 67, n s, 154 e 9th av, 17x100.8. Mort. \$16,000.

95th st, Nos. 53-61, n s, 211 e 9th av, 89x100.8. Mort. \$79,500.

Six four-story stone front dwell'gs.
Nelson M. Whipple to James D. Putnam, Brooklyn. Sept. 27. 164,000

95th st, s s, 150 w 9th av, 49.8x100.8, vacant. Edward C. Butcher to Joseph F. Graham. Morts. \$11,000. July 2. Corrects error in last issue when description read 199.8 feet west of 9th av. 9,000

95th st, No. 40, s s, 337 e 9th av, 18x100.8, three-story brick dwell'g. William B. Gilmore, Jersey City, to Anna F. Bianchi. Mort. \$14,000. Sept. 26. 20,000

104th st, n e cor 4th av, 100x100.11, vacant, new buildings projected. Foreclos. Charles W. Dayton referee to Morris Steinhart. Morts. \$18,000. Sept. 24. 12,500

104th st, n s, 155 w 4th av, 25x100.11, vacant. }
147th st, n s, 525 w 7th av, 50x99.11, vacant. }
Thomas Dugan, Brooklyn, to Joseph Frank. Mort. \$2,316. Aug. 2. nom

107th st, No. 217, n s, 310 w 2d av, 25x100.11, four-story brick tenem't. Yette Olesheimer widow to Ignatz Weiss. Mort. \$9,500. September 24. 13,000

107th st, No. 108, s s, 105 e 4th av, 25x101.1, four-story stone front tenem't. Herman Wronkow to Henry Hubener. Mort. \$11,000. Sept. 21. 15,000

107th st, No. 106, s s, 80 e 4th av, 25x101.1, four-story stone front tenem't. Same to Louise Kruse. Mort. \$11,000. Sept. 21. 15,000

107th st, No. 114, s s, 180 e 4th av, 25x101.1, four-story stone front tenem't. Same to Charles Hubener. M. \$11,000. Sept. 21. 15,000

112th st, No. 62, s s, 137.6 w 4th av, 16x100.11, three-story stone front dwell'g. Helen M. Archer, widow, to Charles M. Foster. Mort. \$5,000. Sept. 26. 10,000

115th st, n s, 194 w Pleasant av, 50x100.10, vacant. Foreclos. Leicester Holme to Henry Peetsch. Sept. 22. 9,100

Same property. Henry Peetsch to The Church of Our Lady of Mt. Carmel. B. & S. C. a. G. Mort. \$6,000. Sept. 22. nom

115th st, s s, 100 e 8th av, 175x100, vacant. Benjamin Lichtenstein to Hiram Morton Moore. Morts. \$25,000. July 31. 56,275

116th st, s s, 89.8 w 4th av, 0.4x67. Release mort. John B. Smith to Thomas P. Dunne. Sept. 20. 300

Same property. Release mort. Marx and Moses Ottinger to same. Sept. 20. nom

Same property. Thomas P. Dunne to Amelia Stolte. B. & S. Sept. 21. nom

116th st, s s, 90 w 4th av, 100x100.11. }
116th st, s s, 89.8 w 4th av, 0.4x67. }
Five five-story brick and stone flats.
Amelia Stolte widow to Samuel Schwab. Sub. to morts. Sept. 22. 133,000

117th st, s s, 200 e 9th av, 100x100.11, vacant. William R. Martin to Henry P. De Graaf. Morts. \$14,000. Sept. 24. nom

121st st, No. 149, n s, 185 e 7th av, 20x100.11, three-story stone front dwell'g. Release mort. Reuben Ross to Samuel O. Wright, Rockville Centre, L. I. Sept. 24. nom

Same property. Samuel O. Wright to Daniel P. Duffie. Mort. \$13,500. Sept. 21. 24,000

121st st, No. 144, s s, 480 w Lenox av, 20x100.11, three-story stone front dwell'g. William E. Diller to George Wiederhold. Mort. \$15,600. Sept. 26. 22,750

123d st, s s, 80 w 7th av, 16x100.11. Release mort. Robinson Gill, Brooklyn, to Mattie A. Cockburn. Sept. 26. nom

123d st, No. 134, s s, 425.6 w Lenox av, 16.2x 100.11, three-story stone front dwell'g. Louisa Van Tassel to Robert Mook. Mort. \$9,000. Aug. 22. 12,250

124th st, No. 13, n s, 200 e 5th av, 25x105.10, four-story stone front flat. Peter Fuchs to Frederick Beck and Charles E. Runk. Mort. \$30,000. Sept. 25. See 71st st. 40,750

125th st, s s, 112.6 w 7th av, runs west 62.6 x south 201.10 to 124th st, x east 30 x north 90 x east 32.6 x north 111.10; Nos. 210 and 212 125th st, two-story iron front stores; Nos. 215 and 217 124th st, two three-story frame dwell'gs. Henry Morgenthau to William J. Ehrlich. 1/2 part. Mort. 1/2 of \$40,000. April 11. nom

129th st, Nos. 266 and 268, s s, 20 e 8th av, 40x 80, two four-story stone front dwell'gs. George C. Hollerith to William H. Doty, Yonkers. Mort. \$24,000, and taxes 1888. Sept. 13. exch

131st st, No. 515, n s, 175 w 10th av, 25x99.11, five-story brick tenem't. Release mort. Mary S. Meagher to James T. Meagher. Sept. 25. val. consid

Same property. James T. Meagher to Mary E. Meagher. Mort. \$12,000. Sept. 26. val. consid

134th st, No. 4, s s, 110 w 5th av, 25x99.11, five-story stone front flat. Henry Chenoweth to John W. Haaren. M. \$16,000. Sept. 20. 30,000

141st st, n s, 100 e 11th av, 25.4x100, three-story brick dwell'g. James C. Gillies to Marie J. wife of Michael J. Fitz Mahony. Sept. 24. 19,500

141st st, n s, 125.4 e 11th av, 24.11x100, three-story brick dwell'g. Same to John Gillies. Mort. \$5,000. Sept. 24. 19,500

141st st, n s, 150.3 e 11th av, 24 11x100, three-story brick dwell'g. Same to Agnes M. and Janet Gillies. Sept. 24. 19,500

141st st, n s, 200.1 e 11th av, 24.11x100, three-story brick dwell'g. Same to George M. Gillies. Sept. 24. 19,500

141st st, n s, 225 e 11th av, 25x100, vacant. Same to John Gillies. 1/2 part. Sept. 24. nom

151st st, n s, 100 w 8th av, 25x99.11, vacant. William Irwin ref. to Frederick Buse. June 1. 1,350

152d st, n s, 275 e 10th av, runs north 52.10 to s e of Old Croton Aqueduct, x southwest 88.5 to 152d st, x east 70.10.

Old Croton Aqueduct, n w s, at point 175 e 10th av and 40.7 n 152d st, runs north 64.4 x east 86.2 to said Aqueduct, x southwest 107.6.

Henry Webendorfer, Hyde Park, N. Y., to Margaret J. Steers. Sept. 25. 13,500

170th st, n s, 95 e Audubon av, 25x100. Francis J. Maloney to Ann Cox. 1/2 part. B. & S. Mort. 1/2 of \$576. Sept. 21. 1,150

Av A, Nos. 1446 and 1448, s e cor 77th st, 52x98, two five-story brick tenem'ts with stores. Release mort. Jonas Weil and Bernhard Mayer to Harry Muldoon. Sept. 24. nom

Same property. Release mort. Same to same. Sept. 24. nom

Same property. Release mort. The Bradley & Currier Co. to same. Sept. 24. 5,455

Same property. Harry Muldoon to Samuel Weil. Mort. \$40,000. Sept. 24. See Av D. 61,000

Av D, e s, 80 n 9th st, runs east 101.10 x north 3 x east 28 x north 9.3 x east 0.10 x north 92.3 to 10th st, x west 50.8 x south 23.3 x west 80 to av, x south 81.3; Nos. 138-142 Av D, vacant; Nos. 454 and 456 East 10th st, three-story brick building, vacant. Samuel Weil to Harry Muldoon. Sub. to mort. Sept. 24. See Av A. 64,000

Edgecombe av, No. 40, e s, 54.10 s 137th st, 17.6x 90, three-story brick dwell'g. Dore Lyon to Grace P. Schmitt. Mort. \$12,000. Sept. 14. val. consid

Lexington av, Nos. 462 and 464, w s, 85.11, n 45th st, runs west 89 x south 17 x east 16 x south 17 x east 73 to av, x north 34, two four-story brick dwell'gs. John Graham to The C. Graham & Sons Co. All liens. Sept. 21. 15,665

Madison av, n e cor 27th st, 24.9x71.1. Maria C. King widow, Mary E. Samler, Ella V. wife of Charles V. Hough, William C. Samler and Georgianna Tallman widow only children of William Samler to Henry C. Brash. Q. C. Rerecorded. June 1. 1,000

Madison av, s w cor 80th st, runs south 204.4 to 79th st, x west 120 x north 102.2 x east 25 x north 102.2 to 80th st, x east 47 x south 74.2 x east 23 x north 74.2 to 80th st, x east 25; Nos. 25-29 79th st, three four-story stone front dwell'gs; No. 31 79th st, four-story brick dwell'g; Nos. 22 and 24 80th st, two four-story stone front dwell'gs; No. 28 80th st, four-story brick dwell'g, and Nos. 1042 and 1044 Madison av, two four-story brick dwell'gs. John Graham to The C. Graham & Sons Co. All liens. Sept. 21. 182,569

Madison av, s e cor 80th st, runs south 102.2 x east 100 x north 12.2 x east 0.6 x north 90 to s s 80th st, x west 51.6 x south 66.2 x west 23 x north 66.2 to 80th st, x west 26 to beginning; Nos. 1043 and 1045 Madison av, two four-story stone front dwell'gs; No. 1047, four-story brick dwell'g; No. 44 80th st, four-story brick dwell'g; No. 46, four-story stone front dwell'g. Same to same. All liens. Sept. 21. 72,905

Madison av, s w cor 115th st, 50x75, two five-story brick flats with stores projected. Foreclos. Charles W. Dayton referee to Morris Steinhardt. Mort. \$10,200. Sept. 24. 10,500

Madison av, s w cor 115th st, 50x75, Morris

Steinhardt to John H. Parker. Mort. \$10,200. Sept. 26. 22,000

1st av, No. 2428, e s, 75.11 s 125th st, 25x75, four-story stone front tenem't with stores. Catherine H. Hill widow to Lucy S. wife of Charles A. Cragin. Mort. \$8,000. Feb. 1. 15,000

5th av Plaza, n w cor 58th st, runs north 200.10 to 59th st, x west 175 x south 100.5 x east 50 x south 100.5 to 58th st, x east 125 to beginning, eight-story brick and stone "Plaza" hotel. Foreclos. Frederick G. Gedney to The New York Life Ins. Co. Subject to an alleged prior claim of defendant Laura V. Appleton to 1-5 part and of the rents, &c., from Nov. 22, 1881. Sept. 20. 925,000

5th av, No. 2158, s w cor 132d st, 18x75, four-story stone front flat. Gerhard Wessels, Brooklyn, to John H. Fisher. Q. C. Mort. \$18,000. Sept. 21. exch

5th st, No. 2156, w s, 18 s 132d st, 17x75, four-story stone front dwell'g. Same to John Decker. Q. C. Mort. \$15,000. Sept. 21. exch

5th av, No. 2076, s w cor 128th st, 23.5x75, four-story brick dwell'g. Release mort. George C. Currier to William V. Studdiford. Sept. 26. 2,000

Same property. William V. Studdiford, Brooklyn, to Edward P. Steers. Mort. \$32,000. Sept. 26. other consid and 1,000

5th av, No. 2074, w s, 23.5 s 128th st, 19x75, four-story brick dwell'g. Same to Absalom W. Dieter, Brooklyn. Mort. \$20,000. Sept. 10. other property and 1,500

Same property. Release mort. George C. Currier to Erasmus D. Garnsey and Emma F. his wife. Sept. 13. 3,500

6th av, No. 334, e s, 40 s 21st st, 20x73.9, four-story brick store and tenem't. Foreclos. David C. Briggs to William L. Dyckman, Peeksville, N. Y. Sept. 18. 25,000

7th av, No. 2193, e s, 43.8 s 130th st, 18.9x75, five-story brick store and flat. Mary E. wife of John Carlin to George Lane. Mort. \$18,867. Sept. 25. 25,000

7th av, No. 2195, e s, 24.11 s 130th st, 18.9x75, five-story brick flat and store. Mary E. wife of John Carlin to George Lane. Mort. \$18,867. Sept. 22. 25,000

8th av, No. 351, w s, 74.1 n 27th st, 24.8x100. 27th st, No. 309, n s, 100 w 8th av, 24x98.9. Two four-story brick stores and tenem'ts. George A. Wells assignee of Wm. E. and Maria D. Keys to William E. and Maria D. Keys. C. a. G. Sept. 19. nom

9th av, w s, extends from 123d st to 124th st, 200.10x100, vacant. Charles Carpenter to William J. and John P. C. Walsh. Mort. \$52,500, and taxes 1888. Sept. 21. 80,000

MISCELLANEOUS.

All estate real and personal of which George Dines died seized. Adam Keefer and ano. exrs. George Dines to Mary J. Smith. Sept. 19. 1,200

Appointment of Eugene L. Dale as exr. and trustee of John G. Dale by Joseph Lentilhon exr. and trustee. Sept. 21. nom

Appointment by Caroline M. Lathrop of John T. Foote as trustee under her marriage settlement. Aug. 16.

General release as exrs. and individ. Sarah J. Johnson formerly Smith, George D. Smith, William H. Sayer and Eliza A. Cockerlett heirs George Dines to Adam Keefer and ano. exrs. George Dines. July 31. nom

Reconveyance of trust estate. John T. Foote, Morristown, N. J., individ. and as trustee to Caroline M. Lathrop, of Madison, N. J. Aug. 16. nom

Release of guardian. Mary, Joseph and Ann O'Brien to Julius R. Huth guard. Sept. 21. nom

23d and 24th WARDS.

Bettners lane, centre line, plots 4, 5, 7 and 8, map A. Schermerhorn property 24th Ward, 395 x 1,125 x 403.4 x 1,021, 9 866-1,000 acres. Helen Irving to Cortlandt Irving. C. a. G. Sept. 19. 100

Clifton st, s e cor St. Anns av, runs east 244.1 to Eagle av, x south 350 x west 100 x south 50 to John st, x west 125.11 to St. Anns av, x north 400.6.

Eagle av, e s, 150 s Clifton st, 100x200 to Cauldwell av.

St. Anns av, s w cor 3d av, 212.8x88.4x173.2 to 3d av, x79.6x east 20.

Anton Hupfel, East Orange, N. J., and John C. G. Hupfel to Adolph G. Hupfel. Correction and confirmation deed. Sept. 26. nom

Lyon st, s w cor Fox st, 59x62.7x51.7x69. Release mort. Lyman Tiffany and ano. exrs. Charlotte L. Fox to Henry D. Tiffany. Sept. 15. 181

Lyon st, s e cor Simpson st, 51.4x106.4x60x100. Margaret M. Clark widow to Thomas J. Van Henry. Mort. \$1,044. Sept. 18. 1,250

Orchard st, s e cor Bremer av, 25x108.5. Abraham Steers to Susan C. Steers. C. a. G. Sept. 25. gift

Samuel st, s w s, lot 222 map East Tremont, 75x 133. Agnes K. Murphy to Antoinette Howard. 1/2 part. Mort. \$1,800. Sept. 21. 850

138th st, s s, 728.8 e Willis av, runs south 100 x east 8.10 x north 15 x east 10.9 x north 85 to st, x west 19.7. Release mort. William Cauldwell to John C. Bushfield, Brooklyn. Sept. 20. 2,811

Same property. Release mort. Same to same. Sept. 20. 3,090

138th st, s s, 708.11 e Willis av, 19.8x100. Release mort. William Cauldwell to John C. Bushfield. Sept. 25. 1,250

Same property. Release mort. Same to same. Sept. 25. 2,613

Same property. Release mort. Same to same. Sept. 25. 2,813

143d st, n s, 406.6 e Alexander av, 25x100. William Gallagher to John Budke. B. & S. Sept. 19. 5,500

165th st, s s, 70.3 e Intervale av, runs east 50 x south 72.2 x again south 22.11 x west 50 x north 21 x again north 70.6 to beginning. Margaret A. wife of Peter Sheridan to Matilda S. Davis, widow, Brooklyn. September 25. 700

165th st, s s, 100 e Trinity av, 17.2x94.4. Mary E. wife of Frederick McCroty to John J. Brennan. Mort. \$3,000. Sept. 1. 5,500

174th st, s e cor Topping st, 100x75. Walter B. Dixon to Florence L. wife of Dearborn J. Adams. Sept. 21. 3,150

184th st, n e s, 168 s e Bainbridge av, 25.3x75.1 x 25x77.1. Errors. - Simon P. Saxe to Byron Calkins. Mort. \$1,400. Sept. 19. 2,800

Cypress av, s e s, 196 s w 149th st, 17.10x109. Roxanna wife of George C. Glacius to Emma J. Pease. Mort. \$2,500. Sept. 24. 6,000

Cypress av, w s, 100 s 149th st, 17.7x98. Samuel F. Pease to Charles A. Stevens. Mort. \$2,500. Sept. 21. 5,500

Elton av, e s, abt 50 s 157th st, 50x127.3x50.1 x 127. Edwin Henes to Giacinto Russhon. Taxes 1888. Sept. 26. 5,625

Grove av, e s, 620.6 s Wall st, 100x100. Foreclos. Nelson J. Waterbury, Jr., to James McPhillips. Sept. 19. 4,400

Intervale av, n w s, 333.6 n e 169th st, 25x184.10. Release mort. Lyman Tiffany and ano. exrs. Charlotte L. Fox to Mary L. Tiffany. Sept. 15. 114

Jefferson av, e s, 400 n Samuel st, 50x156x50.2x 152. James B. Sheridan and Daniel C. McEwen to Timothy Donovan. July 11. 600

Jefferson av, w s, all of lot 19 and part of 20 map Samuel Ryer homestead, 44x—x33x 200.6. Eliza Prescott widow to Theodore Mihm. Sept. 22. 1,500

Madison av, w s, 200 s Columbia av, 50x100. John Fawls, Albany, N. Y., to Margaret S. Adams. Sept. 3. 1,200

Monroe av, s e s, adj land of John Ittner, x 408.6 1,073 to Valentine av, x 381.7x1,094.6. Peter W. Sheafer, Pottsville, Pa., to Benjamin R. Miller. B. & S. C. a. G. Rerecorded. May 21. 35,000

River av, w s, 605 n Juliet st, runs north 100.2 to south side 161st st, x west 50.1 x south 97.6 x east 50. John J. Astor to Gustave H. A. Meyer. B. & S. Sept. 21. 5,000

Walton av, e s, 325 north from north boundary of West Morrisania. Lots 225 and 226 map Inwood, &c., 50x131.4 to Crestopher pl, x 51.1x 141.11. Timothy Donovan to J. Romaine Brown. July 1, 1888. 2,850

Willis av, w s, extends from 134th to 135th st, 200x106.6. Partition. Richard M. Henry to Benjamin H. Adams. June 27. 34,600

Willis av, n w cor 134th st, 100x106.6. Benjamin H. Adams, Brooklyn, to Sarah E. Ray widow. B. & S. and C. a. G. Aug. 24. 15,497

3d av, e s, 146 n Westchester av, 15x93.2. Peter Kirchhof to Anna M. Lovelyn. C. a. G. May 13, 1887. gift

Same property. Anna M. Lovelyn widow to Mary E. wife of Peter Kirchhof. C. a. G. May 13, 1887. gift

Lot 4932 section 51 map Woodlawn Cemetery, contains 324 square feet. The Woodlawn Cemetery to Henry Brinckmann. April 23, 1884. 486

LEASEHOLD CONVEYANCES.

Attorney st, Nos. 126 and 128. Assign lease. Alois Hartmann to Caspar V. Stumpf. Aug. 15. 700

Chambers st, No. 195. Assign. lease. William McKenzie to P. W. Engs & Sons. Jan. 30, 1886. nom

Little 12th st, n s, 125 w Washington st, 25x 103.3. John J. Astor to Sarah A. McClees widow. 20 years, from May 1, 1888, per year, taxes and 1,000

Little 12th st, n s, 150 w Washington st, 25x 103.3. Same to same. 20 years, from May 1, 1888, per year, taxes and 1,000

5th st, s s, 137.11 e 1st av, 25x96.2. Assign. 1/2 interest in lease. Philip Bischoff to Elisabetha Stump. Sept. 25. nom

Same property. Assign. 1/2 interest in lease. George Stump to Philip Bischoff. nom

5th st, No. 214, except basement. Assign. lease. Louis Berndt to George Ehret. val. consid

Same property, no exception. Assign. lease. Same to same. val. consid

Same property. Assign. lease and benefit of rents received on sub-leases and agreement as to applying moneys in satisfaction of indebtedness. Same to same. Sept. 24. nom

13th st, n s, 100 e 5th av, 50x103.3. Mary S. Van Beuren to Joshua Gregg. 21 years, from July 1, 1888, per year, taxes, &c., and 2,500

14th st, No. 34 W., s s, 475 w 5th av, 25x103.3. Surrender of lease. James Hamilton, Jr., to Ellen L. Hoppock, extrx. and guard. E. L. and M. A. Hoppock. Sept. 13. nom

Same property. Assign. lease. Ellen L. Hoppock, extrx. Moses A. Hoppock, to Ernest L. Hoppock. 2.9 part. Sept. 5. nom

14th st, No. 34 W. Leasehold property. Moses A. Hoppock to Ellen L. Hoppock extrx. of Moses A. Hoppock dec'd, Ellen L., Arthur W., Grace B. and Ernest L. Hoppock heirs Moses A. Hoppock. 7-45 parts. Mort. on whole \$17,500. Sept. 27. 6,500

49th st, No. 36 W., s s, 476 w 5th av, 26x100.5.

Trustees Columbia College, New York, to Mary L. Tyler, trustee for Alice Bacon. 21 years, from Jan. 1, 1887, per year, taxes, &c., and 1,041
 50th st, n s, 591 w 5th av, 15x100.5. Assign. lease. Sophie W. Bus ell admrx. Eliza S. Bussell to James H. Robertson. nom
 Same property. Assign. lease. James H. Robertson to Sophie W. Barker and Jessie W. Baxter. nom
 50th st No. 64 W., s s, 759 w 5th av, 18x100.5. Trustees of Columbia College, New York, to John J. Searing. 21 years, from Nov. 1, 1889, per year, taxes, &c., and 594
 50th st, No. 66 W., s s, 777 w 5th av, 18x100.5. Same to Asher R. Morgan. 21 years, from Nov. 1, 1889, per year, taxes &c., and 584
 125th st, s s, 175 w 7th av, 87.6x201.10 to 124th st. Assign. 1/2 interest in lease. Henry Morgenthau to William J. Ehrich. nom
 3d av, No. 484. Assign. lease. Robert Tucker to P. Ballantine & Sons. nom
 5th av, n e cor 13th st, 39.3x100. Mary S. Van Beuren to Francis G. Landon et al. exrs. B. H. Hutton. 21 years, from May 1, 1888, per year, taxes, &c., and 3,250

KINGS COUNTY.

SEPTEMBER 20, 21, 22, 24, 25, 26.

Ashford st, e s, 150 s Arlington av, 25x100, h & l. Jessie Speck widow to Harry O. Fritz. \$3,700
 Adelphi st, w s, 486.10 s Park av, 25x100. Sarah A. Denike to Charles W. Denike. nom
 Baltic st, s s, 191 e 3d av, 27x100, h & l. Gilbert P. Conklin to Helen K. Driscoll. Mort. \$5,500. exch
 Barbey st, e s, 260 s Duryea av, 20x100. Albert Sibley to Michael H. Nolan. 125
 Barbey st, e s, 20 n Blake av, 20x100. Henry A. Schwarz to Joseph D. McVey. 200
 Barbey st, e s, 40 n Blake av, 20x100. Same to Edward S. McVey. 200
 Barbey st, e s, 100 s Eastern Parkway, 25x100, h & l. John C. Rucker to Margaretta wife of John Debold. Mort. \$1,200. 2,600
 Bayard st, s s, 218.7 w Humboldt st, 20.7x100. Ann M. wife of Jacob Jenny, New York, to John Horn. 1,825
 Bleecker st, n s, 250 w St. Nicholas av, 20x100. James D. Lynch to Zachary T. Lytle. 400
 Broadway, s s, 434.7 e Brooklyn av, 16x200 to Earle st, Flatbush. Robert G. Lockwood to Matilda M. Gardner. C. a. G. Taxes and sales for same. nom
 Broadway, s w s, 19.9 s e McDougal st, runs southwest 74.1 x south 35.1 x east 54.2 x northeast 70.11 x north 9.10 to Broadway, x northwest 68. William De Lacy to James T. Benedict. Mort. \$3,000. exch
 Broadway, n s, 75 e Hull st, 21x100, h & l. James T. Benedict to William DeLacy. Mort. \$3,000. exch
 Butler st, n s, 307 e Franklin av, 19.6x131, h & l. Mary E. wife of Levi Fowler to William Beyer. Mort. \$3,500. 6,350
 Butler st, south cor Smith st, 25x60. Daniel Buckley to Ellen Murphy. Mort. \$8,000. 100
 Butler st, s s, 25 w Smith st, 25x60. Daniel Buckley to John Donohue. Mort. \$2,000. 1,300
 Calyer st, n s, 50 w Guernsey st, 25x100, h & l. John W. Conklin to Thomas Broderick. 4,500
 Centre st, n e cor Hicks st, 180x80. }
 Centre st, n s, 180 e Hicks st, 120x100. }
 Annie Fettretch, New York, to Abraham Steers, New York. Mort. \$15,000. nom
 Charles pl, e s, 150 n Myrtle st, 25x100. Thomas Lynn, Hempstead, L. I., to Theresia Lamzer or Lanzer (?). 975
 Chestnut st, w s, 125 n new unnamed st, 75x150. Thomas F. Livingston to William J. Livingston, Jr. 750
 Clay st, s s, 350 e Manhattan av, 25x100, h & l. Thomas Broderick to Charles C. Haferkorn. 2,300
 Cleveland st, e s, 86.8 s Fulton av, 50x100, hs & ls. Henrietta wife of August Dumstatter to Bertha wife of Elias Degenstein. Mort. \$2,700. 3,650
 Columbia st, e s, 3 s Church or 9th st, 25x80. }
 Columbia st, s e cor 9th st, 3x80. Q. C. of }
 this. }
 John Andrews, Jr., to John Byrnes. 950
 Cook st, n s, 200 e White st, 25.3x100, h & l. Godfried Wurzbacher to Wenzel Neumann. nom
 Same property. Wenzel Neumann to Anna Wurzbacher. nom
 Dean st, n s, 245 w Hoyt st, 20x100. }
 Livingston st, s w s, 134 s e Smith st, 14.11x }
 100. Error. }
 Victor E. Doremus, Santa Ana, Cal., to }
 Coleman E. Kissam, Bayonne, N. J. All }
 title. } 3,000
 Dean st, No. 457 n s, 325 w 6th av, 25x110, h & l. Julia wife of Martin Groom to Frederick P. Bellamy, trustee. Sub. to mort. }
 other consid. and 500 }
 Dean st, n s, 120 w Carlton av, 20x110, h & l. }
 Rodney st, w cor Marcy av, 20x69.10, h & l. }
 John Roes to Adelheit Roes his wife. B. & S. }
 gift }
 Dean st, n e s, 130 s e Troy av, 25x107.2. Emma H. Carpenter to Patrick Doyle. 1,000
 Degraw st, n s, 160 w Franklin av, 20x85x—x }
 83. James Flood to James Hennessy. Mort. }
 300. } 625
 Degraw st, n e s, 100 n w Van Brunt st, 75x100, h & l. Henry J. Cullen, Jr., to Isabella B. Dalby, Morristown, N. J. Mort. \$8,000. 10,600
 Degraw st, s s, 460 e Smith st, 20x100. Charles Be Vier to George Egelhoff. Mort. \$4,000. 6,400

De Nyses lane, s w s, 246.3 n w of C. C. Bennett's land, runs south 289.9 to centre of 80th st, x southeast 58.11 x northeast to lane x northwest 164.3, Bay Ridge. Watson L., Mary E., Milton J. and A. Graham Bennett, New Utrecht, and Agnes H. Weir to David C. Bennett. 1,923
 Dodworth st, s s, 260 e Broadway late Division av, on old map, 25x91.6, h & l. Fannie S. wife of Thomas W. Thompson to Thomas A. Fitzpatrick. Mort. \$1,200. 3,575
 Eastern Parkway, n s, 25.1 e Rockaway av, 25x100. Elizabeth Phelan to William M. Brown. Mort. \$1,800. 2,850
 Eldert st, s s, 55 w Bushwick av, 27.6x68.6. Foroseagan J. Ledoux to Ferdinand Nagel and Helene Epiegel. Mort. \$3,000. 6,550
 Eldert st, n w s, 100 n e Bushwick av, 40x80, h & l. Helene Spiegel and Johanne wife of Ferdinand Nagel to Foroseagan J. Ledoux. 3,000
 Fillmore pl, n s, 182.9 w Roebing st, 20x53x—x— }
 Interior lot, 65.7 n e Fillmore pl and 170.3 s e }
 Driggs st, runs northeast 22.11 x west 20.7 }
 x south 30.6 x east 23.7. }
 Peter H. Caverly and ano. exrs. Julia A. Stodder to Rose wife of John J. Gorman. 4,500
 Same property. Henry W. and Samuel A. Stodder, Julia A. Liftchild and Elizabeth A. Caverly heirs of Julia A. Stodder to Rose wife of John J. Gorman. B. & S. nom
 Floyd st, s s, 355 w Marcy av, 25x100, h & l. George Straub to George P. Senk, New York. Mort. \$3,200. 6,700
 Floyd st, n s, 206.3 e Tompkins av, 18.9x100. Margaret Alt to Charles Fritz. 4,750
 Folsom pl, s s, 50.8 e Linwood st, runs west 0.6 x 85 x 0.4 1/2 x 85. Thomas F. Ebury to John P. Free. Q. C. nom
 Same property. Release mort. Gilliam Schenk to John P. Free. nom
 Fulton st, n s, 385 w Tompkins av, runs west to point 505 w Tompkins av, x north to centre line bet Fulton and McDonough sts, x east to point 885 w Tompkins av, x south 97.8, h & l. Joseph P. Puels to John Broad. Mort. \$66,000. nom
 Fulton st, s w s, 37 n w Grand av, 21x100. Henry Loader to Joseph Loader. Mort. \$6,900. nom
 George st, s s, 100 e Evergreen av, 25x100, h & l. George Covert to Mary Coakley. Mort. \$2,000. 6,025
 Graham st, e s, 229.7 s Little Nassau st, 25x85, h & l. Lemuel Littlefield, New York, to Cono Nannamarato, Francesco Ciardi and Francesco Brigando. 2,000
 Hancock st, s s, 100 e Nostrand av, 20x100, h & l. George Phillips to John J. Fields, Jr. Mort. \$9,000. nom
 Hancock st, n s, 290 w Marcy av. 19x100. Ellen H. Adams to William M. Adams. nom
 Hancock st, s s, 341.8 e Lewis av, 16.8x100, h & l. Frederick W. Lawrence to John Ronayne. Mort. \$4,500. 6,700
 Hancock st, s s, 127.6 e Ralph av, 35x100, hs & ls.
 Herkimer st, s s, 60 w Albany av, 20x100, h & l. Gates av, s s, 119.6 w Lewis av, 19.6x100, h & l. Mort. on this \$5,000.
 George R. Haydock to Julius Davenport. exch
 Hancock st, s s, 120 e Marcy av, 20x100. Edward Merritt to Bird S. Coler. 14,000
 Hawthorne st, s s, on line which at n s of Winthrop st is 2,905.7 e of Flatbush av, 50x106, Flatbush. Cornelius C. Dugan, Central City, Col., to Ellen T. Phillips, Flatbush. Mort. \$1,000. 2,500
 Herkimer st, s s, 19 w Gunther pl, 38x87, h & l. Samuel L. Rumsey to Eugenia B. wife of Richard D. Robbins. Mort. \$8,250. 15,000
 Herkimer st, s w cor Bancroft pl, 90x98. John Fraser to William O. Forrester. Mort. \$2,700. 5,000
 Herkimer st, s s, 38 e Hopkinson av, 18x89.6, h & l. Henry C. Baker to Alphonse Kloster. 4,750
 Same property. Release mort. Elizabeth W. Aldrich, New York, to Henry C. Baker. 3,000
 Herkimer st, s s, 19 w Gunther pl, 38x87, hs & ls. Richard D. Robbins to Samuel L. Rumsey, New York. 15,000
 Same property. Release mort. Elizabeth W. Aldrich to same. 8,000
 Humboldt st, e s, 20 s Norman av, 18.9x80, h & l. Samuel Self, Hempstead, L. I., to Frank C. Strickland and Juliet his wife. Mort. \$1,700. 3,200
 Same property. Release mort. James D. Lynch to Samuel Self. 250
 India st, s s, 125 w Manhattan av, 25x100. Jessie F. wife of James E. Brown to Christopher Sieber. 2,300
 Jerome late John st, w s, 240 s Blake av, 20x100. Albert Sibley to Albert A. Eneas. 20
 Jerome st, e s, 180 s Duryea av, 20x100. Ernst Hodell, New York, to Annie wife of James Nelby. 200
 Kane pl, e s, bet Atlantic av and Herkimer st, being lot 1 block 104 assessm't map 25th Ward. Augustus Kurth to E. Otto Sackmann et al. exrs. Henry E. Sackmann. B. & S. nom
 Kosciusko st, n s, 150 w Marcy av, 25x100. George H. and Charles D. Kimball children of Samuel R. Kimball dec'd to Mary C. Kimball widow. 1/2 part. 1,003
 Kosciusko st, s s, 150 w Marcy av, 25x100. Robert H. Gibbs to John Gibbs. Sub. to mort. 4,000
 Leonard st, e s, 300 n Nassau av, 25x100, h & l. Joseph C. Hecker to Mary Curtis and Margaret and Jane Hynes. Mort. \$6,800. 9,500

Leonard st, e s, 90 n Newton st, runs east 200 to Eckford st, x north 178.2 x southwest 218.4 to Leonard st, x south 90.7. William T. Comstock to James Rutherford and Almond W. Barnes. 3,000
 Little st, No. 25, e s, 68 s United States st, runs east 55 x north 21.8 x west to Little st, x south to beginning. William F. Carroll to Catharine wife of Maurice Carroll. B. & S. nom
 Logan st, w s, 170 s Glenmore av, 20x100. Effingham H. Nichols to John N. Velders. 300
 Logan st, e s, 650 n 3d st, 50x150. Release mort. Mary A. Hall individ. and extr. James Hall to Owen McCarty. 900
 Logan st, e s, 650 n 3d st, 25x150. Owen McCarty to Charles N. Horn. 450
 Logan st, e s, 675 n 3d st, 28x150. Owen McCarty to Alfred Fritz. 450
 Lorraine st, n s, 120 w Hicks st, 20x100. Eleanor C., George and Livingston Gifford, Jersey City, devisees G. Gifford to Oloff Larson. 325
 Lorimer st, e s, 80 s Montrose av, 20x70. John Marenhoff to Mary Marenhoff. C. a. G. 1,600
 Madison st, s s, 157 w Lewis av, 19x100, h & l. Charles L. Hopkins to Frances J. Hopkins. Mort. \$3,500. 7,000
 Malbone st, s s, 60 w New York av, 160x100, Flatbush. John H. Kane to Paul and John Brust. 1,000
 Malbone st, s s, 220 w New York av, 69 to e Canarsie av, x south 101.9 x east 50.6 x north 100. Same to Adam Scherff. 425
 Malbone st, n s, 80 e Canarsie av, 40x70x47x90. Same to Michael Moran. 225
 Marion st, s s, 250 w Ralph av, 50x100. Ferdinand A. Boker to James C. Brower. 1,500
 Melrose st, e s, 300 n e Knickerbocker av, 25x27x—x92.8. James M. Waterbury, New York, to The Emanuel's Church of the Evangelical Assoc. N. A. C. a. G. nom
 Moffatt st, n s, 134.2 w Bushwick av, 57.6x100, hs & ls. Frank W. Ames to Orson W. Sheldon, Fort Ann, N. Y. Mort. \$3,650. exch
 Moffatt st, No. 193, n w s, 183.4 n e Central av, 16.8x100, h & l. Sophia A. wife of Joseph Hopkins, Jr., to Kate Marsh, New York. Mort. \$1,300. 2,450
 Monroe st, n s, 203 e Bedford av, 42x100, hs & ls. William J. Northridge to Joseph P. Puels. nom
 Same property. Joseph P. Puels to Carrie S. Northridge. nom
 Monroe st, s s, 385.3 w Tompkins av, 20x100, h & l. Ellen L. wife of John S. Moore to Josephine Wyant. Mort. \$2,000. 5,000
 Montgomery st, n s, 49 w New York av, 130x31x122.7x31.11. John J. Drake to Warren A. James, New York. 225
 Montgomery st, n w cor Albany av, being lot 40 block 99 assessm't map 24th Ward. John C. McGuire Registrar Arrears to Samuel J. O'Brien and Eliza Ray. 172
 New st, s s, adj party of second part, 9-20 acre, Coney Island. Abraham Van Sicken to Lucy wife William Vanderveer. 2,000
 Pacific st, s s, 254.10 w Clason av, 25x110, h & l. Gustav A. Frietsche to Delia A. Damen. Mort. \$1,000. exch
 Pacific st, n s, 305 w Grand av, 20x100. Mary A. Kelly widow to Barbara A. M. Kelly. Mort. \$1,000. nom
 Pacific st, n s, 75 e Vanderbilt av, 25x100. Mary A. Kelly widow to Laura A. Kelly. nom
 Pacific st, n s, 50 w Kingston av, 33x200, to Atlantic av. Samuel D. Morris to Charles Gay, Jr. 9,000
 Partition st, No. 71, s w s, 25 n w Richard st, 25x75, h & l. Sarah A. Strype and Kate J. McCloskey to Simon A. Nries. 2,800
 Powell st late Orient av, w s, 100 s Glenmore av, 25x100. Ferdinand F. Volckening to Mineus J. Dominicus. 400
 President st, n s, 401.7 e Rochester av, 18.5x140.7x45.7x143.2. Charles Hart to Eliza wife of Alexander Ray. 220
 President st, n s, 102 e 5th av, 90.3x95. Daniel Buckley to Mary Buckley. Mort. \$6,250. 750
 Prospect pl, s s, No. 48, 245.5 w 6th av, 25x100, h & l. Agnes Knowlton to Ann A. Dana. All liens. 12,000
 Prospect st, n w s, 175 s w Hamburg av, 75x100. Morgiana Ludlow formerly Holt, Clifton, S. I., to George H. Grannis. Mort. \$3,500. 3,500
 Pulaski st, n s, 260 w Tompkins av, 20x100, h & l. Robert Merchant to Leopold and Charles Wise, New York. Foreclos. Mort. \$3,000. 1,400
 Quincy st, n s, 125 w Ralph av, 100x100. James C. Brower to Robert L. Moores and Charles A. Le Quenne. 10,000
 Sackett st, n s, 366.10 e 4th av, 100x100. The New York Loan and Improvement Co. to John Adamson. B. & S. 4,000
 Same property. Release mort. James J. McComb, Dobb's Ferry, New York, to same. nom
 Same property. John Adamson to Peter Kelly. Mort. \$3,500. 5,500
 Scholes st, s s, 125 e Ewen st, 25x100. Frederick Ludwig to Andrew Hetterich. 2,750
 Smith st, e s, 58.10 n Carroll st, 19.7x77.4x19.7x76.6, h & l. William D. Bedell to Rachel Hirsh. Mort. \$5,000. 8,000
 South Elliott pl, e s, 180 n Lafayette av, 20x100. Paulina Dunning wife William to Lucinda Duncan. Mort. \$4,000 and taxes 1888. 6,000
 Stagg st, s s, 225 w Waterbury st, 25x100, h & l. Joseph Hess to Theodore and Louisa W. Damm his wife joint tenants. 3,100
 Stewart st, e s, 200 n e Broadway, runs southeast 55.6 to w s Brooklyn & Manhattan Beach R.R., x north 63 to Stewart st, x south-

west 29.3, h & l. Margaret Lewis to Magdalena wife Louis Zimmermann. Mort. \$600. 1,615

Steuben st, w s, 215 s Park av, 25x100, h & l. Charles Bearan to Patrick and Mary Fitzpatrick. All liens before 1850, also all tax sales. 1,850

Sumpter st, n s, 250 e Hopkinson av, runs north 100 x northeast 94.9 to south side Brooklyn and Jamaica plank road, x southeast 50 x southwest 80.3 x south 84.10 to street, x west 50. Henry A. Von Neidschutz and Louis C. G. Von Neidschutz heirs Austin H. Von Neidschutz to Isaac Halstead. 1,910

Sumpter st, n s, 250 e Hopkinson av, 50x100. Isaac Halstead to Charles H. Asche. 1,700

Suydam st, s e s, 344.11 n e Myrtle av, 25x95, h & l. Dietrich W. Kaatze to Henry Blohm. Mort. \$2,700. 5,600

Troutman st, s e s, 450 s w Central av, 25x122.9 x27.4x133.9, h & l. William Wolf to Charles Diebold. 7,500

Union st, n e s, 418 s e 3d av, 25x114. Eugene Amster to Lewis W. Lewis. 1/2 part. 300

Wallabout st, s s, 425 e Bedford av, 25x100. Patrick Ivers to Luke Madden. 1,000

Wallabout st, s s, 450 e Bedford av, 25x100. Thomas Halpin, Newark, N. J., to John J. Brennan. 1,000

Same property. Edward Faulkner to Thomas Halpin, Newark, N. J. nom

Walworth st, e s, 275 s Willoughby av, 25x200.8 to Sandford st. William Keegan to John A. Burroughs. Q. C. Correction deed. nom

Same property. Mary wife of William G. Smith to John A. Burroughs. Q. C. nom

Watkins st, w s, 100 s Livonia av; 100x100. John J. Drake to Michael Durack. 600

West st, e s, 100 n Freeman st, 100 to Eagle st, x 20, hs & ls. Cornelia B wife of Theodore F. Jackson to John T. Burr. B. & S. All liens. nom

Same property. Release mort. Richard M. Nichols, New York, to Joseph A. Burr, Brooklyn, and Margaret B. Burr, Plainfield, N. J. nom

West st, w s, 100 n Freeman st, 100 to Eagle st, x200, hs & ls. Margaret B. Burr, Plainfield, N. J., and Joseph A. Burr et al to The Greenpoint Savings Bank. B. & S. Conveyed to satisfy balance due on mort. and nom

South 1st st, s s, 106.6 e Bedford av, 22x100. }
South 1st st, s s, 106.6 e Bedford av, runs west }
3x100. }

Partition. Bernard J. York to Joseph L. Firm, Jersey City. 3,525

2d st, n s, 91.9 e 5th av, 18x100, h & l. Charles Hagedorn and Edwin C. Squance to Charles E. Michael. Mort. \$4,500. 7,000

2d st, n s, 269 w 6th av, 17.6x100. Charles Hagedorn and Edwin C. Squance to Adele Wilson. Mort. \$4,500. 7,250

2d st, n s, 100 w 6th av, 56.6x100. Release mort. Sarah H. Powell, New York, to Charles Hagedorn and Edwin C. Squance. nom

4th pl, n s, 50 e Henry st, runs north 80 x east 25 x north 20 x east 75 x south 100 to 4th pl, x west 100, hs & ls. Daniel Ferry to Peter Mallon. Mort. \$20,000. 34,000

South 4th st, s s, 61.11 w Roebing st, 20.6x69, h & l. Louis Schmilbe to James G. Dempsey. 4,250

7th st, n e s, 142.10 s e 4th av, 80x100. John J. Fields to Lewis Hurst. 3,200

7th st, n s, 80 w 5th av, 141.10x100. Ellen M. Crosby, North Plainfield, N. J., to Samuel M. Hubbard. Q. C. nom

10th st, No. 208, s s, 425 e 3d av, 20x100, h & l. Mary J. B. Cutting widow, Fort Edward, N. Y., to James Ward. 2,700

10th st, s s, 170.9 e 8th av, 18.9x100. Thomas Brown to Wilhelmina Lithman. Mort. \$5,000. 7,850

13th st, n s, bet 4th and 5th avs, being lot 12 block 124 assessm't map 22d Ward. John C. McGuire Registrar Arrears to Maurice Galvin. 2,800

17th st, n e s, 233.4 n w 8th av, 66.8x90. Release mort. Benjamin Albertson and ano. exrs. Mary E. Waldron to Fannie wife of Robert W. Fielding. 1,500

18th st, s w s, 200 s e 7th av, 50x100, hs & ls. Fannie M. E. Ensell to Anna M. Pfeeger. Mort. \$1,000. 2,500

Bay 28th st, s e s, 340 s w Benson av, 120x96.8, New Utrecht. James D. Lynch to Mary A. Smith. 2,400

34th st, n s, 266.8 w 5th av, 16.8x100.2. John Erricksen to Alexander Kacklund. 333

34th st, n s, 250 w 5th av, 16.8x100.2. Same to Gustav Victor. 333

34th st, n s, 250 w 5th av, 25x100.2. Mary Newham to John Erricksen. 500

38th st, n e s, 125 s e 5th av, 25x100.2, h & l. Donald McCaskelly to John Carroll. 1,200

39th st, s s, 150 e 4th av, 25x100.2. Adam Rea to James McKenna. Mort. \$500. 1,000

47th st, s s, 120 w 4th av, 20x100.2. John H. French to Anna Schwacke. Mort. \$1,800. 4,000

48th st, s s, 100 w 5th av, 20x100.2. Patrick J. Gallagher to Henry Cook. 500

55th st, s s, 183.4 e 3d av, 16.8x100.2. Albert Baker to Ellen J. Baker. Mort. \$2,000. nom

55th st, n e s, 620 s e 8th av, runs northeast 100.2 x southeast 50.2 x west 104.1 to 55th st, x northwest 21. James D. Lynch to Stephen McMahon. 206

56th st, s w s, 200 s e 12th av, 40x100.2, New Utrecht. Thomas S. Sands to Lucy E. Turner. Mort. \$2,000. 3,500

57th st, s w s, 100 s e 12th av, 80x100.2, New Utrecht. Release mort. Bernard Larzelere to The Blythebourne Improvement Co. 400

59th st, s s, 160 e 13th av, 40x100.2, Bath Junction. James V. S. Woolley to Annie Williams, New York. 500

60th st, s s, 380 w 11th av, 40x100. James V. S. Woolley to Andrew Hanson. 400

65th st, n e s, 148.9 n w 18th av, 20x33.5. }
66th st, n e s, 353 n w 18th av, 20x100, New }
Utrecht. }

Mattie J. wife of William J. Perkins to W. W. Kirby, Roslyn, L. I. 110

Alabama av, e s, 125 n Bay av, 75x100. Henry Huttenlocher to John W. H. Roth. 2,350

Alabama av, w s, 258.4 n Liberty av, 16.8x100, h & l. Correction deed. Clarence F. Colyer to Joseph H. Colyer. Mort. \$800 and all taxes. 2,000

Atlantic av, n s, 200 w Albany av, runs north 149.1 x west 259.10 x west 103.4 x north 60.9 x west 142 to Kingston av, x south 177.7 to Atlantic av, x east 500. Augustus J. Cordier to Florian Grosjean. Mort. \$75,000. nom

Atlantic av, s e cor Montauk av, 101.5x117.9x100x100.6. Alexander McCue to Anthony J. Burger. 2,350

Atlantic av, s w cor Morse av, 101.5x92.9x100x110. Same to John K. Powell. 2,350

Atlantic av, n s, 158.8 w Clason av, 20x100. Interior lot, 14.2 n Atlantic av and 158.8 w Clason av, runs north 36 x east 0.2 1/4 x south 36x0.1. Edward D. Kelley to Mary T. wife of Edward D. Kelley. 1/2 part. Mort. 1/2 of \$2,500. 1,500

Atlantic av, No. 1913, n s, 34 e Prescott pl, 17x89.6, h & l. James A. Jenny to James R. Hepburn. Mort. \$2,000. 3,000

Bedford av, n w s, 25 s w North 13th st, 75x100. Samuel I. Hunt, New York, to John J. Clancy. 5,400

Canarsie av, n e cor Malbone st, 126.6x92x90x80, Flatbush. John H. Kane to Ann wife of James Degnan. 500

Canarsie av, e s, at intersection of patent line at Brooklyn and Flatbush, runs south along av to Milton st, x east — x — x —, contains 3 acres, 2.7-10 perches, Flatbush. John Clafflin exr. H. B. Claffin to John H. Kane. 3,000

Central av, s w s, 100 s e Woodbine st, runs northwest 0.3x100. Charles A. Wehr to Mary L. Woodworth. 250

Central av, s w s, 25 s e Linden st, 25x100, h & l. John Rueger to Clara wife of Frederick Rickler. Mort. \$2,600. 6,700

Christopher av, w s, 100 n Eastern Parkway, 25x100. Edward Rindfleisch to James J. Flynn. Mort. \$1,000. 2,800

De Kalb av, n s, 550 e Throop av, 25x100. Carrie E. wife of Frederick L. Hine to Anna E. I. Heins. Correction deed. nom

Flushing av, n s, 163.1 e Morgan av, 25x97.8x25.11x104.5, h & l. Joseph Herte to Henry Hoffmann and Philippine his wife, joint tenants, New York. 7,200

Franklin av, e s, 31.6 s Union st, 99.6 x east 100 x north 131 to Union st, x west 52.4 x southwest to beginning. Isaac H. Young to John H. Bullard, Schuylerville, N. Y. B. & S. 156

Fulton av, n s, 102.1 e Ashford st, 25.6x114.10x25x120. Edward F. Linton to Sarah A. Kittell, Neptune City, N. J. 750

Fulton av, n s, 76.7 w Cleveland st, 25.6x120 x25x114.10. Release mort. The Williamsburgh Savings Bank to Edward F. Linton. 250

Fulton av, n w cor Richmond st, 152x114.1x150 x88.2. Serena L. Bridges to Benjamin Mierisch. Mort. \$3,000. 3,500

Grand av, w s, 100 n Lafayette av, 18x100. Isaac Myer to Adolph Helms. M. \$3,500. 7,050

Greene av, s w cor Hamburg av, 90x100. }
Greene av, s s, 290 w Hamburg av, 100x100. }
Henry Boardman, Westfield, N. J., to George Covert. All title. Correction deed. C. a. G. nom

Same property. John Rauth to George Covert. 8,000

Greene av, s e s, 406.3 n e Evergreen av, 18.9x100, h & l. Charles Herr and William Clemett to William Kirchner. 3,800

Hamburg av, n e s, 75 n w Troutman st, 25x100, h & l. Frank Jenkins to Rosalia Gruber. Mort. \$2,900. 6,675

Hamilton av, n e s, 235.2 n w 14th st, runs northeast 88.3 to 13th st, x northwest 26 x southwest 74.5 to av, x southeast 22. James T. Tonry to John Moore. Mort. \$1,200. 2,200

Jefferson av, s w cor Lewis av, runs west 525 x south 74.9 x east 326.5 x south 58 x east 200 to Lewis av, x north 100. Christian Blinn, New York, to Ernest H., Christian, Jr., Edward W., Alexander F. and Charles P. Blinn and Alice B. Colcord. Mort. \$32,500. nom

Kent av, e s, 60.5 s North 8th st, 20x71.11x19.10 x71.11, h & l. Anne Cantwell formerly Smith to Martin Hoar. 2,450

Kent av, w s, 103.6 n of s s of Rush st, 81.3x303.8 to bulkhead line East River, x87x332.8. Henry W. Schroeder to William Schroeder. 1/2 part. Sub. to mort. \$28,000. nom

Same property. William Schroeder to Henry W. Schroeder. 1/2 part. Sub. to mort. \$28,000. nom

Kent av, w s, 103.6 n of s s of Rush st, extended 81.3x303.8 to bulkhead line East River, x87x332.8. Henry W. Schroeder to Gilson I. Totten. 1/2 part. Sub. to mort. \$28,000. 13,500

Knickerbocker av, n e s, 560 n w Jacob st, 20x — to land of Union Cemetery, x20x—. Louis H. Dewey to Claus Schnoor, New York. 350

Knickerbocker av, s w cor Halsey st, 100x220. Mary Meeker widow, Bristol, N. H., to Edward P. Loomis. 3,300

Kingsland av, e s, 16.8 s Parker st, 34.10x91.2x50 to Parker st, x west 5.6 x south 33.10 x

west 80. William F. Russell recvr. to Ellen Evans. 105

Lafayette av, n e cor Bedford av, 160x100. Julius Davenport to William B. Everitt, Queens, L. I. Mort. \$5,600. exch

Lewis av, s e cor McDonough st, 100x200. Release mort. Isaac H. Young to John F. Ryan. 19,000

Liberty av, n s, 52.6 e Adams st, 25x100. John E. Reiser to John E. Mellick. 1,200

Liberty av, s s, opposite Grand av, 25x100. John Sakker to Henry Gans. 2,650

Liberty av, n s, 69 w Jerome st late John st, 31x100, h & l. Eliza Newtown and John T. Runcie individ. and as admrs. William Newton, Long Island, to John T. Peters. C. a. G. 2,500

Same property. John T. Peters to Charles H. Smith. B. & S. 2,500

Montauk av, e s, 430 s Blake av, runs east 100 x south 9 to New Lots road, x southwest 105.1 to Montauk av, x north 41.4. Effingham H. Nichols to Julia E. Brownne. 275

New York av, n w cor Sterling st, 80x100, Flatbush. John H. Kane to Michael Fox. 625

Nostrand av, e s, 100 n Hancock st, 40x100. James D. Lynch to Louis F. Seitz. 5,000

Nostrand av, n e cor Herkimer st, 100x80. Annuls restriction. Edward R. Betts to James O. Carpenter. nom

Ocean av, w s, 371.6 n Av A, 3.6x551.6 to centre East 18th st, x 232.1x—, Flatbush. Release mort. Trustees Reformed Protestant Dutch Church to Richard Ficken, Central Valley, N. Y. nom

Park av, s s, 330 w Marcy av, 25x100. Catharina wife of and George Straub to Martin Ruoff and Friedrike his wife, joint tenants. Mort. \$3,000. 6,500

Patchen av, s w cor Halsey st, 75x100. Julius B. Davenport to John W. Harman. 7,000

Prospect av, n s, 371.3 w 8th av, 16.8x100, h & l. Sophronia M. wife of Henry E. Fickett to John E. Lund. Mort. \$1,600. 3,200

Putnam av, n s, 119 w Tompkins av, 18.3x100, h & l. William H. Doty, Yonkers, to George C. Hollerith. Mort. \$7,000. exch

Putnam av, n s, 60 w Throop av, 19x100, h & l. John Mickleborough to Nancy Mickleborough. B. & S. nom

Rockaway late Pava av, w s, 400 s Parkway late Sackett st, 50x100. John Gunhouse to Joseph Rive. 1,400

St. Marks av, n s, 100 w Vanderbilt av, 25x131. Partition. William B. Hurd, Jr., to Mary E. Riley. 2,400

Sheffield av, s w cor Glenmore av, 100x100, hs & ls. Charles A. Beckert to George Meyer. Sub. to paving, assessm'ts and interest. 3,200

Troy av, e s, 152.6 s St. Marks av, 50x80. George W. Lyle to Henry P. Kernan. 2,100

Vanderbilt av, w s, 25 n Pacific st, 75x75. Claus Meyer, Jamaica, to Albert W. S. Proctor. 4,600

Vanderbilt av, e s, 49.4 n Dean st, 24.9x70. Albert W. S. Proctor to Hannah wife of Philip Sullivan. B. & S. 3,400

Willoughby av, s s, 150 w Lewis av, 50x100. Michael Gorman to John Gorman. 1/2 part. Mort. \$1,750. nom

2d av, south cor 92d st, 20x100, New Utrecht. Claus Postal to Kate V. Hines. 375

3d av, e s, 25 n 10th st, 25x100, h & l. William Zerboni, Flushing, L. I., to Emilie Zerboni. B. & S. nom

3d av, e s, extends from 7th to 6th st, 200x120.9. Isaac L. Allen to Theodore B. Allen. 4,125

3d av, n w s, 20 n e President st, 20x75. Edward Olmsted and ano. trustees Elihu Chauncey to Ellen wife of Patrick Dinnigan. C. a. G. 3,400

3d av, centre line, w s, extends from centre lines of Baltic st to Butler st and in depth to a point 100 w of 3d av. William H. Hazzard et al exrs. James Brady to James W. Dearing. nom

5th av, e s, 50.2 n 57th st, 75x100. Release mort. Edward T. Hunt exr. and trustee T. Hunt to Fannie Spelman. 400

5th av, n e cor President st, 24x102, h & l. Daniel Buckley to Patrick G. Hughes. Sub. to mort. 5,000

5th av, e s, 80 n President st, runs north 20 x east 92.3 x south 5 x east 9.9 x south 15 x west 100.2, hs & ls. Same to Catharine Buckley. Sub. to mort. 2,000

5th av, e s, 52 n President st, 28x102, h & l. Same to Ellen Murphy. Sub. to mort. 1,000

5th av, e s, 24 n President st, 28x100.2, h & l. Same to Jeremiah Desmond. Sub. to mort. 2,500

6th av, w s, 40 s 1st st, 20x99.10, h & l. Christopher P. Skelton to Francis Langler. Mort. \$5,000. 9,200

12th av, w s, 60 s 65th st, 20x100, New Utrecht. James V. S. Woolley to Emil Hermann and Johannes Heysler. 167

13th av, n w s, 40.2 n e 56th st, 40x100, New Utrecht. Blythebourne Improvement Co. to Martha Gibson, New Utrecht. 3,500

13th av, n w s, 40.2 n e 56th st, 40x100. 57th st, s w s, 220 n w 13th av, 60x100.2. 57th st, s w s, 300 n w 13th av, 40x100.2, New Utrecht. Release mort. Bernard Larzelere to The Bythebourne Improvement Co. 700

18th av, s e s, 640 s w 86th st, 50x90.3 to road from New Utrecht to bay, x50.1x87.10, h & l, New Utrecht. William F. Meyer to William H. Quick and William H. Phillips. Mort. \$2,000. 2,700

Brooklyn, Flatbush and Coney Island Railway Co.'s land, w s, 356.1 s Ocean av, 100x110, Flatbush. Effingham H. Nichols to Robert L. Woods. 2,500

Interior lot, begins on centre line bet Melrose and Jefferson sts at point 300 n e Knickerbocker av, runs northeast along centre line 25 x northwest 73x— to point 300 w of av, x south 7.4 to beginning. Caroline A. Waterbury et al. exrs. L. Waterbury to The Emanuels Church of The Evangelical Assoc. N. A. 1,500

Interior lot on centre line bet Quincy st and Gates av at point 198 e Lewis av, runs south 47.4 x southeast —x north 50.9 x west 2. Henry Grasmann to William H. H. Glover. 90

India Wharf, lots 507, 517, 519 and 521, Atlantic Dock property and 10-foot strip in front. Release from restrictions. Atlantic Dock Co. to John Birkbeck Co. (Lim). In consideration of building a certain class of buildings and 1,200

New Lots road, s s, 20 w Schenck av, 20x90. William B. Nichols to Julia E. Brownne. 300

New Lots road, s w cor Schenck av, 20x90. William B. Nichols to Julia E. Brownne. 400

Private way leading to Mill lane on Plunders neck, s s, 26th Ward, bet Sandman's and Denton, 1/4 acre. Sarah Campbell, James and Jane Dent and Annie Whiting to Jerome Gainer. 150

Same property. Jerome Gainer to William R. Gainer. 150

Parcel in Flatbush, adj S. Halstead, G. Mowlen and Helen Martense, 126.9x83.5x135.7x83.6. Susan E. wife of Pierre A. Laporte, formerly Schoonmaker, to James A. Hamblin. 1,200

All title in estate of Joseph S. Bell, dec'd. Harvey Bell to John H. Layton. nom

All title in estate of John W. Byard dec'd. Foreclos. Robert Merchant to Frederick M. E. Teves 1/4 part, and Abraham L. Travis 1/4 part. 1,000

All title as above. Andrew H. Byard to same. 2,700

All title of grantor in all real estate in Brooklyn. Samuel J. Lawrence to Margaret C. Murray. gift

Deed confirming conveyance by the exrs. of Daniel M. Chauncey to party second part. Daniel, Sam'l S., Mary L., Florence I. and George W. Chauncey to Elizabeth T. wife of Chauncey Ives. nom

Similar document. Same to Eugene S. Mower. nom

Similar document. Same to Enoch Rutzler. nom

Similar document. Same to Lizzie S. wife of John G. Hannah. nom

Similar document. Same to Charles A. Murphy. nom

WESTCHESTER COUNTY.

SEPTEMBER 19 TO 24—INCLUSIVE.
EASTCHESTER.

Buckbee, Chas., Jr., et al., to Louisa Lyman, lot No. 486 on e s 6th av, 100x105. \$5

Lyman, Louisa, to Morton R. Doremus, same. 1,000

Martin, Edw., to Edw. Reynolds, lot No. 503 on w s 6th av, 100x105. 23

Tritton, Richard, to Morton R. Doremus, lot No. 687 on e s 8th av. 1

Ammon, Philip, to Carl Seiferth, lot No. 180 on s e s Matilda st on map of Washingtonville, 50x100. 1,300

Spollan, John, et al., by Demis R. Sheil, to Adrian Iselin, lot No. 4 on n w s White Plains road on map of C. V. Morgan; also lot on s s Ridge st, adj Michael Doyle; also two lots on w s Centre st, adj Jas. Joy. 1,018

Oberhofer, Babette, to Morton R. Doremus, lot No. 484 on e s 6th av, on map of Mt Vernon, 100x105. 850

Doremus, Morton R., to Chas. S. Glover, same property. 1,000

NEW ROCHELLE.

Association, Huguenot Park Land, to Patrick Hayden, lot No. 16 n w s Webster av, 215 s Union av, on map of Huguenot Park. 475

Same to same, lot 28 on n w s Germania av, 211 s w Union av, same map. 220

Same to Samuel J. Thickett, lot No. 3 on n s Mayflower av, 987 w North st, on same map. 1,200

Iselin, Adrian, Jr., to Raymond S. Perrin, lots Nos. 35 and 36 on Meadow lane, n w cor Pelham road, on map of Residence Park. 2,811

Totman, Jas. F., to Susie F. Totman, lot No. 2 block D on n s Winyah av, 100 e Beaufort pl, on map of Rochelle Park. other consid and 1

PELHAM.

Booth, Mary A., to Wm. H. Roberts, lot on n s Scofield av, adj Jas. Lockyer at City Island, 50x119. 500

Same to Jas. Lockyer, lot on n s Scofield av, adj Thos. McCrosson, City Island, 50x119. 600

WESTCHESTER.

Lowe, Michael, exr. of, to Thos. E. Thorn, lot No. 93 on s s 5th st on map of Unionport, 105 x108. 360

Thwaites, Henrietta, to Chas. M. Thwaites, lot on n e s road from Old Boston road to road leading from Westchester village to Bronxdale at Bronxdale. 1,100

Stake, Sarah, to Martin J. Keogh, lots Nos. 481 and 482 on s s 4th st on map of Unionport; also Nos. 485, 486 and gore J. on s s 4th st adj Westchester Creek and No. 523 on w s Av A. 1,720

WHITE PLAINS.

Maynard, Wm. P., to John Gedney, 2 lots on n e cor Quaroppas and Court sts. 1,500

Nehr, Josephine and William, to Robinson W. Smith, lot on s e s White Plains road, adj Bridget Lyons. 1,500

YONKERS.

Wheeler, John, to Mary Smith, lot No. 20 on s s Highland av, 25x148x25x149. 1,500

Walsh, Catharine and Edw. to Christopher Lenox, n s Mulford st, 100 w Vineyard av, 30 x125. 7,300

Lowerre, Caroline E., to Ferdinand Wendt, lot No. 99 on e s Beech st on map of C. E. Lowerre. 455

Same to Fred Jepson, lots Nos. 66 to 72 inclusive on w s Oak st on same map. 2,310

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.

SEPTEMBER 21, 22, 24, 25, 26, 27.

Adams, Margaret S. to Catharine Delaney. Madison av. P. M. Sept. 21, 2 years. \$300

Arnold, Adeline C. wife of John W. S., Sewance, Tenn., to Caroline C. Marsh, Scarsdale, N. Y. 30th st, No. 114, s s, 180 e 4th av, 20x98.9. Sub. to mort. \$1,500. Sept. 17, 1 year, 5%. 500

Adams, Florence L. to Walter B. Dixon. Lafayette av, s e cor 174th st. P. M. Sub. to mort. \$5,000. Sept. 21, due Sept. 24, 1890, or sooner, 5%. 650

Same to New York and Suburban Co-operative Building and Loan Assoc. Same property. Sept. 24, installs, 5%. 5,000

Allen, Ethel L. wife of and Eben S., Larchmont, N. Y., to Clifford Coddington et al., exrs. Matilda E. Coddington. 72d st, No. 454, s s, 340 w 9th av, 20x102.2. Sept. 26, 3 years, 5%. 35,000

Same to Margaret wife of Francis Crawford, Wakefield, N. Y. Same property. Sept. 26, due Nov. 1, 1888. 7,000

Adams, Benjamin H., Brooklyn, N. Y., to Henry H. Bowman trustee Francis A. Ray. Willis av, s w cor 135th st. P. M. Aug. 24, 1 year, 5%. 5,811

Ames, Frank W., Brooklyn, N. Y., to Orson W. Sheldon, Fort Ann, N. Y. 76th st, n s, 373 e Av A, 25x102.2. Sept. 19, due Sept. 21, 1889. 2,000

Blaesius, Emile and Mary F. his wife to The Produce Exchange Building and Loan Association, New York. Southern Boulevard, s w cor Elm av, 112x116.4x100x65.9. Sept. 24, installs. 3,000

Boyd, William C. to Enoch C. Bell. 129th st, s s, 110 e Lenox av, 25x99.11. Sept. 22, due Jan. 1, 1889. 6,500

Bannen, John to District No. 1 of the Independent Order of Benai Berith. 123d st, n s, 80 w 4th av, 19.5x100.11. Sept. 24, due Sept. 26, 1893, 4 1/2%. 5,000

Bradley & Currier Co. (Lim.) with Jonas Weil and Bernhard Mayer both mortgagees. Agreement as to priority of mortgs. made by Harry Muldoon. Sept. 26. nom

Bridgeman, Thomas, Ramseyo, N. J., to John B. Moore, Long Island City, Broadway, No. 878, e s, 44.7 n 18th st, runs east 84.9 x north 21.4 x west 3 x west 88.9 to Broadway, x south 21. 1/4 part and all title. Sept. 26, due Oct. 1, 1891. 2,000

Budke, John to William Gallagher. 143d st. P. M. Sept. 19, due Sept. 25, 1891, 5%. 2,500

Baker, Henry M. to Rebecca Ladew et al. exrs. H. S. Ladew Bowery. P. M. Sept. 24, 5 years, 4 1/2%. 8,000

Barron, Martin J. and John to John M. Ruck. 62d st, s s, 375 w 9th av, 25x100.5. Sub. to mort. \$17,000. Sept. 22, 6 months or sooner. 3,000

Same to Peter R. Weiler. 7th av, w s, 49.5 n 40th st, 24.8x60.11. Lease. Sept. 25, 3 yrs. 6,000

Beck, Frederick and Charles E. Runk to Peter Fuchs. 124th st. P. M. Sept. 25, 2 years or sooner, 5%. 14,000

Benjamin, Park to Michael Giblin. 76th st. P. M. Sept. 21, due Sept. 28, 1889. 6,000

Bushfield, John C., Brooklyn, N. Y., to James R. Plum et al. exrs. Caroline Townsend. 138th st, s s, 71.10 w Brown pl, runs south 85 x west 10.9 x south 15 x west 8.10 x north 100 to st, x east 19.7. Sept. 20, due Sept. 21, 1893. 10,000

Bushfield, John C., Brooklyn, N. Y., to William Cauldwell. 138th st, s s, 708.11 e Willis av, 19.8x100. Sept. 24, 4 months. 1,250

Same to Emma Wood, Oyster Bay, L. I. Same property. Sept. 25, 1 year. 10,000

Barker, Sophie W. wife of H. Asahel to David J. Newland. 50th st, n s, 591 w 5th av, 15x 100.5. Lease. Sept. 18. 5,500

Beerle, Robert to Andrew J. and John J. Dalton. Ernestcliff pl, n s, 785.4 w Grenada pl, 51.4x86x50x97.4. Sept. 20, 3 years. 1,800

Bejman, Nicholas to THE GUARDIAN FIRE AND LIFE ASSOC. Co., of London, Eng. Monroe st, n e cor Corlears st, runs north 60.1

to Grand st, x southeast 125.4 x southwest 5.2 to Monroe st, x west 110.2; and right to part Monroe st, begins at southeast cor above premises on Monroe st, runs south 5.10 x west 92.2 x northwest 8 to Monroe st, x east — to beginning. Sept. 21, 5 years, 4 1/2%. 25,000

Bonfils, Sereno D. to THE EAST RIVER SAVINGS INST. Washington av, s e cor 182d st, runs south 250 x east 148 x north to st, x west 191. Washington av, n w cor 182d st, 100x100. Sept. 20, 1 year, 5%. 12,000

Carlin, Mary E. wife of and John to Euphemia S. Coffin. New av East, first, west of 8th av, w s, 100.6 s 145th st, runs west 90.3 x south 215.10 x east 60.3 to av, x north —. Sept. 20, demand. 42,200

Colleran, John and Elizabeth his wife to Francis L. Leland. 69th st, s s, 125 w 10th av, 125 x100.5. June 27, 3 months, note. 8,000

Colleran, John and Elizabeth his wife and Michael Colleran and Ellen his wife to Francis L. Leland. 73d st, s s, 100 e West End av, 18 x100. Sub. to mortgs. \$29,000. Sept. 22. 4,500

Same to same. 103d st, n s, 225 w 9th av, runs north 100.11 x east 74.6 to w s Old Croton Aqueduct, x south — to st, x west 75. Sub. to mortgs. \$14,000. Sept. 22. 4,500

Cowdrey, Jane H. widow to THE SECOND NAT. BANK of City New York. 25th st, No. 43, n s, 150 e Madison av, 25x98.9. Sept. 21, 1889, note. 21,500

Callahan, Susan H. to William H. Bormann. 144th st, n s, east 1/2 lot 227 map Mott Haven, &c., 25x100. Sept. 22, due Jan. 1, 1892. 600

Caesar, Julius and Friedrich to John Fennel. 24th st. P. M. Sept. 24, due Jan. 1, 1890, 5%. 2,500

Clarkson, Floyd to Edmund Hendricks. Leonard st, No. 121, Elm st, No. 64, n w cor, 45x 25. Sept. 25, 1 year. 2,000

Same to Joshua and Edmund Hendricks exrs. Fanny Hendricks. Same property. Sept. 25, 5 years, 5%. 20,000

Cleverdon, Robert N. to The New York and Suburban Co-operative Building and Loan Assoc. Berry st, n s, 318.2 w Anthony av, 21x90.2x26.2x90. Sept. 24, installs., 5%. 3,000

Cody, Tobias J. to Thomas O'Conner. Monroe st, No. 48, s s, 25x96x25x104. Sept. 24, due Oct. 1, 1891, 5%. 9,000

Connolly, John E. to Ella M. and J. Wesley Kerr. 34th st, s s, 325 w 11th av, 21.10x100. Lease. Sept. 21, 1 year. 4,000

Cronly, John E. to Phoebe Stilwell, Brooklyn, N. Y. 167th st, s e s, 139.4 s w 10th av, 19.1x 109.3x16x120.4. Sept. 24, 1 year, 5%. 3,500

Same to same. 167th st, s w s, 158.4 s e 10th av, 20.7x97.4x17.3x109.3. Sept. 24, 1 year, 5%. 3,500

Cowan, Thomas G. to Thomas Rowley. 54th st, s s, 325 w 6th av, 25x100.4. Sept. 12, 1 year, 5%. 900

Christie, David to THE MUTUAL RESERVE FUND LIFE ASSOC. 39th st, Nos. 534-538, s s, 475 w 10th av, 3 lots, together 75.1x98.9x 75x98.9. 3 mortgs., each \$12,500. Sept. 26, due Nov. 1, 1889, 5%. 37,500

Cahill, John F. to The Harlem Co-operative Building and Loan Assoc. Intervale av, n w s, 208.5 n e 169th st, 25x184.10. Sept. 24, installs, 5%. 4,000

Cockran, William B. to Robert M. Strebeigh. 64th st. P. M. Sept. 26, due Oct. 1, 1891, 5%. 15,000

Dailey, Abram H. and Rosalia his wife, Brooklyn, N. Y., to James Cherry. 33d st, s s, 143.9 w 2d av, 18.9x98.9. Secures debt of John C. Van Loon. Sept. 25, 1 year. 1,000

De Peyster, Marianna wife of Nicholas to THE UNITED STATES TRUST CO. 5th av, n w cor 132d st, 24.11x110. Sept. 27, due Oct. 1, 1889, 5%. 3,000

Dieter, Absalom W. to Bradley & Currier Co. (Lim.) 5th av. P. M. Sept. 24, 1 year or sooner. 3,500

Same to William J. Pennoyer, Chester, N. Y. Same property. P. M. Sept. 24, 1 year or sooner. 1,500

Du Bois, William B. to Frederick H. Wiggin and ano. trustees for Catharine Lawrence et al. Liebont av, e s, 912 n Clark st, 238x246.7 x241.7x208. Sept. 25, 3 years. 2,800

Davis, Matilda S. widow, Brooklyn, N. Y., to Margaret A. Sheridan. 165th st. P. M. Sept. 25, 2 years, 5%. 350

Dininy, Ferral C., Jr., to Margaret Crawford. 72d st. P. M. Sept. 24, installs. 20,000

Doak, George F. and Louis D. Beck to George F. Gantz. Kingsbridge road, s e cor 172d st. P. M. Sept. 25, 3 years, 5%. 3,500

Dyckman, William L., Peekskill, N. Y., to The Chamberlain of the City of New York. 6th av. P. M. Sept. 18, demand. 22,142

Elbers, Henrietta W. extr. and trustee Frederick Neff. 29th st, n s, 150 e 1st av, 25 x98.9. Certificate of payment of \$2,000 on mortgage. Sept. 24. nom

Ehrhart, Nicholas and Veronika his wife mortgagors with John Vincent exr. John McKeon. Extension of mort. Sept. 1. nom

Eiser, Anton to George Ehret. 115th st, s s, 100 e 8th av, 115x—. Lease. Sept. 15. 3,000

Same to same. 8th av, No. 2151, s w cor 116th st. Lease. Sept. 15. 1,600

Eltz, Jacob to Charles Lehritter. 54th st, n s, 175 w 10th av, 100x100.5. Sept. 24, notes. 7,000

Ferguson, Jane widow to William J. Smith, Millville, N. J. 143d st, n s, 125 w 8th av, 25 x99.11. Sept. 22, 3 years. 1,000

Faehndrich, Waldemar to Theodore von Ellert. 94th st, s s, 375 e 3d av, 25x100.8. Sept. 21, 1 year. 1,000

Falvey, John J. to The West End Co-operative Building and Loan Assoc. of New York City.

Sedgwick av, w s, 325 s land of Wells Sporable, 25x100. Sept. 24, installs, 5%. 6,750
 Fitz Mahony, Marie J. wife of and Michael J. to Jennet, John and James C. Gillies exrs., &c., James Gillies. 141st st, n s, 100 e 11th av, 25.4x100. Sept. 24, 3 years, or sooner, 11,000
 Ferri, Joseph to Maria L. Ryer. Waverly pl, n e, part lot 110 map Fairmount, Upper Morrisania, 50x200. Sept. 24, 3 years. 1,500
 Graham, John C. to Vassar College and Vassar College trustees, &c. 54th st, s s, 90 e 4th av, 25x100.5. Sept. 26, 5 years, 5%. 25,000
 Gillies, George M. to Jannet Gillies et al. exrs. J. Gillies. 141st st, n s, 200.1 e 11th av, 24.11 x100. Sept. 24, 3 years, 5%. 5,830
 Gillies, George M. to James C. Gillies. Same property. Sept. 24, 1 year, 5%. 8,000
 Gillies, Agnes M. and Janet to Jennet Gillies et al. exrs. James Gillies. 141st st, n s, 150.3 e 11th av, 24.11x100. Sept. 24, 3 yrs., 5%. 14,700
 Graham, John to Matthias B. Smith, 76th st, s w cor Madison av, 20x102.2. Jan. 25, demand. 10,000
 Gray, John H. to THE MUTUAL LIFE INS. CO. of New York. 93d st, s s, 192.8 e 5th av, 20 x100.8. Aug. 22, due Aug. 24, 1889, 5%. 15,000
 Howard, Antoinette to Lewis D. Jackson. Samuel st, s w s, lot 222 map East Tremont, 75x133. Sept. 27, due Aug. 27, 1898, or sooner, 5%. 1,800
 Hupfel, Adolph G. to Anton Hupfel, East Orange, N. J. Clifton st, s e cor St. Anns av; also Eagle av and St. Anns av. Sept. 21. See Conveys. Correction of description and confirmation of former mortgage for 40,000.
 Havens, James H. and Robert C. Winters to Sarah A. Johnson widow and Sarah J. and William R. Johnson. Bedford st. P. M. Sept. 20, due May 1, 1889, 5%. 18,000
 Healy, Mary wife of and Thomas to Henry de Forest Weekes. 81st st, n s, 101.8 w 2d av, 25.5x102.2. Sept. 21, due Nov. 1, 1888. 2,000
 Hutener, Charles to Herman Wronkow. 107th st. P. M. Sept. 21, 2 years, 5%. 1,000
 Halpin, Hannah M. wife of and Zachariah J. to THE HOLLAND TRUST CO. 10th av, e s, 50.5 s 114th st, 50.5x100. Sept. 20, 1 year, 5%. 6,000
 Harper, William D. to J. H. Bonnell & Co. (Lim.) 22d st, No. 146, s s, 190 w 3d av, 20x 98.9; 22d st, No. 14, s s, 256.3 w 5th av, 27x 98.9. Sept. 1, notes. 2,000
 Henry, Thomas J. to The 23d Ward Co-operative Building and Loan Assoc., New York city. Lyon st, s s, 51.2 e Simpson st, 51.2x 99.11x59.11x106.2. Sept. 18, installs, 5%. 1,500
 Same to Margaret M. Clark. Same property. P. M. Sept. 18, demand. 1,044
 Herman, Jacob and Louis Aaron to THE EMIGRANT INDUST. SAVINGS BANK. Pitt st, w s, 80 s Broome st, 20x100. Sept. 24, 1 year. 2,500
 Hewett, Henry H. to James V. D. Card and ano, trustees Mary E. Card. 78th st, n s, 83.2 w West End av, 16.4x102.2. Sept 19, due May 1, 1890, 4 1/2%. 14,000
 Hoppock, Ellen L. individ. and extrs. Moses A. Hoppock and E. Louise, Grace B., Ernest L., Arthur W. and Moses A. Hoppock heirs Moses A. Hoppock to Mary S. Van Beuren. 14th st, No. 34 W., s s, 475 w 5th av, 25x103.3. Lease. June 20, due June, 1891. 17,500
 Halpin, Paul to Zachariah J. Halpin. 143d st, s s, 500 w 11th av, 75x99.11. June 2, 3 years, 5%. 2,000
 Hume, Catharine E. wife of Henry J. to The Industrial Co-operative Building and Loan Assoc., New York. Proposed new st, 24th Ward, w s, 62 n land Edward T. Wood, runs 192.6x37.9x43x196.6 to said st, x62. Sept. 25, installs, 5%. 10,000
 Hills, William and George C. Currier both mortgagees with Edward P. Steers intended purchaser. Agreement that following premises shall be charged with \$5,000 only to party of first part: 5th av, s w cor 128th st, 23.5x 75. Sept. 25. nom
 Jenkins, Thomas J. and George to Mary R. Callender. 114th st, n s, 220 e 5th av, 25x 100.11. Sept. 18, 3 years, 5%. 17,000
 Same to William A. Smith exr. George Jones. 114th st, n s, 245 e 5th av, 25x100.11. Sept. 24, 3 years, 5%. 17,000
 Same to same. 114th st, n s, 270 e 5th av, 25x 100.11. Sept. 24, 3 years, 5%. 17,000
 Jenkins, George and Mary E. and Thomas J. Jenkins and Ida L. his wife to The Bradley and Currier Co. (Lim.) 114th st, n s, 220 e 5th av, 75x100.11. Sub. to mortg. \$51,000. Sept. 24, 2 months. 4,150
 Kilpatrick, Edward to Harriet Overhiser. 82d st, s s, 125 e 5th av, 150x102.2. Sept. 22, demand. 25,000
 Kirchner, Catharine to THE DRY DOCK SAVINGS BANK. 14th st, s s, 96 e Av A, 25x103.3. Sept. 24, due Oct. 1, 1889, 4 1/2%. 1,000
 Kramer or Kromer, Sylvester and Konrad to The 23d Ward Co-operative Building and Loan Assoc. 158th st, n s, 350 w Elton av, 19x73. Sept. 14, installs, 5%. 3,000
 Kerby, John and Sarah his wife and John E. Kerby to Don A. Gaylord. 115th st, s s, 325 e Lenox av, 18x100. Sub. to mortg. Sept. 26, 3 months or sooner. 1,953
 Kerrigan, Charles to THE EMIGRANT INDUST. SAVINGS BANK. 42d st, s s, 225 e 10th av, 25 x98.9. Sept. 27, 1 year. 6,000
 Lally, James J. to John Bussing, Jr. Monroe av, e s, 75 n Gray st, 49.6x101.5x30.8x100. Sept. 26, 6 years, installs. 5,500
 Levy, Bernard S. to Frank S. Waller, Brooklyn, N. Y. 77th st, s s, 298 e 9th av, 25x104.4. Sept. 12, installs. 2,500

Lawton, Henrietta B. wife of and William H. to Hannah P. Hendrickson. 48th st. P. M. Sept. 27, 5 years or installs, 5%. 16,000
 Leach, James, Park Ridge, N. J., to THE UNITED STATES LIFE INS. Co. Nassau st, No. 86, e s. Sub. to mort. Sept. 14, due Oct. 1, 1890, 5%. 6,000
 Lewis, Hill C. to Louis Cowen. 2d av, No. 634, e s, 41.11 s 35th st, 18.11x72. Sept. 24, due Sept. 25, 1893, 4 1/2%. 7,500
 McCoy, Daniel W. F. to Samuel Riker. 1st av, s w cor 53d st, 25.5x100. Sept. 31, 2 years, 5%. 1,000
 McMeel, Terence to The South Brooklyn Co-operative Building and Loan Assoc., of Brooklyn, N. Y. 1st av, w s, 150 n 173d st, 16.8x 100. Sept. 18, installs, 5%. 2,000
 Meyer, Gustave H. A. to John J. Astor. River av. P. M. Sept. 21, 5 years, 5%. 3,000
 Moore, Hiram M. to Benjamin Lichtenstein. 115th st, s s, 100 e 8th av, 175x100. Building loan. Sept. 20, due June 1, 1889. 54,000
 Same to same. Same property. P. M. July 31, due June 1, 1889. 31,275
 Murphy, Bridget wife of Peter to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 11th av, e s, 49.3 n 44th st, 26x74. Sept. 22, 1 year. 4,000
 Marx, George E. to George Ehret. 10th av, No. 771; 52d st, Nos. 501 and 503 W. Lease. Sept. 20. 5,000
 Same to Boehm & Co. Same property. Lease. Sub. to mort. \$5,000. Sept. 20. 2,500
 McIntyre, Eliza to William H. Payne. St. Anns av, e s, 146 n Westchester av, —x68 to Old St. Ann's av, x75x74.10. Sept. 24, due Jan. 1, 1892. 2,000
 Mitchell, Mary wife of Donald to George R. McKenzie, Jersey City, N. J. 105th st, n s, 100 e 9th av, 50x100.11. Sept. 21, 3 years, 5%. 32,000
 Monell, Mary to Solomon Jacobs. 54th st, No. 106, s s, 67.6 e 4th av, 22.6x78.5. Sub. to mort. \$13,000. Sept. 20, 3 months, note. 2,451
 Morell, Joseph to Frederick Ryer, Jr. 146th st, s s, east 1/2 lot 228 map Mott Haven, 25x 100. Sept. 12, 4 years or sooner. 2,000
 Morison, Anna R. wife of and James J. to THE MUTUAL LIFE INS. Co., New York. 7th av, s w cor 37th st, 24.9x60. Sub. mort. Sept. 15, due Sept. 24, 1889, 5%. 9,000
 Muldoon, Harry to Samuel Veil. Av D. P. M. Sept. 24, 1 year or sooner, 5%. 53,000
 Same to same. Same property. Sept. 24, 1 year. 40,000
 Same to Jonas Weil and Bernhard Mayer. 1st av, s w cor 93d st, 100.8x100. Sept. 26, due Nov. 1, 1888. 4,000
 Same to The Bradley & Currier Co. (Lim.) 128th st, s s, 75 w 2d av, 180x99.11. Collateral mort. Sept. 25. 9,600
 Meres, Carrie E. wife of and Frederick R. to Robert J. Haire. 135th st, s s, 335 w 5th av, 50x99.11. Sub. to mort. Sept. 20, note, 3 months. 1,000
 Same to same. Same property. Sub. to mort. Sept. 20, note, 3 months. 300
 Meres, Carrie E. wife of and Frederick R. to Thomas S. Hayward. 135th st, s s, 335 w 5th av, 50x99.11. Sub. to mort. \$16,000. Sept. 21, notes. 3,550
 Maier, Frederick and Caroline his wife to George Schreiner. 82d st. P. M. Sept. 27, due Jan. 1, 1892. 3,000
 Mehrtens, Bernard to William O. Giles exr. Elizabeth Giles. Spring st, n s, 40 w Washington st, 20x60. Sept. 22, due Sept. 27, 1891, 5%. 1,000
 Morris, Cora wife of John A., Westchester Co., N. Y., to Caroline M. Lathrop, Madison, N. J. Broad st, No. 64. P. M. Aug. 16, 2 years or sooner, 5%. 30,000
 McClees, Sarah A., Montclair, N. J., to Henry Segelken. Little 12th st, n s, 125 w Washington st, 50x103.3. Lease. Sept. 26, 3 years. 7,000
 Muller, Maria wife of Diedrich to Thomas S. Ollive. 52d st. P. M. Sub. to mort. \$5,000. Sept. 20, due Jan. 1, 1890. 1,000
 Same to Henry and Elizabeth Vizethann. Same property. P. M. Sept. 20, 3 years, 5%. 5,000
 Moss, Joseph F. to Samuel C. Mount, Jersey City, N. J. Monroe st, No. 60, s s, 25x93, 1/2 part; Hamilton st, No. 10, s s, 108.7 e Catharine st, 25x100, 1/4 part; Catharine st, e s, 51.6 s Hamilton st, 25.9x28x25.9x31. Sept. 22, due Oct. 12, 1888. 500
 Monro, Norman L. mortgagor to THE ATLANTIC TRUST CO. Agreement accepting notice of assignment and certifying amount due. Sept. 25. nom
 Nolan, Michael to Harriet Balcom. Ogden av, south cor Union st, 75x125. Sept. 20, 3 years, 5%. 4,000
 Nies, Simon A. to The Star Co-operative Building and Loan Association. Bristow st, w s, 100 n Jennings st, 50x87.2. Aug. 28, installs or subscriptions. 3,200
 Oppenheimer, Levy trustee J. Oppenheimer mortgagor with Matilda Weil mortgagee. Extension of mort. Sept. 25. nom
 Purcell, Edward to Elizabeth A. T. Phelps, Brooklyn, N. Y. 8th av, n w cor 82d st, 27.2 x100. Sept. 25, 1 year, 5%. 10,000
 Same mortgagor with same mortgagee. Extension of mort. Sept. 26. nom
 Pinckney, Nellie J. and Joseph C. to Charles Taylor. 122d st, s s, 120 e Lexington av, 17x 75x17x—. Sub. mort. \$1,000. Sept. 12, notes. 3,150
 Peetsch, Henry to Alexander H. Woolley, Queens Co., N. Y. 115th st. P. M. Sept. 22, 3 years or sooner, 5%. 6,000

Pearson, Ellen J. to Henry H. Hewett. 78th st, n s, 83.2 w West End av, 16.4x102.2. Sept. 25. Given as security for assessments if declared. Same to same. Same property. P. M. Sept. 25, 3 years or sooner, 5%. 1,500
 Parker, John H. to Morris Steinhardt. Madison av, s w cor 115th st, 50x75. Building loan. Sept. 26, due April 1, 1889, or sooner. 16,000
 Same to same. Same property. P. M. Sept. 26, due April 1, 1889, or sooner. 11,800
 Same to Mary A. Marsh, New Orleans, La. Lexington av, No. 1455, e s, 55.8 n 94th st, 18 x95. Aug. 31, 5 years, 5%. 10,000
 Pinckney, Nellie J. and Joseph C. to Willson, Adams & Co. 122d st, s s, 120 e Lexington av, 17x75. Sub. to mort. \$1,000. Sept. 25, 4 months. 1,000
 Quirein, Frederick to Michael C. Miller. 40th st. P. M. Sept. 20, due June 25, 1890. 1,500
 Rodding, Bertha wife of and Max to Frederick Coster. 132d st, s s, 335 w 5th av, 50x99.11. July 16, 6 months, 5%. 1,000
 Rohrs, Frederick to Otto Hoffeld. 126th st, s s, 200 e 2d av, 25x99.11. Sept. 21, 1 year or sooner. 2,000
 Roberts, Edward to THE EQUITABLE LIFE ASSUR. SOC. of United States. 92d st, n s, 150 e 2d av, runs east 275 x north 100.8 x east 75 x south 100.8 to st, x east 50 x north 201.5 to 93d st, x west 300 x south 100.8 x west 50 x north 100.8 to 93d st, x west 100 x south 100.8 x east 50 x south 100.8 to beginning; 1st av, extends from 93d to 94th st, 201.5x500; 102d st, n s, 325 e 1st av, runs north 100.11 x east to exterior bulkhead line on Harlem River, x south — to st, x west —. Sept. 24, due Jan. 1, 1890. 225,000
 Roman, Charles H. to Rose Heyman. 80th st. P. M. Sept. 24, installs, 5%. 10,000
 Rosenthal, Lena, Brooklyn, N. Y., mortgagee with Rosalee King morgagor. Extension of mort. Sept. 24. nom
 Rechten, G. Philip to Randolph Guggenheimer. 114th st, s s, 250 w 1st av, 16.8x100.10. Sept. 26, 5 years, 5%. 2,500
 Rabenstein, William to Jacob K. Weiner. 2d av, n e cor 75th st, runs east 100 x north 52.1 x west 18 x south 25.1 x west 82 to av, x south 27. Sept. 26, 5 years or sooner. 5,500
 Rabenstein, William mortgagor with Leopold Haas mortgagee. Extension of mort. Sept. 26. nom
 Rector, &c., St. Philips Church New York to THE BOWERY SAVINGS BANK. 30th st, n s, 225 w 6th av, 25x80.11x25.6x86.1; 30th st, n s, 275 w 6th av, 25x71.10x25.6x76.1. July 11, 1 year, 4 1/2%. 18,000
 Rector, &c., Trinity Church with THE BOWERY SAVINGS BANK, both mortgagees. Agreement as to priority of mort. made by St. Philips Church. Sept. 13. nom
 Read, George R. to The Metropolitan Museum of Art. 3d av, s e cor 34th st, 44.8x80. Sept. 25, 5 years or sooner, 5%. 90,000
 Ray, Sarah E. widow to Henry H. Bowman trustee F. A. Ray. Willis av and 134th st. P. M. Sept. 24, 1 year, 5%. 5,811
 Robinson, Frederick M. to Abraham B. Valentine trustee Abraham Valentine. Greenwich st, No. 186, w s. July 3, due Sept. 27, 1890, 5%. 8,000
 Robinson, Jr., Gilbert to THE METROPOLITAN LIFE INS. CO. 7th av, w s, 40.1 n 122d st, 60.10x80. Sept. 26, due May 1, 1893, or sooner. 70,000
 Semon, James L. to Frederick O. Pierce, Brooklyn. 32d st, No. 106, s s, 100 w 6th av, 20.10x 98.9. Sept. 26, notes, 9 months. 656
 Schwab, Samuel to THE U. S. LIFE INS. Co., New York. 116th st, s s, 90 w 4th av, 20x 100.11; 116th st, s s, 89.8 w 4th av, 0.4x67. Sept. 27, due April 1, 1893, 5%. 16,000
 Same to same. 116th st, s s, 110 w 4th av, 4 lots, each 20x100.11. 4 mortg., each \$16,000. Sept. 27, due April 1, 1893, 5%. 64,000
 Stern, Fannie wife of and Meyer to Estelle Asch et al. trustees Jacob Asch. 74th st, n s, 140 e 2d av, 20x102.2. Sept. 27, 5 years, 5%. 10,000
 Smith, Frank E. to Henry Morgenthau. Lenox av, n e cor 121st st, 101.10x100. May 18, due Nov. 1, 1888, or sooner. 24,000
 Smith, Frank E. to Charles Frazier. 9th av, e s, 50 11 s 103d st, 50x80. Sub. mortg. Sept. 8, demand. 5,000
 Spies, Henry to THE EMIGRANT INDUST. SAVINGS BANK. Lincoln av, e s, 75 n 132d st, 75 x100. Sept. 26, 1 year. 7,500
 Same to same. Lincoln av, n e cor 132d st, 75x 100. Sept. 26, 1 year. 10,000
 Schwartz, Abraham to Alfred Lyons. 50th st, No. 536 W. P. M. Sept. 26, due Sept. 1, 1897, or sooner. 4,500
 Schneider, Morris, Sherman, Tex., and Abraham Schneider to THE GREENWICH SAVINGS BANK. 2d av, w s, 50.6 s 106th st, runs south 50.3 x west 100 x north 100.9 to street, x east 27 x south 50.6 x east 73. Sept. 20, due Oct. 1, 1891, 4 1/2%. 33,000
 Scheinzeit, Moses G. and Rachael his wife to Louis Stern. Forsyth st, e s, 78 s Delancey st. 22x75, with use of alley. Sept. 24, due April 1, 1889. 600
 Schwarzler, Joseph to Julius Lipman and Peter Wiltner. Pleasant av, n e cor 118th st, runs east 123.10 x north 100.11 x west 47.10 x south 75.6 x west 76 to av x south 25.5; Pleasant av, e s, 50.8 n 118th st, 75.3x76. Sept. 25, 6 months or sooner. 3,576
 Same to same. Lexington av, s w cor 97th st, 100.11x80. Sept. 25, 6 months or sooner 2,094
 Sperb, Anna C. wife of William, Jr., to THE EMIGRANT INDUST. SAVINGS BANK. 6th av,

No. 924, e s, 50.5 n 52d st, 25x75. Sept. 24, 1 year. 17,500
 Sperr, Jr., William to same. 6th av, No. 926, e s, 75.5 n 52d st, 25x75 Sept. 24, 1 year. 17,500
 Same to same. 42d st, n s, 80 w 6th av, 20x75.4. Sept. 24, 1 year. 4,500
 Spooner, Sally H. wife of Charles W. to Elizabeth Parsons. Decatur av, s e s, 124.4 s w Suburban st, 50x120. Sept. 25, due Oct. 1, 1893, 5%. 2,700
 Stern, Morris H. to Johanna Reuter widow. Madison av, w s, 50 n 130th st, 16.8x75. Sept. 17, due Sept. 24, 1893, 5%. 8,000
 Streifler, Jacob and Laura his wife, and Christian Anderson and Catharine his wife to THE METROPOLITAN TRUST CO. of New York. 143d st, s s, 100 e 8th av, 2 lots, each 25x99.11. 2 morts., each \$15,000. Sept. 22, due Oct. 1, 1891, 5%. 30,000
 Same to Abraham Steers. Same 2 lots. Sept. 24, due Oct. 25, 1888. 4,770
 Stumpf, Casper V. to Emilie J. Murray. Attorney st, Nos. 126 and 128, e s, 40x100. Lease. Sept. 25, installs. 2,300
 Schappel, Philippina wife of Andrew and Christina Arnold wife of Charles to Christopher B. Keogh. 1st av, n e cor 60th st, 25x100. Sub. morts. —. Sept. 15, 3 months. 4,000
 Schmitt, Grace P. wife of and Charles J. to Dore Lyon. Edgecombe av, e s, 54.10 n 137th st, 17.6x90. Sept. 14, installs. 5,000
 Schutt, Peter S., Greenwich, Conn., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Greenwich st, No. 444, w s, 83.10 n of Vestry st, 20.10x80 old measurement, by recent measurement 21x80x20.8x80. Sept. 21, 1 year. 5,000
 Stafford, William H. to The Domestic and Foreign Missionary Society of the P. E. Church in the U. S. 82d st, n s, 281 w 9th av, 19x102.2. Sept. 4, due Sept. 1, 1891, 5%. 21,000
 Taylor, Catharine wife of Washington H. to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Bond st, No. 33, s w s, 25x114.2x25.5x119.1. Sept. 22, 1 year. 9,000
 The New York Homeopathic Medical College and Hospital to THE BOWERY SAVINGS BANK. Av A or Eastern Boulevard, n w cor 63d st, runs north 200.10 to 64th st, x west 231.6 x south 100.5 x east 54.6 x south 100.5 to 63d st, x east 177. Sept. 21, 1 year, 4 1/2%. 45,200
 The North New York Lighting Co. to THE FARMERS' LOAN AND TRUST CO., trustee. All rights, properties, privileges and franchises. Sept. 1, 15 years. bonds, 100,000
 THE UNITED STATES LIFE INS. Co. mortgagee with James Leach mortgagor. Extension of mort. Sept. 14. nom
 Trimble, Samuel, Brooklyn, N. Y., to The Society of St. Johnland. Platt st, No. 36, s s, 71.9 e William st, 20x36.8x19.10x36. Sept. 25, 5 years or sooner, 5%. See Conveys. 12,000
 Tripler, Thomas E. to Nancy Reiss. 5th st, s s, 67.2 e 1st av, 20.9x65. Lease. Sept. 24, 3 years. 4,000
 Tomlinson, Charles G. to Thomas C. Dunham. 10th av, s w cor 102d st, runs south 25.11 x west — to old Bloomingdale road x north — to st, x east 93.4. Sept. 26, 1 year. 3,000
 The Harrisonville Co-operative Building Association to THE HARLEM SAVINGS BANK. Union av, w s, 100 s 149th st, 4 lots, each 18.9 x100, 4 morts, each \$2,000. Sept. 26, 1 year, 5%. 8,000
 Tingley, Georgianna, Rahway, N. J., to John Bussing, Jr. 161st, st, n s, 200 e Morris pl, 100 x196. Sept. 26, 3 years. 1,000
 Ueckermann, Maria wife of William to Randolph Guggenheimer. 83d st, s s, 231 e 1st av, 25x102.2. Sept. 24, due Oct. 1, 1889, or sooner. 1,000
 Wells, Edwin C., Westfield, N. J., to THE GREENWICH SAVINGS BANK. Washington st, No. 213, e s, 79.9 s Barclay st, 26.6x80. Sept. 20 due April 1, 1890, 4 1/2%. 1,000
 Wall, Eliza A. widow to Rebecca Ladew et al. exrs. H. S. Ladew. Park av, e s, at centre line bet 36th and 37th sts, runs south 25x105. Sept. 27, 5 years, 5%. 50,000
 Wehle, Charles to McCoskry Butt. 14th st, No. 231, n e s, 320.6 s e 3d av, 28.6x103.3. Sept. 20, 5 years, 5%. 37,500
 Same to same. 14th st, n e s, 292 s e 3d av, 28.6 x103.3. Sept. 20, 5 years, 5%. 37,500
 Weiss, Ignatz to Yette Olesheimer. 107th st, No. 217 E. P. M. Sept. 24, installs. 1,500
 Wogram, Frederick to Emma F. Bjerrum. 51st st. P. M. Sept. 24, installs, 5%. 7,750
 Wolf, Elias and Theresa to Benjamin Gross, Newark, N. J. Allen st, No. 105. P. M. Sept. 24, installs, 5%. 9,500
 Walsh, William J. and John P. C. to Charles Carpenter. 9th av, w s, from 123d st to 124th st. P. M. Sub. to mort. \$72,000. Sept. 21, 1 year. 19,580
 Same to Alexander Valentine. Same property. Sept. 20, due April 1, 1889. 72,000
 White, Thomas to Andrew J. and John J. Dalton. Ryer av, e s, 100 s 2d st, 100x202.9x100 x191.9. Sept. 25, 5 years. 1,500
 Zwing, Henry B. to THE EMIGRANT INDUST. SAVINGS BANK. 11th st, n s, 83 w av C, 25x103.3. Sept. 26, 1 year. 3,000

KINGS COUNTY.

SEPTEMBER 20, 21, 22, 24, 25, 26.

Albertson, Harriet widow mortgagee with Esther W. P. Lowe mortgagor. Extension of mortgage at reduced interest. Aug. 25. nom
 Aitken, Thomas to Mary J. Aitken. Bergen st, n s, 249.9 w Bond st, 19.5x100. Sept. 21, due Nov. 1, 1890, 5%. \$1,000

Ashton, Sarah J. wife of William J. U. to John H. Northup, Sandy Hill, N. Y. Willoughby av, n s, 300.2 e Nostrand av, 19.9x100. Sept. 19, due Mar. 1, 1889. 1,600
 Allen, Thomas J. to Richard W. Preston. Quincy st, s s, 270 e Lewis av, 18.4x100. July 14, 1 year. 1,000
 Adamson, John to Horace E. Garth trustee. Sackett st, n s, 366.10 e 4th av, 100x100. July 28, 3 years, 5%. 3,500
 Alsgood, Peter to The South Brooklyn Savings Inst. Fulton st, s w cor Kingston av, 20x100. Sept. 19, 1 year, 5%. 10,000
 Busch, Wilhelmina wife of and William to Henry H. Adams county treasurer. Glenmore av, n s, 50 e Jerome st, 25x100. July 2, 1 year, 5%. 3,000
 Birchall, William to Anna A. Stady. Donglass st, s s, 370 e Smith st, 20x100. Sept. 22, due July 1, 1891. 400
 Bohls, John H. to Conrad Meyer. Franklin st, e cor Freeman st, 50x95. Sept. 21, due Jan. 1, 1890, 5%. 2,000
 Broad, John to The Mutual Life Ins. Co., New York. Fulton st, n s, 385 w Tompkins av, 4 lots, together abt 120x84.2x—x97.8. 4 morts., each \$11,250. Sept. 20, 1 year, 5%. 45,000
 Same to Charles M. Marsh, Morris Plains, N. J. Same 4 lots. 4 morts., each \$2,000. Each sub. to mort. \$11,250. Sept. 20, 1 year. 8,000
 Brown, William M. to John J. Dillon. Thatford av, 4 lots. 4 P. M. morts., each \$600. Sept. 14, 3 years. 2,400
 Same to Elizabeth Phelan. Eastern Parkway. P. M. Sept. 18, 3 years or installs. 700
 Burger, Anthony J. to Margaret Reynolds. Atlantic av, s e cor Montauk av. P. M. Sept. 18, 3 years, 5%. 1,500
 Byrnes, Ellen widow to George Duncan. Wycokoff st, n s, 278 w 3d av, 20x100. Sept. 24, 1 year. 350
 Bayer, Joseph to The Williamsburgh Savings Bank. Melrose st, n w s, 150 n e Hamburg av, 25x100. Sept. 21, 1 year, 5%. 3,000
 Same to same. Melrose st, n w s, 125 n e Hamburg av, 25x100. Sept. 21, 1 year, 5%. 3,000
 Brittain, Louisa M. R. wife of and Ebenezer J. to The Serial Building Loan and Savings Inst. Cedar st, w s, 350 s Montgomery st, 25 x190 to Franklin av; also Cedar st, w s, 300 s Montgomery st, 25x90, with court yards adj. Flatbush. Aug. 21, installs. 3,000
 Brown, John M. to James Bryar. Stuyvesant av, e s, 60 s Hancock st, 40x100. Sub. to morts. \$1,900. Aug. 1, 6 months. 600
 Brush, Thomas H. to James W. Smith trustee Helen A. Kent and remaindermen. Schenck st, w s, 109.9 s De Kalb av, 6 lots, each 25x100. 6 morts., each \$8,000. Sept. 20, due Sept. 21, 1891, 5%. 48,000
 Same to Cornelius N. Hoagland. Same 6 lots. 6 morts., each \$1,000. Sept. 12, 1 year, 5%. 6,000
 Same to same. Lafayette av, n w cor Schenck st, 100x95; Lafayette av, n e cor Schenck st, 75x95. Schenck st, e s, 100 s De Kalb av, runs east 100 x south 150 x west 7.10 x south 100.1 x west 96.2 to st, x north 250. Sept. 12, due July 1, 1889, 5%. 150,000
 Burroughs, John A. to The East Brooklyn Savings Bank. Walworth st, e s, 265 s Willoughby av, 25x100. Sept. 20, 1 year, 5%. 3,500
 Bussing, Charles F. to Lucy E. Clayton. Lafayette av. P. M. Sept. 19, 3 years, 5%. 4,750
 Byrne, George J. to Eliza Murphy and ano. exrs. Thomas Murphy. East 4th st, w s, 180.8 n Greenwood av, 50x100. Sept. 18, 3 years. 600
 Byrnes, John to John Andrews. Columbia st. P. M. Sept. 10, 5 years or sooner. 850
 Clancy, John J. to Samuel I. Hunt, New York. Bedford av. P. M. Jan. 1, 1887, 10 years. 4,300
 Coakley, Mary to George Covert. George st. P. M. Aug. 23, 5 years or installs, 5%. 2,000
 Carroll, John to Oliver Goodell. 38th st. P. M. Sept. 21, due Oct. 1, 1893. 1,200
 Clayton, Walter F. to Andrew D. Baird. Greene av, n s, 274.8 w Stuyvesant av, 17.8x100. Sept. 20. 1,000
 Deegan, James and Bridget his wife to Lena Henricke. Elm st, s s, 254.2 w Evergreen av, 20.10x97.6; Elm st, n s, 150 w Evergreen av, 25x95. Sept. 21, 5 years. 2,300
 Dempsey, James G. to Mary E. Fox. Morton st, n s, 110 w Wythe av, 20x100. Sept. 25, 5 years, 5%. 3,500
 Diebold, Charles and Katharina his wife to Nicholas Dannenhoffer and Catharina his wife. Troutman st, e s, 450 s w Central av, 25x1,222.9x27.3x133.9. Sept. 24, 5 years, 5%. 4,000
 Douglass, Jane widow to William and Margaret Simpson. Throop av, w s, 25 n Wallabout st, 25x100. Sept. 22, 5 years. 600
 Doyle, Patrick to Emma H. Carpenter. Dean st. P. M. Sept. 24, 5 years. 500
 Duffy, Isaac to George and John Zipp. Myrtle av, n e cor Adams st, 20.10x72. Sept. 21, 3 months. 2,000
 Diemer, Charles to German Savings Bank, Brooklyn. Kingsland av, s e cor Parker st, 25.6x86x25x80.3 (error in description). Sept. 15, due Dec. 1, 1889, 5%. 2,500
 Dimigan, Ellen wife of Patrick to Henrietta C. Booth, trustee Elihu Chauncey. 3d av. P. M. Sept. 19, 5 years. 2,000
 Dodd, Anna B., New York, to William L. Clark and ano. exrs. Elizabeth A. Blake. Hicks st, e s, 122.7 n e Love lane, 25x100. Aug. 1, due Nov. 30, 1889, 5%. 1,000
 Damm, Theodore and Louisa W. his wife to Joseph Hess. Stagg st. P. M. Sept. 25, 3 years or installs., 5%. 1,500

Debold, Margaretta wife of and John to Michael Nuber and Theresia his wife. Barbey st. P. M. Sept. 25, 2 years. 400
 Duncan, Lucinda wife of and Samuel to The United States Trust Co. New York. Lafayette av, s s, 101.8 w Clermont av, 20.4x100. Sept. 25, due Oct. 1, 1889, 4 1/2%. 9,000
 Everitt, William B. to Julius Davenport. Lafayette av, n e cor Bedford av. P. M. Sept. 20, due Oct. 1, 1890, 5%. 11,900
 Edwards, John to Elizabeth Marean. Sedgwick st, s e cor Van Brunt st, 75x100.6x74x100.6. Sept. 22, due Dec. 1, 1888. 500
 Ennis, Thomas to David and Grahams Polley. Hart st, s s, 169.10 w Sumner av, 20.2x100. Sept. 20, 3 years, 5%. 3,000
 Fiebigler, Peter to Richard Thall. Ralph st, s s, 210 w St. Nicholas av, 40x100. Sept. 21, due Jan. 2, 1892. 2,500
 Forrester, William O. to The Williamsburgh Savings Bank. Herkimer st, s s, 36 w Bancroft pl, 3 lots, each 18x80. 3 morts., each \$2,000. Sept. 22, 1 year, 5%. 6,000
 Same to same. Herkimer st, s s, 18 w Bancroft pl, 18x80. Sept. 22, 1 year, 5%. 2,100
 Same to same. Herkimer st, s w cor Bancroft pl, 18x80. Sept. 22, 1 year, 5%. 3,250
 Fowler, Ella E. wife of Bernard to Mary P. Roff widow. Braxton st, s w s, 137.10 n w 9th av, 60x166.9x60.3x170. Sept. 24, 2 years. 700
 Fritz, Charles and Anna his wife to Margaret Alt. Floyd st. P. M. Sept. 22, 5 years or installs, 5%. 3,500
 Fritz, Harry O. to the South Brooklyn Co-operative Building and Loan Assoc. Ashford st, e s, 150 s Arlington av, 25x100. Sept. 18, installs, 5%. 4,000
 Fehrmann, Elizabeth C., widow, Plainfield, N. J., and Cornelia S. Moore, widow, N. Y., to Charles F. W. Ankamp. Kent av, s e cor South 2d st, 37.6x135.10. Sept. 1, 5 years, 5%. 6,000
 Fielding, Fannie wife of and Robert W. to S. Gertrude wife of Charles C. Powell. 17th st, n e s, 250 n w 8th av, 16.8x90. Sept. 19, due Oct. 1, 1891, 5%. 1,800
 Same to Mary E. Whealey widow, Hempstead, L. I. 17th st, n e s, 233.4 n w 8th av, 16.8x90. Sept. 19, due Oct. 1, 1891, 5%. 1,800
 Same to Benjamin Albertson and ano. exrs. Mary E. Waldron. 17th st, n e s, 283.4 n w 8th av, 16.8x90. Sept. 19, due Oct. 1, 1891, 5%. 1,800
 Same to Rebecca S. Monford. 17th st, n e s, 266.8 n w 8th av, 16.8x90. Sept. 19, due Oct. 1, 1891, 5%. 1,800
 Firm, Joseph L., Jersey City, N. J., to William Green. South 1st st. P. M. Sept. 20, due Dec. 1, 1893. 2,500
 Fogarty, Martin to The Brooklyn Savings Bank. Court st, e s, 41.6 n Garnet st, 19.6x80. Sept. 21, 1 year, 5%. 2,500
 Follmer, Joseph to The Williamsburgh Savings Bank. Grand st, n s, 25 e Catharine st, 25x79.4x26.7x88.9. Sept. 15, 1 year, 5%. 2,500
 Same to same. Grand st, n s, 50 e Catharine st, 25x70.8x26.7x79.4. Sept. 15, 1 yr., 5%. 2,500
 Same to same. Grand st, n e cor Catharine st, 25x88.9x21.7x83.9. Sept. 15, 1 year, 5%. 3,000
 Gilmartin, Michael and Elizabeth his wife to Joseph C. Wheeler. Manhattan av, w s, 22 s Nassau av, 18x75. Sept. 19, 1 year, 2,500
 Gibson, Martha to Patrick H. Flynn. 13th av, n w s, 40.2 n e 56th st, 40x100, New Utrecht. Aug. 1, 5 years or installs. 790
 Same to same. Same property. Aug. 1, 5 years. 2,500
 Gollner, Ada F. M. wife of Ervin G. to Charles S. Taber and George C. Case. Highland Boulevard, s s, lots 94 and 98, map No. 3 of Ridgewood Heights property of Danforth & Smith. Sept. 18, 6 months. 500
 Gorman, Rose to Peter H. Caverly and ano. exrs. Julia A. Stodder. Fillmore pl, n s, 182.9 w Roebing st, 20x53x—, also lot begins at point 65.7 n e Fillmore pl and 170.3 s e Driggs st, runs northeast 222.11 to point 100 s North 2d st, x west 20.7 x south 30.6 x east 23.7. Sept. 20, due 60 days after death of W. K. Stodder if event happens before May 1, 1889. 3,533
 Grahm, George to Cecilia Grahm. Stuyvesant av, w s, 76.8 n Kosciusko st, 19.2x70. Sept. 20, 10 years, 5%. 1,000
 Gruber, Rosalia to Frank Jenkins. Hamburg av. P. M. Sept. 25, 5 years or sooner, 5%. 2,900
 Hansen, Andrew to The South Brooklyn Building and Loan Assoc. 60th st, s s, 60.4 e Cowenhovens lane, 40x100. Sept. 25, installs, 5%. 1,750
 Horn, John to John Ferges and Rosa his wife. Bayard st. P. M. Sept. 25, 5 years. 1,000
 Haden, Hannah L. widow to The Williamsburgh Savings Bank. Ewen st, e s, 25 s Powers st, 25x100. Sept. 25, 1 year, 5%. 1,000
 Haferkorn, Charles C. to Louisa M. Hutchins. Clay st. P. M. Sept. 20, 2 years or installs. 1,300
 Harman, John W. to Julius B. Davenport. Patchen av, s w cor Halsey st. P. M. Sept. 15, 1 year or sooner, 5%. 5,500
 Herbert, Emeline R., Huntington, L. I., to John Andrews. Baltic st, s s, 299 e 3d av, 162x100. Sept. 20, 2 months. 15,000
 Hine, Carrie E. wife of Frederick L. to Laura A. Griggs. Marcy av, s e cor Quincy st, runs east 57 x south 80 x east 34 x south 20 x west 91 to av, x north 100. Sept. 21, 1 year. 4,000
 Same to Adelaide E. Bushnell. Quincy st, s e cor Marcy av, 22x80.6. Sept. 20, 3 years, 5%. 9,000

- Hoffmann, Henry and Philippina his wife to Joseph Herte. Flushing av, n s, 163.1 e Morgan av, 25x97.8x25.11x104.5. Sept. 20, due Oct. 1, 1889, 5%. 2,300
- Hunt, Susannah widow to Ira H. Tuthill. 11th st, n s, 224 e 3d av, 21x100. Sept. 24, 1 yr. 500
- Hurst, Lewis to John J. Fields. 7th st. P. M. May 17, 3 years, 5%. 3,200
- Hagedorn, Charles and Edwin C. Sqaunce to Knight Bros., Flatbush. 2d st, n s, 198.3 e 5th av, 18x100. Sub. to mort. \$4,500. Sept. 21, 9 months, 5%. 1,300
- Same to same. 2d st, n s, 216.3 e 5th av, 18x100. Sub. to mort. \$4,500. Sept. 21, 9 mos., 5%. 1,300
- Hoar, Martin and Margaret to James O'Donnell. Kent av, e s, 60.5 s North 8th st, 20x71.11x19.10x71.11. Sept. 20, 3 years. 600
- Hobley, Jane C. wife of Alfred to The Nassau Trust Co. South 8th st, s s, 138 w Driggs st, 23x120. Sept. 21, 1 year, 5%. 4,000
- Horn, Charles N. to The Crescent Building and Loan Assoc. Locust st. P. M. Sept. 1, installs. 300
- Jacques, John to Lizzie Montgomery. Pacific st, s s, 50 w Kingston av, 50x107. Sept. 20, due Jan. 1, 1890. 1,000
- Jaszczerski, Jan to James McGovern, Jr. Warren st. P. M. Sept. 1, installs. 1,550
- Johnson, Catharine late Bruns to Barbara Bruns. Leonard st, e s, 100 s Maujer st, 25x100. Sept. 17, due Oct. 1, 1889. 157
- Johnson, Mary A. wife of Francis to The South Brooklyn Savings Inst. Dean st, s w s, 140 e Smith st, 20x100. Sept. 25, 1 year, 5%. 500
- Johnson, Peter to William M. Gibson. Kosuth pl, n s, 216 e Broadway, 21.6x94. Sept. 21, 1 year. 1,000
- Kelly, Peter to Cornelius E. Donnellon. Sackett st. P. M. Sept. 20, installs, 5%. 2,000
- Kernan, Henry P. to George W. Lyle. Troy av. P. M. Sept. 18, 3 months. 2,100
- Keymer, George to Noah Tebbetts. 6th av, s w cor 18th st, 100x100. Sept. 24, demand, 20,650
- Kickler, Clara to John Rueger. Central av, s w s, 25 s Linden st, 25x100. Sept. 24, 5 years or installs, 5%. 2,200
- Kirchner, William to The Daily News Building and Loan Assoc. Greene av, s e s, 406.3 n e Evergreen av, 18.9x100. Sept. 21, installs, 5%. 6,250
- Klein, Jacob to Otto Huber. Bushwick av or Boulevard, s e cor Prospect st, 50.3x99.1x50x105. Sept. 21, due Oct. 1, 1893, 5%. 8,000
- Kennedy, Lucy B. wife of and Elijah R. to Olin G. Walbridge. 9th av, w s, 60 n Garfield pl, 50x100. Sept. 25, 3 years or sooner, 5%. 15,000
- Kreps, George and Barbara his wife to The German Savings Bank, Brooklyn. Hull st, s s, 165 w Broadway, 45 to old Jamaica road, x-35x100. Sept. 24, due Dec. 1, 1889, 5%. 2,800
- Lewis, Lewis W. to Herman Schierloh. Union st, n e s, 418 s e 3d av, 25x114, New Utrecht. Sept. 24, 2 years. 175
- Lind, John E. to Sophronia M. Fickett. Prospect av. P. M. Sept. 18, installs, 5%. 1,100
- Lamb, Hugh, East Orange, N. J., to The Riverhead Savings Bank. Fairfax st, s e s, 195 n e Broadway, 4 lots, each 16.8x100. 4 morts., each \$1,200. Sept. 14, 2 years, 5%. 4,800
- Same to same. Fairfax st, s e s, 95 n e Broadway, 3 lots, each 16.8x100. 3 morts., each \$1,200. Sept. 14, 2 years, 5%. 3,600
- Loader, Joseph to George H. Roberts. Fulton st, s s, 37 w Grand av, 21x100. Sept. 21, due Oct. 1, 1891. 3,000
- Mason, Emma J. wife of Sumner A. heir Lydia C. Libbey to Ferdinand Pell, New Rochelle, N. Y. Powers st, s s, 157 w Humboldt st, 18x100. Sept. 14, 3 years. 1,500
- Same to same. Powers st, s s, 181.3 e Graham av, 18.9x75. Sept. 14, 3 years. 1,000
- Mierisch, Benjamin and Wilhelmena his wife to Serena L. Bridges. Fulton av and Richmond st. P. M. Sept. 21, 5 years or installs. 3,000
- Monnia, Eugene F. mortgagee with William A. Moore mortgagor. Extension of mort. Dec. 2, 1886. nom
- Moore, Julia B. wife of and Robert L. to The Williamsburgh Savings Bank. Van Buren st, n w s, 73 n e Broadway, 17x60. Sept. 21, 1 year, 5%. 2,200
- Moore, Robert L. and Charles A. Le Quene to James C. Brower. Quincy st, n s, 125 w Ralph av, 5 lots, each 20x100. 5 morts., each \$5,000. Sept. 20, 8 months, 5%. 25,000
- Moore, Robert L. and Charles Lequene to Peter B. Sweeney. Quincy st, n s, 225 w Ralph av, 100x100. Sept. 22, 1 year, 5%. 10,000
- Maher, Daniel to Charles A. Bulmer. Bleeker st, s e s, 270 n e Irving av, 40x100. Sept. 1, 1 year. 1,000
- McCourt, Bertha A. to Eleanor C. Dickerson. Marion st, n s, 20 e Hopkinson av, 20x60. Sept. 10, 3 years, 5%. 2,000
- Martin, Martha A. to Louise B. Iddings. South 8th st, n s, 23.8 e Driggs (5th) st, 17.4x50. Sept. 7, 3 years. 200
- Mayer, Christian to The South Brooklyn Co-operative Building and Loan Assoc. 33d st, s s, 300 w 5th av, 25x100.2. Sept. 25, installs, 5%. 4,000
- Michael, Charles E. to Charles Hagedorn and Edwin C. Sqaunce. 2d st. P. M. Sept. 25, installs, 5%. 1,500
- Nammarto, Cono, Francesco Ciardi and Francesco Brigando to Samuel Littlefield. Graham st. P. M. Sept. 24, installs, 5%. 1,000
- Nies, Simon A. to Sarah C. Strype. Partition st. P. M. Sept. 4, 1 year. 200
- Nies, Simon A. to The Star Co-operative Building and Loan Assoc. Partition st, No. 71, s w s, 25 n w Richards st, 25x75. Aug. 28, installs. 3,200
- Norton, Sarah, New Utrecht, L. I., to Arabella H. Miller, Bidgehampton, N. Y. Stewart av, n w s, 100 w Church st, -x150x76x150, New Utrecht. Sept. 21, due Nov. 19, 1889. 500
- O'Malley, Mary to Theodore E. Green and ano. exrs. Samuel Delaplaine. Pearl st, e s, 43.4 s Prospect st, 21.8x67.7. Sept. 20, due Dec. 1, 1890, 5%. 400
- Olsen, George to The Title Guarantee and Trust Co. 53d st, n e s, 512.6 n w 3d av, 17.6 x102.2. Sept. 24, 3 years, 5%. 1,250
- Oulton, Sampson B. to Asa W. Parker. 13th st, s s, 114.6 e 7th av, 16.8x100. Sept. 22, demand. 1,000
- Same to John Z. Lott, Flatbush. 13th st, s w s, 131.2 s e 7th av, 16.8x100. Sept. 22, 3 years, 5%. 3,500
- Same to same. 13th st, s w s, 114.6 s e 7th av, 16.8x100. Sept. 22, 3 years, 5%. 3,500
- Same to Maria D. Lott, Flatbush. 13th st, s w s, 97.10 s e 7th av, 16.8x100. Sept. 22, 3 years, 5%. 3,500
- Phelan, Elizabeth wife of James to J. C. and H. C. Smith and Koepke. Glenmore av, Thatford av, Eastern Parkway and Rockaway av—the block, except a lot, 25x100, at n e cor of said block fronting on Thatford av; 5 lots, each 25x100, on Eastern Parkway, bet two lines, 25 e Rockaway av and 50 w Thatford av; also 8 lots, 25x100 each, 4 on Thatford av and 4 on Rockaway av, bet two lines, 200 and 300 s Glenmore av. Sept. 22, demand. 1,500
- Phillips, Ellen T. to William Sloan. Wintthrop st, n s, 2,905.7 e Flatbush av, 50x106. Sept. 11, 1 year. 600
- Pouch, Nicholas M. to Timothy W. Getman, West Troy, N. Y. Ashland pl, No. 122, w s, 214.5 s Lafayette av, 19.3x68.4x20.1x74.2. Sept. 21, 5 years, 5%. 2,500
- Powell, John K. to Margaret Reynolds. Atlantic av, w cor Morse av. P. M. Sept. 18, 3 years, 5%. 1,000
- Phillips, Julia E. to Gerrard I. Whitehead trustee. Macon st, n s, 567.2 e Tompkins av, 19.4 x100. Sept. 25, due Nov. 5, 1888. 2,000
- Proctor, Albert W. S. to Claus Meyer, Jamaica, L. I. Vanderbilt av, w s, 25 n Pacific st, 75x75. Sept. 26, due Oct. 1, 1889. 2,300
- Quick, William H. and William H. Phillips to Edward W. Phillips. 18th av. P. M. Sept. 12, due Nov. 1, 1891, 5%. 1,175
- Quinn, Josephine to Josephine D. Powers. Crescent st, e s, 41 n Glen st, 21x77. Sept. 22, 3 years. 1,500
- Reilly, James to John E. Parsons and ano. trustees Hugh Maxwell. Bond st, s w cor Union st, 40x75. Sept. 21, due Sept. 21, 1893, 5%. 6,000
- Rockwell, Elvira C. wife of George S. to John N. Eitel. Downing st, e s, 450 s Gates av, 19 x101. Sept. 22, due Sept. 29, 1889. 1,000
- Rodwell, Thomas G. to Bridget Ward. Navy st, e s, 100 n Bolivar st, 25x100. Sept. 20, 3 years. 1,000
- Runsey, Samuel L. to George R. Conner et al. exrs. George Ricard. Herkimer st, s s, 38 w Gunther pl, 19x87. Sept. 22, 3 years, 5%. 4,000
- Same to Mary A. Le Count, Niantic, Conn. Herkimer st, s s, 19 w Gunther pl, 19x87. Sept. 22, 3 years. 4,000
- Same to Richard D. Robbins. Herkimer st. P. M. Sept. 22, due Oct. 1, 1890, 5%. 250
- Roth, John W. H. to Henry and Rosina Huttenbacher. Alabama av. P. M. July 10, 5 years, 5%. 1,500
- Ryan, John F. to The Kings Co. Savings Inst. McDonough st, s s, 178 e Lewis av, 20x100. Sept. 8, 1 year, 5%. 6,300
- Same to same. McDonough st, s s, 83 e Lewis av, 5 lots, each 19x100. 5 morts., each \$6,200. Sept. 8, 1 year, 5%. 31,000
- Same to same. McDonough st, s s, 63 e Lewis av, 20x100. Sept. 8, 1 year, 5%. 6,300
- Same to same. McDonough st, s s, 25 e Lewis av, 2 lots, each 19x100. 2 morts., each \$6,200. Sept. 8, 1 year, 5%. 12,400
- Same to same. McDonough st, s e cor Lewis av, 25x100. Sept. 8, 1 year, 5%. 10,000
- Ross, John R. to John T. Lord trustee. Nassau st, n s, 100 e Gold st, 40x106.7; Union st, s s, 190.3 e 5th av, 50x100; 3d av, e s, 20.2 s 31st st, 60x100; Warren st, s s, 347.6 w 4th av, 16.8x100; Broadway, No. 448. 1/2 part. Sept. 24, 1 year. 5,000
- Schwartz, Jacob to The Williamsburgh Savings Bank. Patchen av, e s, 25 n Van Buren st, 50x86.10. Sept. 26, 1 year, 5%. 1,100
- Simons, Emanuel to John Williamson. Lawrence st, e s, 300 n Willoughby st, 25x107.6. Sept. 26, due Mar. 1, 1889. 5,000
- Specht, Frederick to Mary J. Kimberly. Stagg st, n s, 100 w Waterbury st, 25x100. Sept. 26, 3 years, 5%. 2,000
- Scharf, Frederick to Thomas S. Strong and ano. trustees Frances Maclean. Throop av, n w cor Lexington av, 23x90. Sept. 21, due Oct. 1, 1889. 500
- Schaefer, Wilhelmina to James C. Brower. Ivy st, No. 65, n w s, 187.6 n e Bushwick av, 18.9x100. Sept. 20, 1 year. 300
- Smith, Charles H. and Jane L. his wife to Eliza A. Newton. Liberty av, n s, 69 w Jerome st, 31x100. May 1, installs., 5%. 2,000
- Stenger, Joseph and Anna his wife to Andrew Schlereth Wyckoff av, s e cor Bleeker st, runs east 103.1 x south 40 x west 102.6 to av, x north 40. Sept. 19, due Sept. 1, 1889, 5%. 800
- Straub, George to The Williamsburgh Savings Bank. Floyd st, s s, 355 w Marcy av, 25x100. Sept. 1, 1 year, 5%. 3,200
- Strickland, Frank C. and Julia his wife to Samuel Self, Hempstead, L. I. Humboldt st. P. M. Sept. 19, installs. 750
- Saxton, Robert M. to The Title Guarantee and Trust Co. Montauk av, e s, 568.9 n Liberty av, 18.9x100. Sept. 22, due Sept. 24, 1891. 1,200
- Schindler, Anthony and Agnes to Michael Seitz. Johnson av, s s, 75 w Morgan av, 50x100. Sept. 15, 5 years, 5%. 1,000
- Schoening, Hugo to Anna A. wife Alfred A. Fardon. Van Buren st, s e s, 244 n e Broadway, 18.9x100. Sept. 15, 2 years or installs. 800
- Sedlmeier, August, and James F. Gillen to Samuel M. Mecker and ano. exrs. William Broistedt. Hamburg av, north cor Suydam st, 25x100. Sept. 25, 3 years, 5%. 4,000
- Seitz, Louis F. to James D. Lynch. Nostrand av. P. M. June 20, due Oct. 1, 1889, 5%. 4,500
- Speck, Jessie to Sabra L. Duryea. Warwick st, e s, 168.1 n Fulton av, 25x97.6. Sept. 22, due July 1, 1891. 2,000
- Shelter, Matilda wife of John B. to Ambrose S. Murray, Jr., guard. Elisabetta Barbiellini. Milford st, w s, 150 s Belmont av, 20x100. Sept. 22, 3 years. 1,200
- Smith, Mary A. to James D. Lynch. Bay 28th st. P. M. Sept. 22, due Sept. 7, 1890, 5%. 1,440
- Speth, Theodore to Carl A. Mertz. Lawton st, s e s, 149.10 n e Broadway, 42.6x90. Sept. 21, due April 1, 1890. 1,100
- Sullivan, Hannah wife of and Philip to Albert W. S. Proctor. Vanderbilt av. P. M. Sub. to mort. \$1,500. Sept. 24, due Nov. 1, 1889. 1,900
- Same to same. Same property. P. M. Sept. 24, due Nov. 1, 1889. 1,500
- The Centennial Baptist Church to The American Baptist Home Mission Soc. Adelphi st, w s, 188 s Myrtle av, 100x100. Sept. 8, due on happening of certain contingencies mentioned, no interest. 14,000
- The John Birkbeck Co. (Lim.) to Henry W. Bartol and ano. exrs. Barbonabus H. Bartol. Hamilton av. Sept. 15, 5 years, 5%. 39,000
- Todebusch, Lena wife of and August and Charles Rissler and Theresia his wife to Charles T. Stewart. Gates av, north cor Irving av, 25x75. Sept. 21, due Sept. 1, 1891, 5%. 4,000
- Same to Albert Bultmann. Gates av, n w s, 25 n e Irving av, 25x75. July 1, 3 years, 5%. 3,500
- Tyler, Louisa A. wife of Frank H. to William B. Everitt. Gates av, s s, 62.6 e Lewis av, 18.9x80. Aug. 31, due Sept. 1, 1889. 1,000
- The Union Elevated R. R. Co. Brooklyn to The Central Trust Co., New York, trustees. All routes, railroads, rights, privileges, properties and franchises. May 2, 1887, due Jan. 1, 1927, 5%. Secures issue of second mortgage income gold bonds for 2,500,000
- Turner, Lucy E. to The Blythebourne Improvement Co. 56th st, s w s, 200 s e 12th av, 40x100.2, New Utrecht. Aug. 25, 6 years or installs. 1,200
- The Union White Lead Mfg. Co. to The Nat. Bank of the Republic of New York. Water st, s w cor Bridge st, 220x200 to Bridge st, with machinery, &c. Sept. 26, 2 years. 25,583
- Same to The Brooklyn Bank. Same property. Sept. 26, 2 years. 7,910
- Same to same. Consent of stockholders to last 2 morts. Aug. 27. 7,910
- Same to The Bowery Savings Bank. Same property. Sept. 26, 1 year, 5%. 53,000
- Same to same. Consent of stockholders to last mort. Sept. 27. 7,910
- Volhard, Adeheid wife of Casper and Marie wife of John G. Kaiser to The Williamsburgh Savings Bank. Grove st, s e s, 350 n e Broadway, 25x84. Sept. 20, 1 year, 5%. 3,000
- Webb, Florence to Elijah T. Reaney. Conover st, No. 149, n e cor Sullivan st, 25x100. Sept. 18, note. 1,600
- Wiley, William to William H. McKee. Montauk av, e s, 110 s Belmont av, 20x100. Sept. 20, due July 1, 1891. 600
- Washington, James to The Riverhead Savings Bank. Fleet st, w s, 95 s Hudson av, 25x76.2 x25.10x81.6. Sept. 22, 3 years, 5%. 1,500
- Ward, James to Edward Lavin. 10th st. P. M. Aug. 1, due Sept. 24, 1891, or installs. 1,000
- Wehr, Charles A. to The Williamsburgh Savings Bank. Central av, s w s, 75 s e Woodbine st, 24.9x80. Sept. 26, 1 year, 5%. 3,000
- Wilson, Adele to Charles Hagedorn and Edwin C. Sqaunce. 2d st. P. M. Sept. 25, 1 yr., 5%. 750
- Woods, Robert L. to Effingham H. Nichols. Brooklyn, Flatbush & Coney Island Railway Co.'s land, w s, 356.1 s Ocean av. P. M. Sept. 20, 2 years, 5%. 1,500
- Zimmermann, Magdalena wife of Louis to Robert P. Getty, Jr., Yonkers. Stewart st, s e s, 200 n e Broadway. Sept. 24, 3 years, 5%. See Conveys. 600

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.

SEPTEMBER 21 to 27—INCLUSIVE.

- Barney, Charles T. and Francis M. Jencks to Alfred M. Hoyt. 55,000
- Bell, Lucy F. wife of Edward N. to Tillie H. Moss. 512
- Benson, Susan E. to Robert P. Clark and Hugh Dolan. 500
- Bigelow, William A. to Reuben Ross. 19,979
- Same to same. 19,979
- Bischoff, Philip to Elisabetha Stump. nom
- Brush, Charles H. to William Jay. 1,000

Table of legal notices and judgments for Kings County, including entries for Brandt, Louis and John to Bradley & Currier Co. (Lim.), Conolly, Edward D. to Thomas E. Crimmins, Decker, John W. to Jarvis B. Smith, etc.

Table of legal notices and judgments for New York City, including entries for Lee, Robert P. and ano. exrs. Diana M. Wiltse to Mary W. Lee, Spotswood, N. J., Lamb, James to W. B. Smith, Miller, Abel to Henry Battermann, etc.

Table of legal notices and judgments for New York City, including entries for the same—Manchester and Liverpool District Banking Co (Lim.), Carlin, John—H C Babcock, Jr., Cooper, Alfred C—R D Carey, etc.

CHATELS.

For New York and Kings County Chattels see pages 1182, 1183 and 1184.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City, including entries for Sept. 24 Austin, William J—C F Birdseye, as general assignee, \$64,850 37; 26 Adkins, William R—John Osborne, 87 57; 26* Aarons, Louis—F B Thurber, 406 39; etc.

Table listing names and addresses for the first column, including entries like Kent, Edward H—G F Bassett and Kuschewsky, Solomon L—W S Dunn.

Table listing names and addresses for the second column, including entries like Parsons, Annie F—Thomas Lloyd and Pfeiffer, Henry—The Couper Milling Co.

Table listing names and addresses for the third column, including entries like Wehle, Henry—Charles Cooper and Waring, John B—C P Priest.

KINGS COUNTY.

Table listing names and addresses for Kings County, including entries like Adams, William H—J A Davies and Allen, George D—H G Preston.

SATISFIED JUDGMENTS.

NEW YORK.

September 22 to 28—inclusive.

Table of satisfied judgments in New York, listing names like Arnold, Charles—George Finck, Asten, Thomas B—same, Albert Palmer Co—Babette A Dobler, etc., with amounts.

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

KINGS COUNTY.

September 21 to 27—inclusive.

Table of satisfied judgments in Kings County, listing names like Broderick, Thomas—Cath. Judge, Same—Jas Judge, Bennett, Hannah—H S Christian, etc., with amounts.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens in New York City, listing addresses and amounts, starting with Sept. 22 One Hundred and Sixteenth st, s s, 90 w 4th av, 100x100.

Table of mechanics' liens in Kings County, listing addresses and amounts, starting with ton agt Max Danziger, owner, and Phillipine Schappel and Christina Arnold, contractors.

KINGS COUNTY.

Table of mechanics' liens in Kings County, listing addresses and amounts, starting with Sept. 21 Nostand av, w s, 75 s Flushing av, 20x75.

Table of mechanics' liens in New York City, listing addresses and amounts, starting with 24 Same property. Henry Muller agt same.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table of satisfied mechanics' liens in New York City, listing addresses and amounts, starting with Sept. 22 Eighty-second st, n s, 225 w 9th av, 73 ft front.

+ Cancelled of record by order of Court on filing of bond. †Discharged by order of Court.

KINGS COUNTY.

Table of satisfied mechanics' liens in Kings County, listing addresses and amounts, starting with Sept. 14 Harman st, s s, 190 w St. Nicholas av, 40x100.

Table listing various businesses and their addresses in Kings County, including Schiele Bros., Schmitt, J., Seipel, J., Singer, J., Smith Bros., Sneider, R., Snow, J., Strohmeier & Wyman, Unger, J., Voelmy, H & A., Wengenroth, C., Whedon, W. A., Willis, H., Wilson Bros., Woerdemann, G., Wood, Susan A., Webster, T., and Woehlke, Johanna.

BILLS OF SALE.

Table listing bills of sale for various items such as furniture, cigars, men's goods, store fixtures, and machinery, with names like Aronoff, Bauland, Behrens, Boedecker, Celler, Duffy, Engleberg, Feinberg, French, Gleeson, Graham, Kraemer, Marks, McKiell, Muth, O'Donohue, Orchard, Roy, Schmidt, Singer, Thom, Wasserman, and Wasserzny.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Gale, T F to T Von Ellert, Hotchkiss, Harriet W to Eliz Holmes, Locowitz, T to J Bocki, and Samuel, L to Morrison & Wheaton.

KINGS COUNTY.

SEPTEMBER 20 TO 26—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures for various saloons, including Coates, Collins, Christmann, Eimbeck, Eisemann, Fertig, Hoffman, Heagney, Jazek, Kelly, Lucey, Miller, Mohr, Meuller, McAuliffe, Nickig, Rech, Schindler, Schutte, Stockton, Schmidt, Schrell, Sheridan, Walter, Wanke, White, Same, and Wolf.

HOUSEHOLD FURNITURE.

Table listing household furniture for various saloons and businesses, including Armbrister, Austin, Ball, Block, Brush, Barton, Bieman, Burgoyne, Bacon, Ball, and Birkbeck.

Table listing various businesses and their addresses in Kings County, including Brewster, Burke, Chase, Craig, Crowe, Coates, Compson, Connelly, Denzin, Dixon, Doyle, Duncan, Dixon, Ford, Firtwengler, Garford, Gallagher, Gremer, Haas, Heineman, Horton, Hendrickson, Henry, Hughes, Jackson, Junghaus, Krummel, Lincoln, Lawlor, McNamara, Moody, Mason, McCarthy, Meincke, Mead, Meincke, Mening, Moyer, Morville, Marion, McDonald, Muson, Nolan, Nadel, Neary, Randolph, Rawle, Riley, Rausser, Schenek, Stanley, Stevens, Schlemm, Smith, Thornton, Turnbull, Townsend, Van Deyk, Van Mater, Wells, Wilson, Same, Walsh, Welch, Wilms, Warren, Williams, Wiperman, and Ashton.

MISCELLANEOUS.

Table listing miscellaneous businesses and their addresses, including Ashton, Same, Bergen, Betten, Bosshard, Braddick, Bennett, Carr, Dibben, Eckert, Fallon, Ferchland, Geortzhain, Gillies, Green, Holmes, Hauptmann, Hreyer, Hamann, Julius, Kendrick, Kupatt, and Kuchenbecker.

Table listing various businesses and their addresses in Essex County, including Kuchenbecker, Larkin, Leichter, Leiser, Liebert, Manneck, Newcomb, Nichols, Ortman, Pink, Paoletti, Reilly, Riley, Rohner, Rondholz, Rosenzweig, Rehkamp, Schmand, Snyder, Schafer, Searles, Schroeder, The Union Elevated R R Co, Yantzer, and Arcuri.

BILLS OF SALE.

Table listing bills of sale for various items such as barber shops, fertilizer factories, and groceries, with names like Arcuri, Hildebrandt, Jurgen, McNichols, Ostick, and Scheottel.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Grill, Same, Knapp, Monahan Carpet and Furniture Co, Norris, and Same.

NEW JERSEY.

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

ESSEX COUNTY.

Table listing conveyances in Essex County, including Ackley, Ahbe, Archer, Ayers, Barnes, Benbrook, Berg, Best, Bless, Brandt, Burnside, Carter, Cogan, Condit, Corby, Courter, Crane, Crane, Cueman, Devine, Dodge, Dulay, Edgecomb, Farley, Feick, Feick, Fredericks, Frink, Hand, Harrison, Same, Harrison, Hesse, Jacobus, Johnson, Johnston, Jordan, Kase, and Keesbey.

Table listing names and addresses with associated numerical values. Includes entries like Kent, Ira—L C Kent, Livingston st. 150; Kingsland, Amanda—T H Kingsland, Franklin. 1; Knight, W J—F Koellhoffer, n s William st 22 w Nicholson st 23x59. 4,260

Table listing names and addresses with associated numerical values. Includes entries like Allen, I E—The Roseville B and L Assoc, Crawford st. 2,000; Allen, M S—The Orange Sav Bank, East Orange. 1,000; Allen, W H—H A Allen, East Orange. 5,000

Table listing names and addresses with associated numerical values. Includes entries like Soutar, Charlotte—A Riker, Clinton av. 300; Spinella, Nicola—C Reynolds, 14th av. 1,700; Steeber, J C—J A Burnett, Clinton. 600

Table listing names and addresses with associated numerical values. Includes entries like Ash, Jonathan, 35 Vesey st—J C Eisele, horses and trucks. 350; Barker, F D, Orange—T C Colt, horse, wagon, &c. 400; Benbrook, W W, Newark—J Van Nest, horses and wagon. 550

JUDGMENT.

Table listing names and addresses with associated numerical values. Includes entry: Hahn, J H—L M Finger. On contract. 1,000

Hudson County. CONVEYANCES.

Table listing names and addresses with associated numerical values. Includes entries like Ahearn, T J, by exr—W H Watlers, Bayonne. \$6,500; Andrus, J E—J Hamilton, Jr, J City. 4,500; Ayers, C D—Fannie F Smith, Bayonne. 6,500

Table listing names and addresses with associated numerical values. Includes entries like Russ, Edward—Marie E Fitzgerald, West Hoboken. nom; Schommer, Catharine, heirs of—M C F Silbersdorf, J City. 800; Schuyler, E O—Katharine V R Imbrie, Bayonne. 3,000

MORTGAGES.

Table listing names and addresses with associated numerical values. Includes entries like Ackerman, Charles—M Hollister, Kearney, 3 years. 1,500; Armstrong, Frances—Washington B & L Assoc, installs. 400; Ayers, C D—Cornelia A Jones, Bayonne, 5 years. 1,000

CHATEL MORTGAGES.

Table listing names and addresses with associated numerical values. Includes entries like Doscher, J H—P Ballantine & Sons, bottling business. 2,000; Drew, J C—F G Smith, piano. 245

Gilleom, Charles, Bayonne—O Moller, ship chandlery and dry goods store.....	435
Hettling, Frederick, and Emil Interman, Hoboken—Catharine M Interman, horse, wagon, counters, shelving, furniture.....	400
Keyser, W W, Arlington—W W Keyser, drug store.....	1,000
Knoop, H C—T Joergens, meat business.....	550
Kone, E M—J Mullins & Co, furniture.....	268
Kopischko, Frederiak—The Union Brewing Co, saloon.....	250
Linck, Henry, Union—W Peter, saloon.....	350
Lott, Era H—F G Smith, piano.....	150
McKechnie, R M, Hoboken—Hoos & Schulz, furniture.....	100
Morrison, Rachel—Hoos & Schulz, furniture.....	236
Parker, C R—E S Norris, machinery.....	300
Pera, Charles, Hoboken—Hoos & Schulz, furniture.....	99
Ryerson, A M, Jr—W J Meschutt, horse, wagon, milk business.....	450
Rusch, Wm F, Hoboken—E Wulff, furniture and law books.....	305
Saunders, A H and E E—Robinson Wallace, drug store.....	350
Schlemm, Robert, Union—D Bernes, saloon.....	500
Schroepfer, Frank—G Ehret, saloon.....	1,500
Sullivan, John, Hoboken—M Donohue, furniture The Union Manufacturing Co, Hoboken—A Col- lerd, machinery.....	93 3,400

BILLS OF SALE.

Bachr, Julius, Union—H Weigele, bakery, horse and wagon.....	650
Jeffrey, James—H Bundy, sashes, flower pots.....	125
Luick, Henry, Union—Chas Kreiger, saloon.....	650

JUDGMENTS.

Feans, William—Margaret J Carnes.....	757
Leonard, S C—Whitney & Kemmerer.....	499
McDonald, O T W—T T Barr et al.....	627
The Mayor and Aldermen of Jersey City—Extrx Patrick Kiernan.....	2,000

MISCELLANEOUS.

FIRST YEAR'S SHOWING OF THE LAWYERS' TITLE INSURANCE CO. OF NEW YORK.

This Company, at 120 Broadway, completed its first business year on July 31st. In presenting his annual statement, Mr. Coggeshall, the president, says:

"As it was organized for the purpose of *insuring titles after examination by counsel selected by dealers in real estate from among those approved by the Company, making insurance additional security to the certificate of counsel*, a comparison seems proper between the results of its methods and those of other companies operating on the entirely different principle of *examination as well as insurance of title by a corporation*. For this purpose there is also presented the report of the largest and oldest of the only other Title Companies of this city (organized in 1882), of its condition June 30th, 1888, as filed in the office of the Superintendent of the Bank Department.

"A comparison of these statements will show that the Lawyers' Company has a full paid capital of \$500,000, while the other has \$914,300 subscribed and paid of a capital of \$1,000,000; that plant, which is not available as a cash asset, represents in the statement of the Lawyers' Company less than \$14,000, while in the statement of the other company it represents more than \$450,000, and that the net cash resources of the Lawyers' Company after one year of business, and on a capital of \$500,000, amount to nearly \$525,000, while the net cash resources of the other company, after six years of business and on a paid capital of \$914,300 amount to a little over \$530,000."

The report in full is as follows:

CONDITION OF THE LAWYERS' TITLE INSURANCE CO. OF NEW YORK, August 1, 1888.

Organized April 18, 1887. Began business July 18, 1887.

ASSETS.

U. S. 4 per cent. Registered Bonds 1907, Guaranty Fund... M'kt value	\$347,224 21	
do " " " " " "	30,570 00	
N. Y. City 3 per cent. Registered Bonds.....	103,250 00	
Cash deposited in U. S. Trust Co.....	32,000 00	
Cash deposited in Bank of America.....	3,847 85	
Cash deposited in office.....	432 58	
Ledger balances due August 1, 1888.....	13,867 24	
Cash Assets.....	\$531,191 92	
Bureau of information (Plant less than 1-5 of cost).....	\$13,879 61	
Office furniture.....	1,823 06	
Library.....	151 90	15,854 57
Total Assets.....	\$547,046 49	

LIABILITIES.

Capital Stock.....	\$500,000 00
Rent accrued.....	1,500 00
All other debts.....	4,719 00
Surplus.....	40,827 49
Total.....	\$547,046 49

New York, August 1, 1888.

ADDITIONAL STATEMENT.

Total receipts of all kinds from commencement of business July 18, 1887, to August 1, 1888 (12½ months).....	\$131,639 20
Total payments from organization April 18, 1887, to August 1, 1888 (15½ months), including all expenses of organization and office expenses.....	\$39,623 00
Paid for plant and charged to expense account.....	58,130 95
Surplus cash receipts.....	\$97,753 95
Total.....	\$97,753 95
Surplus cash receipts.....	\$33,885 25
Total.....	\$33,885 25

New York, August 1, 1888.

By way of comparison Mr. Coggeshall reprints the last official statement of the other company referred to, as follows:

REPORT SHOWING THE CONDITION OF THE TITLE GUARANTEE AND TRUST CO.

On the thirtieth day of June, 1888, at the close of business on that day, made to the Superintendent of the Bank Department, as required by Section 219 of Chapter 409 of the Laws of 1882:

RESOURCES.

Bonds and mortgages, as per schedule A.....	\$288,400 00
Stock investments at market value, as per schedule B.....	317,812 50
Amount loaned on collaterals, as per schedule C.....	19,760 00
Cash on deposit in banks or other moneyed institutions, as per schedule D.....	2,920 73
Plant accumulated representing an expenditure of and now worth.....	450,133 57
Amount of assets not included under either of the above heads, the items of which are fully set forth in schedule E.....	27,220 40
Total.....	\$1,100,247 00

LIABILITIES.

Capital stock subscribed.....	\$914,300 00
Capital stock paid in cash.....	914,300 00
Surplus fund.....	71,414 47
Accrued rents and running accounts (estimated).....	4,200 00
Temporary loans, principal.....	110,000 00
Temporary loans, accrued interest.....	332 53
Total.....	\$1,100,247 00

Of the above capital stock \$400,000 was paid in for the purpose of paying for searches, abstracts, indexes, maps and copies of records, and is required to be separately stated to the Banking Department.

SUPPLEMENTARY.

Total amount of interest, commissions and profits of every kind received during the last six months.....	\$83,283 33
Amount of expenses of the institution during same period.....	69,789 07
Amount expended in procuring searches, abstracts, indexes and copies of records (plant) during last six months.....	34,547 59

Material Men's Mercantile Association, LIMITED.



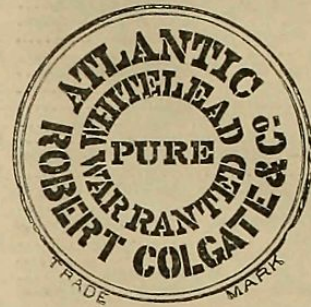
Reports and Ratings on BUILDERS & CONTRACTORS. Daily Information as to Liens affecting Subscriber's Customers. A Bureau of Quick and Reliable Information for MATERIAL MEN.

154 NASSAU ST., Tribune Bldg., NEW YORK.



MISCELLANEOUS

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY, Manufacturers of "ATLANTIC" PURE WHITE LEAD.



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

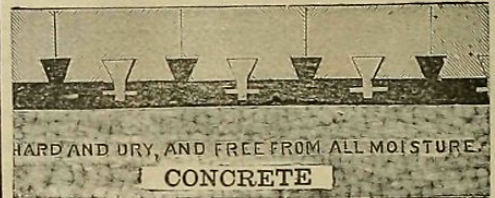
A. KLABER,

Steam Marble Works,

238 to 244 East 57th Street, At 2d Av. Elevated R. R. Station, NEW YORK.

The "Nightingale" Wood Block Tiling

GUARANTEED FOR A TERM OF YEARS.



Over 5,000,000 square feet laid. On ground, on fire-proof, rough dressed boards and wooden joists or other floors. In any style, rough enough for a factory or artistic enough for a ball or drawing-room. Prevents malaria. Each block firmly keyed to substructure by metal keys dove-tailed into under sides of blocks, other extremities of keys embedded in damp-proof composition, which prevents dry-rot. Each block keyed independently of its neighbor to substructure. Composition is forced into groves traversing sides of blocks binding them to each other and foundation. Adopted extensively for many years in places where tiles, parquet, marble, etc., are often laid. Advantages being its thorough solidity, immovability, noiselessness and warmth.

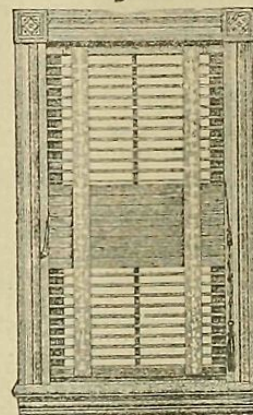
Nightingale Floor Improvement Co., 151 BROADWAY, Rooms 3, 4 and 5, - - - NEW YORK

PHILLIPS'

PATENT VENETIAN BLIND,

MANUFACTURED BY

Albany Venetian Blind Co



The Best in Quality And Lowest in Price.

Anyone can put them up. They can be instantly removed for dusting, cleaning windows, etc. Occupy less space when drawn up than any other. Write for circular and prices.

336 & 338 Central Av., ALBANY, N. Y.

New York Office: 150 BROADWAY Cor. Liberty St, room 30. Wm. G. Orr, Manager.

HILL'S PATENT INSIDE SLIDING BLINDS.

These blinds require no hinges, all trimmings are supplied. They do not interfere with curtains or window ornaments, and are so constructed that light and air can be admitted from any part of the window. 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.

Call and see them or send for catalogue. Mention "Record and Guide." Also Improved English and American "Venetian Blinds" in any desired wood beautifully finished

VENETIAN BLIND CO.

Brooklyn, 16 Court Street Room 314, 18 Cortlandt St., N. Y. Telephone Call, 735 Brooklyn N. Y. Telephone, 597 John,