

REAL ESTATE BUILDERS RECORD AND GUIDE.
ESTABLISHED MARCH 21st 1868.

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

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, JOHN 370.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

Vol. XLII. NOVEMBER 24, 1888. No. 1,080

The bracing weather of the past few days, starting from the West, has brought with it a good trade feeling, which has shown itself both in retail and wholesale lines in every city and large centre of business from Omaha to New York. Whatever may be the outcome, certainly we hear more hopeful talk lately than has been indulged in for months. In many articles this talk has been backed up by prices. For instance, raw wools, since the first week in November, have advanced from 15 to 18 per cent. One of the largest manufacturers of wool blanketing in the country, Dobson, of Pennsylvania, states that he has been offered 18 per cent. advance on every pound of wool which he laid in previous to November. Yarns of all grades have improved in price, and as stocks are low there is every probability of still further advances, particularly if general trade continues to improve. Many large lines of cotton goods have been sold this week at prices which last week buyers refused, and some manufacturers who have moved a large part of their surplus stocks refused further business at figures which only last week they would gladly have accepted. On the whole the outlook has sensibly improved.

If the stock market is really the pulse of a country it would seem that the business of the nation is not in an entirely satisfactory condition. There has been no marked decline in quotations, but there has been dullness and an unsettled feeling. Hopeful people were looking for a better state of things after the Presidential election was over, but this has not made its appearance. It was supposed that the large corn, hay, cotton, fruit, vegetable and other crops would have added to the receipts of the railroads, despite the shortage of the wheat crop. But railroad profits seem to be falling off, not only because of rate wars, but for the reason that there is an actual diminution of business as compared with last year. A bad sign has been the failure to import gold this fall. Indeed instead we are shipping some gold, which is anything but a "bull" argument.

A suspicion begins to prevail that the great railroad interests of the country are not ready for any upward movement in securities. They want the Interstate Commerce law amended in several important particulars. The clause against pooling is regarded as especially obnoxious. Undoubtedly a determined effort will be made to get this law amended during the coming short session of Congress. Should the railroad companies be successful it would change the whole financial situation, but if this is the programme what hope is there for the "bulls" in stocks before the 4th of March, when Congress adjourns. We will miss the expected January rise and there will be no money on the "bull" side except in specialties.

Still there are hopeful people in the "street" who think the market cannot be kept down. They point to the great corn, hay and cotton crops, and say these will give the roads all the freight they can carry. As for rates they can be put up any time the trunk lines agree to do so. There is certainly a better feeling in real estate, and then there is a larger demand and a higher price for iron and steel—always a good sign. For the year just closing we will have built 6,000 miles of new track. This makes a good average year for railroad construction, and the chances seem to be that next year will be an active one for the opening of new lines and the extension of old ones. New construction has pretty well stopped in the West. The more recent enterprises are in the South, on the Pacific coast, and are distributed among other parts of the country. Hence the new construction has been more wholesome, for it has met natural wants. The section of the country which seems to require most attention is in those regions in the Southern States which have developed new industries.

The St. Lawrence has been deepened between Montreal and Quebec. Time was when there was only 11 feet of water in many places between these two cities. The depth is now 23 feet, so that incoming vessels can sail for 600 miles up the St. Law-

rence to Montreal. The Dominion of Canada is straining every nerve to satisfy the wants of her foreign commerce, while our press bitterly opposes the internal improvements which would enable us to keep pace with our northern neighbor. The appropriations for our own harbor and for improvements on the lakes are ridiculously inadequate, and every effort to improve our harbors and waterways at once calls down the anathemas of the journals of the country. We ought to spend from \$5,000,000 to \$8,000,000 right here in this harbor to deepen the channel in the Lower Bay, to construct the Harlem Canal and accommodate the throng of shipping which is attracted to warehouses on the Brooklyn side of Buttermilk Channel. But the contemptibly mean attitude of New York towards the rest of the country in the matter of improvements is met naturally by a refusal by Western and Southern Congressmen to vote appropriations which are needed in New York.

The rapidity of the growth of the west side is very well shown by the recent annual report of the Manhattan Elevated, which gives the following comparative statement of the passenger traffic on the several lines during the past two years:

	Year ending Sept. 30, 1888.	Year ending Sept. 30, 1887.	Increase '88 over '87
Second avenue	32,290,953	30,532,079	1,758,874
Third avenue	68,308,480	66,575,454	1,733,026
Sixth avenue	53,115,965	45,204,992	7,910,973
Ninth avenue	17,814,411	16,650,717	1,163,694
Total	171,529,789	158,963,232	12,566,557

These figures show that while the increase of passengers on the Third Avenue road was 1,700,000, on the Sixth Avenue road the increase amounted to nearly 8,000,000. As the total increase on all the roads was over 12,566,000 it follows that the increase on the Sixth Avenue was nearly three-fourths of the total number. It will be remembered that when the famous merger scheme was projected the Metropolitan—that is, the west side road—was put in at a small valuation, but Mr. Kneeland and his associates always contended that in time the Metropolitan (when the west side was built up) would do a larger business than the rest of the system. The above figures also show that the Second Avenue had a greater increase in passengers during the year than the Third. The problem of the future, however, is to further utilize the Manhattan system so as to give swifter and more frequent trains on all the elevated roads.

What we need, of course, is an Arcade road, or such a one as that projected by Mayor Hewitt; but any such improvement would necessarily take time, and a great deal of it. In addition to extra tracks on the Second, Third and Sixth Avenue Elevated, there ought to be another elevated road over the Boulevard; also one over a widened and extended Elm street. These we could have in a few years' time, and New York would be fixed until a real rapid transit road was built under Broadway, or in accordance with some such scheme as that of our Mayor. Our point is, that the city authorities should co-operate with the Manhattan Company in extending present facilities. Of course, we expect that the company would pay for the chance to make more money out of our citizens.

In the meantime our surface street car service could be improved. Nay, it is being improved by the gradual addition of cables and electric motor power. The Julien cars on the Fourth Avenue road seem to be successful, and we are promised a cable on the Third Avenue within a year. Indeed, we are informed that the Eighth and Sixth Avenue lines are as desirous of adopting the cable as the Third. When this is done our streets will be rid of many unnecessary horses and a great deal of dirt. There will also be a valuable saving in the time of transit. Our progress in intermural travel is slow, but it is real. By the end of this century local travel will be in pretty good shape in New York city.

One of the surprises of the recent Presidential contest was the heavy falling-off in the Prohibition vote. The temperance sentiment was so aggressive and active, particularly in the South and West, it did seem as if there would have been an increase instead of a decrease in the vote for Candidate Fisk as compared with that of Candidate St. John. But it is clear that the large Prohibition vote four years ago was due to the dislike of Blaine by the Republicans with temperance proclivities. Evidently Harrison was more satisfactory to them. Then the saloon vote proper showed itself very powerful, both in New York and New Jersey. It is very clear that the concentrated liquor interest won its way by money very largely. It re-elected Governor Hill, notwithstanding the Mugwump and Labor opposition to him, and money must have been very extensively used. It is clear that burning local questions of the future will be opposition to the saloon vote and reform in our election laws, practically doing away with bribery at the polls. The use of money in carrying elections must be put a stop to or our Republican institutions cannot last. The Republicans in this coming session of the Legislature will undoubtedly pass the High License and Election Reform enactments. Governor Hill will veto them probably, but the issue will be made up for future contests.

Facts and Figures on the Question of Trusts.

It is a pity that Mr. George Gunton's article on trusts in the *Political Science Quarterly* could not be put into the hands of every intelligent person in the country. It would put an end forever to all talk of legislative interference with this natural development of the business machinery of the country. Mr. Gunton goes over the whole ground thoroughly, but we have only room to reprint a few of the tables he gives, showing that the organization and concentration of capital cheapens the article produced without reducing the wages of the laborer. The following, as to petroleum oil, is well worth studying :

Year.	Shipments from wells. Barrels.	Stock of crude oil on hand. Barrels.	Price of crude oil per gallon at wells.	Price per gallon of refined oil for export.
1871	5,667,891	568,858	10.52 cts.	24.24 cts.
1872	5,899,942	1,174,000	9.43	23.75
1873	9,499,775	1,625,157	4.13	18.21
1874	8,821,500	3,705,639	2.81	13.09
1875	8,924,938	2,751,758	2.96	12.99
1876	9,583,949	1,026,735	5.99	19.12
1877	12,496,644	2,857,098	5.68	15.92
1878	13,750,090	4,307,590	2.76	10.87
1879	16,226,586	8,094,496	2.09	8.08
1880	15,839,030	16,606,344	2.24	9.12
1881	19,340,021	25,333,411	2.30	8.05
1882	22,094,209	34,395,174	1.87	7.41
1883	21,967,696	35,715,865	2.52	8.14
1884	24,053,902	36,872,892	1.99	8.28
1885	24,029,424	33,836,939	2.11	7.86
1886	26,332,445	33,395,885	1.69	7.07
1887	26,627,191	28,310,282	1.59	6.75

It will thus be seen that the price of refined oil has been reduced 72 per cent. Clearly, the Standard Oil Company has not injured the oil consuming public. It has, however, rendered unnecessary a large number of go-betweens.

Then take the case of the great railroad systems. When first built they did charge high rates, for they were local organizations and had a great many unnecessary officers and expenses; but the following little table shows the reduction in rates between New York and Chicago, comparing 1862 with 1888 :

	1862.	1888.		1862.	1888.
First class	\$1 63	75	Third class	\$1 05	50
Second class	1 32	65	Fourth class	66	35

Were the rate freights of the whole country given, it would be found that the reduction would be more than 51 per cent. This cheapening of rates is due to the consolidation and unifying of the great railway systems. It is a curious fact that as competition disappears rates become lower.

We are not friendly to the Western Union Telegraph, for we think the services should be in the hands of the government; but there is no disputing the fact that with the absorption of rival companies the Western Union rates have steadily decreased, as will be seen by the following table:

RATES FOR SENDING TEN WORDS FROM NEW YORK.					
	1866.		1888.		
To Chicago	\$2 20	\$0 40	To Minneapolis	\$2 10	\$0 60
To St. Louis	2 55	40	To Buffalo	75	25
To St. Paul	2 25	50	To Washington, D. C.	75	25
To Cincinnati	1 99	40	To San Francisco	7 25	1 00
To New Orleans	3 25	60	To Oregon	10 20	1 00
To Galveston	5 50	75	To Washington Territory	12 00	1 00

In 1868 the telegraphic service was in the hands of a swarm of local companies, but as consolidation went on rates were reduced until the charges of 1888 are 85 per cent. below those of 1866.

As the country grows the number of industrial establishments do not increase, but their magnitude does. Under this heading Mr. Gunton gives the following exceedingly instructive table:

	1830.	1880.
Number of establishments	801	756
Aggregate capital invested	\$40,612,984	\$208,280,346
Number of pounds cloth produced	59,514,926	607,264,241
Number of persons employed	62,208	172,544
Number of spindles employed	1,246,703	10,653,435
Amount of capital to establishment	\$50,702	\$275,503
Ratio of pounds produced to capital	1.4 to \$1.00	2.4 to \$1.00
Ratio of capital to persons employed	\$32.85 to 1	\$1,207.17 to 1
Ratio of spindles to persons employed	22 to 1	62 to 1
Ratio of capital to spindles employed	\$32.58 to 1	\$19.55 to 1
Ratio of pounds produced to persons employed	950.7 to 1	3,519.5 to 1
Ratio of pounds produced to spindles	47.6 to 1	57.0 to 1
Annual consumption of pounds of cotton cloth per capita	5.90	13.91
Price of cotton cloth per yard	17cts.	7 cts.
Operative's wages per week	\$2.55	\$5.40

The above is worth careful study. It shows that as capital becomes concentrated production is cheapened for the benefit of the consumer, while the wages of labor have been enhanced.

To read the daily journals on trusts and the effects of concentrated wealth one would suppose that the community were plundered by these modern agencies for doing business, but the figures show that the larger the capital employed the cheaper is the production, and that it is the community which is benefited.

We complain of socialists, communists and anarchists making unwarranted attacks on wealth and property; but, really, papers like the *Times*, *World* and *Herald* are doing far more mischief by giving false impressions as to the economic value of concentrated wealth. The figures given above show that the community is benefited when individual firms are replaced by great corporate enterprises. Of course there are some combinations which are purely selfish and harmful, but in the natural evolution of business it will be found that economy results from these great trade organizations known as trusts.

Our Prophetic Department.

POLITICIAN—How about the Cabinet of the incoming President? Will it be one likely to recommend the new administration to the country? Or will it be composed of second and third-rate men, such as the Cabinets of Grover Cleveland and Chester A. Arthur?

SIR ORACLE—Up to within a comparatively recent period the President-elect generally chose Cabinets in which were the leading men of the party which elected him. Very often the chief members were his rivals for the Presidential nomination. Right through our history our Secretaries of State and Secretaries of the Treasury have, generally, been men of mark. Even Presidents like Polk and Pierce had the ablest men in the Democratic party as their constitutional advisers. Lincoln had in his Cabinet Wm. H. Seward and Salmon P. Chase. Hayes had Wm. M. Evarts and John Sherman. General Grant had a distrust of all politicians, and first tried to form a Cabinet in which they were not recognized, but he finally succumbed, yet he had some unfortunate experiences in his Cabinet appointments. President Arthur tried to get along with a Cabinet of inconspicuous public men, clearly because he did not want any personality to overshadow his own in the government. He made an excellent President, but he failed to have the weight in the Republican National Convention that he deserved because of the weakness of the members of his Cabinet. President Cleveland, conscious of his own lack of striking popular qualities, deliberately appointed a Cabinet, no member of which was likely to throw him into the shade. Secretary Bayard was about the only one that had national reputation previous to his appointment. He has not shone in the State Department. He is no judge of men, and his foreign appointments did no credit to the government. Mr. Cleveland made no friends among the leading men of the Democratic party—a fact which accounts in part for his defeat.

POL.—The policy then of President-elect Harrison should be to surround himself with strong men and those who have a standing with the public. Who would you recommend for the various offices?

SIR O.—While personally an admirer of James G. Blaine I think it would be unwise to make him Secretary of State. Somehow his name arouses antagonisms, and he has the bad reputation of being a sensational statesman. John Sherman is my choice for Secretary of State, and Senator Allison, of Iowa, ought to be Secretary of the Treasury. This last-named statesman I regard as a sound, strong, public man, who ought to be the sheet-anchor of the new administration. Then he would represent Western ideas on financial topics.

POL.—I see Warner Miller is strongly urged for Secretary of the Treasury. You know he is a great personal friend of the President-elect, and is really a man of mark in his way.

SIR O.—I have a high opinion of Warner Miller. He favors internal improvements, including the Hennepin Canal, and his influence in the Cabinet would be wholesome; but if made Secretary of the Treasury he will represent Eastern, not Western, ideas. He will be anti-silver, and our finances will be run in the interests of our creditor rather than the debtor class of the community; but, after all, the main point is that President Harrison should surround himself with men who stand very well with the Republican party. So far he has shown tact and sense. If he selects a Cabinet of "nobodies" it will be for the same reason that Cleveland and Arthur did not call for the services of able men. He will be afraid of being overshadowed by a strong personality. We have an abundance of strong, wise men in public life, and they should be utilized to give strength to the administration.

POL.—What platform would you outline for President Harrison's administration?

SIR O.—That is rather a delicate task to undertake, but I venture to recommend a new departure. How would the following planks do:

- (1.) Measures to be taken to bring about, if possible, the annexation of the Dominion of Canada.
- (2.) The readjustment of the tariff on protectionist lines, involving a large extension of the free list, the reduction of excessive duties and the abolition of unnecessary ones.
- (3.) The rehabilitation of the merchant marine of the United States by government aid.
- (4.) The disposal of the surplus by generous appropriations for urgent public works.
- (5.) Putting our exposed seaport cities in a state of defense.
- (6.) The acquisition of naval stations in distant seas, so as to extend our foreign commerce.
- (7.) Purchase of the Western Union Telegraph lines and the creation of a postal service that would do the work now performed by the express companies and thus put us on a par with European nations.

POL.—That will never do, Sir Oracle. Your programme involves the expenditure of government money in a "paternal" manner, and any such measures would give the opposition a handle to denounce the expenditures of the Republican administration.

SIR O.—Well, perhaps you are right. I was not thinking of the expediency, but only what it would be wise to do if it could be

successfully accomplished. The measures I propose would make the country prosperous.

POL.—You favor other annexations than that of Canada?

SIR O.—Yes, I think we ought to have the Sandwich Islands, St. Thomas, and such other islands as are laying around loose in the Pacific Ocean which might be useful for coaling stations. I want the United States to take her place among the nations of the earth.

POL.—I venture to predict that President Harrison will adopt no such radical programme as you outline, but will act a prudent part, and will not raise any large issues to distract his party; nor do I believe he will appoint a very strong Cabinet.

SIR O.—We shall see.

The Jones estate sale on Thursday was a great success. Never before was such a fine audience gathered at the Exchange. The bidding throughout was spirited and good prices were realized, particularly for the avenue lots. For the 5th avenue corner a full figure was obtained, and the West 74th street houses were eagerly bid for. They would have brought much higher prices but for the bad interior planning, which will necessitate extensive alterations in the upper stories.

The sale will have a good effect on the market, which is shown to be in a decidedly healthy state. No one can doubt this who witnessed the lively way the various parcels were snapped up and the large crowd who wanted to purchase, but did not because there was not enough to go around. When close on to \$2,000,000 worth of realty, three-quarters unimproved, sells so well there can be no question about the realty market being all right.

Our West Side Statistical Article.

In the article which appeared in last week's RECORD AND GUIDE, entitled "Important West Side Statistics," an effort was made to confine the observations strictly to the results of two years' canvass of the region bounded by 59th and 125th streets, 8th and Riverside avenues. But the tables will bear supplementary observation, while a few additional facts, not incorporated last week, may be worthy of attention.

The one broad truth which is elicited by last week's figures is that there has been overbuilding, more or less, in every section on the west side. This, indeed, is not as sufficiently brought out in the tables as it should be. The object was, in giving the number of sales made, to show what buildings has been disposed of by the original builders—that is, by the men who bought the ground and built the structures. The idea was to indicate what had been unloaded and passed into stronger hands and what still remained unsold. But discouraging as the figures are, they do not quite tell, but rather mitigate, the further truth that many of the properties sold actually represented exchanges, and in that sense cannot be said to be sales, pure and simple, in the sense that a bona fide sale is generally made. This feature of the market, which prevailed so largely during the past spring and summer, was an evidence of the strong efforts made to unload by many who were forced, in the absence of a demand for their properties, to exchange for others and the little cash consideration, which was generally a feature of these transactions, often enabled them to meet pressing emergencies and sometimes save themselves from a possible foreclosure. Furthermore, not a few of these houses, when exchanged, continued to be offered for sale by the new owners. So that relief to the overstocked market was not always afforded by these interchanges of property, as would have been the case had they been purchased for homes or purely for investment. Indeed, the number of buildings not sold would have appeared larger in our tables if these exchanges had been considered; but we were only concerned in showing to what extent the builders had disposed of their holdings, without reference to what became of them afterwards. Probably the most striking instance of this is seen in the 31 four-story houses erected by a well-known west side builder on 97th and 98th streets, between 9th and 10th avenues. These were undoubtedly disposed of—that is, they were exchanged; but of the 31 houses, no less than 31 were again offered for sale, and of these 28 are at this present writing not disposed of. In our tables of four-story houses filed between 93d and 104th streets, during two years, from April, 1886, to April, 1888, the number of those sold by the builders were 39, and those unmarketed 31. Had the figures been given of those "now offered for sale" in that section, they would have shown that the number of four-story houses now being offered in the same section is nearer 60 than 30.

Another point which builders and real estate dealers should bear in mind in studying last week's tables is the unfinished buildings. In this connection, it is curious to note that the section between 72d and 81st streets, which shows up so well in the number of sales of four-story houses, is one where the builder should tread with caution, for some little time to come at least. It is true that of the 113 four-story houses in that section which were actually placed on the market for sale, 56, or about 50 per cent., were sold, which is about 5 per cent. above the general average of four-story houses sold, taking in the entire region between 59th and 125th streets. But it must clearly be borne in mind that 78 of those filed were uncommenced or unfinished, and of these over 40 are likely to be placed on the market for sale shortly, the Merritt houses being the largest batch among them. Prudent builders should, therefore, ponder seriously before building any more four-story houses in this section. On the other hand, three-story dwellings in the same locality have done better than in any other section, and while it is possible, from the figures, that they would find a good market, it is not certain that builders will care to build three-story houses between 72d and 81st streets, owing to the high cost of the

ground within those limits. The only available lots for this class of dwellings are west of 10th avenue, here and there. Between 8th and 10th avenues it would not pay to build three-story houses.

Another circumstance, one which strikes the canvasser forcibly in going over the different localities, is the fact that the highest percentage of sales is on the blocks nearest to the elevated road stations, and that the percentage decreases the further away the buildings are from the stations. There are one or two exceptions to this rule, but they are exceptions due to modifying circumstances, such as the advantage due to Manhattan Park, on 9th avenue, around 77th and 78th streets, which gives a quicker salable value to the flats overlooking the Park than if they were faced by similar rows of buildings on the opposite side of the street. On the other hand, the section between 93d and 104th streets makes a very bad showing in the number of its tenements sold some distance from the stations, owing to a contrary sort of modification, a disadvantageous one—to wit, the lowness of the ground in the hollow round 100th street. There has been a wholesale tenement building movement in this hollow, with the result that about 74 per cent. of the whole number offered for sale between 93d and 104th streets remained unsold, and even this percentage would have been higher had it not been redeemed by the better condition of real estate on the high ground round 104th and 93d streets.

The two regions where the total general result has been best, however, seem to have been between 116th and 125th streets, and between 72d and 81st streets, the former heading the list. It is worth while to note that there are reasons for the successful or unsuccessful results shown. For instance, these sections are both favored ones. The first has the exceptional advantage of the elevator building at 116th street, which is only beginning to be appreciated. Again, the Morningside Park, the proposed Cathedral and other surrounding improvements are benefiting that section. And the high percentage of houses sold between 72d and 81st streets is also explicable. This section is unsurpassed in natural and artificial advantages by any on the west side. To say anything of the handsome character of the improvements around 72d street would be superfluous, while the Manhattan Park makes the section between 77th and 81st streets unusually valuable. Again, taking a glance further west, this section has had the advantage of improvements on West End avenue and the intersecting streets, and of the houses actually finished and offered for sale thereabouts—and this does not include the Merritt buildings—that locality makes a very good showing, thus swelling the percentage of sales between 72d and 81st streets, an inducement which is lacking on the line of the same avenue further north. Reasons might be given for the lower percentage shown by the other sections, but they will suggest themselves to those who are thoroughly acquainted with their topographical conditions and their surplusage of new buildings.

One word more. Those who have been sufficiently interested to study the tables should bear in mind that they deal with the past, with transpired facts. And while they may be a guide as to the immediate future, the figures a year hence may show an entirely different state of things. The unfinished buildings are an unknown factor in the problem. For instance, between 104th and 116th streets the percentage of three-story houses sold up to the time of our canvass was 62, so that but 38 per cent. remained unsold. This could hardly be said to be a large overstocking of the market, but of the three-story dwellings unfinished in that section 21 represent houses shortly to be placed upon the market. If a canvass next fall should show that these and other houses completed have sold well, it may be an incentive to builders to continue building three-story houses; if not, the conclusion will be obvious. The same holds good for the other sections, and the object of all these supplementary observations is, in a large measure, to correct any erroneous conclusions which may be arrived at by a too hasty perusal of last week's tables, and to suggest that the considerations put forth above should not be lost sight of by those to whom it be a matter of vital importance, from a monetary point of view, to have a true light shed upon the situation.

Quicker Communication Needed.

OAKDALE, L. I., November 19, 1888.

Editor RECORD AND GUIDE:

The elaborate and somewhat bearish statistical article on west side building operations in your last number is a fitting supplement to "Citizen's" letter in your issue of the 3d inst.—you give us effects, *he* one of the causes. There can be no question in the mind of any one acquainted with the long existing state of affairs in that quarter that the present stagnation in improved property is due, not entirely to the absence of buyers in this great city of New York, but rather to the want of proper communication and the difficulty of persons wishing to purchase reaching the houses offered for sale, else why is it that similar properties on Madison and Park avenues and in the connecting streets find ready sale, and why are lots in that locality sold for 50 to 75 per cent. more money than vacant property in the corresponding latitudes on West End avenue, the Boulevard and their adjacent streets? "Citizen" truly remarks that the curse of the west side is an unpaved Boulevard, a veritable Sahara in summer and a Panama ditch in winter. But there are at least two other curses almost if not quite as bad—first the want of rapid transit, either over or under said Boulevard; and second, the inertia of the Central Park Commissioners who, for some reason best known to themselves, will not exercise the authority they have had for months past to contract for the crosstown surface railroads connecting river with river and giving access to the already existing Ninth avenue rapid transit.

The tendency of the theatres, places of amusement, of many large hotels and fine apartment houses is already seen on upper Broadway; the swell clubs and fashionable society, as understood by Mr. MacAllister, are bound to follow. There are scores of people now living on 5th avenue and the adjacent rapidly-waning fashionable streets who feel that they must soon go elsewhere, and who constantly talk of buying one or more lots on the west side, but when they inspect property offered for sale they are deterred

by the appalling state of disorder, the unpaved Boulevard and the too evident inaccessibility. One often hears such people remark on their desire to buy one or more lots for a future residence on the west side and their conviction that it is the coming quarter, but they almost invariably add: "It is too hard to get at; we prefer to let others pioneer; we will wait and see, even if obliged to pay more by-and-by when the communication is better."

There is hardly a doubt that if by combined and determined action on the part of the owners of vacant and improved property in the long suffering district between 59th and 116th streets, 8th avenue and Riverside Drive, easier access could be brought about this winter, or even inaugurated, the 600 surplus houses would not lack buyers, and as many more with them if of the right class.

AN OLD SUBSCRIBER.

Men and Things.

* * *

New York certainly deserves to be classed among the great theatre cities of the world. In no kind of entertainment does she lag behind Paris, London and Berlin. In addition to our own stars, each of whom annually pays us a visit, we have the best talent from every nation in the world acting on our boards. The stock companies of Daly, Palmer and Frohman give us singularly well-balanced performances of current dramas, while the Casino supplies us with the best comic operas. Then lovers of good music have no better resort than the Metropolitan. To all of which may be added a dozen or so combination houses to fill in the background. Thus the rich and the poor, the connoisseur and the casual theatre-goer, the hero worshipper and the witticism seeker, the lover of Wagner and the lover of Sullivan, all may find what they want. Our theatres are popular, and deservedly so. The managers always take the greatest care over a new production; the scenery is elaborate and tasteful, the dresses rich and appropriate, the acting careful and intelligent. Our public know a good thing when they find one; and hence long runs are not infrequent. One thing, however, we undeniably need, and that is a theatre conducted for artistic and not for business purposes, in which a large company could be employed, and in which the bill could be changed every night or so. Such a theatre could hardly be expected to pay. Its expenses would be very heavy. Hence it would need an endowment. Considering that such enormous sums are annually spent on horse-racing, and considering the readiness of rich men to establish unnecessary colleges, it is a pity either that some large sum is not left in trust to found a national theatre, or that some organization of philanthropic capitalists, such as the one that built and runs the Metropolitan Opera House, does not take the matter in hand.

* * *

One of the latest "fads" is clam juice. All over the country was come the demand for this toothsome extract. Of course it is better than liquor, and a good many of the pick-me-ups and nervines which have been sold so largely, but it has no special value except as food. It is remarkable how popular clam juice has become in every part of the country. Fortunately clams are abundant along our sea-coast and this new "fad" will put many an honest dollar in the pockets of our fishermen. We wonder what will be the next lunacy in the way of a refreshment for the weary man.

* * *

Just at present theatrical business is undeniably good. There is not a theatre in town which is not drawing well. On Saturday morning last a person desiring to get orchestra chairs for the same evening was obliged to apply at six different places to obtain any seats at all, and even then had to be satisfied with the orchestra circle. It is not only good plays, but the worst trash, such as "Penelope" and the "Brass Monkey" that are witnessed by crowded houses. This may not be creditable to the New Yorker's strength of intelligence; but it certainly speaks well for the length of his purse. When people can afford to flock so indiscriminately to places of amusement business must be good and dollar bills a small consideration. It is a hopeful sign.

* * *

The Boston *Globe* recently made an inquiry into the habits that lead to longevity by getting a number of octogenarians to give accounts of their modes of life. Among other things that were brought out to the satisfaction of the person conducting the inquiry was, that a married man would be more likely to pass his eightieth year than a single one—a statement that was made so as clearly to imply a causal relation between marriage and longevity. Now it is quite true that as a matter of fact married men do live longer than single men. This was conclusively proved by figures published in England at least fifteen years ago. But a little consideration will convince anyone that married men do not live longer because of their married condition, or at least that the figures cannot prove that they do. If I am eighty years old because I have a wife, it is equally true that I am likely to have a wife because I am eighty years old. My wife and my eighty years are the coincident results of the same causes. If I had been a person of bad habits, weak constitution, or unsound mind, it is not probable that I would now be an octogenarian, but it is still less likely that I ever would have been a married man. A woman naturally prefers a sound healthy man, just as a man prefers a sound healthy woman. These considerations do not by any means show that marriage may not, by the regulation of a man's life, tend to produce longevity, they merely make it plain that no facts can prove the statement.

* * *

A curious instance of the toleration of the age is shown by the honors paid to the memory of Courtlandt Palmer. He was best known to the public as an agnostic or positivist—that is, he rejected revealed religion and would neither affirm nor deny that there was a God or a life hereafter. Yet at his funeral he was eulogized by a clergyman—the Rev. Heber Newton—and at the memorial service, at the Nineteenth Century Club, the other evening, he was held up, as a pattern to be followed, by three other ministers, the Rev. Mr. Lloyd, Mr. Eaton and Moncure D. Conway. Sandwiched between the remarks of these clergymen were remarks by Thaddeus B. Wakeman, Edgar Fawcett and other pro-

nounced anti-Christians. Of course, what was said on all sides was in good taste, but the point to be kept in mind is the tolerance shown to a form of religious doubt which would have created violent prejudice only a few years back. We are living in strange times.

The New Appraiser's Stores and Custom House.

Considerable local interest is beginning to be displayed by prominent merchants and members of exchanges in the question as to what site shall be selected for the new Appraiser's Stores and Custom House. It is generally conceded that the advertisement issued by the Treasury Department will have to be repeated in a form which will give the city a more extensive area than that called for, which is not even as large as the present inadequate accommodation. This advertisement calls for about one-third the area needed. But the question as to what site shall be selected is agitating a great many importers, and with the object of ascertaining what the feeling of those interested is in the matter, a representative of THE RECORD AND GUIDE called upon the presidents of several exchanges affected by the removal of these public buildings, as well as a few important mercantile firms who represent the opinion of dry goods men, whose importing interest is by far the largest in the city.

President Orr, of the Produce Exchange, was first seen. Mr. Orr has taken a keen interest in the matter on behalf of his Exchange, and when the appropriation was under discussion he went to Washington and saw the President, Secretary of the Treasury and Senator Evarts, as well as Senator Spooner, the most important man on the committee which considered the appropriation. Mr. Orr said: "I am strongly of opinion that the best site for the new Appraiser's Stores and the Custom House would be the block bounded by Bowling Green, State and Whitehall streets. We want both buildings together, so as to facilitate business. It has been charged that the members of the Produce Exchange favored that location because it would benefit their property. But that was not so, for all the offices in the Exchange are occupied by members of our own body, and will probably always be so. Of course, we would like to have as many handsome structures in our neighborhood as possible, but our reason for wishing the new government buildings near Bowling Green is because we think it the best location, and because it would concentrate the customs business on one spot, and that, too, the spot likely to be more convenient than any other in years to come. The dry-goods men naturally feel at this moment that they should have the Appraiser's Stores near them, but we should build for the future as well as for the present. The difficulties of cartage should be abolished by a government lighterage service, which would enable the samples of imported goods to be taken by water to the Stores at the Battery from all docks on the East and North Rivers. At present, many of the steamships that bring imported goods are concentrated in one spot, but quite a number dock on the Jersey side. Who is to guarantee how long they will remain so? The steamship companies will probably later on go where they can obtain cheaper docking facilities, and this may result in their being spread all over the two water boundaries of Manhattan Island, and possibly Staten Island and Long Island, as well as New Jersey. Concentration, therefore, is necessary, and the lighterage service I speak of will solve the problem and save the present cartage, as well as relieve our overcrowded streets. Twenty years ago the dry-goods men were on lower Broadway. Had they the choice then they would have selected some site near Bowling Green. Who is to say what will be the centre of the dry-goods region twenty years hence? Go up with me to the top of our tower and you will see that everything leads towards the lower part of Broadway. All the great institutions, all the exchanges, all the main surface and elevated roads converge there. The inference is clear."

President Delafield, of the Metal Exchange, said: "The location of the Appraiser's Stores is a matter of little importance to us. Our entries are made at the Custom House, and our goods delivered from warehouses selected and appointed by our Exchange. Certificates are issued by these warehouses, and these only are recognized as good. Copper, tin, lead and the other metals are dealt with in this manner, and while we care little about the location of the stores, we do not want to have the Custom House further away from us than possible. My personal opinion is that our Exchange, when the matter comes up, will cast its influence in favor of that location which will suit the greatest number."

President Crossman, of the Coffee Exchange, said: "We are not at all concerned about the location of the Stores. Coffee is provided for by the Brooklyn warehouses, and our only concern would be about having the Custom House near us. No, Bowling Green would not be too far out of the way."

John Clafin, head of the great dry-goods firm of that name, said: "It is out of the question for the new Appraiser's Stores to be down at Bowling Green. They are just about in the right place where they are now. They are in the direct line between the steamships and the dry-goods district, and that is what is wanted. Broadway and West street and the other thoroughfares down town are sufficiently crowded already, and if the Stores were at Bowling Green it would necessitate the samples being first carted down there for appraisement and then brought back to their destination. It would be a decided injury to dry-goods importers, who pay more than half the import duties at this port. It is of little importance to many other interests, but it is of great importance to us to have the Stores in a convenient location. If any larger ones are to be built it should be very near where they now are. I should look upon any attempt to locate the Appraiser's Stores at Bowling Green as a job, and we would have something to say about it to the Secretary of the Treasury."

In connection with the government lighterage service, which President Orr favors being adopted in case the new buildings are located at Bowling Green, the following extract from the report of Mr. Fryer, the government Superintendent of Repairs, New York, to Colonel Freret, the Supervising Architect of the Treasury Department, Washington, may be quoted: "One of the reform measures recommended by the Surveyor of the Port

is the collection of packages by steam lighters, instead of by public cartage, in the work of appraising imported wares. The government now owns the very building to bring these packages to. The packages would be landed at the Barge Office and sent through an underground tunnel directly into the Appraiser's Stores."

Mayor Hewitt has completed his nominations of School Commissioners. Very little objection can be made to any of the gentlemen he has selected. They are all prominent citizens of sterling reputation and will no doubt perform the duties of their office creditably enough, and the interests of the city are no doubt safe in their hands. But honesty of purpose and good intention are not sufficient in all cases to make up for deficiency of knowledge, and we are sorry to see that the Mayor has ignored the suggestion that one of the Commissioners at least should be a builder. There can be no doubt that a member on the board, technically and commercially well-informed on building, would save the city thousands of dollars in the vast sums which are spent annually in constructing new school-houses and repairing old ones. The necessity of taking a practical step of this kind will yet be recognized and insisted upon by taxpayers.

At the Jones Estate Sale.

If there was one thing more apparent than another, it was that the accommodation of the Exchange has become entirely inadequate. The full floor of the auction room is now barely sufficient for business on even moderately active days, yet by the arrangements in vogue for some time a quarter or a third of the space has to be withdrawn at the busiest hours for the accommodation of the building-material men. For this crippling of business the exchequer of the Exchange receives the paltry sum of \$2,500 a year, and an occasion like the Jones sale proves how poorly the transaction pays. There was not standing room for investors, and many turned away rather than endure the crush. It isn't necessary to point out that thereby property involved suffers. What is needed is that the entire floor should be taken by the Real Estate Exchange, and possibly the room further enlarged by taking in some of the offices to the east of the salesroom.

Builders John Livingston and Wm. Raukin were among the unsuccessful bidders. The former regrets that he did not secure one of the 9th avenue corners. Both agree that the sale will help the market.

Openheimer & Metzger, Ottinger Bros. and Jacob Bookman are the only building loan operators who secured lots. The first named bought five lots on Central Park West (8th avenue), and one on 9th avenue. Messrs. Ottinger got four on 75th street, west of 9th avenue, and Mr. Bookman two on 9th avenue.

Among other building loan dealers present were Morris Steinhardt, John C. Overhiser, Hirsh Brothers and Newman Cowen. None of the lots were purchased by the Jencks-Stokes-Barney-Lawson syndicate.

Wealthy John G. Wendel occupied a seat back of the auctioneer.

George W. and Daniel C. Connell watched the sale closely. They were not among the buyers.

Builders Francis Crawford, John T. Farley, Samuel McMillan and Edward Purcell were noticed on the floor of the Exchange. Mr. Farley has just sold the last one of his west side houses.

Robert Irwin was heard close to the auctioneer's stand.

Ex-Register Reilly occupied a prominent place on one of the west side stands. He lately figured as the purchaser of a block of 9th avenue flats.

Ex-Park Commissioner John D. Crimmins was the first bidder on the first lot put up. His offer was \$15,000 for the northwest corner of 9th avenue and 74th street, which Judge P. H. Dugro secured at \$30,000. Mr. Crimmins, last week, paid \$90,000 for the choicest corner on 8th avenue, opposite Manhattan square.

Builder C. W. Luyster estimates that it will cost \$4,000 each to remodel the Jones houses. The upper stories are badly planned. Mr. Luyster bought six of the fifteen houses.

"Here's the last—what the shoemaker killed his wife with!" That is what Peter Meyer said in offering the last one of the houses.

It is said that Auctioneer Meyer's appraisal for the estate was only \$17,000 above the figure actually obtained. Mr. Mesier, before the sale, estimated the 5th avenue property would bring \$225,000. The sum realized was \$229,000.

W. A. Bigelow, Van Horn Stuyvesant, Daniel Lord, Jr., and Henry Morgenthau were among the interested ones. The latter two were also buyers. Mr. Morgenthau secured twenty-four lots—the street front—on the north side of 74th street, between 8th and 9th avenues, at \$11,800 each, or a total of \$283,200. Wm. J. Ehrich and Contractor R. A. Cunningham are interested with Mr. Morgenthau in the purchase.

"Speak out, I can't see you all," was a frequent expression of the auctioneer.

The gallery was occupied by the heirs of the Jones estate.

George De Forest Barton, of Barton & Whittemore; L. J. Phillips, senior partner of L. J. & I. Phillips; B. P. Fairchild, of Fairchild & Yorán; F. De R. Wissmann, of Seton & Wissman, and V. K. Stevenson are the only brokers who made purchases.

Owen McCrorcken is the only liquor dealer among the buyers. He secured three lots on the northeast corner of 9th avenue and 74th street for \$55,750.

Milliner and Capitalist Jacob Rothschild purchased eight lots for a total of \$114,500.

Judge Dugro's purchases aggregated \$74,600.

The Central Park front, between 74th and 75th streets, brought \$150,950. The westerly front on 9th avenue, between the same streets, was sold for \$145,600, and the easterly front at \$136,800.

A total of \$1,907,800 was realized by the sale; \$229,000 for the 5th avenue corner, \$391,300 for the West Side farms, Conn., for E. D. Alvord to Mrs. Ella T. Burt for \$10,000.

H. Van Wagenen has sold one of the private stables, 25x100, on

Notes and Items.

The Comptroller has submitted an estimate of the value of the lands to be included in the proposed Highbridge Park, which he puts at \$1,742,900. The park is on a 100-foot wide strip of land between 14th and 15th avenues, near 4th street, for \$58,000.

L. Hamersley has sold for Hugh Waldron about forty lots on the Point road, Spofford and Brown avenues, on private terms, to A. Ashburne.

It is reported that Ottinger Bros. have sold two lots on the south side of 9th street, 100 feet east of 9th avenue, for \$9,000 each, with a loan for \$5,000.

It is learned from Ogden & Clark that the dwelling No. 13 East 45th street, about 65x100.5, was sold for \$58,000 to Frederic R. Coudert. This sale referred to last week.

Brooklyn.

Pls. Loeffler has sold by exchange for John Jung the two three-story dwellings, 25x55 each, with two two-story frame rear dwellings, 25x100, Nos. 169 and 171 Troutman street, on plot 50x100, to William O'Han for \$14,500, and for the latter the three-story frame store and Meigs, 25x55x75, No. 850 Broadway, to John Jung for \$11,000.

It is learned from Ogden & Clark that the house and lot No. 49 Dupont street, owned by Geo. A. Virmeister for \$2,450.

It is learned from Ogden & Clark that the two-story and basement house and lot No. 90 Milton street, 25x100, for \$4,000.

CONVEYANCES.			
	1887.	1888.	
	Nov. 18 to 24 inc.	Nov. 15 to 21 inc.	
Number of deeds	246	237	
Value involved	\$805,038	\$921,673	
Value nominal	49	50	
MORTGAGES.			
Number of mortgages	205	245	
Value involved	\$773,334	\$1,303,551	
Value at 5% or less	113	150	
Value involved	\$483,810	\$1,089,745	
PROJECTED BUILDINGS.			
	1887.	1888.	
	Nov. 19 to 25 inc.	Nov. 16 to 22 inc.	
Number of buildings	61	66	
Estimated cost	\$360,031	\$328,235	

Out Among the Builders.

Francis Crawford, of Simpson, Crawford & Simpson, is having plans made for a twelve-story building to be erected on the vacant plot on the west corner of 14th street and Union square, size 51.7x116. The building will be in the Romanesque, and Indiana limestone will be used. The building will be fire proof and have elevators, steam-heat and other improvements usual to such a large structure. It will be remembered that first mentioned this improvement in our issue of October 27th.

It is reported that Wenz has the plans under way for a four-family five-story brick building with brown stone front tenement and store, 25x82, to be built by Charles Wenz at No. 1457 Avenue A, between 77th and 78th streets, to cost \$100,000, and for a one-story concert hall, restaurant, billiard room and bowling alley, 50x54, to be built at No. 1257 3d avenue, to have steam heat, and to be built for Julius Wagner, lessee, to cost \$7,000. The thirteen-story building to be built on Lexington avenue and 97th street, as reported last week, will have brown stone fronts, with two families per floor, and no stores, with the exception of the corner, which will have three families, a large and a gable of Philadelphia brick. The owner will be Joseph Arzler.

It is reported that the Exchange has been busy this week, with the exception of Thursday, and in the way of private sales transactions have not been numerous because buyers generally were waiting to see how the Jones estate would sell. Now that the sale has been held and proven to be a great triumph for the market, there is little doubt that dealings will become more active. A full report of the business transacted during the week, including the Jones estate sale, is given below.

The Exchange was poorly attended on Monday owing to the bad weather, and the various properties bulletined for sale were affected accordingly. The Brown estate sale of leaseholds on 5th avenue and 43d street, and the fee of a single lot on the southeast corner of 5th avenue and 78th street were the most important held. Part of the former comprising two four-story dwellings, one on the avenue and one on the street, were started at \$20,000 and knocked down at \$26,500. Four lots close by, on 43d street, also leasehold, were not offered, as the figure bid for the first parcel was not satisfactory. The lot on the southeast corner of 5th avenue and 78th street was started at \$35,000, and bid in by John Yard for the heirs at \$49,500. A five-story flat with store, on the northwest corner of 2d avenue and 71st street, size 25x58x64, was not offered, having been sold at private contract for \$30,000.

Tuesday's sales were both numerous and important, and the attendance was large. The Mechanics' and Traders' Bank building and the Robbins estate sales were the leading ones of the day. The former was not offered, having been previously disposed of at private sale for \$85,000 to Messrs. W. & J. Sloane. It is a four-story brown stone front office building on the northeast corner of Bowery and Broome street, size 30x71.5x30x69.8. The Robbins sale embraced the handsome residence No. 131 Remsen street, Brooklyn, size 50x70x100, which was started at \$30,000 and sold at \$43,750 to Edwin Beers, of Brooklyn. This is considered a low figure. A stable on Sidney place, No. 42, brought \$7,400, and lots on St. Mark's avenue from \$525 to \$870 each. A total of \$68,120 was realized by the sale of the Robbins estate parcels.

The result of Wednesday's sales was not in the least encouraging. A dwelling on West 52d street, No. 39, was bid in at \$32,500. Two lots on 5th avenue, north of 96th street, were struck down at \$14,000 and \$12,950 each, and the Union India Rubber Co.'s property, bounded by 4th avenue, 131st and 132d streets and the Harlem River, was sold, with water rights, work-
shop, machinery and plant, for \$90,000, the first and only bid made. The purchaser, H. H. Shepard, is said to represent the Goodyear Rubber Co. The sale of lots at Woodlawn Heights in the 24th Ward was poorly attended.

After thirty-four of the seventy-two lots were knocked down at from \$175 to \$325 each the others were withdrawn. It is said that only twenty lots were actually sold.

viction that it is the coming quarter, but they almost invariably add: "is too hard to get at; we prefer to let others pioneer; we will wait and see even if obliged to pay more by-and-by when the communication better."

There is hardly a doubt that if by combined and determined action the part of the owners of vacant and improved property in the long suffering district between 59th and 116th streets, 8th avenue and Riverside Drive easier access could be brought about this winter, or even inaugurated, 600 surplus houses would not lack buyers, and as many more with them of the right class.

AN OLD SUBSCRIBER

Men and Things.

* * *

New York certainly deserves to be classed among the great theatre cities of the world. In no kind of entertainment does she lag behind London and Berlin. In addition to our own stars, each of whom annually pays us a visit, we have the best talent from every nation in the world acting on our boards. The stock companies of Daly, Palmer and Frohn give us singularly well-balanced performances of current dramas, while the Casino supplies us with the best comic operas. Then lovers of good music have no better resort than the Metropolitan. To all of which may be added a dozen or so combination houses to fill in the background. To the rich and the poor, the connoisseur and the casual theatre-goer, the hero worshipper and the witticism seeker, the lover of Wagner and the lover of Sullivan, all may find what they want. Our theatres are popular and deservedly so. The managers always take the greatest care over new production; the scenery is elaborate and tasteful, the dresses rich and appropriate, the acting careful and intelligent. Our public know a good thing when they find one; and hence long runs are not infrequent. Obviously, however, we undeniably need, and that is a theatre conducted for artistic and not for business purposes, in which a large company could be employed, and in which the bill could be changed every night or so. Such a theatre could hardly be expected to pay. Its expenses would be very heavy. Hence it would need an endowment. Considering that such enormous sums are annually spent on horse-racing, and considering the readiness of rich men to establish unnecessary colleges, it is a pity either that some large sum is not left in trust to found a national theatre, or that some organization of philanthropic capitalists, such as the one that built and runs the Metropolitan Opera House, does not take the matter in hand.

* * *

One of the latest "fads" is clam juice. All over the country has come the demand for this toothsome extract. Of course it is better than liquor and a good many of the pick-me-ups and nervines which have been sold largely, but it has no special value except as food. It is remarkable how popular clam juice has become in every part of the country. Fortunately clams are abundant along our sea-coast and this new "fad" will put many an honest dollar in the pockets of our fishermen. We wonder what will be the next lunacy in the way of a refreshment for the weary man.

* * *

Just at present theatrical business is undeniably good. There is not theatre in town which is not drawing well. On Saturday morning last person desiring to get orchestra chairs for the same evening was obliged to apply at six different places to obtain any seats at all, and even then he could not get them. The next parcel put up was the vacant lot on the northwest corner of 75th avenue and 74th street. John D. Crimmins made the first bid entertained by the auctioneer, viz., \$15,000. Other offers followed quick and fast until \$30,000 was reached and the lot sold. When the auctioneer named the purchaser, Judge P. H. Dugro, there was much applause. The adjoining lot went for \$16,000, the first and only bid made. \$14,500 and 15,000, respectively, was bid for the next two. Jacob Rothschild bought the southwest corner of 75th street at \$26,000, also the three avenue lots adjoining at \$14,700, and four street lots adjoining on the rear for \$11,100 each. Four lots next adjoining went to Ottinger Brothers at \$10,500, and they refused to take the next four which brought \$10,700 each, or \$800 more than the Messrs. Ottinger could have had them for. The houses were now passed, and the sale of the northeast corner of 9th avenue and 74th street began. It brought \$27,250, inside lots on this block sold for from \$13,950 to \$14,500 each, and the corner of 75th street at \$25,100. The block front of street lots on the north side of 74th street, between Central Park West and 9th avenue, were sold at \$11,800 each. Mr. Morgenthau accepting the privilege offered of taking four lots or twenty-four by taking the latter number. Broker F. De R. Wissmann purchased the 75th street front, twenty-four lots, at \$11,000 each. It is understood some members of Mr. Wissman's family are interested in the purchase. Judge Dugro again came to the front by buying the corner of Central Park West and 74th street for \$28,000, and the lot adjoining at \$16,600. Other lots of this front were sold at from \$16,150 to \$16,400 each, and the corner of 75th street at \$25,100, the latter to V. K. Stevenson. Four lots on the northwest corner of 9th avenue and 75th street brought a total of \$72,300, and eleven lots adjoining on the street from \$9,350 to \$10,000 each. Isaac Jones, father of the late Joshua, bought twelve acres, extending from 7th avenue to half way between 9th and 10th avenues, and from 74th street to half way between 75th and 76th streets, in 1808, from the Somerindike estate for \$3,120. That part of the twelve acres lying east of 8th avenue was taken by the city for the Central Park, and \$80,000 paid the Jones estate therefor.

The sale of the fifteen West 74th street houses was then commenced, and a novelty was introduced by offering first choice of the whole at the highest figure bid. M. M. Sternberger secured first choice by bidding \$27,100, and took No. 127. Second choice brought \$26,200, and No. 121 was selected. Builder C. W. Luyster bid \$25,850 on the sixth choice, and took four houses, Nos. 119, 123, 127 and 131. Subsequently he bought two others, Nos. 115 and 135, at \$26,050 each.

The following list of sales of Central Park West and 9th avenue lots will be read with interest:

CENTRAL PARK WEST.

Table listing sales of Central Park West lots, including details like 'W s cor 76th st, 25.8x100. Jas. Rufus Smith to Harriet R. wife of George R. Fearing. Feb. 1, 1888.' and prices like 30,000.

NINTH AVENUE.

Table listing sales of Ninth Avenue lots, including details like 'E s, 76.8 s 74th st, 25.6x100. Amos R. Eno to Alfred C. Clark. Jan. 25, 1888.' and prices like 16,000.

The Builders Warshing & Palmer were foreclosed yesterday on two of their operations. One on East 91st street and the other on the southwest corner of 4th avenue and 87th street. None of the buildings sold are finished, and those on 4th avenue are one story short of the five. Henry Hyman and David Frank, plaintiffs, secured all the property with the exception of No. 66 East 91st street, which Philip Fisher bought at \$17,400.

On Monday next, the 26th inst., Richard V. Harnett & Co. will sell the flats and stores at Nos. 180 and 182 Ewen street and Nos. 126 and 128 Stagg street, Brooklyn, E. D., being on the southeast corner. The property will be sold at the New York Real Estate Exchange.

On Tuesday next, the 27th inst., H. C. Mapes & Co. will sell twenty-four choice building lots at Unionport, Westchester County, within five miles from Harlem Bridge.

On Tuesday, the 27th inst., Richard V. Harnett & Co. will sell the frame building and lots at Nos. 58 and 60 West 128th street, in Supreme Court partition.

On Tuesday, December 4th, Richard V. Harnett & Co. will offer, by order of the trustee, the tenement and store at No. 681 11th avenue, southwest corner 49th street.

On Tuesday, December 4th, H. C. Mapes & Co. will sell thirty-two very desirable lots and three frame dwellings at Westchester, near the station on the Harlem River Branch Railroad. These lots are situated near the new Jerome Park race track, on which \$500,000 has been expended for improvements.

A choice assortment of new three and four-story dwellings of handsome design are advertised for sale or to rent on another page. The owner and builder, Dore Lyon, has chosen desirable sites west and northwest of the Park, and, having built extensively, is able to sell at low figures. There are thirty-five houses in all, seventeen on 91st street, between 8th and 9th avenues; sixteen on 112th and 113th streets, near Morningside Park, and two on Edgcombe avenue, near 136th street; also three elegant apartment houses at 135th street and St. Nicholas avenue. Mr. Lyon invites the inspection of would-be buyers and tenants. The houses are offered on easy terms, only one thousand dollars being required to take title, or they will be exchanged for vacant lots.

CONVEYANCES.

Table comparing conveyances for 1887 and 1888, with columns for 'Number', 'Amount involved', and 'Number nominal'.

MORTGAGES.

Table comparing mortgages for 1887 and 1888, with columns for 'Number', 'Amount involved', and 'Number at less than 5 per cent'.

PROJECTED BUILDINGS.

Table comparing projected buildings for 1887 and 1888, with columns for 'Number of buildings' and 'Estimated cost'.

green, the following extract from the report of the Superintendent of Repairs, New York, to Colonel Freret, the Supervising Architect of the Treasury Department, Washington, may be quoted: "One of the reform measures recommended by the Surveyor of the Port

LIME.—The usual cut and dried quotations for Eastern are given, which would imply a steady market, and as there is no convicting evidence to the contrary the record must so be made. Hints, whispers and insinuations, however, are still current, tending to create an impression that in some secret way buyers secure advantages not shown in the mere "official" quotation, and no report of the market would be fair without this explanation. Demand has been quiet during the week.

Auden & Sterne have leased for Mrs. Mary Van Buren the vacant plot on the northwest corner of 14th street and Union square, size 51.7x116, to William Crawford, of the well-known dry-goods firm of Simpson, Crawford & Simpson, for twenty-one years at a rental \$20,000 and taxes per annum. The plot will be improved as announced elsewhere. The same agents were the brokers in the sale to Mr. Vantine of the 6th avenue corners, as reported in our last.

Chas. MacRae has sold for Mrs. E. A. Boyd the four-story stone front dwelling No. 34 West 56th street, 25x100, with stable in rear on 55th street, for \$100,000. George Mosle is the purchaser.

Bellamy & Winans have sold for the New York Life Insurance Company the four-story, high stoop, brown stone front dwelling No. 10 West 57th street, 22x90x100.5, to Mrs. Julia A. Freeman for \$65,000 cash.

Comptroller Theo. W. Myers has purchased from George H. Scott, through V. K. Stevenson & Co., four lots on the southeast corner of 10th avenue and 85th street, 102.2x100, for \$30,000.

Seton & Wissmann have sold for John H. Bird the four-story brown stone front dwelling No. 45 West 24th street at \$28,000.

E. H. Ludlow & Co. have sold for Wm. C. Fargo the four-story stone front dwelling No. 145 East 37th street, 14x55x98.9, for \$25,000 to Samuel Sloan, Jr.

Plans were filed at the Building Bureau during the week for fourteen five-story flats, to be erected on the east side of West End avenue, between and on 69th and 70th streets, at a cost of about a quarter of a million dollars. The owner's name is given as John A. Crothers. This is one of the plot of lots recently purchased by the Equitable Life Assurance Society through their representative, Wm. S. Maddock. At the office of the society it was ascertained yesterday that the lots have not yet been sold to Mr. Crothers, although negotiations are pending.

Terence Farley's Sons have sold the last of their row on West 71st street, No. 85, at \$36,000.

A. L. Brudi has sold for H. C. Friedmann the four-story single flat No. 13 East 94th street, to S. F. Price for \$18,000. The same broker has sold with E. C. Prescott for W. S. Brown the five-story tenement No. 310 East 71st street to Patrick Cunningham for \$19,850.

J. E. Whitaker has sold two lots on 146th street, 175 feet east of St. Nicholas avenue, to J. Molens for immediate improvement.

Jas. Montgomery has sold for Wm. Speiker the three-story frame house on south side 140th street, east of 3d avenue, for \$5,000; for John Entwistle the two lots on north side 134th street, 79 feet west of Southern Boulevard, for \$4,500; four lots on north side 135th street, east of Southern Boulevard, for Wm. Reynolds Brown to Decker & Son for immediate improvement; and for the Craig estate the four lots on northeast corner 134th street and Willis avenue, to Fred. Rohrs for \$18,500.

The Mott Haven Co-operative Building Association has been incorporated with a capital of \$80,000 by James D. Outwater, George L. Hurd, John Cortright, Rob't W. Shannon and Frank Finn for accumulating a fund for the purchase of real estate, etc.

The Harbor and Suburban Building and Savings Association, capital \$10,000, has been incorporated for accumulating a fund for the purchase of real estate, erection of buildings, etc. The incorporators are George H. Deitsch, Charles Goepf, Henry M. Haigh, Jacob E. Bloom and David L. Howson.

Mayor-elect Hugh J. Grant purchased on Wednesday last the four-story, high stoop, brick and stone front residence, built by W. J. Merritt & Co., on the north side of 73d street, 212 feet east of West End avenue, for \$38,000. The house was bought in an unfinished condition, and it will cost Mr. Grant several thousand dollars to complete it.

We hear that Wm. H. Scott has sold the easterly front on 9th avenue, between 106th and 107th streets, for \$100,000, with a loan, for improvement.

The bill of costs, charges, etc., relative to opening 142d street, from 8th avenue to the first new avenue west of 8th avenue, will be presented for taxation to the Supreme Court at 10.30 o'clock, November 26th.

The New York Historical Society is looking for a new site somewhere between 5th and Madison avenues, 32d and 59th streets.

H. Schmidt has sold for Joseph Stern the four-story stone front dwelling No. 40 West 91st street, 18x53, with butler's pantry extension, lot 100.8, to Otto Meyer.

David Frank and Henry Hyman have sold a plot, 47.4x71.5, on the east side of 7th avenue, 24.11 south of 134th street, to M. Coogan and J. Reilly for improvement.

Isaac E. Wright has purchased four lots on the south side of 132d street, 100 feet east of 8th avenue, for improvement.

Joseph Schwarzler has purchased a plot, 120x100, on the southeast corner of 97th street and Lexington avenue, and a plot, 195x100, adjoining on 97th street. James Kinsey and Oscar T. Marshall were the owners. It is reported that the price paid was \$105,000.

Frank E. Davidson has sold for Mrs. Mary E. Peet the three-story brown stone dwelling No. 136 West 48th street, 20x50x100, for \$22,000 to Morris E. Stern.

H. Ludlow Hay has sold for Wm. P. Searls the private dwelling No. 229 West End avenue, 20x50x75, with butler's pantry extension, for \$35,000 to Mrs. Alice Adams.

Phillips & Wells have sold the residence of Mrs. Ella T. Burt, at Orange, N. J., to E. D. Alvord for \$21,000; and the cottage on Long Island Sound, at Green's Farms, Conn., for E. D. Alvord to Mrs. Ella T. Burt for \$10,000.

H. Van Wagenen has sold one of the private stables, 25x100, on

about proportioned most kinds kept very steady values. A few coastwise. We quote for 6x20 and Cyprus stock, \$3.50@4.75 for grades at \$3.25@5.00 to quantity. Eastern Machine dressed cedar, for 30 inch, \$15@20 for 24 inch \$18@15

70th street, west of West End avenue, to Miss R. Chesterman for \$18,250. This leaves but three of the row erected by him unsold.

Emanuel Perls has sold for Ferdinand R. Minrath the five-story double flat No. 73 2d avenue, near 4th street, for \$38,000.

W. L. Hamersley has sold for Hugh Waldron about forty lots on Hunt's Point road, Spofford and Brown avenues, on private terms, to A. L. Washburne.

It is reported that Ottinger Bros. have sold two lots on the south side of 99th street, 100 feet east of 9th avenue, for \$9,000 each, with a loan for improvement.

We learn from Ogden & Clark that the dwelling No. 13 East 45th street, 25 x about 65x100.5, was sold for \$58,000 to Frederic R. Coudert. This sale was referred to last week.

Brooklyn.

Chas. Loeffler has sold by exchange for John Jung the two three-story frame dwellings, 25x55 each, with two two-story frame rear dwellings, 25x25 each, Nos. 169 and 171 Troutman street, on plot 50x100, to William Protzman for \$14,500, and for the latter the three-story frame store and dwelling, 25x55x75, No. 850 Broadway, to John Jung for \$11,000.

Corwith Bros. have sold for James Scott the house and lot No. 49 Dupont street to Geo. A. Virmeister for \$2,450.

J. P. Sloane has sold for Mrs. Nettie Watts the two-story and basement frame house and lot No. 90 Milton street, 25x100, for \$4,000.

CONVEYANCES.

	1887.	1888.
	Nov. 18 to 24 inc.	Nov. 15 to 21 inc.
Number	246	237
Amount involved.....	\$805,038	\$921,673
Number nominal.....	49	50

MORTGAGES.

Number.....	205	245
Amount involved.....	\$773,334	\$1,308,551
Number at 5% or less.....	113	150
Amount involved.....	\$483,810	\$1,080,746

PROJECTED BUILDINGS.

	1887.	1888.
	Nov. 19 to 25 inc.	Nov. 16 to 22 inc.
Number of buildings.....	61	66
Estimated cost.....	\$360,031	\$828,235

Out Among the Builders.

Wm. Crawford, of Simpson, Crawford & Simpson, is having plans drawn for a twelve-story building to be erected on the vacant plot on the northwest corner of 14th street and Union square, size 51.7x116. The facade will be in the Romanesque, and Indiana limestone will be used. The building will be fire proof and have elevators, steam-heat and other improvements usual to such a large structure. It will be remembered that we first mentioned this improvement in our issue of October 27th.

Ed. Wenz has the plans under way for a four-family five-story brick and brown stone front tenement and store, 25x82, to be built by Charles Franck at No. 1457 Avenue A, between 77th and 78th streets, to cost \$14,000, and for a one-story concert hall, restaurant, billiard room and bowling alley, 50x54, to be built at No. 1257 3d avenue, to have steam heat, etc., to be built for Julius Wagner, lessee, to cost \$7,000. The thirteen flats to be built on Lexington avenue and 97th street, as reported last week, will have brown stone fronts, with two families per floor, and no stores, with the exception of the corner, which will have three families, a large store and a gable of Philadelphia brick. The owner will be Joseph Schwarzler.

A. B. Ogden & Son have the plans on the boards for four five-story brown stone front flats, 25x89 each, to be built by Geo. Erdmann on the north side of 59th street, 250 feet east of 9th avenue, at a cost of \$80,000, and a five-story brick and stone front flat, 33.6x40, to be built for Mary M. Brierly on the north side of 148th street, 68 feet east of Brook avenue, to cost \$10,000. Hugh McQuade intends to build four five-story tenements, 25x83 each, on the south side of 62d street, 100 feet west of 10th avenue, from his own plans.

M. J. Garvin has plans under way for a four-story tenement, 27.6x65, to be built for Conrad Muller on the south side of 166th street, 221.8 feet east of Washington avenue.

Martin Tully is drawing plans for a three-story tenement, 20x44, which he intends building on the south side of 145th street, 190 feet west of Brook avenue.

George M. Walgrove will be the architect for two five-story apartment houses, the basements and first stories of brown stone with brick and brown stone trimmings above, which Samuel C. Hinman will build on the south side of 99th street, between 8th and 9th avenues. Cost, \$36,000.

The New York Historical Society intend to put up a handsome new building, towards which \$250,000 has already been subscribed. They are now looking for a site, and it has been suggested that some location overlooking the Park or near the Museum of Natural History would be suitable for such a building. The Society is now at No. 170 2d avenue, and it is said they prefer locating between 32d and 59th streets, 5th and Madison avenues. Secretary C. Isham writes to us stating that nothing has definitely been settled upon as to the building or architect as yet.

Fernando Yost is about to build two five-story tenements with stores on the east side of 9th avenue, 126.5 feet north of 97th street.

The Friendly Sons of St. Patrick, 45 Exchange place, of which Joseph J. O'Donohue is president, intend building a club house. No arrangements have yet been made.

Schneider & Herter have plans for a five-story brick, stone and terra cotta apartment house, 26.6 and 27.6x42, which John White will build at No. 17 Mott street. Cost not estimated.

Elias and Philip Sobel will build a five-story tenement house, 25x57, at No. 104 East Broadway. Henry Dudley will make the plans.

We spoke last week of the six-story flat, 62.2x71, to be built by Robert B. Lynd on the northeast corner of Madison avenue and 84th street. We now learn that John H. Duncan will make the plans.

Dore Lyon will shortly commence the erection of a large flat of brick

and stone, 105 and 95.2x82.2 and 57, on the northwest corner of the Boulevard and 76th street. E. L. Angell will make the plans.

Alexander I. Finkle has made plans for three first-class flats, each 25x88, of stone and brick, to be erected for John D. Karst at Nos. 256 to 260 West 38th street, at a cost of \$60,000. They will be fitted with steam-heat and all improvements.

James Stroud has the plans under way for a five-story brick and stone front flat, 25x90, to be built by John Schnoring at No. 152 West 105th street, at a cost of \$21,000.

M. V. B. Ferdon has plans for a five-story tenement, 25x57 and 18x33, to be built by Wm. Carroll at No. 441 West 39th street.

Geo. B. Pelham has plans for two five-story tenements, 32.3x66 and 27.6x59.6, to be built on the northeast corner of Stanton and Goerck streets by Weil & Meyer.

G. Robinson, Jr., has plans prepared for a four-story tenement, 25x71, to be built by Mrs. Mary Leslie on the southeast corner of Brook avenue and 146th street.

C. B. Atwood is preparing sketches for a new municipal building for a contemplated site on Centre, near Chambers street.

We are informed that plans are being prepared for the erection of twelve four-story houses on 73d street, near West End avenue.

Brooklyn.

Th. Engelhardt is preparing plans for a five-story brick candy factory, 65x100, with steam boilers, elevators, etc., to be erected on the northeast corner of Middagh and Henry streets for Aue & Zollinger; a four-story brick sash and blind factory, 75x55, and a one-story addition, 50x55, to present building on the north side of Moore street, 300 east of Bushwick avenue, for Michael Mayer, to cost \$12,000, and a two-story frame meat storage house, 25x40.6, on Johnson avenue, 150 east of Bushwick road, for Levy & May, to cost \$2,000.

F. E. Pouch will erect a four-story brick store and flat on the northwest corner of Gates and Reid avenues early in the spring.

D. Acker & Son are preparing plans for a three-story frame store and tenement, 25x57, to be built on the south side of Scholes street, 150 west of Waterbury street, for Frank Schildtmacher, to cost \$4,500; also new Queen Anne front and interior alterations to hotel at High Ground Park, to cost \$2,000.

Out of Town.

CRYSTAL LAKE, PA.—F. P. Dinkleberg is making plans for a three-story hotel, 40x88, to be built here by R. Johnson. It will cost \$10,000.

COLD SPRING, L. I.—H. C. Rogers has sold his farm of sixty-five acres here, with stock and implements, to Walter M. Jones for \$13,000. Broker, A. L. Brudi, New York.

HOBOKEN, N. J.—John C. Crevier, the real estate agent, is having plans drawn for twenty-eight three-story brick and brown stone front houses, to be built by him on Garden street, between 12th and 13th streets, from plans by Philip Brummerhop. They will each be 15x43, with extensions, and the owner estimates their cost at \$168,000.

James Williamson intends to build five modern three-story and basement brick and stone front houses on Bloomfield street, between 12th and 13th streets, to cost \$37,500, from plans by A. V. Porter, of Brooklyn.

Postmaster Curran writes us: "We have received two bids for the site of the new Post-office, one from Francis, 76x150, \$37,600, and one from H. H. Hankin, 75x100, \$25,000."

JERSEY CITY, N. J.—E. Simon has plans on the boards for a three-story apartment house, 18x75, to be built at No. 157 Sussex street, for Brinkmann & Hauck, at a cost of \$5,000, and for a frame tenement, 29x67, to be built for F. Chase on the east side of Ocean avenue, Greenville, opposite the car stables, to cost \$5,500.

The following are the principal plans filed with the Building Inspector recently: One 5-sty tenem't, 28x50, No. 82 Morris st, for Micael Garvin, cost \$11,500; one 4-sty tenem't, 24x100, No. 64 Newark av, for Lena Mayer, \$11,000; one 3-sty tenem't, 25x50, No. 585 Grand st, for Fred W. Maas, \$4,500; one 3-sty tenem't and bakery, 25x53.6, No. 186 Mercer st, for Mrs. Jemima Galloway, \$5,300; one 2-sty dwell'g, 22x38, No. 207 Hancock st, for Peter W. Wittpenn, \$3,600; one 2-sty and attic dwell'g, 22x40 and extension, No. 64 Columbia av, for Louis F. Seggel, \$3,500; one 2½-sty dwell'g, 22x48, cor Sipp and Tonnelly, for Robert Van Arsdale, \$3,325; one 1-sty factory, 83x80, s s Wilkinson av, 200 w Garfield av, for Eureka Fire Hose Co., \$5,200, architect, L. H. Broome; one 3-sty dwell'g, 23.8x45, No. 475 Jersey av, for W. W. Farrier, \$8,000; one 3-sty tenem't, 16.8x46, No. 111 Pacific av, for John Foks, \$6,000; two 2½-sty dwell'gs, 20x47, Nos. 240 and 242 Arlington av, for Arthur Hathaway and Geo. Hodges, \$7,200.

NARRAGANSETT PIER, R. I.—David Stevenson intends to build a handsome two-story and attic country residence between the main avenue and the ocean front, nearly opposite the "Rocks." It will be 140 feet long and 54 deep, and will cost about \$40,000. The first story will be of native stone and the floors above of rough shingles. Steam-heat and other improvements will be provided. J. H. Taft is the architect.

BUILDING MATERIAL MARKET.

BRICKS.—There is nothing new on the market for Common Hards calling for any extended comment. Compared with the preceding week the period now under review has shown a somewhat smaller general supply, from the river yards at least, and the demand keeping up fairly to previous proportions stocks sold out closer and left less of a menacing accumulation to influence any receivers who might be troubled with a disposition toward nervousness. In the matter of values we find a slight irregularity among the reports made. None claim anything different on fine stock the average top figure remaining at \$6.50, but for the grades below which are the most popular, while some think the value remains just about as before others think there is a fractional gain, basing their views on the very healthy evidence of sales at 12½@25c.

above the rates obtained on duplicate cargoes handled a week or ten days previous. The demand has been in about previous proportions for consumption and storing, including some business done with custom outside the city limits proper. Some shrinkage in the shipments from the river is a certainty, but many manufacturers will unquestionably continue to send stock forward so long as the condition of navigation admits, quite a little bunch of stock remaining to be drawn upon. In the meantime the Jersey supply commences to seek recognition with somewhat increased freedom and meets with favor, especially the better qualities, as they come right within the line of cost buyers are anxious to limit themselves to and for many purposes are quite as satisfactory as any other stock. Pales have been quite as plenty as desired, yet receivers seem to have a knack of managing the supply very well and prevent an accumulation. Some pretty low rates have been mentioned for a few sales,

but on good dry stock about \$2.50@2.75 remains as the current range.

LATH.—The interval since our last has covered business at a somewhat wide range, as low as \$1.90 having been accepted, but \$2.10 also made, the latter on several parcels to arrive. Both these figures, however, are a little extreme, the inside representing ordinary and undesirable stock, and the top price generally covering something in the way of extra cost of towage, etc., with \$2.00@2.05 a fair average range. The amount offering has not been particularly large, yet just about enough for current wants, as buyers while making no special contest against the market seem to be in a position to resist an advance. Receivers are distributing the usual notice "small amounts expected."

following list of sales of Central Park West and 9th avenue lots read with interest:

CENTRAL PARK WEST.
 roof at 76th st, 25.8x100. Jas. Rufus Smith to Harriet R. wife of George R. Fearing. Feb. 1, 1888. 30,000
 lot for 81st st, 102.2x100. James J. McComb to John D. Crimmins. Nov., 1888. 90,000
 th 7.2 n of 82d st, 25x100. Russell Sage to Jacob M. Newman, April 10, 1888. 19,000

being seriously impaired by evaporation. Here, then, are radical defects that urgently demand the adoption of simpler and more efficient means.

It is claimed that the McClellan trap vent secures all the desired results for which back-vent pipes are used, while it avoids their evils. We hear it highly spoken of by architects and builders; and we learn, also, that the Board of Health has approved its use at the request of owners, in recently filed plans, for the plumbing of a number of first-class private houses, to the exclusion of back-vent pipes. The better sanitary results thus secured and the material saving in cost will, without doubt, bring this new device into general use in the near future. It will be found especially desirable in repairs and in the reconstruction of buildings not provided with back-vent pipes, as its use avoids the destruction of walls and ceilings, that occurs when such pipes are put into old buildings.

Special Notices.

Messrs. Libby & Scott, who were recently located at No. 146 Broadway, have removed to quarters on the fourth floor of the Equitable building, No. 120 Broadway, the firm name having been changed to "Libby & Scott Bros." It will be recollected that Messrs. Libby & Scott Bros. are the gentlemen who conducted the entire negotiations for the Equitable Life Assurance Society in the matter of the sale to Builder John Ruck of the block bounded by 10th and 11th avenues, 66th and 67th streets, a transaction involving \$1,120,000, the sum of \$540,000 being for land and \$572,000 for improvements. This is one of the largest single transactions of the kind ever made in this city. It is estimated that the sixty-four buildings now being erected on the block named will afford living accommodations for 3,648 persons, as will be seen on reference to a calculation made in an article in these columns on June 23d last. Messrs. Libby & Scott Bros. transact a general real estate business, including builders' loans and investment securities, and they intend opening a branch office on the northeast corner of 8th avenue and 135th street in December. The members of the firm comprise Messrs. James L. Libby, Edward W. Scott, Jr., and Walter E. Scott.

The card of H. H. Bliss, real estate broker, of No. 83 Cedar street, appears on another page. Mr. Bliss makes a specialty of exchanges, and has consummated many important trades during the past year. Among the most recent are the following: No. 323 Pearl and 80 Cliff streets at \$90,000 for the famous steam yacht "Say When" at \$46,000, and the five-story flat No. 1853 3d avenue at \$30,000 for a farm at Greenwich, Conn., at \$25,000. Owners having property to exchange will do well to see Mr. Bliss.

T. Aspinwall & Son, the well-known firm of importers of tiles, for so many years located on 23d street, have removed to more commodious quarters at No. 303 5th avenue, at the corner of 31st street, where they have facilities for keeping a larger stock than ever of the products of the celebrated Minton's China Works and Campbell Tile Co., for both of which concerns they are the sole agents in the United States, as well as the mosaics, mantels, grates, open fire-places, brass work, art pottery, etc., for which this firm have a leading reputation.

Contractors' Notes.

The Department of Public Works will receive bids until noon, Thursday, December 13th, for building a reservoir and dam on Byram River and a tunnel and channelway to convey the waters of the Byram River into Kensico reservoir.

The Department of Public Works will receive bids until noon, Wednesday, December 5th, for regulating and paving, with granite-block pavement, the roadway of 121st street, from 7th to 8th avenue, and 126th street, from 2d to 1st avenue, and for regulating and grading and setting curbstones and flagging sidewalks therein of the following streets: 90th street, from 10th avenue to Riverside Drive (except between Boulevard and Riverside Drive); 91st street, from 9th to 10th avenue; 107th street, from West End avenue to Riverside Drive; 147th street, from 10th avenue to the Boulevard, and 170th street, from 10th to 11th avenue.

Sealed proposals will be received by the School Trustees for the 12th Ward, at the Hall of the Board of Education, until 4 o'clock, Friday, November 30th, for a steam-heating apparatus for the new school building for Grammar School No. 54, at the corner of 104th street and 10th avenue.

The Health Department will receive estimates until 2.30 o'clock, December 3d, for heating four pavilions at North Brother Island.

The Department of Docks will receive bids until Friday, November 30th, at noon, for building a new dumping board on the pier at the foot of West 47th street, and until noon, Tuesday, December 4th, for building a new dumping board on pier at the foot of West 47th street.

LIME.—The usual cut and dried quotations for Eastern are given, which would imply a steady market, and as there is no convicting evidence to the contrary the record must so be made. Hints, whispers and insinuations, however, are still current, tending to create an impression that in some secret way buyers secure advantages not shown in the mere "official" quotation, and no report of the market would be fair without this explanation. Demand has been quiet during the week, but there was less stock offering, and the previous difficulty in regard to an excess of lump has been overcome by reducing the amount shipped to 100 bbls. in a 1,000, the balance, of course, common. Other limes are steady, and receivers of St. John stock claim to place it as fast as it comes to hand.

LUMBER.—The distribution into consumptive channels is increasing somewhat, but there is no real animation nor anything to suggest the hope that such a development may ensue for the present. Indeed, after certain contracts are filled and a few new ordinary trade orders met, it is expected that business will lapse into a condition of quietness not to be broken until the turn into the new year has taken place. Some of the trade, however, claim to already see better prospects for spring, and consider it to be the silver lining to the cloud that has so long hung over the market. In a wholesale way there is naturally a narrowing compass of operations at this season, and few changes of a radical nature on any of the leading descriptions of stock. It looks as though work in the woods would be quite as full as usual this winter, weather permitting.

Eastern Spruce has nothing in the way of an open general demand, as the majority of dealers have fairly well anticipated their wants, and some possess a comparatively full accumulation. It is, therefore, not a good market upon which to send in a great quantity of stock, even of good average quality, and should receivers at any time be compelled to urge business, the weakening result would be greater than usual at this season. Now and then reports are heard of sales at pretty full rates, but they can generally be explained as the result of careless negotiations on the part of buyers, or some extra cost for delivery, etc. We quote at \$13.00@15.00 per M for 6 to 9 inch and \$15.00@16.00 for 10 to 12 inch, with specials at \$16.50@18.00 per M.

Northern Spruce, it is claimed, could be sold to some extent on a guarantee of delivery, but that cannot be given, and filling out old contracts is now about the main movement. Northern Hemlock is practically done for the season, but for Pennsylvania cut there is continued demand of fair average proportions, and without more than the previous slight irregularity on value. 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 of desirable quality remains well in hand, and owners say if they cannot sell now it will be all right in the spring, and they are willing to carry over. Prices, therefore, rule about steady. 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 1/2c. 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, 6@6 1/2c. 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 offers no features of a significant character not already pretty well ventilated. Opportunity for placing additional stock from the offering of manufacturers is about exhausted except possibly some special lot, and the distribution on all home outlets is said to be about as small as ever, with only a narrow margin at the prices obtained. The export movement, too, is unsatisfactory, for while now and then a reasonably full order may be secured, it is found impossible to retain the attention of buyers for any lengthy period through which the position might be brought into better form. Arrivals on contract continue and go direct into yard. 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 moves into consumption fairly, fresh cargo trade is secured, with now and then some very desirable special bills, and in a general way the market has pretty good form. Indeed, the great display of sympathy toward operators in this class of wood occasionally made by some of the spread eagle writers who appear to be endeavoring to fill space is rather misplaced, and the position, while not brilliant, is quite up to the average of any other class of stock, with a tendency to improve as manufacturers are more inclined to work in harmony. 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 retains a good general degree of favor, but buyers are not climbing over each other in order to obtain the stock, as might be inferred from some of the highly ornamented reports given, nor is there competition sufficient to stimulate values. The line of prices, in fact, remain just about the same as for some time past, and if there is anything faulty about the conditions, buyers ask for and obtain allowances. Perfect kiln dried stock is what is wanted and nothing else.

Hardwoods are commented upon in much the previous general terms. Demand fluctuates somewhat, but is taking some little stock into consumption, especially where it will be worked up for house trim, etc., and requires a general assortment, all of which is available at about former rates. There is said to have been a little more effort of late to place parcels here from interior accumulations, but finding no special attraction in the offering buyers met the move with indifference, especially as the majority are already reasonably well supplied. The export trade is not particularly full at the moment but shippers can always be approached with a choice and attractive offering, for which they will pay good rates. We quote at wholesale rates by car load as follows: Walnut \$60@110 per M. 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 have found a moderately active sale,

about proportioned to the season, and with supplies of most kinds kept very well in hand sellers maintain steady values. A few arrivals now and then take place coastwise. 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, \$18@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

The seventh annual meeting of the American Forestry Congress is called at Atlanta, Ga., December 5th, 6th and 7th, 1888. The objects of this association are set forth in the following extract from circular letter accompanying notice of meeting:

The American Forestry Congress is an association of men who recognize that the wasteful manner in which our timber supplies are squandered, that the irrational neglect with which our forest areas are treated have already proved hurtful, both directly and indirectly, to the best interests of our country, and should now be checked before evil consequences become still more apparent.

Such a result can only be attained by a widespread knowledge of the significance of the remaining forest areas and by a willingness on the part of every intelligent citizen to help in remedying the evil.

The American Forestry Congress has for its object the creation of a public sentiment in favor of a more rational treatment of our forest resources.

It attempts to attain this object by holding annual meetings in places where an incipient interest in the forestry question exists; by publishing the information secured and papers read at such meetings; by issuing bulletins; by aiding in the formation of local forestry associations; by assisting in the introduction and celebration of arbor days and in other educational features, and by working up a general interest among the people and the legislators.

GENERAL LUMBER NOTES.

THE WEST.

The *Timberman* as follows:

The copious rains of the past two weeks, although rather late in the season, have come as an appropriate conclusion to the season's log driving. All the small inland lumber streams tributary to the principal rivers are filled to overflowing, and hung-up logs are coming down in every direction. This will keep some of the boom companies a little longer at work, in the way of an annex to the labors of the past booming season. In Michigan this will constitute a very important matter in the care of the "Rear" finally completed.

The movement from manufacturing points to the distributing centres seems to be about over for the season, and the stock held by the wholesalers is uncommonly heavy; yet the manufacturers claim to have considerable lumber in their possession which will be forwarded later on by rail. It appears that the stock now at the mills is largely green, and wholesalers do not consider such stock as affecting the visible supply of lumber for some time to come. Wholesalers expect to have heavy trade, and do not figure that prices will be lower. In fact many confidently expect higher prices. Wholesalers in the West are not buyers just now, and this may account for these bullish views.

Aside from this, values are well maintained by the generally accepted opinion that lumber is good property, whatever influence may be brought to bear on it. Many, the majority in fact, think that lumber is low at current prices, and that good trade must follow a comparatively dull summer and autumn, sufficient to lower the high piles without any sacrifice being made to sell it. Not much is expected of the immediate demand, but great hope is expressed in what will be done during the winter and early spring months.

The mills in Wisconsin and Michigan have not fully shut down as yet, but all agree that the drives are cleaner this season than for several years.

And in commenting upon the Chicago yard trade as follows:

A great effort has been made to sustain the price of common lumber. Three weeks ago traveling men reported hearing of \$11.50 for piece stuff. They have not been bothered lately with such prices. Short piece stuff is not plenty here; wholesalers have trouble in finding it. One dealer who will enter the season with a stock of 20,000,000 feet of lumber has one-third less short piece stuff than usual. A dozen wholesalers report a shortage nearly in proportion. Long piece stuff is dull at \$14.50 to \$15 for 2x6 and 2x8, 20 and 22 feet long. First quality fencing is in good demand. No. 2 fencing 12, 14, 18 and 20 feet long has been sold at \$12.50. There are reasons to believe that 4-inch No. 2 fencing 12, 14 and 16 feet long is selling at \$11, for these cheaper grades of fencing are in good supply, and there is much competition to fill the orders that are coming in for the stock to be used in crib building. The better the lumber the nearer list it is selling, and the less there is of it to be had. This shows that the price is being governed by supply and demand, which all will admit to be a healthy condition of affairs.

The relative condition of stocks and prices is the same in good as in common lumber. Firsts and seconds clear 2-inch is worth \$47 and hard to get, while buyers for Western yards report that A select 1 1/4 and 1 1/2 at \$36, and the same grade 2 inches thick at \$39 is listed too high to enable them to buy in this market. The scarcity of flooring, ceiling and siding in competitive markets should make the better grades of inch lumber more valuable here.

The Northwestern *Lumberman* says:

The greatest piece of news to many Eastern Michigan lumbermen is that which comes from Ottawa, Ont., in effect that an order in council has been passed increasing the export duty on pine logs from \$2 to \$3. The object of this is, of course, to prevent the export of logs in the rough, and this increase in duty is practically prohibitory. It will knock the calculations of a number of mill men silly, and cut off fully 200,000,000 feet of logs which Michigan mill men expected to raft out of the Georgian Bay waters next season, and will also stimulate the business of saw mill building in Her Majesty's dominions. The order, I have reason to believe, was entirely unexpected by Michigan mill men now cutting logs in Canada, and will have a tendency to make them sick in the trousers pockets.

A Michigan lumberman said to me that this action of the Dominion government would tend to increase

stumpage on this side. Mill men short of timber and having extensive plants on their hands would be forced to pay more for timber when deprived of Canada as a source of supply, and the stumpage owner would not be compelled to lie awake nights to size up the situation. He regarded the increase of duty on logs in the rough as a retaliatory act, but, inasmuch as the American people had declared for high protective tariff, it was but natural that the Canadians should protect their own pine trees with both hands and feet if necessary. And they seem inclined to.

And as follows regarding the crop market at Chicago:

The big fleet that lay sluggish at the docks last week was finally worked off, so that by the first of this week it was all cleared off, and the market since has been light. There was, however, on Thursday, prospect that another sizeable fleet would again put in an appearance, as many vessels had gone out for loads.

Piece stuff continues to be the chief attraction among buyers. Good loads and parts of cargoes sell off readily at prices somewhat firmer than those which prevailed a short time ago. The bottom of the market is now at \$10.25, and \$10.37 1/2 is often realized, with prices ranging upward when loads contain different percentages of long lengths, 2x4 or 2x12, or anything that the purchaser particularly desires.

Coarse green inch lumber is not wanted, and sells slowly, but dry stock is in better demand. For the remainder of the receiving season there will be a slow market for green lumber, except it be piece stuff.

Chicago Lumber has the following:

It is expected that the log output in the Upper Mississippi River district will be somewhat reduced from last year, by many it is thought as much as 20 per cent. The small jobbers are dropping out, partly because they have no money, and partly because of a lack of stumpage, that article having gradually settled into the hands of holders who run their own logging camps. Whether the reported intentions of the larger operators to reduce their cut will stand the test of a favorable logging season, may well be regarded as open to question. Usually they leave the way open for a modification of their plans later, and heretofore such modification has commonly been in the direction of an increase rather than a diminution in the quantity put in. If the expressed determination of the loggers in the Northwest should be generally carried out this winter, there would be a marked decrease in the log supply of next season, but in the light of experience it would be unsafe to accept this result as assured. A large grain of allowance may well be taken with all such statements at this time in the year.

CANADA.

Canadian papers say that opinions are somewhat divided among lumber dealers as to the probable effect upon our lumber trade of the stated increase of the export duty on logs to \$3 per 1,000 feet board measure. It is pretty certain that it will tend to stop the export of logs from Canada. A number of American firms who were purchasers of Canadian limits with a view to shipping the logs to the United States, to be there manufactured, have made the experiment of so shipping them without any satisfactory results, so far as we can learn; but, say some dealers, what if the American government shall place the duty against Canadian lumber at \$3 per 1,000 feet? If the retaliation idea in the minds of some Republicans be not eradicated by their recent success at the polls something of the kind might be not unlikely. Meanwhile, the election excitement having subsided, we may look for improved trade on the other side of the border.

GREAT BRITAIN.

The *Timber Trades Journal* says:

Liverpool is still unable to face the prices paid elsewhere for pitch pine, especially for sawn timber. The stock of hewn logs has decreased to 155,000 cubic feet, which is moderate, but 433,000 cubic feet of sawn timber on hand acts as an effectual check upon any disposition to contract for further supplies at present. When this is materially reduced the merchants here may take heart and be found facing the c. i. f. figures other ports round the coast are paying. Still we must not lose sight of the facts that a good demand is in existence for this wood, for no less than 220,000 feet went into consumption during last month, and also that the import here will be light for some time to come, as few early contracts have been made for the reason given above, so that we may look ere long for some activity in the c. i. f. market for Liverpool.

American Black Walnut.—There are large stocks of both logs and lumber on hand at the docks, with generally a good free sale, except perhaps in the case of poor quality stuff, which can only be got rid of at very low prices.

American Whitewood.—A fairly good trade is doing in this. Logs are rather quiet, but lumber is moving off very satisfactorily.

American Oak.—We notice the arrival lately of several parcels of fine-grown logs, which have been piled in the sheds at the East Wood Wharf. For these, however, there does not appear to be a very ready sale, but in the case of figury board stuff we hear of a large trade being done, though the stock here needs no replenishing at present.

NAILS.—Business moderate and uncertain beyond what may be considered a regular demand and not much new to suggest. The supply is not only ample but a little too full at times, and prices under the circumstances rule easy. Sales have been made in large invoice at \$1.75. General quotations start at \$1.80@1.85 per keg for car lots, and \$1.90@1.95 from store.

PAINTS, OILS, ETC.—For the general run of standard goods there is a fair sort of demand with more animation shown in the movement toward some outlets. Buyers, however, will not allow themselves to be hurried in any way and, as a rule, the intimation of a hardening on values is pretty sure to lead to a reduction of orders. Supplies and assortments continue equal to about all calls. Linseed Oil meets with some attention from all ordinary sources at 55@56c. for Western and 58@58 1/2c. for City. Spirits Turpentine has sold fairly in a jobbing way, and closes firmly at 46 1/2@47 1/2c. per gallon, according to size of invoice.

TAR AND PITCH.—About an average demand prevailed from regular sources, and there was nothing very new in the general conditions of trade. Offerings fair and sellers accepting former rates. We quote

Pitch at \$1.25@1.50 per bbl.; Tar at \$2.00@2.30, according to quantity, quality and delivery.

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

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending Nov. 23.

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

RICHARD V. HARNETT & CO.

Table listing real estate sales by Richard V. Harnett & Co. including Perry st, No. 144, s s, 70.9 e Washington st, 21x97.5, two-story brick dwell'g and one-story brick stable on rear, sub. to right of way. Isaac Elkus \$7,700.

A. H. MULLER & SON.

Table listing real estate sales by A. H. Muller & Son. including Central Park W., (8th av), n w cor 74th st, 25.8x100, vacant. Judge P. Henry Dugro 28,000.

Table listing real estate sales by D. P. Ingraham & Co. including 115th st, No. 343, n s, 73 w 1st av, runs west 27 x north 100.11 x west 25 x north 10.11 x east 55 x south 11.10 x west 3 x south 100.11 to beginning, four-story stone front tenem't. J. J. McDonald for John Callahan. (Amt due \$941) 12,150.

JAMES BLEECKER & SON.

Table listing real estate sales by James Blecker & Son. including Lexington and 4th avs, 131st and 132d sts—the block, four-story brick factory, boiler and engine house, stables, shop, &c., and two-story brick dwell'g. H. H. Shepard, Brooklyn. 90,000.

SMYTH & RYAN.

Table listing real estate sales by Smyth & Ryan. including 77th st, No. 233 E., n s, three-story brick dwell'g. J. A. Lane. 5,115.

WM. KENNELLY & BRO.

Table listing real estate sales by Wm. Kennelly & Bro. including *91st st, Nos. 62 and 64, s s, 158.10 w 4th av, abt 41.7x100.8, two three-story stone front dwell'gs unfinished. Henry Hyman. (Amt due on this and No. 66 \$34,907; prior morts. \$16,500) 34,000.

OTHER AUCTIONEERS.

Table listing real estate sales by other auctioneers. including 2d st, n e cor 2d av, 25x100, Woodlawn. Chas. Schultz. (Bid in) 815.

Table listing real estate sales including 3d av, s s, 100 e 2d st, 100x100. 1,000. 3d av, n s, 100 e 2d st, 100x100. 1,010.

BROOKLYN, N. Y.

R. V. HARNETT & CO.

Table listing real estate sales in Brooklyn by R. V. Harnett & Co. including Carroll st, n s, 360 e 4th av, 20x100, vacant. Edward Graul. \$800.

JERE. JOHNSON, JR.

Table listing real estate sales in Brooklyn by Jere. Johnson, Jr. including Dean st, No. 171, n s, bet Bond and Hoyt sts, 20x100 three-story brick and stone dwell'g. Thomas McGarry. 6,300.

OTHER AUCTIONEERS.

Table listing real estate sales in Brooklyn by other auctioneers. including Leonard st, No. 373, w s, 75 s Front st, 25x83x25x84. Jas. McCloud. 600.

CONVEYANCES.

NEW YORK CITY.

NOVEMBER 16, 17, 19, 20, 21, 22.

Table listing conveyances in New York City. including Bedford st, Nos. 20 and 22, s e cor Downing st, 40x54, two five-story brick tenem'ts with stores. John F. Schilling, Meta M. wife of Frank McCormack children of John H. Schilling to Maria Schilling widow. C. a. G. Nov. 20. \$10,000.

Table listing conveyances in New York City. including Broome st, No. 214 1/2, n s, 18.7x75x18.6x75, three-story brick store and tenem't. Meyer Marks, New York, and Esther White, Brooklyn, to Dora Levy. Ms. \$8,500. Nov. 15. 12,500.

story stone front dwell'g. John Lindenmeyr to Daniel Brubacher. B. & S. C. a. G. Mort. \$7,000. Nov. 17. 10,000

22d st, n s, 175 e 10th av, 16.8x98.8. Morris Bernstein to Charles A. Hoff. Mort. \$7,500. Nov. 15. 13,250

22d st, No. 44, s s, 257 e 6th av, 23x98.9, four-story stone front dwell'g. Virginia T. Livingston widow to Robert C. Livingston. Q. C. Nov. 19. 7,375

Same property. Robert C. Livingston to Elizabeth T. Belt. Nov. 8. 29,500

23d st, No. 130, s s, 300 w 6th av, 25x98.9, three-story brick store and dwell'g. Franklin L. Chamberlin to Elizabeth B. O'Neill. 1/2 part. Nov. 9. nom

Same property. J. Palmer O'Neil, Chicago, Ill., to Franklin L. Chamberlin, Cleveland, O. Nov. 9. nom

30th st, No. 232, s s, 231.8 w 2d av, 18.4x98.9, three-story brick dwell'g. Charlotte W. Wright, Middlebury, Vt., Harriet L. Blish, New York, and Mark H. White, Hackensack, N. J., to John Bisco. Nov. 1. 10,000

31st st, No. 437, n s, 275 e 10th av, 25x98.9, three-story brick dwell'g. Joseph P. Flynn to James H. Beglan. B. & S. Jan. 15, '80. 3,000

32d st, No. 341, n s, 166.8 w 1st av, 16.8x98.9, four-story brick tenem't. John Halloway, Brooklyn, to Ellen I. Halloway. Mort. \$3,000. April 9. gift

32d st, No. 315, n s, 200 e 2d av, 20x98.9, four-story brick tenem't. Same to same. Mort. \$4,000. April 9. gift

32d st, No. 329, n s, 350 e 2d av, 25x98.9, four-story brick store and tenem't. Same to same. Mort. \$5,000. April 9. gift

32d st, No. 339, n s, 183.4 w 1st av, 16.8x98.9, four-story brick tenem't. Same to same. Sub. to mort. April 9. gift

32d st, No. 345, n s, 133.4 w 1st av, 16.8x98.9, four-story brick tenem't. Same to same. April 9. gift

36th st, s s, 275 e 9th av, 50x98.9; No. 344, four-story brick store and tenem't; No. 346, two-story frame store and dwell'g and two-story frame dwell'g on rear. John Hussey to Edward F. or T. Murray. 1/2 part. C. a. G. Nov. 2. 3,000

Same property. Annie Defgiani widow to Edward F. Murray. Q. C. 1/4 part. Nov. 15. nom

Same property. Catharine wife of John Griffin to same. 1/4 part. Q. C. Nov. 15. nom

38th st, No. 206, s s, 126 e 3d av, 21x98x21x94, four-story brick store and tenem't and four-story brick tenem't on rear. Francis Pfeiffer to Eliphalet N. Peck, Stamford, Conn. Mort. \$6,000. Nov. 22. 13,400

39th st, No. 407, n s, 100 w 9th av, 25x98.9, five-story brick store and tenem't and two-story brick stable on rear. Leopold and John Leicht and Therese Sommer heirs Leopold Leicht to Charles Leicht. All title. B. & S. Nov. 21. val consid

Same property. Susanna Leicht widow to same. All title. B. & S. Nov. 21. gift

39th st, No. 409, n s, 125 w 9th av, 25x98.9, five-story brick store and tenem't and two-story brick dwell'g on rear. Same to John Leicht heir Leopold Leicht. All title. B. & S. Nov. 21. gift

Same property. Leopold and Charles Leicht and Therese Sommer heirs Leopold Leicht to same. All title. B. & S. Nov. 21. val consid

39th st, Nos. 536 and 538, s s, 500 w 10th av, 50x98.9, two five-story brick flats. David Christie to Marian Gouverneur, Washington, D. C. Mort. \$25,500. Nov. 19. exch

39th st, No. 420, s s, 275 w 9th av, 25x98.9, five-story brick store and tenem't. Edward Brucks to S. Van Rensselaer Townsend. All mort. Nov. 20. 21,125

41st st, No. 139, n s, 155 e Broadway, 25x98.9, four-story stone front dwell'g. Richard A. Anthony exr., &c., Harriet P. Anthony to Frank L. Anthony. Aug. 2. nom

41st st, No. 454, s s, 150 e 10th av, 16.8x98.9, four-story brick store and tenem't. Jacob Poulin to Robert Maywald. Nov. 15. 7,500

43d st, No. 345, n s, 200 e 9th av, 25x100.4, five-story brick tenem't. Denis Smith to James McCune. Mort. \$13,000. Nov. 20. 27,000

47th st, No. 123, n s, 50 e Lexington av, 17x80. }
47th st, No. 135, n s, 157.6 e Lexington av, }
17.6x100.5. }
Release mort. Abraham Kaufmann to Angelo Mondolfo. Nov. 15. 6,000

47th st, No. 123, n s, 50 e Lexington av, 17x80, three-story stone front dwell'g. Angelo Mondolfo to Ella wife of Frank A. Friedman. Mort. \$11,000. Nov. 20. 19,500

47th st, No. 135, n s, 157.6 e Lexington av, 17.6 x100.5, three-story stone front dwell'g. Angelo Mondolfo to Carl A. von Heygendorff. Mort. \$11,000. Nov. 20. 19,500

47th st, No. 331, n s, 425 e 2d av, 25x100.5, five-story brick store and tenem't. Rebecca wife of Joseph Leon to Bernardine wife of Carl Edel. Mort. \$10,500. Nov. 15. 19,000

47th st, No. 133, n s, 140 e Lexington av, 17.6x100.5, three-story stone front dwell'g. Release mort. Abraham Kaufmann to Angelo Mondolfo. Nov. 15. 3,000

Same property. Angelo Mondolfo to Catharine Schindler. Mort. \$11,500. Nov. 15. 19,500

50th st, No. 427, n s, 255 e 1st av, 20x100.5, four-story stone front dwell'g. Nathan L. Hahn to Joseph Hahn. Ms. \$11,000. May 31. 15,500

51st st, No. 345, n s, 175 w 1st av, 25x100.5, five-story brick flat. Jacob Korn to German, Isaac, Jacob and Emanuel S. Kahn. Mort. \$14,000. Nov. 15. 22,500

51st st, No. 343, n s, 200 w 1st av, 25x100.5, five-story brick flat. Jacob Korn to German and Emanuel S. Kahn. Mort. \$14,000. Nov. 15. 22,500

58th st, s s, 175 e 11th av, 200x100.5; Nos. 534-538, three one-story frame buildings; Nos. 540-550, five-story brick flats and one-story brick building on rear. John J., Thomas, Edwin and Susan, Jr., Jefferson to Susan Jefferson, their mother. Mort. \$18,000. Nov. 12. gift

Same property. Susan Jefferson widow to The Jefferson Real Estate Co. Mort. \$18,000. Nov. 12. 50,000

58th st, n s, 105 e 7th av, 101x100.5, eight-story brick and stone apartment house, Barcelona. Foreclos. Hamilton Cole to James J. McComb. Sub. to foreclos, leases, &c., and mort. \$235,725 and int. from June 9, 1888. Nov. 9. 200,000

58th st, n s, 206 e 7th av, 102x100.5 with right of way, &c., eight-story brick and stone apartment house, Salamanca. Foreclos. Same to same. Sub. to foreclos, leases, &c. Nov. 9. 213,500

58th st, n s, 308 e 7th av, 108.6x100.5, with rights of way, eight-story brick and stone apartment house, Tolosa. Foreclos. Same to same. Sub. to foreclos, leases, &c. Nov. 9. 217,800

59th st, s s, 105 e 7th av, 101x100.5, eight-story brick and stone apartment house, Cordova. Foreclos. Hamilton Cole to James J. McComb. Sub. to foreclos., leases, &c., and mort. \$282,470 and int. from May 1, 1888. Nov. 9. 200,000

59th st, s s, 206 e 7th av, 102x100.5, with right of way, &c., eight-story brick and stone apartment house, Granada. Foreclos. Same to same. Sub. to foreclos, leases, &c. November 9. 215,000

59th st, s s, 308 e 7th av, 108.6x100.5, with right of way, &c., eight-story brick and stone apartment house, Valencia. Foreclos. Same to same. Sub. to foreclos, leases, &c. Nov. 9. 214,700

70th st, No. 409, n s, 213 e 1st av, 25x100.4, two-story frame dwell'g on rear. Anna Hindenlang widow to Theodore Linke. Nov. 19. 5,400

70th st, s s, 100 e 2d av, 81x100.5, vacant. Max Danziger to Natale, Luigi, Guiseppe and Stefano Cavinato. Oct. 1. 27,000

71st st, No. 65, n s, 535.6 w 8th av, 18x102.2, four-story stone front dwell'g. John E. Calhoun, Cornwall, Conn., to Gertie wife of Max Weil. Mort. \$18,000. Nov. 12. nom

71st st, No. 63, n s, 517.6 w 8th av, 18x102.2, four-story stone front dwell'g. Same to Max Weil. Mort. \$18,000. Nov. 12. nom

72d st, No. 43, n s, 80 w Park av, runs west 20.4 x north 60 x east 0.4 x north 42.2 x east 20 x south 102.2, four-story stone front dwell'g. Daniel Hennessy to Theresa Metzger. Mort. \$33,000, and taxes 1888. Nov. 19. 60,000

72d st, n s, 100 w 9th av, 75x102.2. Release mechanic's lien. Jeremiah Kennedy to Charles Buek. Nov. 12. nom

73d st, No. 20, s s, 275.2 e 5th av, 22.7x102.2x22.6x102.2, four-story stone front dwell'g. John Foley to Ebenezer K. Wright. B. & S. C. a. G. Nov. 21. val consid

73d st, No. 260, s s, 207 e West End av, 18.8x102.2, four-story brick dwell'g. William P. Austin to Marie L. Jarvis. Mort. \$28,000. Nov. 19. 47,000

76th st, n s, 250 e 9th av, 117.4x100x119x100, vacant. Newman Cowen to Bernard S. Levy. C. a. G. Nov. 16. nom

77th st, No. 126, s s, 261 w 9th av, 20x102.2, four-story stone front dwell'g. Walter H. Pollard, Brooklyn, to Emily Bennett. Mort. \$20,500. Q. C. and grant of life estate. Oct. 3. nom

81st st, No. 122, s s, 256 w 9th av, 19x102.2, four-story stone front dwell'g. Henry E. Woodward to Mary E. wife of James H. Conroy, South Orange, N. J. Mort. \$20,000. Nov. 15. 40,000

82d st, No. 39, n s, 387.6 e 9th av, 22.6x100.3, four-story brick dwell'g. J. Bentley Squier to George Parsons. Mort. \$18,000. Jan. 5. nom

83d st, No. 240, s s, 127.8 w 2d av, 24.10x102.2, three-story frame dwell'g. Henry Greenebaum to Ida M. wife of Henri D. Dickinson. Sub. to mort. \$8,500. Nov. 16. 10,000

84th st, s s, 300 w 9th av, 25x102.2, vacant. George H. Moller, New York, and Cord Moller, Hoboken, N. J., to Michael J. Byrne. Nov. 12. 10,000

84th st, Nos. 272-282, s e cor West End (11th) av, 100x52.2, six three-story brick and stone dwell'gs, excepting the two lots 84th st, No. 274, s s, 66.8 e West End av, 16.8 x52.2; also, 84th st, No. 282, s e cor West End av, 16.8x52.2. Foreclos. John A. Weekes, Jr., to Frederick P. Foster. Aug. 30. 39,350

84th st, s s, 16.8 e 11th av, 50x52.2. }
84th st, s s, 83.4 e 11th av, 16.8x52.2. }
Maria J. wife of Hiram Moore to Frederick P. Forster. Q. C. Sept. 1. nom

84th st, No. 280, s s, 16.8 e 11th av, 16.8x52.2, three-story brick dwell'g. Frederick P. Forster to Harriett A. Barrett. Mort. \$8,000. Nov. 12. 11,500

85th st, No. 16, s s, 141 w 8th av, 20x102.2, four-story brick dwell'g. Release mort. Henry B. Wesselman to Elizabeth Steinmetz. Nov. 19. nom

Same property. Release mort. William H. Simonson to same. Nov. 19. nom

Same property. Elizabeth wife of John H. Steinmetz to Alice B. Colcord. Mort. \$24,000. Nov. 19. 40,000

86th st, n s, 100 e Riverside Park, 200 x —, re-

strictions as to buildings. Jennie T. wife of Cyrus L. Eidlitz with Schuyler Quackenbush and William E. D. Stokes. Sept. 27. nom

87th st, No. 137, n s, 303.6 w 9th av, 14x100.8, three-story brick dwell'g. Release mechanic's lien. R. Clarence Dorsett to Frederick Hussey. Oct. 29. val consid

Same property. Frederick Hussey to Mary B. Kidder. Mort. \$14,000. Nov. 1. 21,000

88th st, n s, 250 e 10th av, 50x100.8, vacant. Foreclos. Ambrose Monell to D. Newton Barney, Farmington, Conn. Oct. 15. 15,000

88th st, n s, 100 e 10th av, 100x100.8, vacant. Foreclos. Same to same. Oct. 15. 30,000

91st st, n s, 190 e Madison av, 19.8x100.8. Release mort. Isaac Lewis to Sarah E. wife of Samuel D. Bussell and Samuel B. Wray. Nov. 19. 500

99th st, No. 166, s s, 140.5 e 10th av, 15.5x74.7x15.5x73.10, three-story brick dwell'g. Ernest A. Redfern to Charles E. Cleveley. Mort. \$5,000. Nov. 19. 10,500

100th st, s s, 100 w 3d av, 50x100.11, two five-story brick tenem'ts. Henry C. Smith to Edward P. Shields. All liens. Nov. 21. nom

100th st, s s, 150 w 3d av, 175x100.11, seven five-story brick tenem'ts. Same to William S. Rankin. All liens. Nov. 21. nom

100th st, n s, 100 e 3d av, 50x100.8. Release mort. Frederic Booss to Philip Smith. November 14. 5,052

100th st, s s, 57.6 e West End av, runs south 9.10 x east 8 x south 41.1 x east 21 x north 50.11 to 100th st, x west 29, three-story brick dwell'g. John H. Odell to Ralph S. Townsend. B. & S. and C. a. G. Mort. \$6,500. Nov. 9. See West End av. 7,000

105th st, n s, 200 w 10th av, 50x100.11, vacant. Christian H. Schultheis to Thomas McNerny. Nov. 15. 20,000

106th st, No. 215, n s, 209.6 e 3d av, 20x100.11. }
106th st, No. 221, n s, 269.6 e 3d av, 20.6x100.11. }
Two four-story brick tenem'ts. }
Thomas F. Healy to Peter Wolfe. Mort. \$16,000. Nov. 15. 24,000

106th st, No. 160, s s, 250 w 3d av, 75x100.11, two-story brick dwell'g and vacant. Samson B. McGown to Jacob Bookman. Nov. 15. 28,000

Same property. Jacob Bookman to John Hickey. Mort. \$20,000. Nov. 16. 30,750

109th st, Nos. 108 and 110, s s, 76 e 4th av, 38x100.11, two four-story brick tenem'ts. Griffen Tompkins, Brooklyn, to Herman Wronkow. Mort. \$15,000. Nov. 19. 20,000

110th st, s s, 95 e 1st av, 50x100.11, vacant. Estelle wife of George W. Dean to said George W. Dean. Mort. \$4,500. Nov. 19. nom

111th st, s s, 175 w Madison av, runs south 100.11 x west about 0.1 x north 100.11 to st, x east —. Adolph B. Ansbacher to Henrietta Magnus. C. a. G. Nov. 15. 250

112th st, No. 313, n s, 166.8 w 8th av, 16.8x100.11, three-story brick dwell'g. Dore Lyon to Arabella wife of S. L. Malcolm. Mort. \$7,000. Nov. 12. 15,000

112th st, No. 311, n s, 150 w 8th av, 16.8x100.11, three-story brick dwell'g. Same to Sutherland G. Taylor. Mort. \$7,000. Nov. 12. 15,000

112th st, No. 317, n s, 200 w 8th av, 16.8x100.11, three-story brick dwell'g. Dore Lyon to Richard and Thomas Flanagan. Mort. \$7,000. Nov. 12. 15,000

112th st, n s, 100 w 8th av, 133.4x100.11. }
113th st, s s, 100 w 8th av, 133.4x100.11. }
Release judgment. George B. Gough to Dore Lyon. July 16. nom

113th st, s s, 117.9 w 5th av, 17.3x100.11. Release mort. Amy Willits, North Hempstead, L. I., to William C. Burne. Nov. 9. 500

Same property. Release mort. Same to same. Nov. 9. 1,000

Same property. Release mort. Sarah H. Powell to same. Nov. 9. 2,500

Same property. Release mort. Same to same. Nov. 9. 2,000

Same property. Release mort. Louis Raffloer to same. Nov. 17. 2,500

116th st, No. 77, n s, 126.8 e Madison av, 16.8x100.11, three-story stone front dwell'g. Patrick Gallagher to Samuel Lilienthal. Nov. 22. 16,000

116th st, No. 338, s s, 225 w 1st av, 16.8x100.10, three-story stone front dwell'g. Moritz A. Gottlieb to Edward Gottlieb. Mort. \$6,000. Nov. 19. 12,500

Same property. Edward Gottlieb to Cecilia Gottlieb. Mort. \$6,000. Nov. 19. 12,500

117th st, No. 521, n s, 223 e Av A, 25x100.10, three-story brick dwell'g. Joseph Crozier to James C. McEachen. Mort. \$5,000. November 13. 7,600

120th st, n s, 125 w 7th av, 50x100.11, vacant. David J. King et al. exrs., &c., Edward J. King to Jackson Armstrong. Nov. 16. 11,000

120th st, n s, 175 w 7th av, 50x100.11, vacant. Same to Newman Cowen. Assessm'ts, if any. Nov. 19. 10,900

121st st, Nos. 224-236, s s, 250 w 7th av, 125x100.11, seven five-story brick flats. Mary E. wife of John Carlin to Matthew Sheedy. All liens. Nov. 12. nom

121st st, No. 271, n s, 100 e 8th av (former line), and also 67.9 e St. Nicholas av, 17x100.11, three-story stone front dwell'g. Foreclos. Edward S. Dakin to Joseph H. Kitchell and ano. exrs. Harriet S. Ewen. Nov. 21. 10,000

122d st, s s, 100 e 8th av, 50x100.11. Walter Brady to George Edgar. Q. C. November 15. nom

123d st, s s, 140 e 4th av, 50x100.5, vacant. Henri D. Dickinson to Thomas F. Cooke. Sub. to encroachments and mort. \$12,000. November 10. 15,000

126th st, n s, 125 w Lenox av, runs northerly 77 to centre old Kingsbridge road, x abt north along road 24.3 x southerly 98.5 to st, x east 17.10; also
 Plot lying north of centre line said old Kingsbridge road and the premises above, bounded south by said centre line and by premises above, east by continuation of east side of premises above, north by south side of lots fronting on 127th st, and west by west side of above premises extended.
 Charles L. Webster, Fredonia, N. Y., to Annie M. Webster, same place. Q. C. November 15. 5,000
 129th st, n s, 100 e 11th av, before widening, 47 x99.11. Obed Wheeler individ. and admr. Thomas Wheeler dec'd, Theodore Wheeler, South Dover, New York, and William B. Wheeler, of Pawling, New Yerk, heirs Thomas-Wheeler to Richard Fitzpatrick. Nov. 19. 9,000
 130th st, No. 6, s s, 143.4 e 5th av, 16.8x99.11, three-story stone front dwell'g. Release, correcting error in notice of sale on foreclos. Mary F. Jones to Grace A. Selleck. Mort. \$7,500. Nov. 1. nom
 Same property. Frank B. and Mary L. Mayhew to same. Q. C. Oct. 31. nom
 Same property. Mary L. Mayhew to same. Mort. \$7,500. Nov. 3. nom
 Same property. Grace A. Selleck to Ellen M. Earle. Mort. \$7,500. Nov. 3. 40,000
 130th st, No. 3, n s, 93.9 e 5th av, 18.9x99.11, four-story stone front dwell'g. Mary L. Mayhew to Grace A. Selleck. C. a. G. Sub. to mort. Nov. 20. 5,000
 131st st, n s, 325 w Lenox av, 50x99.11, new dwell'gs projected, vacant. Henry McAleenan to Mattie A. Cockburn. 1/2 part. Nov. 15. 8,000
 Same property. Henry McAleenan exr. Hugh McAleenan to same. 1/2 part. Nov. 15. 8,000
 133d st, No. 59, n s, 235 e Lenox av, 16.8x99.11, three-story brick dwell'g. Edwin H. Burr to Charles Mendel. Mort. \$6,500 and taxes 1888. Oct. 31. 12,000
 135th st, No. 247, n s, 80 e 8th av, 20x100, vacant. Patrick H. McManus to Thomas F. Garrett. B. & S. All liens. Oct. 5. nom
 Same property. Party wall agreement. Same with same. Oct. 5. nom
 136th st, Nos. 164 and 166, s s, 125 e 7th av, 25x99.11, two three-story stone front dwell'gs. Release mort. Reuben Ross to Stephen J. Wright. Nov. 20. nom
 Same property. Stephen J. Wright to Wilfred J. Wright. C. a. G. Mort. \$13,000. Nov. 16. 24,000
 138th st, s s, centre line, if extended, 250.11 w St. Nicholas av, runs south along centre of 9th av if opened to centre of block bet 137th and 138th sts if extended, x east abt 121.5 x northwest on slight curve 131.7 to centre 138th st if extended to point 178.9 w St. Nicholas av, x west 72.2. Josephine M. Brown to Annie E. wife of J. Romaine Brown. Nov. 15. 7,500
 141st st, No. 203-211, n s, 75 w 7th av, 100x99.11, five five-story brick flats. Mary E. wife of and John Carlin to Matthew Sheedy. All liens. Nov. 21. nom
 153d st, s s, 675 w 11th av Boulevard, 25x99.11. Josephine M. Brown to Annie E. Brown. Oct. 17. 700
 159th st, n s, 175 e 11th av, 150x99.11. Mary E. wife of John Carlin to Matthew Sheedy. All liens. Nov. 12. nom
 Av B, w s, 51.4 s 84th st, 25.4x80, five-story brick flat. Joseph Schreiner to Hugo Kanzler. Mort. \$11,000. Nov. 19. 19,500
 Coogan av, w s, 100.6 s 145th st, runs west 90.2 x south — to point 317.11 s 145th st, x east 60 to av, x north 217.11, twelve three-story brick dwell'gs.
 142d st, s s, 100 w 8th av, 50x99.11, two-story frame dwell'g.
 142d st, s s, 200 w 8th av, 50x99.11, two-story frame dwell'g.
 Mary E. wife of John Carlin to Matthew Sheedy. All liens. Oct. 18. nom
 Lexington av, No. 1723, e s, 17.7 n 108th st, 16.8x65, four-story stone front flat. S. Louise Stephens widow to Annie M. Kellogg widow. Mort. \$9,500. Oct. 13. 11,400
 Madison av, No. 555, e s, 107 s 56th st, 18.5x100, four-story stone front dwell'g. Catharine R., Rebecca E. and John I. Northrop to Henry S. Lawrence. 3/4 part. Nov. 16. 24,253
 Same property. Charles H. and F. W. Senff trustees under deed of trust by Chas. H. Northrop to same. 1/4 part. Nov. 16. 8,084
 Madison av, w s, 49.7 n 31st st, 24.7x95. Caroline T. Healey, Jenkintown, Pa., to William F. Mittendorf. Q. C. Nov. 6. nom
 Mount Morris av, w s, 100.11 n 121st st. Party wall agreement. James V. S. Woolley to Walter F. Kilpatrick. July 25. nom
 Pleasant av, Nos. 412 and 414. Party wall agreement. Anna wife of Ernst C. Kerl to Ellen H. and Mary L. Barrett. Oct. 31. nom
 South 5th av, w s, 73.3 s Houston st, 48.10x75; No. 78, five-story brick store and dwell'g; No. 80, four-story brick store and dwell'g. Edward M. Voorhees to Annie I. Knapp, Montclair, N. J. 1/2 part. Mort. \$15,000. Nov. 19. nom
 West End av, n w cor 89th st, 201.5 to 90th st, x west 300 x south 125.8 x west 112 x south 75.8. Modification of covenants. Charles T. Barney, Francis M. Jencks and Bernard Wilson to Julia A. wife of Cyrus Clark. October 30. nom
 West End av, No. 190, e s, 84.4 n 73d st, 20x100,

four-story brick dwell'g. William J. Merritt to James D. Putnam. B. & S. Oct. 24. nom
 Same property. James D. Putnam, Brooklyn, to May L. wife of Hopper S. Mott. Mort. \$29,000. Nov. 19. 40,000
 Same property. Release mort. William H. and Ebenezer C. Jackson and John H. Hankinson of W. H. Jackson & Co. to same. Sept. 27. nom
 Same property. Release judgment. William E. D. Stokes to same. Nov. 17. 100
 West End av, e s, 55 n 75th st, 18x75. Release judgment. William E. D. Stokes to Josiah W. Dudley. Nov. 17. nom
 West End av, No. 714, e s, 33.11 s 100th st, 17x65.6, three-story brick dwell'g. Ralph S. Townsend to John H. Odell. B. & S. C. a. G. Mort. \$8,000. Nov. 9. See 100th st. 7,000
 2d av, w s, 26 n 83d st, 0.5x101.8. Release mort. Metropolitan Savings Bank to Edward C. and Patrick Sheehy. Oct. 31. nom
 4th av, e s, 51.3 s 119th st. Party wall agreement. Ann McDonagh widow, Nelson Haradon individ. and trustee George F. Haradon, Isabel wife of Nelson Haradon and Margaret Germain with Christian Brand. Nov. 14. 500
 5th av, No. 241, e s, 84.8 n 27th st, 26x100, four-story stone front dwell'g. Partition. Scott Lord to Joseph Naylor. Nov. 19. 105,000
 Same property. Mary M. wife of Churchill J. Cambreleng to same. 1/2 part. May 1. 33,333
 Same property. Alfred Colvill to same. 1/2 part. May 1. 33,333
 Same property. Euphemia C. Purton to same. 1/2 part. May 1. 33,333
 5th av, e s, 84.8 n 27th st, 26x100. Joseph Naylor to James R. Townsend and ano. exrs., &c., Charles A. Coe. C. a. G. Nov. 19. 100,000
 7th av, n e cor 58th st, 100.5x105, eight-story brick and stone apartment house, Lisbon. Foreclos. Hamilton Cole to James J. McComb. Sub. to foreclos., leases and mort., &c., \$351,669, with int. from Oct., 1887. November 9. 200,000
 7th av, s e cor 59th st, 100.5x105, eight-story brick and stone apartment house, Madrid. Same to same. Sub. to foreclos., &c., \$352,569, and int. from May 1, 1888. Nov. 9. 200,000
 7th av, Nos. 2054 and 2056, w s, 40 s 123d st, 40.7 x80, two five-story stone front flats with stores. Emeline wife of and William H. Johnston and Elizabeth wife of Richard E. Johnston to Peter R. J. Coughlin. Mort. \$33,000, taxes, 1888, and water tax, 1887 and 1888. Oct. 30. 48,000
 7th av, e s, 24.11 s 134th st, runs east 75 x south 47.4 x southwest 4.5 x west 71.5 to av, x north 50, vacant, new buildings projected. John Cullen to David Frank and Henry Hyman. Mort. \$10,000. Nov. 15. 21,000
 8th av, No. 2287 and 2289, s w cor 123d st, 50.11 x39.11, two five-story brick flats with stores. Hugh J. Grant, sheriff, to William A. Penn. Deed on execution. Oct. 31. 227
 8th av, n e cor 142d st, 24.11x100. Joseph F. Kelly to Lucinda Y. Brown. Q. C. Nov. 15. 25
 8th av, No. 2353, w s, 25 n 126th st, 25x100, five-story brick flat with store. Herman Luning to Mayer Kahn. Mort. \$20,000. Nov. 14. See 11th st. 38,000
 8th av, Nos. 606 and 608, e s, 49.5 n 39th st, runs east 100 x north 49.4 x west 25 x south 0.6 1/2 x west 75 to av, x south 48.9, two four-story brick stores and tenem'ts and two-story frame dwell'g on rear. Charles and John Leicht heirs Leopold Leicht to Leopold Leicht and Therese Sommer. All title. B. & S. All liens. Nov. 21. val. consid
 Same property. Susanna Leicht widow to same. All title. B. & S. All liens. Nov. 21. gift
 8th av, n w cor 113th st, 25.11x100, one and two-story frame building. David J. King et al., exrs., &c., Edward J. King to William Rankin. Assessm'ts. Nov. 19. 12,100
 8th av, No. 2501, w s, 75 s 134th st, 24.11x75, five-story brick store and tenem't. Foreclos. Stanley W. Dexter to Emanuel Heilner and Moses J. Wolf, of Heilner & Wolf. Mort. \$15,000. Nov. 22. 20,600
 8th av, Nos. 2775 and 2777, w s, 50 n 147th st, 49.11x75, two five-story brick tenem'ts with stores. Release judgment. James S. and George F. Simpson to Harry Graham. November 21. nom
 Same property. Henry Graham to James King. Mort. \$30,470. Nov. 12. consid. omitted
 9th av, No. 828, e s, 50.5 n 54th st, runs east 100 x north 15.1 x northwest 100.9 to 9th av, x south 27.7, four-story brick tenem't and store. Henry Lipman to William Cohen. 1/2 part. Mort. \$15,000. Nov. 12. nom
 9th av, No. 334, e s, 20.9 n 29th st, 21x70.1, four-story brick store and tenem't. Robert T. Beaver, Brooklyn, to Mary W. Thomson, Brooklyn. 1/2 part. Q. C. Oct. 19. nom
 Same property. Mary J. Beaver, Richmond Co. to same. 1/2 part. Q. C. Oct. 19. nom
 Same property. Mary W. Thomson widow, Brooklyn, to J. Scott Aitken. Nov. 17. 15,500
 9th av, Nos. 614 and 616, e s, 40.2 s 44th st, 40.2 x100, two three-story brick stores and tenem'ts.
 83d st, Nos. 61 and 63, n s, 175 e 9th av, 33x102.2, two four-story brick dwell'gs.
 George W. Da Cunha et al. trustees of The National Building Co. to The National Building Co. Mort. \$40,000. Nov. 15. nom
 Same property. George W. Da Cunha, Andrew J. and Joseph Whiteside to same. Q. C. Nov. 15. nom
 9th av, e s, 126.5 n 97th st, 50x100, vacant. Newman Cowen to Fernando Yost. C. a. G. Nov. 9. 25,000

10th av, No. 927, w s, 25.5 s 60th st, 25x100, five-story stone front flat. Bryan L. Kennelly to Edward A. Crane and Sarah J. his wife. Mort. \$18,000. Nov. 19. 34,250
 10th av, s e cor 85th st, 102.2x100, vacant. Contract. George H. Scott to Theodore W. Myers. Nov. 20. 30,000
 10th av, No. 1494, e s, 53.10 n 88th st, 28.4x100, five-story brick flats with stores. Ellen M. wife of James Earle to Grace A. Selleck. Mort. \$20,500. Nov. 1. 35,000
 10th av, e s, 53.10 n 88th st, 28.4x100. Release mort. Henry E. Howland trustee to Grace A. Selleck. Nov. 16. nom
 Interior lot on centre line, bet 85th and 86th sts, at point 235.7 east Park av, runs east 51.1 x south 1 x west 51.1 x north 1. Rachel wife of and Henry St. G. Young and Anton Jaeger to Philip Braender. B. & S. November 20. 204
 Interior lot on centre line bet 82d and 83d sts, 225 w 9th av, runs west 37 x south to south line of mortgaged premises, x southeast to east line of mortgaged premises, x north 42.8. Release mort. Equitable Life Assur. Soc. of the U. S. to William H. Stafford. Nov. 16. nom
 Interior lot begins at point 90 w 2d av and 80.10 n 16th st, runs north 20 x west 20 x south 20 x east 20. Emma L. B. Hill, Brooklyn, to Anna Somarindyck, Oyster Bay, L. I. B. & S. C. a. G. Oct. 29. nom
 Lot begins at point in centre line bet 33d and 34th sts, 325 w 11th av, runs north 12 x west to point 225 e 12th av, x south to centre line, x east to beginning, grant of right to erect and maintain railroad track. Rebecca S. wife of William H. Mills, Rebecca Dunham, Samuel Ingersoll, George I. and Theodore M. Amsdell, Bartholomay Brewing Co., Jacob H. Ostrum, Mary Bowman, John E. Connelly, Jane Mayne and John Dunham to N. Y. Central & Hudson River Railroad Co. Oct. 31, 1887. nom

MISCELLANEOUS.

All of mortgaged premises lying south of a line 104.1 s s West Houston st. Release mort. William H. J. Graham trustee to Julia L. wife of Frederick S. Tallmudge. Nov. 12. nom
 General assignment. Herman Muller, Max H. Heydenreich and E. W. or U. Edel of Muller, Heydenreich & Edel to Cyrus H. Elwell. Nov. 17. nom
 Grantors 1-5 part of all estate, real and personal, of which John Westfall died seized, and being same estate, real and personal, which Lucy H. Kuhn grantee conveyed to Frederick Harting trustee, &c. Theodore Bayer, Brooklyn, trustee of Lucy H. wife of George A. Kuhn to said Lucy H. wife of George A. Kuhn, Frankfurt-on-the-Main, Germany. May 4. nom

23d and 24th WARDS.

Berry st, s s, 78.6 w Anthony av, 25x74.7x25x73.6, h & l. C. Adelbert Becker to Augustine Dorst and Oreste Onofri, joint tenants. Nov. 16. 5,500
 Broadway, s e cor Macomb st, 48.6x103.6. Harriet Webb widow to James F. Mulligan. Mort. \$6,000. Nov. 15. 8,500
 Chisholm st, w s, 100 s Freeman st, 25x120. Alwin G. Borgmann to Joseph Pinchbeck. Nov. 20. 600
 Church st, s w cor proposed New st, 50x150. Alonzo Howell to Charles Gallagher. Mort. \$2,000. Nov. 15. 4,500
 Same property. Charles Gallagher to Mary A. Howell. Mort. \$2,000. Nov. 15. 4,500
 Marmion pl, s e s, at line bet lots 202 and 203 and being part lots 203 and 212 map East Tremont, 25x150 to Southern Boulevard. John Price, Jr., to Agnes Mayer. B. & S. and C. a. G. Nov. 20. nom
 Rockfield st, n s, 500 e Marion av, 25x126.11. }
 Rockfield st, n s, 525 e Marion av, 25x126.10. }
 John Ruck to Mary Hoffstadt. All liens. Oct. 3. nom
 Terrace pl, e s, lot 416 map Melrose South, 54.3 x113.10x50x92.4, excepting portion taken for Railroad av East. Charles Spillner to William H. Payne. Nov. 19. 3,300
 133d st, s s, 100 e Lincoln av, 250x200 to 132d st. Bache Cunard to Jacob Ruppert. Mort. \$34,000. Nov. 20. 64,000
 162d st, s w s, 465 s e Courtlandt av, 16x100 Julia C. Hendrickson to Edward Becker. Mort. \$2,500. Nov. 17. 2,900
 167th st, n s, 68.7 e Stebbins av, 25x81.1x25.3x88, probable error in description. George F. Swain, Passaic, N. J., to Charles Sass. Nov. 8. 375
 183d st, n e s, 70 n w Bathgate av, 23x87.6. Release mort. Joseph M. De Veau to Charles Barnes. Nov. 3. 2,000
 Arthur av, w s, 219 n Kingsbridge to West Farms road, 25x125. Michael Dunne to Christian Gohl. Nov. 10. 2,500
 Concord av, w s, 60 s Mary st, 20x100. Annie E. Smith widow to Francis C. Grable, Omaha, Neb. Mort. \$3,692. Sept. 7. 6,000
 Same property. Isabella McIntire widow to same. Q. C. Sept. 7. 6,000
 Courtlandt av, e s, 115.8 s 152d st, 65.8x100. John M. and Peter Sauter, Anna wife of Joseph Heulse and Gertye wife of John Burkhardt heirs Jacob Sauter to Angela Sauter. Q. C. Nov. 14. nom
 Courtlandt av, e s, 28.3 s 149th st, 25x100. William H. Payne to Charles Spillner. Nov. 21. 5,000
 Independence av, centre line, at intersection with Hudson River, runs north along river 234 x east 380 to Palisade av, x south and east along curve in Palisade av 235 x west 146 to Inde-

pendence av, x west 428 to Hudson River R. R., x south 20 to centre Independence av, x west to beginning, excepting all rights of Hudson River R. R. and excepting land taken for Spuyten Duyvil & Port Morris R. R. and leaving about 1 acre, hs & ls. Foreclos. George P. Smith to Josephine B. Kroger, Brooklyn. Nov. 20. 11,100

Heath av, e, s, 3 n of F. Morris' land, 53.5x122x10.10x129, h & l. Mary A. wife of Frank H. Walker to Amy R. Shaver. Mort. \$6,000, taxes, &c. Oct. 1, 1887. 10,000

Intervale av, w s, 417 s 167th st, 25x102.4x25.3x98.9. Samuel Sherwood to Joseph A. Pinchbeck. Nov. 12. 425

Inwood av, w s, north part lot 357 map Inwood, &c., at line bet Nos. 357 and 358, 73.9x156x137.6. Julia A. Stebbins to Patrick Russell. Oct. 24. 800

Jackson av, s e s, lot 93 and part 92 map Belmont, 115x100, hs & ls. Margaret McGuire to Robert Welsh. Mort. \$600. Nov. 19. 5,150

Jackson av, e s, 185.9 s 165th st, 21x84.1. Release mort. R. Clarence Dorsett to John W. Decker. Nov. 22. 450

Same property. Release mort. Fannie McCormack to same. Nov. 22. 240

Same property. John W. Decker to John Thumann. C. a. G. Mort. \$1,800. Nov. 22. 4,200

Madison av, s w cor 181st st, runs west 136.6 x south 69.2 x east 36 x north 35.9 x east 100 to av, x north 25. Release mort. Henry de F. Weekes exr. Isaac Smith to William H. Schott. Nov. 16. nom

Madison av, s w cor 181st st, runs west 125 x south 66.3 x east 25.6 x north 35.9 x east 100 to av, x north 25. William H. Schott to Patrick Connor. Nov. 16. 1,900

Myrtle av, n w s, 255 n e Morris st, 1x150. J. Vina Dworak to Richard Turner. B. & S. Nov. 10. 48

Palisade av, s w cor New Drive 123.7x98 along north side plot No. 2, &c., to New Drive, x northeast following curves 210, being lot 3 map M. E. Putnam property.

Palisade av, w s, part lot No. 2 map M. E. Putnam property, Spuyten Duyvil, 25x102 to east side New Drive, x north — x east 98.

Margaret E. wife of Albert E. Putnam to Lelia E. Partridge, Reading, Pa. Nov. 17. 2,319

Rustic av, east cor John st, 66x150. John B. Smyth to Patrick Hogan. Nov. 15. 1,000

Ryer av, n w s, 100 s 183d st, 100x125. William J. Valentine to James, Mary E., William A. and Jennie Valentine. Sub. to dower Susan A. Valentine. July 25. nom

Wales av, south cor 145th st, 25x100. Martin Fuselahr to Charles H. Zuck. Nov. 12. 1,100

Wales av, s e s, 25 s w 145th st, 25x100. Same to William Muller. Nov. 12. 900

Washington av, e s, 78 s 180th st, 50x100.2x44.8 x100.10. Release mort. Lillian M. Hebbert to C. Adelbert Becker. Nov. 15. 1,600

Washington av, n w s, 212.5 n e Quarry road, 100x150. John C. Giffing et al. exrs. Clarkson Crolius to Annie Matthies. July 28. 6,000

3d av, e s, 328 n 167th st, 23x100. George E. Faile to Amelia Bobinson. Nov. 16. 5,150

All those certain premises taken in the proceeding for the opening of Gerard av, known by the damage No. 3 in said proceedings. Release mort. Charles Watrous to Mayor, &c., New York. Oct. 9. nom

Kingsbridge road, north cor Arthur st, 30.9x126x25x144. John J. Brady to Michael Dunne and Rose his wife joint tenants. Nov. 10. 1,100

Lot partly in city of Yonkers and partly in the city of New York; contains abt 33 acres, bounded on south by lands of Sisters of St. Vincent de Paul, on the west by the Hudson River, on the north by lands of Bechstein Bros. and on the east by lands of Mrs. S. A. Walbridge, with lands under water, &c. William B. Forrest, Boston, Mass., to John Townshend. C. a. G. Dec. 13, 1882. Recorded. nom

Part lot 157 map Morrisania, 1 1/2 miles from Harlem River, &c., beginning on division line between said lot and lands of grantee herein, 80 n e from line of lot 156, &c., and 146 s from point 5 of n s 168th st, runs north 70 x northwest 9.2 x southwest 28 x southeast 3.7 x southwest 42 x southeast 5.6. William H. Meeks, Locust Valley, L. I., exr., &c., Jacob P. Giraud to N. Y. & Harlem R. R. Nov. 17. 475

LEASEHOLD CONVEYANCES.

Bowery, No. 21. }

Henry st, Nos. 54 and 56. }

Agreement as to partnership in leasehold premises and contract to purchase. Simon Epstein with Morris Jacoby. Aug. 7, '88. nom

Eldridge st, No. 53. Assign. lease. Henry T. Kahrs to Frederick Lindinger. 650

Houston st, n s, 91.8 e Av C, 40x46x40x48.8. Augustus W. and Sarah B. Reynolds to Ignatz Meirowitz and Samuel Altman. 21 years, from May 1, 1894, per year, 650

Pine st, No. 36. Assign. lease. William White to William D. Phye. 1,818

Wall st, No. 15. Assign. lease. William White with consent of Richard A. Clark to Martin K. Robinson. nom

Waverley pl, n e s, lot 4 map by E. Smith, 27.6 x133 to alley or carriage way leading to Macdougall st, x27.5x131.2. Assign. lease. Emily H. Chauncy with consent of George E. and Benjamin O. Chisolm trustees Margaret Chisolm to John H. Davis. Re-recorded. Mar. 30. 25,000

13th st, n s, 189.6 e 5th av, 19.9x103.3. Assign.

lease. Twiss Bermingham to Dudley D. Flemming. 8,250

14th st, No. 111 E., and Irving pl, s e cor 15th st, Irving Hall. Consent to assign. lease, guarantors joining. Hannah A. Crain at request of Michael Steinhard, Rosalie Schoenberg and Isaac Goldman to Gustav Amberg. Nov. 16. nom

24th st, n s, 550 w 10th av, 25x98.8. Assign. lease. Theodore Johnson admr. will annexed of Peter Johnson to Anna E. Morton and Fredericka H. Scherer, Brooklyn. nom

Same property. Assign. lease. Anna E. Morton and Fredericka H. Scherer to Theodore Johnson. 1-5 part. nom

47th st, No. 39 W., n s, 572.6 w 5th av, 22.6x100.5. Trustees Columbia College to Jane I. wife of John H. Washburn. 21 years, from Nov. 1, 1885, per year, taxes, &c., and 846

47th st, No. 31 W., n s, 479.7 w 5th av, 23.10x100.5. Same to Rosa A. wife of Leonardo del Monte. 21 years, from Nov. 1, 1885, per year, taxes, &c., and 955

48th st, No. 40, s s, 514 w 5th av, 16x100.5. Columbia College to Angelina B. wife of O. H. Smith. 21 years, from Nov. 1, 1886, per year, taxes and 628

49th st, No. 34, s s, 449.6 w 5th av, 26.6x100.5. Trustees Columbia College to Rosalie C. wife of T. Wolf Tone. 21 years, from Dec. 1, 1886, per year, taxes, &c., and 1,079

50th st, No. 20, s s, 317 w 5th av, 24x100.5. Trustees of Columbia College to Albert Kelley. 21 years, from June 1, 1889, per year, taxes, &c., and 1,060

50th st, No. 21, n s, 357 w 5th av, 21x100.5. Same to John J. Levy. 21 years, from Jan. 1, 1886, per year, taxes and 907

51st st, No. 36, s s, 517 w 5th av, 21x100.5. Trustees Columbia College to Emily F. wife of Fordyce D. Barker. 21 years, from July 1, 1889, per year, taxes, &c., and 820

55th st, No. 632 W. Assign. lease. John J. McDonald to Daniel Kenney. 500

1st av, No. 2005, all. John Simon to John Wulphop, Jr. 21 years, from Nov. 14, 1888, per year, 264 and 300

2d av, No. 1069. Assign. lease. Hugh Smith to Stephen J. Sullivan. 700

3d av, s e cor 76th st, store. Assign. lease. Peter Doelger to Edward Higgins. nom

Same property. Surrender lease. James and John McCoy and Edward Higgins to Kaufman Hirsh. Nov. 14. nom

KINGS COUNTY.

NOVEMBER 15, 16, 17, 19, 20, 21.

Adams st, s s, 726.1 w Coney Island plank road, 12.6x103.1x12.6x103, Flatbush. Gilbert P. Conklin to Frederick B. Traviss. Mort. \$1,100. \$1,750

Ashford st, w s, 212.6 s Arlington av, 12.6x97.6. Thomas Everit to Edward A. Everit. Mort. \$1,000. 2,154

Adelphi st, e s, 308 n Atlantic av, 25x100. William C. Lusk, South Nyack, N. Y., to Arnold H. Wagner. Sub. to mort. and taxes, 1888. 4,250

Barbey st, e s, 25 n Stoothoff av, 20x100. Wm. B. Nichols to Morris Jacobs. 100

Barbey st, w s, 45 s Vienna late Van Brunt av, 20x100. William B. Nichols to Patrick T. Clark. 100

Bergen st, part of mort. premises, lying north of; also

Park pl, part of mort. premises, lying south of; also

Portion of mort. premises, north of St. Marks av and east of Saratoga av; also

Prospect pl, s s, 300 w Ralph av, runs south 127.9 x east 200 x south — to pl, x—; also,

Park pl, n e cor Ralph av, 100x130.7x — to av, x—; also,

Howard av, e s, 22 n Prospect pl, 40x100; also

St. Marks av, s e cor Howard av, 100x75; also,

St. Marks av, s s, 220 w Saratoga av, 180x127.9; also,

St. Marks av, s w cor Saratoga av, 100x79.1x —; also,

Howard av, e s, 100 s Prospect pl, 40x100; also,

Part of mort. premises, north of St. Marks av, bet lines 100 w Howard av and 375 e of Howard av.

Release mort. James W. Dearing to Walter E. and Emeline Parfitt. nom

Bergen st, s s, bet Hopkinson and Rockaway avs, known as lot 18 block 229 assessm't map 24th Ward. John C. McGuire Registrar Ar-rears to Walter E. and Emeline Parfitt, &c. 20

Bergen st, s s, bet Hopkinson and Rockaway avs, known as lot 15 block 229 assessm't map 24th Ward. Same to same. 73

Berkeley pl, Nos. 68 and 70, s s, 92 w 6th av, 33.8x95, hs and ls. Henry B. Lyon, Flat-bush, to Amelia wife of Charles Merritt, Mt. Vernon, N. Y. Morts. \$9,000. 16,000

Same property. Release mort. George H. Roberts to Henry B. Lyons. 1,000

Boerum st, No. 131, n s, 125 w Graham av, 25x100, h & l. Henry Roth to Annie Levy. Mort. \$2,000. 4,000

Boerum pl, s e s, 201.8 n e Livingston st, runs southeast 91.2 to Red Hook lane, x northeast 32.8 x northwest 48.8 x southwest 3.6 x north-west 53.2 to Boerum pl, x southwest 29. Walter E. Parfitt individ. and exr. Henry Parfitt and Emeline Parfitt widow and devisee of Henry Parfitt to Andrew McClen-nen. Mort. \$16,500. 23,500

Bond st, No. 279, e s, 68 n Union st, 16x75. Par-

titution. George B. Abbott to Michael Haley. Mort. \$1,250. 2,150

Bond st, No. 279. Release judgment. George V. Brower to William F. Bedell et al. nom

Braxton st, s s, 211.6 e 7th av, 13.8x100, h & l. George W. Bronson to George L. Bronson. Mort. \$1,000. nom

Bridge st, w s, 150 n Tillary st, 34.10x107.7x31.9x107.6. American Primitive Meth. Soc., Brooklyn, to Ann wife of Edwin Holloway. All liens. nom

Same property. Ann Holloway to Herman Williams. 7,900

Same property. Herman Williams to John Mullins. C. a. G. nom

Broadway, n s, 75 e Hull st, 21x100, h & l. William De Lacy to Christian A. Keppler. Mort. \$3,000. exch

Broadway, n w cor Moffatt st, runs west 40 x north 100 x west 60 x north 20 x east 100 to Moffatt st, x south 120. Charles A. Briggs, New York, to Robert S. Neely. Taxes for 1888 and street assessm't \$136. other consid. and 5,000

Same property. Robert S. Neely to Benjamin F. Lewis. Mort. \$4,500 and taxes 1888. 10,000

Same property. Benjamin F. Lewis to Frank W. Ames. 11,500

Butler st, s s, 225 w Franklin av, 25x131. Patrick Savage to Frederick B. Bailey. Mort. \$300. 850

Butler st, s s, 205 w Bond st, 20x120, h & l. Michael Metzen to Minna Muller widow. Mort. \$5,000. exch

Butler st, n s, 266.8 e Howard av, 41.8x127.9. Joseph Maxwell to John G. Wolf and Hen-rietta his wife, joint tenants. 650

Carroll st, s s, 210 e Hicks st, 20x100, h & l. Patrick Pollard to Michael O'Donohue. Mort. \$3,800. 6,225

Cleveland st, w s, 300 n Arlington av, 50x100. Edward F. Linton to Robert W. Finnie. Mort. \$2,000. 4,000

Clymer st, s s, 84.2 w Wythe av, 19x71. Sarah E. Hicks to William Ludwig and Auguste his wife. Mort. \$3,000. 3,700

Cornelia st, w s, 100 s Evergreen av, 75x100. Frank Wyant to Charles F. and William H. Grim Taxes 1888 and assessm't. 3,000

Crescent st, s e cor Glen st, 50x100. Joel F. Tyler to William J. Calvin. Street assess-ment. 825

Dean st, s s, 360 e Franklin av, 20x100, h & l. George W. Wingate to Eugene Thebaud. Mort. \$5,500. 8,750

Dean st, s w s, 150 n w Boerum pl, 25x100, h & l. William V. Simpson, Chicago, to Absalom W. Dieter. Mort. \$1,500. 4,000

Same property. Absalom W. Dieter to Thomas A. Conolly. Mort. \$1,500. 4,000

Degraw st, s s, 156.4 e 4th av, 16.4x100, h & l. George R. Brown to Elise Arming. Mort. \$5,000. exch

Denton pl, s e s, 80 n e 1st st, 20x90. Emeline H. Parsons to John Mullen. 600

Douglass st, n s, 300 w Franklin av, runs north along Brooklyn, Flatbush & Coney Island R. R. 131 x west 20 x south 131 to st, x east 20. The Mutual Life Ins. Co., New York, to Frederick B. Bailey. 750

Douglass st, n s, 660 w Franklin av, 20x131. Mutual Life Ins. Co., New York, to John Murphy. C. a. G. 750

Eastern Parkway, s s, 80 e Montauk av, 20x90. Effingham H. Nichols to George C. Meyer. 350

Eldert st, n w s, 160 n e Bushwick av, runs northwest 200 to Halsey st, x northeast 80 x southeast 100 x southwest 60 x southeast 100 to Eldert st, x southwest 20. Frederick W. Miller to Minnie Hofer. Q. C. nom

Elm st, s s, 210 w St. Nicholas av, 40x100. James D. Lynch to Edward J. Skerritt, Jr. 800

Elton st, w s, 45 n Belmont av, 25x81.11, h & l. Wilbur H. Whitlock and William F. Hill to Thomas Everit. Mort. \$1,200. 2,250

Fulton st, s s, 399 e Utica av, runs west 14 x south 100 x east 16.10 x south 100 to Herkimer st, x east 42.11 x northerly along centre Hunterfly road to beginning. Whitman Kenyon and Albro J. Newton, of Kenyon & Newton, to Bridget King. B. & S. nom

Fulton st, s s, 40.5 w Franklin av, 60x117. Re-lease mort. The Mutual Life Ins. Co. to James A. Loucks. 2,000

Fulton st, No. 1006, s s, 254.8 e Grand av, 20x100.2, h & l. Charles C. Noble, New York, to Lewis S. Samuel, New York. Mort. \$8,500. 12,475

Fulton st, s s, 60 e Bond st, 20x66.10x20x67. Michael Bennett and ano. exrs., &c., Thomas Wheeler to Annie M. Wheeler. Mort. \$10,205. 28,000

Fulton st, s w cor Albany av, 20x100.

Congress st, No. 113. }

Leasehold. Michael Bennett and ano. exrs., &c., Thomas Wheeler to Mary J. wife of Patrick Oates. Mort. \$704. 18,700

Fulton st, s s, 274.8 e Grand av, 19.6x102, h & l. Clara wife of and Edward Earle, New York, to Hugo Scheller. Mort. \$8,500. 12,300

Fulton st, s s, extends from Rockaway av to Stone av, 700x100. Luther W. Emerson to William H. Scott, New York. Morts. \$52,000. nom

Fulton st, s s, 234.8 e Grand av, 20x102, h & l. Clara N. wife of Edward Earle, New York, to William Craft. Correction. 12,475

Garfield pl, n e s, 165 n w 9th av, 20x100. Olin G. Walbridge to Augustus C. Walbridge. nom

George st, s e s, 200 s w Knickerbocker av, 25x100. Christian Sussle to Bernhardt Guensche. 1,075

George st, s e s, 175 n e Central av, 25x100.

George st, s e s, 200 n e Central av, 25x100, }

Hugo Weil, New York, to Eva Zann. Morts. \$5,000. 13,000
 Gold st, w s, 237.2 s Willoughby st, 21.10x100. Partition. Anthony Barrett to Harriet L. Potter. Correction deed. 250
 Grand st, s s, 200 e Gardiner av, 75x97.6. Charles H. Reynolds to James Baird. 030
 Halsey st, n s, 95 w Throop av, 16.3x100.
 Halsey st, n s, 30 w Throop av, runs north 42 x west 1 x north 58 x west 15.3 x south 100 to st, x east 16.3.
 William H. H. Young to Nathan Kaplan. Q. C. (Corrects grantee's name). nom
 Halsey st, n s, 46.3 w Throop av, 48.9x100. Same to same as last. Q. C. (Same correction). nom
 Halsey st, late Margaretta st, s e s, 180 n e Bushwick av, 60x100. Ann wife of and David A. Fithian to Laura M. Lawrence and Minnie Hofer. Q. C. nom
 Halsey st, s e s, 160 n e Bushwick av, runs northeast 100 x southeast 100 x southwest 80 x southeast 100 to Eldert st, x southwest 20 x northwest 200. Laura M. Lawrence and Minnie Hofer to John G. Cozine. 5,700
 Halsey st, n w s, 160 n e Bushwick av, 20x100, h & l. James Gascoine to Jane Gelhardt. nom
 Halsey st, s s, 200 e Ralph av, 325.2x100. Paul C. Grening to Walter Hopkins. Morts. \$10,000 and taxes 1888. 24,000
 Hancock st, s s, 228 e Marcy av, 2x100. Release mort. William H. Scott, New York, to Louis F. Seitz. nom
 Same property. Release mort. The Mutual Life Ins. Co. to Montrose W. Morris. nom
 Same property. Montrose W. Morris to A. D. Bloodgood. 375
 Hancock st, Nos. 227 and 229, n s, 40 w Marcy av, 40x100, h & l. Victoria A. J. Forrest widow to William P. Austin. Mort. \$20,000. 35,000
 Hancock st, s s, 125 e Sumner av, 20x100, h & l. Frank M. Tichenor, New York, to Emma Taylor. Q. C. nom
 Hanson pl, s s, 173 w Fort Greene pl, runs south 100 x east 35 x south 49.5 x southwest 67.9 x north 186.2 to Hanson pl, x east 22. Frederick W. Dunton, New York, to The Long Island R. Co. C. a. G. Mort. \$8,000. nom
 Hendrix st, late Smith av, w s, 175 s Glenmore av, 25x100. Elizabeth Stoothoff to Joseph Reiter. 700
 Hendrix st late Smith av, e s, 85 s Vienna late Van Brunt av, 20x100. William B. Nichols, New York, to Albert H. Crook. 100
 Hendrix st late Smith av, e s, 45 s Vienna late Van Brunt av, 20x100. William B. Nichols to Charles Leech. 100
 Henry st, s s, 107.9 e Bowne st, 25x100. Willard G. Putnam, Middleburgh, N. Y., to Elizabeth A. or O. Putnam, same place. 1,800
 Herkimer st, n s, 100 e Stone av, 100x100. Grace wife of William M. Benedict to Sarah A. Gregory. Mort. \$2,000. 5,000
 Herkimer st, n s, 120 w Rochester av, 20x100, h & l. William H. M. Johnson to William F. Johnson. B. & S. nom
 High st, s s, 50 e Adams st, 25x103.6. John Eggert to Hugh J. Begly. 5,250
 Himrod st, s e s, 160 n e Evergreen av, 20x100. George M. Amon to Albert Baerenceau. 3,050
 Hopkins st, s s, 125 e Marcy av, 18.9x100, h & l. Martin Schrenkeisen to Jens H. Mickelson. Q. C. nom
 Humboldt st, s e cor Frost st, 20x80. Orville B. Ackerly, Yonkers, N. Y., to Edward R. Shaw, Yonkers, N. Y. Mort. \$2,000. 5,000
 Ivy st, s e s, 160 s w Central av, 20x100. David Hopkins to Abraham L. Hopkins. B. & S. nom
 Jay st, e s, 205.11 n Tillery st, runs south 0.1 1/2 x 50.1x0.2x50.1. George Schumann to Hugh J. Begly. Q. C. nom
 Kosciusko st, n s, 445 e Nostrand av, 15x100, h & l. Isabella wife of Abraham Daniels to Matilda Kling. 2,500
 Keap st, s e s, 75 s w South 2d st, runs southeast 58.7 x southwest 26.5 x northwest 41.3 to st, x northeast 20, h & l. James Dower to Mary E. and Julia N. Whalen. 1,200
 Leonard st, e s, 101.3 s Seigel st, 23.9x25. John Meurer to Wilhelmina and Richard Vom Lehn joint tenants. 850
 Linden st, n w s, 100 s w Knickerbocker av, 75 x 100. Charles Aichmann to Anna Vollmoeller. 2,000
 Livingston st, No. 284, s s, 84.4 e Bond st, 19.4x100.3, h & l. Elizabeth G. wife of Charles E. Noble, Athens, Pa., to William H. Evans. 5,500
 Lorimer st, w s, 50 n Boerum st, runs west 100 x north 44 x east 20 x north 6 x east 80 to Lorimer st, x south 50. William Stieglitz to Theresa Maurer. Mort. \$3,000. 4,500
 Lott st, e s, 400 s Vernon av, 25x175, Flatbush. Josephine A. wife of Martin J. Sinnott to Minnie Hofer. nom
 Manhasset pl, w s, 180 s Rapelye st, 50x86, h s & l. Mary E. Lynch to Helen C. Barden, New York. Morts. \$10,000. 18,000
 Monroe st, n s, 330 e Reid av, abt 15x100. Elphalet Stratton to John S. Conover. 3,800
 Monroe st, w s cor Lewis av, 22.6x81, h & l. Daniel B. Norris to Susan T. Price. 14,500
 Monroe st, n s, 175 e Sumner av, 25x100, h & l. Fanny wife of Eli H. Bishop to William Crosier, Flatbush. Sub. to morts. 4,500
 Monroe st, n s, 150 e Sumner av, 25x100, h & l. Eli H. Bishop to same. Sub. to mort. 3,000
 Montgomery st, s w s, 163 n w 9th av, 21x100. Olin G. Walbridge to Robert R. Walbridge. nom
 Montieith st, n s, 100 w Bremen st, 20x100, h & l. John G. Schmidt to Charles Loffler. 2,000
 Monteith st, n s, 120 w Bremen st, 18.4x100, h

& l. Eliza wife of Carl A. Eysenck formerly widow of John Schweick to Louise wife of Sebastian Hoh. Mort. \$800. 2,340
 Monteith st, n s, 150 e Bremen st, 25x90. Henry Steubing to John Steffens. Mort. \$5,000. 5,800
 Newell st, e s, 180.1 n Van Cott av, 25x100.
 Newell st, e s, 230.1 n Van Cott av, 25x100. Martin Schwendel to Benjamin J. Warner. Morts. \$6,000. 11,400
 Newell st, e s, 303 s Nassau av, runs north 3 x east 100 x south 22.3 x—. John R. Henderson to James L. Jensen. 250
 Same property. Release mort. Mary A. Lawton to John R. Henderson. nom
 North Elliott pl, w s, 260 s Flushing av, 17x91.3 x17.1x89.11. George Willans to Frederick Eppinger, New York. 4,000
 North Henry st, e s, 85 n Nassau av, 200x100. James D. Lynch, New York, to John J. Randall and William G. Miller. Release mort. 5,750
 Pacific st, n e s, 225 n w Carlton av, 125x100. James Finan to Charles H. Collins. Mort. \$5,000. nom
 Pacific st, s e cor Bedford av, 62.2x100.4x36.4 to av, x 109.1. Release mort. Robert W. Tailer trustee Frances P. Field to John D. Cutter. 1,486
 Pacific st, n s, 100x125. James Finan with Eliza McB. Sanderson. Agreement as to ascertaining value of lots as to erection of buildings and as to mortgages.
 Penn st, n s, 172.11 e Bedford av, 21.7x100. Mary L. Mayhew, New York, to Grace A. Selleck. Sub. to morts. 7,000
 Quincy st, s s, 325 w Marcy av, 100x100. Release mort. The Mutual Life Ins. Co., New York, to Hector Toulmin. nom
 Quincy st, s s, 332 w Reid av, 18x100, h & l. Mary E. Weed to Thomas J. Allen. Sub. to morts. nom
 Quincy st, s s, 325 w Marcy av, 100x100. Release mort. Spencer Aldrich, New York, to Hector Toulmin. 31,970
 Richmond st, e s, lots 549-551 and south 1/2 of 552 map of Rapelje property on Brooklyn and Jamaica pike, 90x150. Release mort. Irene C. D. Hull, Morristown, N. J., to Robert L. Woods. 800
 Sackett st, n s, 416.4 w Smith st, 16.8x100. Frederick S. Brown to Sophia Brown. Mort. \$150. other consid and \$50
 Schenck st, e s, 100 s De Kalb av, runs east 100 x south 150 x west 7.10 x south 50 x west 94.2 to st, x north 200. Release mort. Cornelius N. Hoagland to Thomas H. Brush. 71,993
 Schermerhorn st, s s, 85 w Hoyt st, 20x100, h & l. Jacob and John Lind of Lind Bros. to Jeremiah T. Donovan. Mort. \$4,000. 8,350
 Stagg st, n s, 119 w Bogart st, runs east 50.5 x north 87.11 x northerly 82.5 to Meadow st, x west 50.11 x south 80.2 x south 80.2. Mary S. wife of Charles R. Baker formerly Schenck to Isidor Mock. nom
 Sumpter st, s s, 450 e Ralph av, 50x100. Mary I. wife of Sidney G. Poole, New York, to George P. Smith, Tonawanda, New York. Mort. \$5,000. nom
 Tompkins pl, s e s, 180.9 n e Degraw st, 31.2x112.6, h s & l. Alice B. wife of and Samuel Colcord to Elizabeth wife of John H. Steinmetz. Morts. \$13,500. 24,500
 Union st, s s, 130 w New York av, 20x100. Gustav A. Wessman to Sarah S. Davis, Mass. 400
 Union st, s s, 163 e Van Brunt st, 20.6x100, h & l. Reserves 5 ft. for widening st. Nehemiah O. Lent, Johnsville, N. Y., to Agostino Brandi. Mort. \$2,500. 4,000
 Van Buren st, s s, 101 w Sumner av, 38.6x100, h & l. Augustus Haviland to Alfred Sims. Taxes, 1888. 12,500
 Van Buren st, s s, 127.11 w Reid av, 14.5x100, h & l. Darwin R. James to William E. Gilbert. 3,000
 Same property. Release mort. Hannah E. Miller, Philadelphia, Pa., to Darwin R. James. 1,500
 Van Buren st, n s, 434 e Sumner av, 19.8x100. h & l. David S. D. Beasley to William E. Delavan. Mort. \$4,000. 7,900
 Van Voorhis st, s e s, 281.3 n e Bushwick av, 18.9x100, h & l. James W. Lamb to Max Blaschko. 3,000
 Varet st, No. 199. Contract. Frederick Gardner to Joseph Biedenbach. 2,600
 Warwick st, e s, 100 s Liberty av, 50x90, h s & l. Annie Manal to Conrad Hartfelder. 2,000
 Walworth st, w s, 507.9 n Myrtle av, 50x100, h s & l. Catharine Derby to August C. Hockemeyer. other consid, and 25
 Washington Park late Cumberland st, e s, 229.4 n Willoughby av, 22x100. Emeline H. Parsons to Harry H. Cochran. Mort. \$10,000. nom
 Washington Park formerly Cumberland st, e s, 229.4 n Willoughby av, 22x100, h & l. Harry H. Cochran to Georgiana Collamore. Mort. \$10,000, and taxes 1888. nom
 Webster pl, e s, 80.4 s 16th st, 15.6x100. Benjamin Banks to Frederick Ritterbusch. 1,600
 West st, No. 186, 25x100. Helen Taylor, Scarsdale, N. Y., to Higbie Smith, Orange, N. J., and Seth Nichols, New York. Mort. \$500. 2,300
 Whitwell pl, n w s, 180 n e 1st st, 20x90. Emeline H. Parsons to Vincenzo Melillo. Mort. \$370. 740
 Whitwell pl, n w s, 180 n e 1st st, 20x90.
 Denton pl, s e s, 80 n e 1st st, 20x90. Release mort. George W. Powers, New York, to Emeline H. Parsons. nom
 Willow st, e s, 218.11 n Pierrepont st, 42x101.9, h & l. Alexander Agar to Caleb S. Woodhull. Morts. \$13,500, exch and 250

Winthrop st, n s, 355.7 e Flatbush av, 100x212 to Hawthorne st, Flatbush. Amelia wife of Charles Merritt, Mt. Vernon, N. Y., to Henry B. Lyons. Mort. \$2,500. 8,000
 Watkins st late Williamson av, e s, 175 n Dumont av, 25x100. Frank C. Lang trustee to James O'Halloran. nom
 Same property. James O'Halloran to Annie L. Niebuhr. Mort. \$550. 1,000
 1st st, No. 432, s w s, 188.9 n w 7th av, 18x100, h & l. Edward H. Moubray to Charles W. Talpey. Mort. \$4,500. 7,750
 1st st, No. 434, s w s, 170.9 n w 7th av, 18x100, h & l. Same to Sophie M. Mulchahey. Mort. \$5,000. 7,750
 2d st, n e s, 287.3 n w Bond st, 16.8x82.6x16.8x82.10. John Layton to Margaret T. Keegan. Correction deed. nom
 East 3d st, w s, 65.3 s Vanderbilt st, 25x100.
 East 3d st, w s, 165.3 s Vanderbilt st, 25x100, Flatbush. Release mort. Brooklyn Trust Co. to William E. Murphy. 300
 East 5th st, w s, 142 n Greenwood av, 25x100, Flatbush. Fred M. Williams to Patrick E. Sheridan. 450
 East 5th st, w s, 167 n Greenwood av, 25x100, Flatbush. William E. Murphy to Olive E. Deery. 425
 6th st, s s, 297.10 w 7th av, 16.8x100. John F. Hunt to Amelia S. de Solar. Mort. \$5,000. 7,600
 7th st, s s, 297.10 w 8th av, 125x100. Release mort. Asa W. Parker to Sampson B. Oulton. nom
 7th st, s s, 402.11 w 8th av, 20.9x100. Sampson B. Oulton to Mary J. Harvey. Mort. \$5,500. 9,500
 7th st, n e s, 233.4 n w 9th av, 19x100. Charles G. Peterson to Mary A. Kieff, New York. Mort. \$5,000. 8,500
 7th st, n e s, 252.4 n w 9th av, 19x100. Same to Ernst F. Hofmann, New York. Mort. \$5,000. 8,500
 North 8th st, s s, 80 e Berry st, 20x23. Release mort. Mary E. Fox to Hugh Clark. nom
 North 8th st, s s, 80 e Berry st, 20x23. Release mort. Mary E. Fox to Hugh Clark. nom
 9th st, s s, 179 w 5th av. Party wall agreement. Catharine Calder with John McCormick. nom
 9th st, s s, 195.9 w 5th av. Party wall agreement. Sampson B. Oulton with Cevendra B. Sheldon. nom
 9th st, w s, 170.9 n w 5th av, 25x92.6, including courtyard. Catharine wife of and Alexander G. Calder to Elizabeth T. Ives. Mort. \$7,000. 16,000
 10th st, n s, 333.4 e 5th av, 16.8x92.6, h & l. Mary O'Brien widow to Catharine A. wife of Francis J. Connor, New York. 5,250
 10th st, n s, 250 e 5th av, 16.8x92.6.
 10th st, n s, 333.4 e 5th av, 16.8x92.6. Release mort. Sarah H. Powell, New York, to Mary O'Brien. nom
 10th st, s w s, 299.8 n w 6th av, 18.1x100, h & l. Mary J. Harvey widow to Eliza Carson. 4,500
 41st st, e s, 719.4 n Fort Hamilton av, 25x100, New Utrecht. Anthony M. Alexanderson to West Brooklyn Land and Improvement Co. 250
 48th st, n s, 220 w 4th av, 20x100.2. Mary wife of Charles Wardell to Herrmann Jacobs. Mort. \$2,000. 3,700
 51st st, n e s, 425 s e 5th av, 25x100.2. Adolph Meyer to Martin Donnelly. 350
 53d st, s s, 260 w 6th av, 40x100.2. William Drummond to George H. Parshall. 425
 55th st, s w s, 150 s e 14th av, 50x100.
 55th st, s w s, 300 s e 14th av, 50x100.
 55th st, s w s, 450 s e 14th av, 50x100, New Utrecht. West Brooklyn Land and Improvement Co. to Abram C. Shelley. 2,100
 55th st, s w s, 540 s e 8th av, 20x100.2, New Utrecht. James D. Lynch to H. E. August Vesting. 135
 56th st, s w s, 380 n w 8th av, 40x100.2.
 56th st, s w s, 80 n w 8th av, 200x100.2, New Utrecht. James D. Lynch to Sophia F. Welch, Forestville, Conn. 1,440
 56th st, s w s, 320 n w 8th av, 60x100.2, New Utrecht. Same to Elizabeth A. Morse, Forestville, Conn. 360
 56th st, s w s, 100 s e 14th av, 50x100.
 56th st, s w s, 250 s e 14th av, 50x100.
 56th st, s w s, 400 s e 14th av, 50x100.
 56th st, s w s, 550 s e 14th av, 50x100, New Utrecht. West Brooklyn Land and Improvement Co. to Abram C. Shelley. 2,800
 56th st, n e s, 200 s e 14th av, 50x100.
 56th st, n e s, 350 s e 14th av, 50x100.
 56th st, n s s, 500 s e 14th av, 50x100, New Utrecht. Same to same. 2,100
 57th st, n s, 120 w 2d av, 480x100.2. Edward T. Hunt exr., &c., Thomas Hunt to Edward Rafter, New York. 6,120
 58th st, n s, 100 e 4th av, 100x100.2. E. T. Hunt exr., &c., T. Hunt to Patrick H. Flynn. 1,525
 67th st, n s, 320 w 12th av, 20x100, Bath Beach. James V. S. Woolley to Amelia F. wife of Paul Gerosa. 125
 67th st, n s, 140 e 11th av, 40x100, Bath Beach. Jas. V. S. Woolley to August J. Bruhn. 350
 76th st, s s, 123.7 e 4th av, 80x100, New Utrecht. John Gould to Patrick J. McKenna. 1,300
 Atlantic av, s e cor Hendrix st, 75x103.6x75x99. Anna wife of Baltzar Goodman to The East New York Savings Bank. 5,800
 Atlantic av, n s, 52 w Columbus pl, 16x98.7. Jacob Negbaur to Rosa Berman, New York. Mort. \$1,500. 2,600

Same to same, n w s Main st, abt 107 n e Rose st, abt 51x105. 3,101
 Tietenberg, Robert R., to Eugene Lambden, n w s Lafayette st, 200 s w Echo av, 75x150. 1,700
 Strauss, Chas., to Wm. R. Bergholz, e s Calhoun av, 600 n Winyah av, 211x453x593x458. 7,500

PELHAM.

Hemingway, Jos. and Janet, by C. E. Kene, recvr., to Jas. A. Grenzebach et al., lot No. 16, s s Ditmar st, on map of estate of E. R. B. King, City Island. 1,976

WESTCHESTER.

Larkin, Francis et al., to Michael McCormick, n e cor Westchester Turnpike road and old road to Catholic Rectory, abt 3/4 acres. 1,500

Kellar, Martha J. et al. by Frank N. Glover, rep., to Martha J. Kellar, lots Nos. 19, 20 and 21 on n s Briggs av on map of Briggs estate, Williamsbridge, 75x80.6x197.3x168.1. 1,290

Bowne, Wm. H. exrs. of, by John Clapp, rep., to Wm. E. Ferris, n e s Dock st, 50 s e Thomas st, 50x100. 200

Bungert, John, to Henry J. Wehrman, lot No. 75 on s w cor 5th st and Av D on map of Unionport, 108x205. 1

Rosenthal, Abraham, to Thos. Strong, w 1/2 lot No. 279 on s s 10th av, Wakefield, 50x114. 350

Lowerre, Wm. H., to Wm. Hendrickson, s s 4th st, 293.6 w Union av, 22x116.6x24x110. 1

Salter, Wm. H., to Ellen Bulger, lots Nos. 116, 117 and 118 on n s 1st av on map of New Village of Jerome. 900

Giffing, John B. et al., to Wm. Becker, lot No. 118 on s s 6th st on map of Unionport, 100x100. 200

WHITE PLAINS.

Ferris, Katharine C. and Chas., to Easy Hunt, w s Winchester st, 100 s Fisher av, 30x122. 95

Sutton, Chas. D. to Hiram E. Mead, n s Spring st, adj Edw. Hopkins, 50x100. 700

Whitney, Stewart E., et al., by Jas. B. Lockwood, rep., to Geo. W. Bassford, lot No. 18 on e s Court st, on map of Chas. A. Purdy, 50x100. 1,875

Platt, Benoni, and ano., to Lewis C. Platt, 1/2 int. in tract on Mamaroneck av, adj Smith Horton, 34 acres; also, 1/2 int. in lots Nos. 72 to 94, inclusive, on e s Horton av, cor Maple st, on map of Gilbert Oakley farm. 1

Armstrong, Benj., to Henry de Zavala, lot on w s Orawampum st adj Stephen W. Smith, 33x150. other consid. and 1

YONKERS AND NEW YORK CITY.

Lustig, Arnold, to The Leake and Watts Orphan House of New York, tract adj lands of Sisters of St. Vincent de Paul and the Hudson River, abt 33 acres upland and 9 acres under water. 90,000

YONKERS.

Hubbard, Murray, to Jessie M. Thompson, lot No. 67 on e s Mulbury st, on map of estate of Reuben Hubbard, 25x125. 400

Foote, Wm. C., exr. of, to Wm. W. Rand, w s Park av adj land of S. T. Hubbard, 100x155. 5,000

Bell, Wm. J., to Anastasia Kiely, lot No. 198 on s s Centre st, on map of estate of Reuben Hubbard, 25x100. 400

Getty, Robert P., et al., by Arthur J. Burns, rep., to Mutual Life Insurance Co., lot on n w cor of a lane running west from Park Hill av adj R. P. Getty; also lot on n line of land formerly of F. N. Bangs, 210 e South Broadway. 1,000

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.

NOVEMBER 16, 17, 19, 20, 21, 22.

Armstrong, Jackson to David J. King et al. exrs. E. J. King. 120th st. P. M. Nov. 16, 1 year or sooner, 5%. 87,700

Arnold, Richard to Jacob A. Chamberlain. 61st st, No. 208, s s, 121 e 3d av, 17x100.5. Nov. 21, 3 years, 4 1/2%. 9,000

Ahders, Claus to Mathilda wife of Emil Schwab. 2d av, n e cor 117th st, 25x81. Nov. 13, 4 years. 3,000

Allison, Mary E. wife of George H. to Karoline Weyand. Morris av, e s, 25 n 160th st, 25x100. Nov. 21, 3 years. 650

Abbott, Austin admr. and trustee James Rowe mortgagee with Dorothea Beimler mortgagor. Extension of mort. Nov. 1. nom

Achard, J. Victor and Barbara his wife to THE METROPOLITAN SAVINGS BANK. 9th st, No. 603, n s, 70 e Av B, 23x69.3. Nov. 19, 1 year, 4 1/2%. 6,000

Amberg, Gustav to Isaac Goldmann. Irving pl, s e cor 15th st, Irving Hall, also No. 111 East 14th st. Lease Oct. 17, 6 months. 10,000

Aitkin, John S. to John M. Bowers exr. Franklin Osgood. 9th av, No. 334. P. M. Nov. 17, 3 years, 5%. 12,000

Bocker, Edward to William Hendrickson, Baldwins, L. I. 162d st (Union av), s w s, 465 s e Courtlandt av, 16x100. Nov. 17, 5 years. 1,300

Bohmfolk, Elizabeth widow to Randolph Guggenheimer. 2d av, n e cor 54th st, 20.5x64. Nov. 19, 5 years, 5%. 1,000

Browne, J. Romaine to Mary N. Agnew. 10th av, e s, 49.11 s 161st st, 25.1x64 to St. Nicholas av, x25.6x59.4 to beginning. Nov. 13, due Dec. 1, 1891, 4 1/2%. 6,000

Same to same. 10th av, s e cor 161st st, 24.11x x54.7 to St. Nicholas av, x25.4x50. Nov. 13, due Dec. 1, 1891, 4 1/2%. 6,500

Same to same. 10th av, e s, 24.11 s 161st st, 25x 59.4 to St. Nicholas av, x25.5x54.8. Nov. 13, due Dec. 1, 1891, 4 1/2%. 6,000

Same to same. 10th av, e s, 75 s 161st st, 25.1x 64 to St. Nicholas av, x25.6x64. Nov. 15, due Dec. 1, 1891, 4 1/2%. 3,000

Bussell, Sarah E. wife of Samuel D. and Samuel B. Wray to Hiram V. V. Bramer and ano., guard. S. B. Sexton. 91st st, No. 63, n s, abt 190 e Madison av, 19.8x100.8. Nov. 20, 3 years, 5%. 16,000

Byrne, Michael J. to George H. and Cord. Moller, Hoboken, N. J. 84th st. P. M. Nov. 12, 1 year, 5%. 8,000

Breck, Francina T. wife of Charles J. to Alice Rowland, Bergen Point, N. J. 56th st, n s, 258.4 e 9th av, 16.8x100.5. Nov. 19, 3 years, 5%. 12,000

Blaesius, Emile to Frank Claudat, Jersey City Heights, N. J. Southern Boulevard, s w cor Elm av, 112x116.3x100x65.10. Nov. 20, 2 years. 600

Blair, Mary J. to Eliza J. Ross and ano. trustees for George Ross. 31st st, No. 455, n s, 80 e 10th av. 20x74.1. July 9, 1 year, 5%. 2,075

Blair, Mary J., Eliza McKee and Matilda Reynolds mortgagor with Stephen T. Gordon mortgagee. Agreement apportioning mort. July 9. nom

Bookman, Jacob to Samson B. McGown. 106th st. P. M. Nov. 15, due Nov. 23, 1889, or installs, 5%. 20,000

Banta, Eliza A. with THE MIDDLESEX CO. BANK both mortgagees. Agreement as to priority of mortg. made by Mathias Banta. Nov. 15. nom

Belt, Elizabeth T. widow to Randolph W. Townsend. 22d st. P. M. Nov. 20, 5 yrs. 27,000

Barrett, Harriett A. to Frederick P. Forster. 84th st. P. M. Nov. 12, installs. 3,000

Burne, William C. to Mary F. Stoughton extrx. E. W. Stoughton. 113th st, s s, 117.9 w 5th av, 17x100.11. Nov. 19, 5 years, 5%. 12,000

Cryan, Harriet N. wife of and James A. to THE MUTUAL LIFE INS. CO. of New York. 123d st, s s, 333.4 w 6th av, 16.8x100.11. Nov. 22, 1 year, 5%. 500

Christie, David to Andrew J. Vernon, East Norwich, L. I. 39th st, s s, 525 w 10th av, 25 x98.9. Nov. 22, 1 1/2 years. 500

Carlew, James to Caroline M. Sewell. 121st st, s s, 180 e Lenox av, 20x100.11. Nov. 22, due Dec. 1, 1891, 5%. 15,000

Same to Samuel Riker. 121st st, s s, 140 e Lenox av, 20x100.11. Nov. 22, due Dec. 1, 1891, 5%. 16,000

Same to Mary Pottebaum extrx. Hermann Pottebaum. 121st st, s s, 120 e Lenox av, 20 x100.11. Nov. 22, due Nov. 1, 1891, 5%. 13,650

Same to Peter Luyster, Jr., exr. Peter Luyster et al. 121st st, s s, 160 e Lenox av, 20x100.11. Secures bonds. Nov. 22, due Dec. 1, 1891, 5%. 15,000

Same to Stephen B. Halsey exr. W. B. Bolles. 121st st, s s, 100 e Lenox av, 20x100.11. Nov. 22, due Dec. 1, 1891, 5%. 16,000

Campman, Helen D. to Benjamin Parke, Ridgefield, N. J. Thompson st, No. 71, w s, 26x 100. Oct. 20, 2 years. 6,500

Cleverdon, Robert N. and Joseph Putzel to Estelle Putzel. Popham st, n s, 200 w Morris av, 50x125. Nov. 14, due Nov. 16, 1889. 6,000

Cockburn, Mattie A. to Robinson Gill. 123d st, s s, 128 w 7th av, 16x100.11. Nov. 1, 3 years, 5%. 2,700

Cohen, George J. to James Floy, Elizabeth, N. J. 78th st, s s, 275 w 10th av, 50x102.2. Nov. 16, due Aug. 1, 1889. 4,000

Cohn, Ignatz to David J. King et al. exrs. E. J. King. 1st av, Nos. 1678 and 1680, e s, 25.8 s 88th st, 50x80. Nov. 15, due Nov. 1, 1893, 4 1/2%. 17,000

Cooke, Thomas F. to Henry Greenebaum. 123d st, s s. P. M. Nov. 17, due July 1, 1888. 4,900

Same to same. Same property. Building loan. Nov. 17. 12,000

Coughlin, Peter R. J. to Frederick A. O. Schwarz. 55th st, No. 339, n s, 214.11 w 1st av, 17.10x100.5. Oct. 31, due Nov. 16, 1889, 5%. 6,000

Same to same. 55th st, No. 337, n s, 232.9 w 1st av, 17.10x100.5. Oct. 31, due Nov. 16, 1889, 5%. 6,000

Cockburn, Mattie A. to Henry McAleenan exr. Hugh McAleenan. 131st st. P. M. Nov. 15, 1 year. 8,000

Same to Henry McAleenan. 131st st. P. M. Nov. 15, 1 year. 8,000

Coar, Mary J. wife of John to Hall & Garrison, Philadelphia, Pa. 74th st, s s, 400 w 9th av, 100x102.2. Secures building materials. Sub. to mortg. \$130,000. Nov. 20, 1 year. 31,250

Coar, Mary J. wife of John to William P. Austin. 83d st, n s, 215 w 9th av, 17x102.2. Oct. 12, due Oct. 1, 1889, notes. 2,500

Cannon, John B. and Julia A. his wife to George N. Manchester. Madison av, w s, 50.11 n 114th st, 50x100. Nov. 16, notes. 3,900

Cavinato, Natale, Luigi, Giuseppe and Steffano to Max Danziger. 70th st. P. M. and building loan. Oct. 1, 7 months. 27,000

Same to same. Same property. Building loan. Oct. 1, 7 months. 24,000

Conley, Francis to Herman Hastorf. 37th st, n s, 200 e 11th av, 25x98.9. Nov. 13, 6 months. 337

Crear, David to THE TITLE GUARANTEE AND TRUST CO. 105th st, n s, 225 e 9th av, 50x 100.11. Nov. 16, due Nov. 1, 1891, 4 1/2%. 35,000

Deneufville, Anna M. and Solomon B., and Anna A. wife of Emile Halbrau, Maria L. Evans and Sarah M. wife of Leonard Kinckerbocker to Solomon W. Albro. 7th av, w s, 23 n 20th st, 23x91.7. Oct. 25, due Nov. 17, 1893, 5%. 7,000

Dorst, Augustine, and Oreste Onofri to C. Adelbert Becker. Berry st. P. M. Nov. 16, installs. 4,500

Darling, Louise A. wife of William L. Darling to Lizzie F. wife of I. Albert Englehart. 123d st, s s, 150.6 e, 6th av as widened, 16.3x 100.11. Nov. 20, 3 years, 5%. 11,500

Dey, Robert and William Sommerville to William Hall's Sons. 10th av, s e cor 144th st, 99.11x100. Sub. to mortg. \$65,000. Nov. 12, due April, 1889. 6,000

Dick, Robert to Frederic J. Middlebrook, Brooklyn, N. Y. Jane st, Nos. 39-43, n s, 60.8 w 8th av, 3 lots, each 26.6x87.6x26.5x87.6. 3 mortg., each \$3,000. Nov. 16, 1 year, 5%. 9,000

Same to John Cornell, Nice, France. Jane st, Nos. 41 and 43. 2 mortg., each \$20,000. Nov. 16, 5 years, 5%. 40,000

Same to Sarah D. wife of Theodore T. Moran. Jane st, No. 39, n s, 60.8 w 8th av, 26.6x87.6 x26.5x87.6. Nov. 16, 5 years, 5%. 20,000

Drake, Lawrence to THE BOWERY SAVINGS BANK. Plot begins at Spuyten Duyvil Creek at point of intersection of land of Jacobus Dyckman, contains 21 acres, 1 road and 25 perches; also Old road from Kingsbridge to City of New York, centre line, 111.6 n w from a point on n e s 10th av equidistant bet 217th and 218th sts, runs northwest 874.3 x - 843.9 to centre of said road, x - 200, contains 1 93-100 acres. Sept. 12, 1 year, 4 1/2%. 50,000

Dunne, Michael and Rose his wife to John Brady. Kingsbridge and West Farms road, s w cor Arthur st, 30.9x126x25x144. Nov. 10, 3 years. 500

Edgar, George to George R. Fearing and ano. trustees Amey R. Sheldon. 122d st, No. 262, s s, 100 e 8th av, 25x100.11. Nov. 14, due Nov. 15, 1893, 5%. 17,000

Earle, Ellen M. wife of and James to James H. Young. 130th st, s s, 143.4 e 5th av, 16.8x 99.11. Nov. 16, demand. 6,000

Fitzpatrick, Richard to Obed Wheeler. 129th st. P. M. Nov. 19, 5 years, 5%. 5,000

Flanagan, Richard and Thomas to Dore Lyon. 112th st. P. M. Nov. 12, due Dec. 31, 1889. 4,984

Foley, Mary A. widow to THE EMIGRANT INDUST. SAVINGS BANK. 4th av, e s, 62.2 n 81st st, 20x80. Nov. 17, 1 year. 3,000

Friedman, Ella wife of Frank A. to Abraham Kaufmann. 47th st. P. M. Nov. 20, 1 year or sooner. 3,000

Field, Malvina wife of Walter to THE MUTUAL LIFE INS. CO. of New York. 47th st, n s, 320 e 7th av, 20x100.5. 2d mort. Nov. 16, 1 year, 5%. 1,000

Frank, David, and Henry Hyman to John Cullen. 7th av. P. M. Nov. 15, due Nov. 16, 1889, 5%. 6,000

Gardner, Francis G. to Henry A. Bogert trustee for Frances S. Draper. 133d st, s s, 135 e 5th av, 25x99.11. Nov. 10, 1 year, 5%. 9,000

Gohl, Christian to 23d Ward Co-operative Building and Loan Assoc. of City New York. Arthur av. P. M. Nov. 10, installs, 5%. 3,500

Grant, William C. to Angus Kelly. Orchard av, westerly half lot 280 map village of East Tremont, 44x112.6. Nov. 21, due Oct. 25, 1890. 200

Gahren, Charles to Hiram V. V. Bramer and ano. guards. S. B. Sexton. 92d st, No. 71, n s, 100 e 9th av, 25x100.8. Nov. 20, 3 years, 4 1/2%. 22,000

Geller, Osias to John Stemme. Stanton st, n w cor Forsyth st, 25x70. P. M. Nov. 20, 5 years, 5%. 15,000

Same to same. Same property. P. M. Sub. to mort. \$15,000. Nov. 20, installs. 9,000

Gillies, Anna A. mortgagor with Charles E. Strong and Richard H. Derby trustees Eloise L. Derby. Extension of mort. Oct. 29, nom

Glynn, John to Francis G. Brennan. Av A, e s, 75 s 3d st, 25x100.9. Nov. 14, 1 year. 200

Goldstein, Isaac to Tobias and Gerson Krakower. Delancey st, n s, 92.4 w Ridge st, 22 x100. P. M. Nov. 20, installs. 3,000

Same to The Chapin Home for the Aged and Infirm. Same property. Nov. 15, 5 years, 5%. 15,000

Griffin, Sarah A. wife of Thomas to Cynthia H. B. Clark. 71st st, s s, 61 w 9th av, 19x 100.5. 2d mort. Nov. 19, due June 24, 1891, 5%. 2,000

Goebbels, Henry N. to Charles Burden. Jacob st, n s, 275 w Lorillard st, 25x100. Sub. to mort. \$2,000. Nov. 9, 2 years or sooner. 1,675

Hall, Rowland M., Elizabeth P., Francis A., and David P. to Cynthia H. B. Clark. 2d av, e s, 51.9 s 13th st, 17.5x108. Nov. 19, due Dec. 20, 1889, 4 1/2%. 8,500

Halpin, Michael, Brooklyn, to THE EMIGRANT INDUST. SAVINGS BANK. Greenwich st, No.

34, w s, 75.3 s Morris st, 24.7x—x25x—; also, Greenwich st, No. 36, e s, 25x— Nov. 16, 1 year. 27,000

Herrman, Flora individ. and as trustee Fanny Lissner to Elizabeth E. Bose, Baltimore, Md. Mulberry st, No. 240, e s, 25x100. Nov. 19, due Nov. 14, 1893, 5%. 14,000

Hurd, Frank B. to Agnes Hurd. 71st st, n s, 210.6 e 9th av, 18x102.2. Oct. 2, 1 yr, 5%. 5,000

Holloway, Ellen I., Brooklyn, to Thomas Russell. Madison st, No. 205, n s, 80 e Rutgers st, 14.5x46. Nov. 21, due Dec. 1, 1891, 5%. 3,362

Hickey, John to Jacob Bookman. 106th st, s s, 250 w 3d av, 75x100.11. Nov. 16, due Nov. 23, 1889. 22,500

Same to same. Same property. P. M. Nov. 16, due Nov. 23, 1889. 10,750

Hogan, Patrick to John B. Smyth. Rustic av. P. M. Nov. 16, 1 year. 500

Howes, Melissa A. wife of Reuben W. to Mary R. Prime. 102d st, s s, 55 e 4th av, 25x75. Nov. 10, 5 years, 4 1/2%. 8,000

Hyams, Joel E. to THE EAST RIVER SAVINGS INST. Varick st, Nos. 94 and 96, n e cor Watts st, 42.3x70. Oct. 25, 1 year, 5%. 45,000

Isaacs, Barney, and Charles L. Cohn to James J. Faye exr. Maria L. Faye. Ludlow st. P. M. Nov. 15, 3 years, 5%. 16,000

Jarvis, Marie L. to William P. Austin. 73d st. No. 260 W. P. M. Nov. 20, due Oct. 20, 1890, 5%. 4,000

Same to same. Same property. P. M. Nov. 19, 3 years, 5%. 28,000

Johnson, Martha A. and Thomas B. to Jacob Shipsey. 49th st, s s, 170 e 7th av, 21.1x104. Oct. 15, 1 year. 2,000

Jacoby, Morris to Emma Jacoby. Henry st, Nos. 54 and 56. 1/2 part. Lease. Nov. 19, 1 year. 1,000

Johnson, Theodore, Anna E. Morton and Fredericka H. Scherer to Ernst Klimke. 24th st, n e s, 250 n w 10th av, 25x98.8. Lease. Nov. 16, 1 year, 5%. 600

Kahn, German, Isaac, Jacob and Emanuel S. to Jacob Korn. 51st st, No. 345 E. P. M. Nov. 15, 3 years, 5%. 4,500

Kahn, German and Emanuel to same. 51st st, No. 343 E. P. M. Nov. 15, 3 years, 5%. 4,500

Kerby, John and John E. to William McShane. 115th st, s s, 325 e Lenox av, 225x100.11. Sub. to mort. Nov. 15, 3 months. 2,000

Knapp, William R. and Charles B. to Charles E. Miller. Audubon av, n e cor 161st st, runs north 214.8 x east 172.5 x south 88.2 x west 100.6 x south 100 to st, x west 69.6; 11th av Boulevard, n e cor 161st st, runs north 275.2 x east 328.5 to Audubon av, x south 226.9 to 161st st, x west 325. Nov. 16, 1 year. 6,500

Kirkpatrick, Jacob H. to Egbert C. Simonson. 89th st, s s, 140 w West End av, 40x100.8. Sub. to mort. \$36,000. Nov. 21, 4 months. 6,000

Kelly, Hugh G. to Charles T. Harbeck and William G. Sterling trustees J. H. Harbeck. 85th st, n s, 123 w Av B, 25x102.2. Nov. 8, due Nov. 9, 1891, 5%. 13,000

Same to same. 85th n s, 98 w Av B, 25x102.2. Nov. 8, due Nov. 9, 1891, 5%. 13,000

Kelly, James F. and John B. Roberts to Christopher Kelly. 99th st, s s, 375 e 10th av, 25x 86.10x25x85.7. Nov. 19, demand. 7,000

Kenney, Daniel to D. G. Yuengling, Jr., Brewing Co. 55th st, No. 632 W., store, &c. Lease. Nov. 19, demand. 300

Kerl, Anna wife of Ernst C. to Thomas Maddock. Pleasant av, e s, 75.7 s 122d st, 25.4x98. Nov. 1, 5 years or sooner, 5%. 10,000

Kelly, Virginia P., Elizabeth, N. J., mortgagor with William Remsen mortgagee. Extension of mort. Nov. 22. nom

Kuschewsky, Raphael to The Greenwood Cemetery, Brooklyn. Stanton st, Nos. 329, 331, 333 and 335, s s, 59.10 e Goerck st, runs south 81.3 x east 39.8 x north 25.11 x east 39.8 x north 55.4 to Stanton st, x west 79.4. Nov. 22, 5 years, 5%. 36,000

Linke, Theodore to Anna Hindenlang. 70th st. P. M. Nov. 19, 5 years, 5%. 1,500

Levy, Bernard S. to Newman Cowen. 76th st, n s, 250 e 9th av, 117.4x100x119x100. Nov. 16, due Nov. 19, 1889, 5%. 46,460

Lee, Patrick to Eleanor J. Porter. Hoffman st, w s, 277 n Kingsbridge to West Farms road, 100x100. Nov. 21, 3 years. 1,850

Meeker, Mary K. widow to Maria L. wife of Edouard Souberbielle, London, Eng. Palisade av, w s, 743 n South av, 138x360x138x 354. Sub. to all liens. Nov. 22, due May 1, 1889. 2,000

Moore, Alexander to Susan Travers. 43d st, n s, 350 w 7th av, 20x100.4. Nov. 22, due Nov. 1, 1891, 5%. 20,000

Mooney, Bernard and John Connor to THE BOWERY SAVINGS BANK. 99th st, n s, 400 w 9th av, 64.10x— to point 458 w 9th av, 58x 100.11. Nov. 22, 5 years, 4 1/2%. 24,000

Miller, Axel to Scandinavian Building and Mutual Loan Assoc. of New York and Brooklyn. Forest av, e s, 66.8 s Cedar pl, 16.8x75. Nov. 19, installs. 400

Mulligan, James F. to Harriet Webb. Broadway, s e cor Macomb st. P. M. Nov. 15, installs. 2,000

Megrath, Sarah G. wife of and George to New York Produce Exchange. 19th st, No. 30, s w s, 485 s w 6th av, 25x92. Nov. 19, due Nov. 21, 1889, 4 1/2%. 15,000

Mars, Henrietta A. to John H. Johnson and ano. exrs. J. H. Johnson. Willow st, n s, 428.5 e Tinton av (projected), 753x428.5x761.5 in 4 courses, x391. Mort. \$18,500. Nov. 15, 6 months. 1,000

Maywald, Robert to Jacob and Mary C. Poulin. 41st st, P. M., Nov. 15, 3 years, 5%. 4,000

McDougall, Daniel to August Hahn. 93d st, n s, 532 e 9th av, 20x33.4 to Apthorp's lane. Nov. 15, due Dec. 15, 1888, or sooner. 2,335

McKee, Eliza to Eliza J. Ross and ano. trustees George Ross. 10th av, No. 372, e s, 49.4 n 31st st, 24.8x60. July 9, 1 year, 5%. 1,223

McKenna, Mary C. wife of and James to Hughes & Scanlon. 97th st, s s, 365 w 8th av, 185x100.11. Sub. to mort. Nov. 15, due May 15, 1889. 3,050

Mondolfo, Angelo mortgagor with THE GERMAN SAVINGS BANK, New York, mortgagee. Agreement apportioning mort. Nov. 15. nom

Mulligan, Frank, and James E. Post to Charles T. Carney and Francis M. Jencks. Boulevard, n w cor 88th st, 100.8x100. Nov. 14, demand. 25,000

Malcolm, Abrabella wife of S. L. to Dore Lyon. 112th st, No. 313 W. P. M. Nov. 12, due Dec. 31, 1889. 5,200

Maling, Philip to Bernheimer & Schmidt. 10th av, No. 1205. Lease. Nov. 19, note. 3,000

McCarthy, Charles R. to Susan Dyckman. Cherry st, s s, 350 w Jackson st, 25x 1/2 block. 1/2 part. Nov. 17, 3 years. 2,000

McCune, James to Denis Smith. 43d st, No. 345 W. P. M. Nov. 20, 10 years or sooner, 5%. 13,000

McGuckin, Henry J. and Mary E. his wife to Jeremiah A. Mahony. 7th av, s e cor 121st st, 100.11x75. Nov. 20, note. 10,500

McInerney, Thomas to Christian H. Schultheis. 105th st, n s, 200 w 10th av, 50x100. Nov. 15, 1 year or sooner. 18,000

Same to same. Same property. P. M. Nov. 15, 1 year or sooner. 20,000

Metzger, Theresa to THE DRY DOCK SAVINGS INST. 72d st, No. 43 E., n s, 100.4 w 4th av, runs north 60.2 x east 0.4 x north 42 x east 20 x south 102.2 to st, x west 20.4. Nov. 19, due Dec. 20, 1889, 4 1/2%. 30,000

Mott, Hopper S. to W. H. Jackson & Co. 51st st, s s, 150 w 9th av, 50x100.5. Nov. 17, notes. 3,625

Same to same. West End av, e s, 84.4 n 73d st, 20x100. Nov. 17, notes. 3,625

Nichols, Thomas, Mt. Vernon, N. Y., to Monroe Eckstein guard. Emilie E. and William Wahrenberger. Av C, e s, 19 s 8th st, 18x70. Nov. 17, 5 years, 4 1/2%. 5,000

Osborn, Valeria I. to The North New York Co-operative Building and Loan Assoc. Waterloo pl, w s, 161 s 176th st, 34x70. Nov. 16, installs. 2,250

Panse, Frederick W. and Clara his wife to Herman Oswald. Teasdale pl, No. 835. Nov. 1, 1 year. 1,000

Pentz, Ellen wife of Enoch C. to Charlotte Dittman. 61st st, n s, 252 w Lexington av, 19x100.5. Nov. 16, due Nov. 17, 1893, 5%. 12,000

Pardee, Jennie M. C. wife of Michael mortgagor with THE UNITED STATES TRUST Co. mortgagee. Acceptance of notice of assignment. Nov. 19. nom

Partridge, Lelia E., Reading, Pa., to Margaret E. wife of Albert E. Putnam. New Drive and Palisade av. P. M. Nov. 17, 2 years, 5%. 1,000

Phillips, Josephine to THE HARLEM SAVING BANK. 118th st, n s, 137.6 e 3d av, 18.9x 100.10. Sub. to mort. \$1,000. Nov. 20, 1 year, 5%. 800

Pinchbeck, Joseph A. to The Home Mutual Building and Loan Assoc. of New York. Intervale av, w s, 416.11 s 167th st, 25x102.3x 25.3x98.9. Nov. 17, installs. 300

Queripel, Ann to Jacob S. Van Wyck. 57th st, s s, 208.4 w 1st av, 16.8x70x16.8x71.2. Nov. 16, note. 1,200

Russell, Patrick to Henry L. Morris. Inwood av. P. M. Oct. 24, due Nov. 13, 1892, installs. 700

Redfield, Augusta widow to John Webb. 127th st, s s, 212.6 e 7th av, 16x99.11. Nov. 14, 1 year, 5%. 500

Reynolds, Matilda to Eliza J. Ross and ano., trustees for George Ross. 31st st, No. 457, n s, 60 e 10th av, 20x74.1. July 9, 1 yr., 5%. 3,602

Reynolds, Matilda, Eliza McKee and Mary J. Baird to Eliza J. Ross widow. Broadway, w s, 51.3 s 42d st, runs west 99.11 to 7th av, x south 89 x east 124.6 to Broadway, x north 92.1. June 30, 5 years, 5%. 157,152

Rosenberg, Baer and Bertha his wife to John Kennelly. Orchard st, No. 127, w s, 19.9x75. Nov. 22, 5 years. 2,500

Rankin, William to David J. King et al., exrs. and trustees E. J. King. 8th av, n w cor 113th st. P. M. Nov. 19, 3 years or sooner, 5%. 8,470

Schmidt, Charles to Charles Ottmann. Norfolk st, w s, 50 s Hester st, 50x50. Nov. 22, demand. 15,000

Schindler, Catharine to Abraham Kaufmann. 47th st. P. M. Nov. 15, 1 year. 3,000

Schraier, George and John, Jr., to THE GERMAN SAVINGS BANK in the City of New York. Suffolk st, e s, 75 n Delancey st, 5 lots, each 25.3x100. 5 mort., each \$19,000. Nov. 15, 1 year. 95,000

Selleck, Grace A. to Ellen M. Earle. 10th av. P. M. Nov. 1, 3 years, 5%. 5,250

Solomon, Mena wife of Morris to Ellen Abrahams. Broome st, No. 204, n s, 75 e Norfolk st, 25x100. Nov. 7, 2 years or sooner. 2,000

Schilling, Maria widow to THE GREENWICH SAVINGS BANK. Bedford st, s e cor Downing st. P. M. Nov. 20, due Nov. 15, 1889, 4 1/2%. 15,000

Spillner, Charles to William H. Payne. Courtlandt av. P. M. Nov. 21, 1 year. 1,500

Seefer, Henry C. to John Struckman. Courtlandt av, w s, 143.7 s Prospect st, 65.4x100.3x

68.5x100. P. M. May 10, 1887, 3 years or sooner, 5%. 2,500

Scott, Jane widow to THE EMIGRANT INDUST. SAVINGS BANK. 17th st, No. 127 E., n s, 107.3 e Irving pl, 25x92. Nov. 20, 1 year. 5,000

Sessions, Ada C., Colorado Springs, Col., to Robert E. Robinson, New Brighton, S. I., trustee Beverley Robinson. 80th st, No. 134, s s, 74.2 w Lexington av, 18.4x102.2. Nov. 20, 3 years, 5%. 10,000

Shaffer, Sophie S. wife of and William F. to THE UNITED STATES TRUST Co., New York. 51st st, n s, 362.10 e 6th av, 21.2x100.5. Nov. 19, due Nov. 1, 1891, 5%. 25,000

Sullivan, Stephen J. to D. G. Yuengling, Jr., Brewing Co. 2d av, No. 1069. Lease. Nov. 19, demand. 900

Taylor, John D. to Estelle F. Taylor trustee Frederick B. Taylor. 7th av, w s, 40 s 121st st, 40.5x85. Nov. 19, 3 years, 5%. 38,000

Same to same. 121st st, s s, 85 w 7th av, 40x 100.11. Nov. 19, 3 years, 5%. 28,000

Same to same. 7th av, w s, 80.5 s 121st st, 20.6 x85. Nov. 19, 3 years, 5%. 19,000

Same to same. 7th av, s w cor 121st st, 40x85. Nov. 19, 3 years, 5%. 45,000

Taylor, Sutherland G. to Dore Lyon. 112th st. P. M. Nov. 13, due Dec. 31, 1889. 6,400

The Prospect Hill Reformed Dutch Church to Benjamin Morje. 85th st, s s, 404.6 e 3d av, 25x102.2. Nov. 15, 1 year, 5%. 2,000

Townsend, James R. and Henry E. Coe exrs. and trustees Charles A. Coe to THE CITIZENS' SAVINGS BANK. East st, n w cor Water st, 100x245. Nov. 5, 1 year, 5%. gold, 90,000

Trenkman, August to THE EAST RIVER SAVINGS INST. Centre st, No. 241, w s, 150.3 n Grand st, 24.11x64x25x64.9; Centre st, Nos. 243 and 245, w s, 175.2 n Grand st, 42.2x64.9x 42.2x64. Nov. 15, 1 year, 5%. 40,000

Tilby, John W., Brooklyn, to Peter T. O'Brien. Mott st, e s, 74.11 s Canal st, 25x71x25x70.10. Nov. 21, 1 year. 1,000

Thayer, Stephen H. to William Wall. 108th st, s s, 80 e 4th av, 25.6x101. Nov. 1, 3 years, 5%. 4,500

The Second Av R. Co. to THE ATLANTIC TRUST Co. 2d av, s w cor 127th st, 99.11x230. Nov. 12, due Nov. 1, 1893, 5%. 60,000

Tierney, Elizabeth, Emma, Margaret and William otherwise Tiernan to John J. Brady. Ryer av, w s, lot 187 map Prospect Hill estate, 50x122. Nov. 15, 3 years. 500

The Excelsior Steam Power Co. to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Gold st, n w s, abt 94 s w Fulton st, 125.7x97x124.10 x99.11. Nov. 14, 1 year. 150,000

Thumann, John to John W. Decker. Jackson av. P. M. Nov. 22, installs, 5%. 900

Vidal, Etienne C. to Marie L. Vidal, Philadelphia, Pa. 46th st, s s, 380 w 7th av, 20x98.9. Nov. 16, 1 year, 5%. 1,000

Vidal, Etienne C. mortgagor with Frederick A. Stohlmann mortgagee. Extension of mort. at 4 1/2%. Nov. 14. 1,000

Valentine, James and Mary E. and William A. and Susan A. widow to William J. Valentine. Ryer av, n w s, 100 s 185d st, 100x125. Nov. 16, indemnity. 4,000

Welsh, Robert to Margaret McGuire. Jackson av. P. M. Nov. 19, 5 years. 4,000

Wanmaker, Eliza widow to Mary J. wife of Garret Wanmaker. 44th st, n s, 300 e 10th av, 20x100.4. Nov. 20, 5 years, 5%. 1,000

Weinstein, Ascher to Elias G. Brown. 11th st, n s, 220.6 e Av A, 75x103.3. Nov. 20, 1 year. 15,000

Whulphop, John, Jr., to John Simon. 1st av, w s, 40 n 103d st, 20x75. Lease. Nov. 14, 3 years. 4,000

Wirth, Louis to Alexander Brown, Philadelphia, Pa. 4th av, n w cor 116th st, 25x90. Nov. 16, 3 yrs, 5%. 28,000

Same to same. 4th av, w s, 25 n 116th st, 25.5 x90. Nov. 16, 3 years, 5%. 18,000

Same to Ferdinand Kurzman. 4th av, n w cor 116th st, 25x90. Sub. to mort. \$28,000. Nov. 16, 6 months. 6,500

Same to same. 4th av, w s, 25 n 116th st, 25.5x 90. Sub. to mort. \$18,000. Nov. 16, 6 mos. 3,500

Woolley, James V. S. to THE TITLE GUARANTEE AND TRUST Co. Mount Morris av, n w cor 121st st, 100.11x100. Nov. 13, due Nov. 15, 1889, 5%. 80,000

Wright, Wilfred J. to Benjamin F. Roe, West New Brighton, S. I. 136th st, s s, 125 e 7th av, 2 lots. P. M. 2 mort., each \$8,000. Nov. 22, 5 years, 5%. 16,000

Yost, Fernando to George Cowen. 9th av. P. M. Nov. 9, due Jan. 9, 1889. 25,000

Same to Newman Cowen. Same property. Building loan. Nov. 9, due May 9, 1889. 17,000

Certificate as to interests in mort. by Florence S. Koshland, Isidore G. and Henry S. Sternberger individ. and Simon and Maurice M. Sternberger trustees for Charles Sternberger and Maurice M. Sternberger guard. Clara B. Sternberger. Nov. 19. nom

KINGS COUNTY.

NOVEMBER 15, 16, 17, 19, 20, 21.

Atlantic Dock Co. to Home Life Ins. Co. William st, n e s (prolonged), 230 n w Van Brunt st, being at intersection also with w line of Imlay st, runs northeast 460 to Verona st, x northwest 180 x southwest 460 to prolongation of William st, x southeast 180 to beginning, with wharfage, dockage and other rights. Nov. 21, due Jan. 1, 1890, 4 1/2%. \$200,000.

Ames, Frank W. to Benjamin F. Lewis. Broadway, n w cor Moffatt st, runs west 40 x north 100 x west 60 x north 20 x east 100 to st, x south 120. Nov. 11, due May 1, 1889. 15,500

Same to Joseph W. Schmidt. Bushwick av, west cor Moffatt st. P. M. Oct. 11, due May 1, 1889. 5,800

Atwood, Kimball C. to Mutual Life Ins. Co., New York. St. Marks av, s s, 365 w 4th av, 20.4x100. Nov. 21, 1 year, 5%. 3,000

Baerenklau, Albert to The East Brooklyn Co-operative Building Assoc. Himrod st. P. M. Nov. 17, installs. 4,500

Blaschko, Max to James W. Lamb. Van Voorhis st. P. M. Sub. to mort. \$1,000. Nov. 15, due Jan. 2, 1889. 1,950

Same to Industrial Co-operative Building and Loan Assoc. Same property. Nov. 19, installs. 1,000

Bloodgood, William H. to William J. Sayres. Fulton st, s s, 181.4 e New York av, 43.8x100 x west 13 x northwest 104.7. Nov. 19, due Nov. 1, 1891, 5%. 2,500

Brown, Catharine A. to William N. Colson and Rebecca Frankel devisees John Reiners. Jefferson av. P. M. Nov. 19, 1 year, 5%. 2,000

Brown, George R. to Spencer Aldrich. President st, s s, 365.6 w 5th av, 51x100. Nov. 15, demand. 10,000

Brush, Thomas H. to Cornelius N. Hoagland. Schenck st, e s, 100 s De Kalb av, 6 lots, each 25x100. 6 mort., each \$1,000. Nov. 19, 1 year, 5%. 6,000

Same to same. Schenck st, e s, 250 s De Kalb av, 25x93.2x25x92.2. Nov. 19, 1 year, 5%. 1,000

Same to same. Schenck st, e s, 275 s De Dalb av, 25x94.2x25x93.2. Nov. 19, 1 year, 5%. 1,000

Same to Maria L. Dehon. Schenck st, e s, 100 s De Kalb av, 6 lots, each 25x100. 6 mort., each \$8,000. Nov. 17, due Nov. 19, 1891, 5%. 48,000

Same to same. Schenck st, e s, 250 s De Kalb av, 25x93.2x25x92.2. Nov. 17, due Nov. 19, 1891, 5%. 8,000

Same to James W. Smith trustee for Marie H. Draper. Schenck st, e s, 275 s De Kalb av, 25x94.2x25x93.2. Nov. 19, 1 year, 5%. 8,000

Burdy, Margaret C. wife of Constance F. to Austin Ludlam. Graham st, No. 17, e s, 25x75. Nov. 21, 3 years. 500

Buffum, Phebe W. P. wife of and Frederick C. Stanton, Florida, to Alanson W. Adams. Bedford av, e s, 120 s Greene av, 40x100. Nov. 17, 2 years, 5%. 4,000

Bates, Francis otherwise Franz to Rachel E. Wilson. Interior lot, begins at point 200 e Franklin st and 425 s Vernon av, runs east 100 x south 25 x west 100 x north 25, Flatbush. Nov. 14, 1 year. 100

Bates, John to The Bedford Co-operative Building Loan Assoc. Montgomery st, n s, 23.6 w Franklin av, runs north 100 x east 20 x north 165 to Crown st, x west 44.8 x south 100 x west 40 x south 67 x again south 102.11 to Montgomery st, x east 11.3 x north 45 x northwest — x east 20 x southeast — x south 45 to Montgomery st, x east 54.1. Oct. 1, installs. 1,200

Bergen, Mary B. to Ann Vanderveer. Erasmus st, n s, 150 e Lloyd st, 50x152, Flatbush. Nov. 1, 3 years. 1,100

Begly, Hugh J. to The Holland Trust Co., New York. Hudson av, w s, 34.9 s Myrtle av, 25x100. Nov. 14, 2 years. 7,000

Bird, William E. to The Mutual Life Ins. Co., New York. Clinton av, w s, 532.7 n Myrtle av, 40x100. Nov. 15, 1 year. 6,000

Burrows, Mary A. wife of and Lemuel to William M. Martin exrs. F. W. Hutchins. Van Buren st, s s, 175 w Stuyvesant av, 4 lots, each 17.10x100. 4 mort., each \$3,000. Nov. 15, due Nov. 1, 1891, 5%. 12,000

Calder, Catharine wife of and Alexander G. to Rem L. Brower. 4th av and 10th st. P. M. Nov. 16, 6 months, 5%. 3,150

Carey, Benjamin H. to Alfred C. Cooper. Lafayette av, n s, 23 e Carlton av, 22x90. Nov. 16, 5 years, 5%. 14,000

Chebra, Anche Shakier, New York, to Meyer Blumberg. Lots 7 to 18 inclusive range No. 7 map Washington Cemetery, each lot contains 400 sq ft. Oct. 31, installs. 300

Church, James and George Gough to Julia Wood. Wyckoff av, s w s, 25 e De Kalb av, 29.10x89x29.10x90.11. Nov. 9, due Nov. 13, 1889. 600

Conselyea, Fanny J. wife of Charles to Margaret E. wife of James P. Davis. Jackson st. P. M. Nov. 14, due Nov. 15, 1891, 5%. 1,000

Cadmus, Emma A. wife of Philip T. to Stephen C. Halstead. Liberty av, n s, 75 w Junius st, 25x100. Nov. 16, 3 years. 1,250

Carpenter, James O. to Walter E. and Emeline Parfitt. Howard av. P. M. Nov. 15, due Nov. 23, 1891, 5%. 480

Colcord, Alice B. New York, to Alexander F. Blinn. Tompkins pl, s e s, 180.9 n e Degraw st, 31.2x112.6. Nov. 19, 2 years, 5%. 6,000

Conover, John S. to Robert W. Cooper. Monroe st, n s, 330 e Reid av, 15x100. Nov. 20, installs., 5%. 2,700

Corning, Amos to Jane G. Webster guard. Louise E. Webster. McDougal st, n s, 140 w Rockaway av, 20x100. Nov. 20, 3 years, 5%. 850

Davis, Delia L. wife of John R. to Henry Kettelhodt. 42d st, n s, 275 w 2d av, 25x100.2. Nov. 19, 2 years. 110

Deal, Julia to Sarah A. M. Kent. New York av, n w cor Midwood st, 40x62.1x40.9x54.4, Flatbush. Nov. 17, 1 year. 100

De Jacobs, Albert to Thomas I. Morrell, Kinderhook, N. Y. Stuyvesant av, w s, 66.8 s Jefferson av, 16.8x100. Nov. 19, 5 years. 500

Delavan, William E. to David S. Beasley. Van Buren st, n s, 434 e Sumner av, 19.8x100. Nov. 20, 2 years. 2,600

Dempsey, Patrick to James D. Lynch. 8th av. P. M. Sept. 13, 1 year, 5%. 400

Denike, Sally A. to Alfred Ogden. Pacific st, n s, 300 w Stone av, 33.4x100. Oct. 25, installs. 400

Drury, Julia wife of and Thomas to Richard Boyse. Denyse st, n e s, 86.6 s e Stewart av. 33x100, New Utrecht. Nov. 20, 4 years. 1,600

Dillmeier, Michael to Catharine F. Roos guard. Cornelius J. Mayar. South 3d st, n e s, 129.9 s e Keap st, 25x120. Nov. 15, 5 years, 5%. 4,000

Donovan, Jeremiah T. to John Lind. Schermerhorn st. P. M. Nov. 20, 2 years, 5%. 4,000

Decaux, Alexander to Tunis G. Bergen. 33d st, s s, 250 w 5th av, 50x100.2. Nov. 16, due July 1, 1889. 138

Deleree, Walter E. to The Mutual Life Ins. Co., New York. 5th av, s e cor Garfield pl. 100x95.9. Nov. 15, 1 year, 5%. 10,000

Denike, Sally A. wife of Thomas S. to Alfred Ogden. Buffalo av, s w cor Dean st, runs south 214.4 to Bergen st, x west 90 x north 214.4 to Dean st, x east 90. Sub. to mort. \$23,500. July 10, 1 year. 2,600

De Solar, Emilia S. to John F. Hart. 6th st. P. M. Nov. 16, due Nov. 1, 1890, 5%. 1,800

Dockety, Jane to Richard H. Abercrombie. Pacific st, n s, 150 w Albany av, 20x100. Nov. 1, 1 year, 5%. 1,500

Duffy, Peter to Ransford E. Vaa Gieson. Covert st, s e s, 140 s w Bushwick av, 20x100. Nov. 1, 3 years, 5%. 2,500

Dundas, Henry to Marville W. Cooper. New York. Jefferson av, Sumner av. P. M. Oct. 31, due May 1, 1890, 5%. 16,467

Duryea, Ann E. to George W. Green. Ainslie st, n s, 175.6 e Union av, 17.6x100.3x20.8x100.1. Nov. 15, due Nov. 1, 1889. 300

Eichhorn, Catharina wife of and Lewis to The Williamsburgh Savings Bank. Myrtle av, s s, 150.2 e Broadway, runs south 61.10 x southwest 61.10 to Broadway, x southeast 25 x northeast 22.2 x north 72.2 to av, x west 25. Nov. 16, 1 year, 5%. 5,000

Eisemann, Ernest J. to The Bushwick Co-operative Building and Loan Assoc. Graham av, e s, 21.4 n Bayard st, 40x73. Nov. 12, installs. 6,500

Engs, Anna B. wife of Russell L. to Junius A. Fuller. Cambridge pl, w s, 165 s Gates av, 50x100. Nov. 14, 1 year. 4,500

Evans, William H. to Elizabeth G. Noble. Athens, Pa. Livingston st. P. M. Nov. 12, 3 years or sooner, 5%. 3,000

Elliott, Samuel W. to Charles E. Rogers. Garfield pl, n e s, 150 s e 5th av, 175x103.6x175.2x95.4. Sub. to mort. \$47,500. Nov. 17, 3 months. 5,500

Eppinger, Friedrich and Fridricke his wife to George Willans. North Elliott pl. P. M. Nov. 19, installs., 5%. 3,000

Evarts, Charles M. to John A. Latimer and ano. trustees Harriet B. Belden. Grand av, e s, 215 s Park av, 50x100. Nov. 20, 3 yrs. 3,000

Everett, Edith T. to George G. Reynolds. Madison st, n s, 80 w Tompkins av, 20x50. Nov. 19, 5 years, 5%. 500

Finnie, Robert W. to Edward F. Linton. Cleveland st, w s. P. M. Nov. 16, due Dec. 1, 1893. 1,500

Faber, Charles O. to Elizabeth M. Rapalje. Ashford st, w s, 150 s Arlington av, 50x97.6. Nov. 15, 3 years, 5%. 2,000

Flynn, Patrick H. to E. T. Hunt exr. T. Hunt. 58th st. P. M. Oct. 30, 5 years, 5%. 1,067

Flynn, Eleanor wife of Peter to Obermeyer & Liebmann. Fulton st, s e cor Cumberland st, 48.4x54.8x9.9x72.8; Fulton st, n e cor St. Felix st, runs east 18 x northeast 49.4 x again northeast and east 19 x north 4 x east 10 x north 6.6 x west 70 to st, x south 49.3; Fulton av, n s, 108.5 w Carlton av, runs northeast 58.6 x north 21.6 x west 12 x south 5 x southwest 64.9 to st, x southeast 19. Nov. 15, 1 year, 5%. 4,000

Flynn, William A. to Jordan C. Dodge. Glen Cove, L. I. Hancock st, n s, 375.8 e Howard av, 18.8x100. Nov. 15, due Nov. 1, 1893, 5%. 2,500

Forster, Andrew to Henry Behrens. Kosciusko st, s e s, 307.6 n e Broadway, 16.10x95x16.10x94.8. Nov. 16, due Jan. 1, 1892, 5%. 2,000

Oulton, Sampson B. to Asa W. Parker. Hempstead, L. I. 7th st, s s, 297.10 w 8th av, 104.3 x100. Nov. 19, demand. 5,000

Same to Sophie G. Parker, Hempstead, L. I. Same property. Nov. 19, demand. 4,000

Oulton, Sampson B. to The Methodist Episcopal Hospital, Brooklyn. 7th st, s s, 298.4 w 8th av, 6 lots, each 20.9x100. 6 mort., each \$5,500. Nov. 16, due Dec. 1, 1891, 5%. 33,000

Same to Sophie G. Parker, Hempstead, L. I. 9th st, n e s, 447 w 3d av, 25x100. Nov. 16, demand. 3,000

Parsons, Emeline H. to George W. Powers. Whitwell pl, n w s, 180 n e 1st st, 20x90. Oct. 27, 3 years. 370

Pitt, Thomas to Robert Proddow trustee Mary I. Place. Irving av, w s, 50 s Gates av, 15x100. Nov. 12, due Nov. 1, 1891, 5%. 1,000

Same to George C. Tappen. Irving av, w s, 65 s Gates av, 2 lots, each 15x100. 2 mort., each \$1,000. November 12, due Nov. 1, 1891, 5%. 2,000

Same to Henry C. Ingraham and ano. trustees Hiram Kirk. Irving pl, w s, 65 s Gates av, 2 lots, each 15x100. 2 mort., each \$1,000. Nov. 12, due Nov. 1, 1891, 5%. 2,000

Price, Susan T. to Daniel B. Norris. Lewis av, s w cor Monroe st. P. M. Nov. 15, 5 years, 5%. 2,000

Paulini, Ernest to Eugene G. Blackford. Sutter av. P. M. Oct. 12, 5 years, 5%. 2,500

Petterson, Charles to Jeremiah Ervin. 39th st, n s, 253 e 4th av, 22x100.2. Nov. 8, 1 yr. 275

Randall, John J., Freeport, L. I., and William G. Miller to The Greenpoint Savings Bank. North Henry st, es, 85 n Nassau av, 11 lots, total 200x100. 11 mort., each \$2,500. Nov. 16, 1 year, 5%. 27,500

Rodenburg, Hermann D. to Barbara wife of Conrad Hartfelder. Schenck av, e s, 200 s Liberty av, 25x100. Nov. 3, due Oct. 1, 1893, or installs. 1,000

Russell, Susanna E. C. wife of Walter C. to Margaret T. Johnson et al. exrs. Martin G. Johnson. Hancock st, s s, 403 e Nostrand av, 20x114x20.1x115. Nov. 20, 3 years, 5%. 9,000

Same to Cornelius N. Hoagland. Hancock st, s s, 423 e Nostrand av, 20x113x20.1x114. Nov. 20, due Nov. 1, 1891, 5%. 9,000

Rafter, Edward to E. T. Hunt exr. T. Hunt. 57th st. P. M. Oct. 30, 5 years, 5%. 4,284

Reagan, Elizabeth, Coney Island to Elizabeth Cornell, Auburn, N. Y. Lot 13 and D, map north part of old lot 6 by William Kowalski, Gravesend. Nov. 14, 2 years. 175

Reid, David C. to Cornelius N. Hoagland. St. Marks av, s s, 182.6 e Rogers av, runs south 95 x west 17 s south 55.7 x east 52.2 x north 150.7 to St. Marks av, x west 35. Nov. 15, due Nov. 1, 1891, 5%. 7,500

Richardt, Matilda A. wife of Herman T. to Edwin S. Zoble exr. Hugh Zoble. Have-meyer st, e s, 25 n North 7th st, 25x88. Nov. 15, 5 years, 5%. 4,000

Rolf, Sophie wife of and William to Apollonia H. Dotter. Bridge st, w s, 104 s Lullary st, 21x108.6. Nov. 15, installs., 5%. 8,000

Roth, Henry and Max Brill to Robert W. de Forest and ano. exrs. Burr Wakeman. Gates av, n e cor Evergreen av. P. M. Nov. 15, due Nov. 1, 1889, 5%. 8,000

Ruger, Peter to William M. Kingsland trustee Daniel C. Kingsland. Meeker av, n w cor Kingsland av, runs north 83 x west 100 x south 151.6 to Van Pelt av, x east 6.11 to Meeker av, x east 115.6. Nov. 15, 5 years, 5%. 8,000

Rumsey, Samuel L. to Louis Bossert. Pacific st. P. M. Nov. 7, 3 years, 5%. 2,000

Samuel, Lewis S. to Charles C. Noble. Fulton st. P. M. Nov. 12, 1 year, 5%. 2,500

Schlitzer, Mary and Annie wife of Albert Schneider to John Rueger. Greene av, s s, 89.9 e Wyckoff av, 20x100. Nov. 14, 5 years, 5%. 950

Schmitt, John G. to Charles Loffler. Central av. P. M. Nov. 14, installs., 5%. 1,300

Schreiber, Henry W. to George Straub. Flushing av, s s, 57 w Broadway, 20x100. Nov. 15, 5 years, 5%. 4,000

Schwartz, Jacob and Barbara his wife to E. and H. T. Anthony & Co. Patchen av, e s, 25 n Van Buren st, 50x86.10. Nov. 12, 3 months, note. 454

Shannon, Marie F. widow of Frank J. Faulkner to Charles F. Adams, Erie, Pa. St. Felix st, e s, 16 s Lafayette av, 16x85. All right and title. Nov. 17, 6 months. 130

Sheldon, Cevdra B. to John Winslow. President st, s e cor 7th av, 38x100. Nov. 15, due May 1, 1889, or sooner. 20,000

Snyder, Louisa R. to David A. Fithian. Putnam av, n s, 450 w Nostrand av, 25x100; Middagh st, s s, 150 e Hicks st, 25x100. Nov. 15, 1 month. 500

Squance, Edwin C. to S. Georgianna Crabb exr. L. Crabb. 9th st, w s, 250 e 5th av, 75 x95. Nov. 13, due Nov. 1, 1891, 5%. 8,000

Squires, Anson, Flatlands, to James D. Lynch. Russell st, w s, 123.9 n Van Cott av, runs north 200 x west 100 x south 200 x east 100. Nov. 14, demand. 3,000

Straub, Catharina wife of George to The Williamsburgh Savings Bank. Willoughby av, n s, 350 w Stuyvesant av, 25x100. Nov. 15, 1 year, 5%. 5,000

Scheller, Hugo to Clara N. Earle. Fulton st. P. M. Nov. 12, 1 year, 5%. 2,500

Schmidt, Christina E. wife of and George to Patience C. Haydock. 3d av, w s, 40 s 6th st, 40x100. Nov. 12, 3 years, 5%. 2,500

Schultz, John G. to The Williamsburgh Savings Bank. Flushing av, s s, abt 81.11 w Bushwick av, 40x97.9x40x96.6; Garden st, n e s, 165.10 s e Flushing av, 20x86.2x—x96.6. Nov. 19, 1 year, 5%. 6,350

Scott, William H. to The Williamsburgh Savings Bank. Fulton st, s s, extends from Rockaway av to Stone av, 700x100. Nov. 19, 1 year, 5%. 36,000

Shelley, Abram C. to The West Brooklyn Land and Improvement Co. 55th st, s w s, New Utrecht, 4 lots. 4 P. M. mort., each \$2,100. Oct. 29, due Oct. 28, 1893. 8,400

Same to same. 56th st, n e s, New Utrecht, 3 lots. 3 P. M. mort., each \$2,100. Oct. 29, due Oct. 28, 1893. 6,300

Same to same. 55th st, s w s, New Utrecht, 3 lots. 3 P. M. mort., each \$2,100. Oct. 29, due Oct. 28, 1893. 6,300

Sheridan, Patrick E. to The Daily News Building and Loan Assoc. East 5th st. P. M. Nov. 17, installs., 5%. 2,750

Smith, Emma wife of John D. to William J. Sayres. Willoughby st, s w cor Prince st, 21x60. Nov. 1, 1 year, 5%. 1,700

Smith, Jane L. to Maria L. Sackett. Barbey st. P. M. Nov. 19, due Nov. 1, 1889. 800

Snyder, Louisa R. to Andrew Findlay, Astoria, L. I. Middagh st, lot 103 map Jacob and John Hicks, 25x100. Nov. 15, due Nov. 20, 1893, 5%. 5,000

Stoffens, John to Henry Stuebing. Monteith st, n s, 150 e Bremen st, 25x90. Nov. 17, installs., 5%. 5,000

Sutterlin, Ernst F. to William C. Bowers. Bushwick av. P. M. Nov. 19, 11 months, 5%. 2,500

Suydam, Frank W. to The Williamsburgh Savings Bank. Macon st, s s, 85 w Reid av, 40x100. Nov. 21, 1 year, 5%. 10,000

Thallon, Emily C. widow to Jemima Thallon. St. Johns pl, s s, 185.5 w 7th av, runs south 100 x west 49.7 x north 14 x west 0.5 x north 86 to pl, x east 50. Nov. 1, 3 years or installs, 5%. 42,400

Thomas, Walter to John Davies. Woodbine st, n s, 225 w Central av, 25x100. Nov. 15, 3 years. 700

Toulmin, Hector to Ashley C. Morrill and ano. trustee James Chase. Quincy st, s s, 459 e Nostrand av, 32x100. Nov. 8, 3 yrs, 5%. 15,000

Same to same. Quincy st, s s, 491 e Nostrand av, 33.6x100. Nov. 8, 3 years, 5%. 15,000

Same to same. Quincy st, s s, 425.6 e Nostrand av, 33.6x100. Nov. 8, 3 years, 5%. 15,000

Taylor, Emma wife of Harry to Benjamin Wright. Hancock st, s s, 125 e Sumner av, 20x100. Nov. 21, due Mar. 1, 1889. 2,000

Taylor, Emma wife of Harry to Helen S. Smith, Newark, N. J. Hancock st, s s, 125 e Sumner av, 20x100. Nov. 20, 3 years, 5%. 8,000

The Sisters of the Poor of St. Francis to The Dime Savings Bank, Brooklyn. Warren st, n w cor Henry st, runs west 205 x north 170 x east 0.10 x north 49.1 to Congress st, x east 204 to Henry st, x south 233. N3v. 1, 1 year, 4 1/2%. 200,000

Thompson, Sarah E. to Hannah S. Lockhart. 5th st, s s, 205.7 e 6th av, 17.9x100. Nov. 14, due May 1, 1889. 1,000

Thurber, Mary E. wife of William F. to John P. D. Angus. St. Marks av, s s, 32.8 w Franklin av, 19.8x70x20x70. May 24, 1887, demand. 4,000

Ullrich, Eva E., Anna M. and Christina to Louisa Harper. East New York av, n w s, 98.9 n e Dean st, runs northeast 36 x northwest 76.1 x southwest 37.8 x southeast 87.1. Error in description. Nov. 20, 5 yrs., 5%. 3,000

Van Name, Letitia A. wife of Charles R. to Mary M. Webster. Lot at Gravesend adj Robert I. Stillwell and a 1 rod lane on n w, contains 15 acres; also a piece of clear land containing 6 acres and 19 perches adj land Attie Stillwell: main road from Gravesend to New Utrecht adj land George Stillwell, contains 2 acres; a piece of woodland adj woodland of R. Stillwell's heirs, contains 2 acres 3 rods 24 36-1,000 perches; a piece of salt meadow in part of Gravesend known as the Neck, contains 1 1/2 acres; road from Brooklyn to Gravesend via Washington Cemetery, w s, adj George W. Harris, contains 15 acres—being all title of mortgagor in real estate of Thomas Rice in Gravesend. Nov. 19, 3 years. 1,400

Weed, Arville L. wife of Alvah F. to William H. Statesir. Lot 83 Greenfield village South. United Freeman's Land Assoc. No. 3. Nov. 14, 3 years. 300

Wheeler, Annie M. to Michael Bennett and ano. exrs., &c., Thomas Wheeler. Fulton st, s s, 60 e Bond st. P. M. Nov. 15, 1 year, 5%. 10,205

Walters, Samuel R. to Rebecca T. Mathews. Van Buren st, s s, 246.4 w Stuyvesant av, 3 lots, together 53.8x100. 3 morts., each \$3,000. Nov. 20, due Nov. 1, 1891, 5%. 9,000

Wlecke, William H. to Anthony D. Kaufmann. Driggs st, east cor North 4th st, 25x100x25 x-. Nov. 1, 3 years. 4,000

Yarber, Ernest D. to Michael Gru. Rogers av, n w cor Douglass st, 25x100. Nov. 20, 6 months. 150

Fowler, Annie Y. wife of and David H. to George W. Hertz and ano. trustees Frederica Hertz. Dean st, s s, 245 w Brooklyn av, 80 x107.2. Nov. 16, demand. 2,400

Gaylor, Edward F. to The Williamsburgh Savings Bank. Broadway, s w s, 22.8 s e Greene av, runs southeast 25 x southwest 60 x again southwest 32.10 x northeast 42 x northeast again 60. Nov. 13, 1 year, 5%. 7,500

Same to same. Broadway, s w s, 47.8 s e Greene av, runs southeast 25 x southwest 100 x northwest 16.6 x north 10.3 x northeast 32.10 x northeast again 60. Nov. 13, 1 year, 5%. 7,500

Gelhardt, Jane to The Williamsburgh Savings Bank. Halsey st, n w s, 160 n e Bushwick av, 20x100. Nov. 15, 1 year, 5%. 2,000

Same to Anna E. Cozine. Same property. Nov. 15, 3 years. 500

Gleason, Robert W. to Mary E. S. Williams. St. Marks av. P. M. Nov. 20, due Dec. 1, 1891, or installs. 2,500

Gilbert, William E. to Hannah E. Miller, Philadelphia, Pa. Van Buren st. P. M. Nov. 15, due Nov. 1, 1891, 5%. 1,500

Same to Mary E. James. Same property. P. M. Sub. to morts. \$1,500. Nov. 15, 5 years. 1,300

Gregory, Sarah A. to Grace Benedict. Herkimer st, n s, 116.8 e Stone av. P. M. Nov. 16, 1 year. 1,000

Same to John W. Holmes. Herkimer st, n s, 100 e Stone av. P. M. Nov. 16, 1 year, 4,000

Gregory, Sarah A. wife of and John to James S. Bearns. Stone av, n e cor Herkimer st, 80x100. Collateral to 3 other morts. Nov. 12, due Mar. 5, 1889. 1,500

Green, Sarah J. wife of and Benjamin to Jaques Cortelyou, East Fishkill, N. Y. Hart st, n s, 375 e Marcy av, 25x100. Nov. 20, 3 years, 5%. 2,000

Grim, Charles F. and William H. to Frank Wyant. Cornelia st, P. M. Nov. 20, 3 years, 5%. 1,200

Guth, Ignatz to John Albrecht and Louisa his wife. Schenck av, e s, 100 n South Carolina av, 25x100. Sept. 24, due Oct. 1, 1893, 5%. 500

Haerberle, Louis to The Mutual Life Ins. Co., New York. Lafayette av, s s, 350 e Broadway, 20x100. Nov. 19, 1 year, 5%. 4,000

Hallheimer, Max to Robert I. Miller, Philadelphia, Pa. Lewis av, n e cor Vernon av, 100x125. Nov. 19, due May 1, 1889. 15,000

Harper, James P. to Mary M. Shields trustee Charles Shields. Fulton st, s s, 75 w Schenectady av, 25x100. Nov. 13, 1 year, 5%. 1,785

Harlich, Mary widow to Leni L. Dietz exr. Charles H. Dietz. Sanford st, w s, 475 s Willoughby av, 25x100. Nov. 20, 3 years, 5%. 3,000

Harvey, Mary J. widow to Emma Platt. 7th st, s s, 402.1 w 8th av, 20.9x100. Sub. to mort. \$5,300. Nov. 20, 1 year. 300

Heimerzheim, Henry to Alois Dillmann. Hamburg av and Elm st. P. M. Nov. 17, 5 years or installs. 2,650

Hochwald, Heinrich, to Charles Swenfors. 28th st, n s, 200 e 3d av, 20x100.2. Nov. 19, 5 years or installs. 1,000

Holzmann, John to Julius Jacoby. Nostrand av. P. M. Nov. 20, installs, 5%. 500

Hart, William J. to Levi Dexter, New York. Hicks st, s e s, northwest 1/2 lot 100 map Jacob and John Hicks, missing, 25x50. Nov. 15, 1 year, 5%. 2,000

Heaton, Eliza P., wife of and John L. to Peter V. Burnett. Linden st, s e s, 135 n e Bushwick av, 40x100. Nov. 16, due Nov. 1, 1891, or sooner. 3,000

Heeg, Frederick to Eliza Ross. Myrtle av, n s, 25 e Tompkins av, 20x100. Nov. 17, due Dec. 1, 1891, 5%. 4,000

Hermann, Louisa to Maria E. Schneider. Welden st, s s, 250 w Crescent st, 29.5x100. Nov. 16, due Jan. 1, 1892. 700

Hopkins, Walter, to Paul C. Grening. Halsey st. P. M. Nov. 20, due Nov. 1, 1889. 8,000

Hopkins, Jr., Joseph to Henry Weil. Bushwick av, s w s, 70 n w Pilling st, 50x88.4. Nov. 15, due July 1, 1889. 3,600

Same to same. Same property. P. M. Nov. 15, due July 1, 1889. 3,000

Huber, August to Henry Stuebing. Flushing av, s s, 100 w Bremen st, 25x58.9x25x58.3. Nov. 3, 5 years, 5%. 1,300

Ives, Elizabeth T. to Catharine Calder. 9th st. P. M. Nov. 15, 2 years, 5%. 3,000

Jacoby, Julius to Williamsburgh Savings Bank. Nostrand av, e s, 17.3 s Stockton st, 25x90. Nov. 20, 1 year, 5%. 3,500

Same to same. Nostrand av, s e cor Stockton st, 17.3x90. Nov. 20, 1 year, 5%. 4,000

King, Bridget to Kenyon & Newton. Fulton st, s s, 399 e Utica av, runs west 14 x south 100 x east 16.10 x south 100 to Herkimer st x east 42.11 x north to beginning. Nov. 19, 1 year, 5%. 2,000

Knowles, Sara E. to Ferdinand Sloat. Lafayette av. P. M. Nov. 1, 2 years or installs, 5%. 1,900

Koch, George D. to Peter V. Burnett. Ralph st, s s, 155.3 e Wyckoff av, 20x100. Nov. 16, due Nov. 1, 1889. 200

Koenig, Francis H. to The Williamsburgh Savings Bank. Ridgewood av, n s, 100 e Elton st, 50x100. Nov. 21, 1 year, 5%. 1,600

Kohberger, Frederick to Kate A. Molineux, San Francisco, Cal. Dikeman st, s w s, 125 n w Richards st, 25x100. Nov. 21, 2 years, 5%. 600

Krause, Charles and Henriette his wife to Henry Huttenlocher. Glenmore av, south cor Barbey st, 25x100. Aug. 14, due Aug. 1, 1891, 5%. 1,200

Karnein, Anton to Catharine M. Meserole. Ralph st, s s, 175.3 e Wyckoff av, 20x100. Nov. 14, due Nov. 1, 1889. 250

Kidney, George to E. T. Hunt exr. T. Hunt. 3d av, s e cor 57th st. P. M. Oct. 30, 3 years, 5%. 4,900

Kieff, Mary A. to Charles G. Peterson. 7th st. P. M. Nov. 14, 1 year or installs. 1,500

Kling, Rosalie widow to William M. Ingraham. Lawrence st, e s, 80 s Willoughby st, 20x53.10. Nov. 16, due Mar. 1, 1891, 5%. 2,000

Long, Jeremiah to The South Brooklyn Co-operative Building and Loan Assoc. Dean st, n s, 80 w Grand av, 20x89. Nov. 13, installs, 5%. 1,750

Losey, Juleta wife of David H. to Juleta E. Losey. Adelphi st, e s, 121.7 s Greene av, 22 x100. April 2, 2 years. 300

Levy, Annie to Henry Roth. Boerum st. P. M. Nov. 20, 5 years or installs, 5%. 1,000

Linton, Edward F. to The Williamsburgh Savings Bank. Essex st, e s, 190 s Ridgewood av, 20x100. Nov. 21, 1 year, 5%. 1,400

Same to same. Linwood st, e s, 175 n Ridgewood av, 20x111.2. Nov. 21, 1 year, 5%. 1,400

Same to same. Ridgewood av, s s, 69.10 e Linwood st, 20x90. Nov. 21, 1 year, 5%. 1,400

Same to same. Linwood st, e s, 250 s Ridgewood av, 20x108.5x20x108.6. Nov. 21, 1 year, 5%. 1,400

Loesing, Antonia A. wife of Leo to Eliza Kestermann. Anthony st, e s, 530 n Shore road, runs east 84.8 x north 57.11 x west 82.3 to st, x south 58.5, Sheepshead Bay. Nov. 17, 3 years, 5 1/2%. 2,000

McDonald, Daniel W. to The Williamsburgh Savings Bank. Tompkins av, n e cor Macon st, 50x100. Nov. 15, 1 year, 5%. 12,000

McGrath, James J. to Phebe Stillwell. Franklin av, e s, 35.3 s President st, runs south 64.9 x east 42 x northwest 76. Nov. 10, 5 years, 500

Magilligan, John to Stephen M. Griswold. Carroll st, n s, 213 w 8th av, 21x100. Contract. Nov. 17, 5,000

McKilen, Hugh to Robert S. Neely. Bushwick Boulevard, south cor Vigelius st. P. M. Oct. 18, due May 1, 1889. 17,900

Miller, William M. to Sarah Valentine, Richmond Hill, L. I. Hemlock st, e s, 250 n Griffith pl, 25x100. Oct. 25, due Nov. 1, 1893. 1,000

Morris, William and Sarah his wife to Cornelius Travis. 13th st, s s, 364.3 e 3d av, 21.1x100. Nov. 16, 5 years, 5%. 2,200

Mulchahey, Sophie M. to Edward H. Moubray. 1st st, No. 434. P. M. Nov. 15, installs, 5%. 1,500

MacDonald, Eugene to John, Jr., William F. and Charles M. Englis. India st, n s, 228.4 e Franklin st, 16.8x100. Nov. 19, 3 years. 500

Manneschmidt, Margaretha wife of and Jacob to The Kings County Savings Inst. Vernon av. P. M. Nov. 1, 1 year, 5%. 4,000

Maus, Barbara to Joseph J. Eisemann. Harman st, s e s, 250 n e Irving av, 25x96.1x25x98.1. Nov. 13, 3 years. 300

McCoy, Sarah to John M. Dumphroff. Taylor st, s s, 129.8 w Wythe av, 15x100. Nov. 10, 1 year, 5%. 500

McNally, Catharine to E. T. Hunt exr. T. Hunt. 1st av, n e cor 48th st. P. M. Oct. 30, 3 years, 5%. 300

McNamee, Patrick to Louise Goehl. Berry st, s e s, 100.4 n e North 9th st, 25x100. Oct. 31, due Dec. 1, 1893, 5%. 4,000

Meagher, John to Francis F. Ripley. 37th st, No. 61, n s, 250 e 3d av, 25x100. Nov. 1, 5 years or installs. 1,500

Mullen, John to George W. Powers. Denton pl. P. M. Nov. 8, 5 years. 400

Muller, Louis to John H. O'Rourke. 3d av, s e s, 25.2 n e 37th st, 110x100. Nov. 17, due Dec. 20, 1888. 21,339

Murphy, John to The Mutual Life Ins. Co., New York. Douglass st, n s, 660 w Franklin av, 20x131. Nov. 21, 1 year. 375

Nathan, Gustave to Henry S. Hayes. Atlantic av, n e cor Cleveland st, 25.4x92.7x25x96.10. Nov. 15, due Nov. 14, 1893. 4,500

Nelson, Charles and Caroline S. his wife to Edgar W. Hawley. Eldert av, e s, 275 s Gay st, 25x100, 26th Ward. Nov. 18, 3 years. 250

Niebuhr, Annie L. to James O'Halloren. Williamson av, e s, 175 n Duryea av, 25x100. Nov. 14, 5 years. 350

Neely, Robert S. to Charles A. Briggs. New York. Broadway, n w cor Moffat st. P. M. Nov. 19, 1 year, 5%. 4,500

Nylin, Peter A. to Walter E. and Emeline Parfitt. Saratogh av. P. M. Nov. 15, due Nov. 23, 1891, 5%. 450

Oates, Mary J. wife of Patrick to Michael Bennett and ano. exrs., &c., Thomas Wheeler. Fulton av, s w cor Albany av. P. M. Nov. 15, 1 year, 5%. 704

O'Brien, Mary widow to Samuel T. Valentine exr. Mary T. Kirk. 10th st, s s, 250 e 5th av, 19x100. Nov. 15, 3 years, 5%. 3,500

Same to Samuel T. Valentine et al. exrs. Stephen Valentine. 10th st, s s, 269 e 5th av, 18.4x100. Nov. 15, 3 years, 5%. 3,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY.
NOVEMBER 16 TO 22—INCLUSIVE.

Anthony, Richard A. exr. and trustee Harriet P. Anthony to Frank L. Anthony. 5 assigns. nom

Austin, William P. to George Crawford. nom

Bendheim, Henry M. to Fuchs & Kraus. nom

Same to same. 3,000

Bowne, John and ano. exrs. R. H. Bowne to R. Carman Combes. 140

Brady, Jennie M. to Alice E. Worthington. 300

Broadbelt, William to Jacob Hirsch. 4,450

Brodsky, Bertha A. to Frederick Hollender and Charles Trelenius of Fredk. Hollender & Co. 1,500

Chesebrough, Robert A. to Frederic R. and Charles Coudert. 50,000

Christman, Ernest to Max Hahn. 1,200

Colcord, Samuel to Holland Trust Co. 10,000

Crawford, George to Title Guarantee & Trust Co. 37,590

Curtis, Charles B. et al. exrs. P. C. Cornell to Juliet D. Man. 9,000

Curtis, Charles B. et al. exrs. and trustees Peter C. Cornell to Agnes C. Feder. 13,500

Same to same. 16,000

Same to same. 16,000

Same to same. 12,000

Same to same. 13,000

Same to same. 18,000

Same to same. 20,000

Same to same. 17,000

Del Genovese, Virgilio to Ellen S. Mowbray. 7,000

Docharty, Augustus T. to The United States Trust Co. 10,000

Earle, Ellen M. to Henry E. Howland. 5,250

Egan, Kieran to Stephen J. Geoghegan exr. J. L. Gerety. val. consid

Equitable Life Assur. Society of the United States to William E. D. Stokes. 1,500

Fuchs, Gustav and Joseph Kraus, of Fuchs & Kraus, to Louis Ettlinger. 3,000

Same to same. 3,000

Frederick, Alice E. formerly McCoy to Agnes Porteous. 5,500

George, Lucas to Helene Gillmann. 4,000

Same to same. 2,750

Gans, Meyer to Arthur and Frederick A. Gans. nom

Greenebaum, Henry and Bernhard Beinecke to William H. and Alfred A. Beadle

Table listing names and amounts for Kings County, including entries like 'ston and Ernst G. W. Woerz and De Forest Fox' and 'Goodman, Louis to Max Baron'.

KINGS COUNTY.

NOVEMBER 15 TO 21—INCLUSIVE.

Table listing names and amounts for Kings County, including entries like 'Abercrombie, Richard H. to The Irving Savings Institution' and 'Arnold, Mary H. extrx. Simon W. Arnold'.

Table listing names and amounts for New York City, including entries like 'Ellis, George B. to George R. Brown' and 'Enck, Ann E. to Gertrude B. Lott'.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for New York City, including entries like 'Nov. 17 Allen, Ada L—J L Mott Iron Works' and '19 Adams, John F C—People of State N Y'.

Table listing names and amounts for New York City, including entries like '20 Bentley, J Edward—Henry Auchincloss' and '20 the same—Albert Hirschfeld'.

Table listing names and amounts for New York City, including entries like '20 Davis, Charles—People of State N Y' and '20 Donnelly, Felix—the same'.

Table listing names and associated numbers. Includes entries such as Ford, William W—J L Daniels (275 24), Floyd-Jones, Royal P—C M Waterman (833 29), and many others. The table is organized in three columns.

Table listing names and amounts for the first column, including entries like Schaaf, William-T C Lyman, Schluchter, Joseph-David Thornton, Stockwell, John C-Arthur Brown, etc.

Table listing names and amounts for the second column, including entries like Vernam, Remington - Leo Schlesinger, Vogel, Samuel-Toyo Morimura, Viohl, Albrecht-C L Weeks, etc.

KINGS COUNTY.

Table listing names and amounts for Kings County, including entries like Anderson, Cornelia-J Berry, Andriess, Sarah-J Lobenstein, Beasley, Alfred W, etc.

Table listing names and amounts for the third column, including entries like Harrison, John-D D Mangan, Hawley, Oscar F-I Eppinger, Harrington, Thomas P - Fulton Bank, Brooklyn, etc.

SATISFIED JUDGMENTS.

NEW YORK.

November 17 to 23-inclusive.

Table listing names and amounts for Satisfied Judgments, including entries like Ashenden, Frederic-J C Seymour, Abegg, Daenike & Co, Brigg, Entz & Co, etc.

Table listing names and amounts, including Ehrmann, Ernest-C L Weller, as recvr. (1888) 225 60, Fisher, Morris-Isidor Levi. (1886) 395 13, Foulks, Samuel-L P Levy. (1888) 1,556 00, Fassitt, John B-Libbie Harwood. (1888) 91 45, etc.

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

KINGS COUNTY.

November 16 to 22-Inclusive.

Table listing names and amounts for Kings County, including Colson, John M-Colson & Reiners. (1885) \$106 02, Leonhardt, Philip-O Adams. (1887) 445 32, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including 17 Third av, s e cor 31st st, 19.8x95. Mahon & Coyne agt Margaret J., John E., Matthew J., Elizabeth and William C. Higgins and Alice S. Hayes, owners and contractors. \$682 14, etc.

Table listing names and amounts, including 23 Seventh av, No. 2048. Marcelin Yonkers agt Robinson, owner, and William W. Ford and Zachary T. Weir, contractors. 49 00, etc.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including 16 Pacific st, s s, 477.6 w Nostrand av, runs south 100 x east 32.1 x south 14 x west 32.5 x north 106.10 to st, x east 26.2. David H. Fowler agt Frederick I. Miller, owner and contractor. \$573 90, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including One Hundred and Forty-fourth st, n e cor Convent av. 49 00, etc.

Table listing names and amounts, including 23 Seventy-fourth st, No. 317, n s, bet 1st and 2d avs. Blake & Duffy agt Karl M. Wallack and Thomas Brennan. (Sept. 7, 1888) 260 00, etc.

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

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including 16 Evergreen av, e s, bet Bleeker and Ralph st. Bertil O. Gronin agt Clarence Lincoln and John H. Scheidt. (Oct. 18, 1888.) deposit \$55 00, etc.

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Table listing buildings projected in New York City, including Broome st, s e cor Cannon st, five-story brick and stone flat, 25x76, tin roof; cost, \$20,000; Jonas Weil and Bernard Meyer, 227 East 60th st; ar't, G. B. Pelham; b'r, J. Van Dolsen. Plan 1609, etc.

Madison av, s w cor 134th st, two-story brick dwell'g and store, 10x99.11, tin roof; cost, \$5,000; Marx Zeitung, 11 East 134th st; ar't, A. Spence; b'rs, J. Sheehy & Son. Plan 1614.

7th av, e s, 25 s 134th st, two five-story brick and stone flats, 25x60, tin roofs; cost, \$10,000 each; Matthew Coogan, 422 East 115th st, and Jas. Reilly, 416 East 115th st; ar'ts, Cleverdon & Putzel. Plan 1620.

23D AND 24TH WARDS.

Delmonico pl, e s, 450 n Clifton st, two-story frame stable, 17.2x16, tin roof; cost, \$150; Adam Janson, 924 Delmonico pl. Plan 1606.

Kingsbridge road, n w cor Arthur av, two-story frame dwell'g, 40x30, tin roof; cost, \$2,000; Michael Dunne, Arthur av, West Kingsbridge road; ar't and b'r, B. Halpin. Plan 1618.

138th st, s e cor Walnut av, one-story brick factory, 95x125, slate roof; cost, \$10,000; The De la Vergne Refrigerating Machine Co., 157 Bank st; ar't, L. Berna; m'ns, J. & L. Weber. Plan 1604.

143d st, s s, 15 w Morris av, one-story frame store, 20x30, gravel roof; cost, \$1,500; Mrs. Rose Brown, 143d st and Morris av; ar't, Wm. H. Hallock, Jr. Plan 1622.

161st st, n s, 100 e Tinton av, one-story frame stable, 10x13, tin roof; cost, \$150; Pauline Muller, 973 East 161st st; c'r, E. Weiser. Plan 1619.

Willis av, e s, 241 s 3d av, three-story frame dwell'g and store, 25x65, 76 and 86, tin roof; cost, \$4,000; John Massimino, 1609 Washington av and Chas. H. Zeltner, 1368 Fulton av; ar't, A. Spence. Plan 1617.

William st, s e cor Frederick st, two two-story frame dwell'gs, 40x30, gravel roofs; cost, \$3,000 each; Annie L. Purcell, 1005 9th av; ar't, H. Davidson. Plan 1627.

169th st, n s, 56 w Union av, two two-story frame dwell'gs, 18x40, tin and shingle roofs; cost, \$2,500 each; R. Duke Barnum, 1314 Boston av; ar't, W. W. Gardiner; b'r, B. F. Frisbee. Plan 1626.

Bailey av, w s, 450 n Fort Independence st, two-story frame dwell'g, 18x30, shingle and tin roof; cost, \$2,000; Chas. A. George, Kingsbridge; ar't and b'r, S. L. Berrian. Plan 1629.

Bathgate av, e s, 75 n 179th st, two-story frame dwell'g, 21x27, tin roof; cost, \$1,800; Wm. E. Marshall, 99 East 19th st; ar't, Geo. Price. Plan 1625.

Inwood av, w s, 37 n 170th st, one-story frame dwell'g, 26x14, gravel roof; cost, \$500; Patrick Russell, 12th av, w s, bet 84th and 85th sts; ar't, Wm. Hennessen; b'r, A. Saur. Plan 16.8.

Stebbins av, e s, 32 s Home st, three-story frame dwell'g and store, 21.4x50, tin roof; cost, \$3,500; Maria A. Waystack, Stebbins av, near Home st; ar't, C. C. Churchill; c'r, A. G. Waystack. Plan 1630.

Vanderbilt av, w s, 255 n Tremont av, rear, one-story frame stable, 16x36, tin roof; cost, \$250; Winnie Droorak, 1891 Washington av; ar't, L. Kayser. Plan 1624.

KINGS COUNTY.

Plan 2147—10th st, n s, 65 e 4th av, two three-story brick tenem'ts, 20x45, gravel roof, wooden cornice; cost, each, \$5,000; Wm. H. Norris and Wm. Bowers, 282 13th st; ar't and b'r, W. H. Norris.

2148—Butler st, s s, 225 w 3d av, one two-story frame shop and store room, 25x98, gravel roof; cost, \$1,000; Stanley & Uncles, Butler st, near 3d av.

2149—Sumpter st, No. 34, one one-story frame shed, 11.6x16.6, gravel roof; cost, \$50; Wm. Pabst, on premises.

2150—Maspeth av, n s, 31 w Kingsland av, one three-story frame (brick filled) tenem't, 25x50, tin roof; cost, \$4,500; Ph. Sondrock, on premises; c'r, J. J. Hepter; ar't, H. Vollweiler.

2151—Seabring st, s s, 100 e Richards st, one one-story iron store house, 80x12; gravel roof; cost, \$650; Samuel Metcalf, 502 Clinton st.

2152—1st st, n s, 100 w Bond st, one one-story brick boiler house, 24.6x28.6, gravel roof, brick cornice; cost, \$500; ow'r and c'r's, Buchanan & Lyall, Carroll st, near Bond st; ar't, T. G. Carlin; m'ns, P. Carlin & Son.

2153—Fulton pl, w s, abt 75 s Fulton st, one five-story brick factory, 42.9x63, gravel roof, brick cornice; cost, \$9,000; Frederick Loeser & Co., Fulton st; ar't, G. L. Morse.

2154—Buffalo av, e s, 80 s St. Marks av, two two-story frame (brick filled) dwell'gs, 18x45, tin roofs; cost each, \$1,200; F. H. Wohlke, Buffalo av, cor St. Marks av; b'r, A. A. Kink.

2155—Graham av, No. 377, cor Skillman av, one one-story frame hall, 25x25, tin roof; cost, \$300; ow'r, ar't and b'r, Charles Hoffman, on premises.

2156—Lexington av, n s, 80 e Lewis av, six three-story brick tenem'ts, 20x45, gravel roofs, wooden cornices; cost, each, \$5,000; ow'r and b'r, Thomas H. Robbins, 576 Jefferson av; ar't, A. Hill.

2157—Ten Eyck st, No. 140, s s, bet Ewen st and Graham av, one four-story frame (brick filled) stores and lodge-rooms, 25x60, tin roof; cost, \$5,000; Mr. Krenig, on premises; b'r, not selected; ar't, H. Vollweiler.

2158—Bushwick av, n w cor Moffatt st, one four-story brick tenem't, 21x60, tin roof, brick and wooden cornices; cost, \$9,000; ow'r and c'r, Frank Ames, 1002 Halsey st; ar't, H. Vollweiler; m'n, not selected.

2159—Sumner av, n w cor Decatur st, one two-story brick church, 73.6x93.6, slate roof, iron cornices; cost, \$42,000; Herkimer Street Baptist Church, Troy av and Herkimer st; ar't, A. V. Porter; b'rs, E. T. Rutan and J. A. De Camp.

2160—Atkins av, w s, 50 s New Lots road, one two-story frame shop, 20x26, gravel roof; cost, \$150; William Stoothoff, New Lots road.

2161—Hemlock st, e s, 250 n Griffith pl, one two-story frame dwell'g, 18x34, gravel roof; cost, \$1,600; Wm. M. Miller, Belmont av; ar't and c'r, O. S. Totten.

2162—Vigilius st, n s, 100 e Bushwick av, five two-story and basement (brick filled) dwell'gs, 20 x45, tin roofs; total cost, \$15,000; R. B. Muller, 45 Cornelia st; ar't, J. G. Hummel.

2163—Hamburg av, w s, 25 s Prospect st, one three-story frame (brick filled) stores and tenem'ts, 25x60, tin roof; cost, \$4,500; Mr. Stehlin, on premises; ar't, H. Vollweiler; b'r, not selected.

2164—Eastern Parkway, No. 165, n s, 60 e Montauk av, one two-story and attic frame dwell'g, 18x36, shingle roof; cost, \$2,000; Mary Cooney, Knickerbocker av, near Woodbine st; ar't, P. F. Higgs; b'rs, C. H. Baden and M. Cooney.

2165—Hooper st, No. 90, s s, one three-story and basement brick dwell'g, 21x45, tin roof, wooden cornice; cost, \$7,000; ow'r, ar't and b'r, D. H. Brown, Bedford av, cor Hooper st.

2166—Belmont av, n s, 75 w Watkins st, two two-story frame dwell'gs, 18x30, tin roofs; cost, each, \$2,000; ow'r and b'r, C. F. Maguire, 2005 Fulton st; ar't, J. H. Maguire.

2167—Court st, s w cor Garnet st, one four-story brick store and tenem't, 19.6x50; tin roof, wooden cornice; cost, \$8,000; Mary E. Lynch, St. Johns pl and 8th av; b'r, J. McClean.

2168—Newtown Creek, Setauket st and Paidge av, four two-story frame iron-working shops, office, &c., 25, 50 and 75x100 with one-story extension, 25x275 and 25x250; gravel roofs; total cost, \$10,000; Mrs. Schley, Watertown, N. Y.; ar'ts, Cheney & Hewlett; b'r, not selected.

2169—Union st, s s, 250 w 3d av, one two-story frame store and dwell'g, 20x45, tin roof; cost, \$2,100; P. P. Kane, 553 Union st; ar't and c'r, H. C. Bull; m'n, not selected.

2170—Fulton st, s e cor Rockaway av, one four-story Euclid stone store and tenem't, 20x90; tin roof, iron cornice; cost, \$25,000; ow'r and c'r, Geo. Walker, 721 Lexington av; ar't, J. E. Dwyer.

2171—Gowanus Canal, 7th st basin, n s, 200 w 2d av, one one-story frame storage and factory, 50x100 and extension 20x50; iron or gravel roof; cost, \$1,500; N. T. Cory, 377 State st.

2172—Park av, n s, 85 w Tompkins av, two four-story frame (brick filled) tenem'ts, 25 and 15x60; tin roofs; cost, total, \$10,000; ow'r and b'r, J. Mannesmidt, 410 Tompkins av; ar't, Th. Englehardt.

2173—12th st, s s, 197.10 w 8th av, one two-story brick shop and stable, 25x50, tin roof, wooden cornice; cost, \$2,500; J. Brown, 518 10th st; ar't, W. M. Coots; b'r, W. Brown.

2174—Hamburg av, w s, 25 s Elm st, two three-story frame (brick filled) stores and tenem'ts, 25 x 55, tin roofs; cost, each, \$4,500; ow'r and b'r, Alois Dillmann; Hamburg av, cor Elm st; ar't, G. Hillenbrand.

2175—Sheffield av, e s, 150 s Sutter av, one two-story and attic frame dwell'g, 20x29, shingle roof; cost, \$2,300; William Rapalje, Pennsylvania av and New Lots road; b'r, W. Max.

2176—Lexington av, n s, 90 e Sumner av, one two-story brick shop, 12x20, tin roof, wooden cornice; cost, \$250; Anna Thomson, on premises; b'r, G. A. Thomson.

2177—7th st, n s, 176.4 w 9th av, three three-story and basement brown stone dwell'gs, 19x45, tin roofs, wooden cornices; cost, each, \$7,000; ow'r, ar't and b'r, Charles G. Peterson, 174 39th st.

2178—5th av, e s, 60 n 8th st, one two-story brick stable, 39.6x95, tin roof, iron cornice; cost, \$10,535; James Thorbourn, 4th av and 10th st; ar'ts, M. Freeman's Sons; m'ns, Assip & Buckley; c'r, D. Ryan.

2179—Douglass st, n s, 220 e Clason av, one three-story brick dwell'g, 20x45, tin roof; wooden cornice; cost, \$5,000; John Murphy, 242 Park pl; ar't, J. Barrett; b'rs, T. Quinn and J. Murphy.

2180—Van Buren st, n s, 240 w Stuyvesant av, five two-story and basement brown stone dwell'gs, 17x42, tin roofs, wooden cornices; cost, each, \$5,000; ow'r and b'r, S. R. Walters, 369 Tompkins av; ar't, I. D. Reynolds.

2181—Bergen st, s s, 380 e Franklin av, two three-story and basement brick dwell'gs, 20x43, gravel roofs, wooden cornices; cost, each, \$5,000; Mary E. Fowler, 181A Halsey st; ar't, F. W. Fowler; b'r, L. Fowler.

2182—Ellery st, s s, 125 w Sumner av, one two-story frame (brick filled) dwell'g, 25x25, tin roof; cost, \$1,000; ow'r and c'r, Kilian Smith, 266 Ellery st; m'n, C. Wohler.

2183—Myrtle av, n s, 13 w Harman st, three three-story frame (brick filled) stores and tenem'ts, 25x55, tin roofs; cost, each, \$4,200; D. R. James, 282 Throop av; ar't, G. Hillenbrand; b'rs, G. Ochs and J. Miller.

2184—Kent st, No. 237, n s, bet Oakland and Provost sts, one three-story frame dwell'g, 25x30, gravel roof; cost, \$1,800; William Quinlan, New York; ar't, S. H. Randall.

2185—Linwood st, w s, 125 s Ridgewood av, one two-story frame dwell'g, 20x32, tin roof; cost, \$2,400; ow'r and b'r, A. V. Green, 1797 Atlantic av; ar't, W. Danmar.

2186—Gates av, n s, 20 e Reid av, one three-story brick club house, 30x70, tin roof, iron cornice; cost, \$10,000; ow'r and ar't, Thos. J. Allen, 840 Greene av; b'r, W. Stryker.

cost, \$2,000; Herman Handel, n w cor St. Nicholas av and 113th st; ar't, E. Wenz.

2079—Mapes av, e s, 331 n Samuel st, raise one-half story; cost, \$700; Michael O'Brien, Mapes av, near Samuel st; c'r, H. Hall.

2080—169th st, s s, 78 e Fulton av, raise 2 feet, also move building; cost, \$2,000; H. H. A. Ronner, 1278 Fulton av; ar't, C. C. Churchill.

2081—12th st, No. 14 W., internal alterations; cost, \$1,800; John Rogers, on premises; ar't, E. D. Lindsey; m'n, M. Power; c'r, J. Power.

2082—6th av, No. 361, new store front; cost, \$60; Samuel Cohen, on premises; ar't and c'r, W. J. Sloane.

2083—Madison av, n e cor 121st st, two-story brick extension, 17.0 $\frac{1}{2}$ x99, tin roof; cost, \$8,000; Trustees Pilgrim Church, Marshall Ayers, 322 Pleasant av; ar't, A. B. Jennings.

2084—14th st, No. 327 E., internal alterations, walls altered, &c.; cost, \$1,100; John A. Moss, on premises; ar't, N. Gillesheimer.

2085—Church st, No. 251, and Leonard st, No. 69, walls altered, &c.; cost, \$375; Wesendonck, Lorenz & Co., on premises; b'rs, Hanlon & Hayman.

2086—Broadway, s e cor Broome st, alterations to windows on first floor, new stairs, brick vault, &c.; cost, \$15,000; Mechanics' & Traders' Nat. Bank, cor Bowery and Broome st; ar't, Wilbur S. Knowles; m'ns, D. & E. Herbert; c'r, M. J. Newman.

2087—27th st, Nos. 213 and 215 E., repair damage by fire; cost, \$490; Rich'd M. Laimbeer, 19 Madison av; c'r, E. Smith.

2088—3d av, No. 2698, new show windows, &c.; cost, \$400; Mrs. Ellen Bainster, 209 Alexander av; ar't, R. E. Rogers.

2089—5th av, No. 241, interior alterations, walls altered; cost, \$5,000; Henry E. Coe, 4 East 46th st; ar't, A. Belland.

2090—New Chambers st, No. 22, new show windows; cost, \$500; Robt. Rigby, 18 New Chambers st; ar't and c'r, L. C. Webster.

2091—Front st, No. 276, two-story brick extension, 15x52, iron and brick roof; cost, \$6,000; Trustees New York & Brooklyn Bridge, 22 Sands st, Brooklyn; ar't, S. R. Probosco; b'r, S. Hazard.

2092—Webster av, w s, 175 s 179th st, one-story frame extension, 9x12, tin roof; cost, \$50; Margaret P. Weeks, 178th st, Tremont; ar't and b'r, G. A. Weeks.

2093—Manhattan st, s s, 400 w Grand Boulevard, one-story brick extension, 30x60, tar and gravel roof; cost, abt \$1,000; D. F. Freeman & Co., on premises; ar't, Geo. Keister; m'ns, C. A. Cowen.

2094—Broadway, No. 494, one-story and basement brick extension, 23.6x7, iron and glass roof; cost, \$6,000; Louis Schoolherr, 33 East 64th st; ar'ts, Jordan & Giller.

2095—7th av, Nos. 384-388, repair damage by fire; cost, \$393; Jas. A. Silleck, Peekskill, N. Y.; c'r, E. Smith.

2096—Willis av, No. 450, walls altered; cost, \$450; Conrad Tisch, on premises; ar't, H. Siller.

2097—113th st, No. 242 E., repair roof; cost, \$100; Leopold Kahn, 154 East 113th st.

2098—7th av, No. 2152, repair damage by fire; cost, \$1,400; Benj. Richardson, 451 Pleasant av; c'r, E. Smith.

2099—28th st, No. 53 W., one-story brick extension, 20x19, — roof; cost, \$1,800; Henry Hildeburgh, 42 East 68th st; ar't, J. Mumckowitz.

2100—Kingsbridge road, s e cor Sedgwick av, building to be moved; cost, \$300; N. P. Bailey, Fordham; ar't, J. C. Kerby.

2101—Greenwich av, No. 9, internal alterations; cost, \$1,500; John McCann, exr., 225 Gates av, Brooklyn; ar't, J. Boeckel & Son.

2102—47th st, No. 126, repair damage by fire; cost, \$750; Ruth A. Van Deusen, 137 West 47th st; c'r, E. Smith.

2103—43d st, No. 547 W., repair damage by fire; cost, \$800; Henry Rice, 551 West 43d st; c'r, R. Hayes.

2104—17th st, No. 301 E., one-story iron and frame extension, 6x6, tin roof; cost, \$500; Wm. Abrenfred, 238 East 18th st; ar't, F. Ebeling; c'r, C. T. Schukraft.

2105—Northern terrace, n s, 500 w Riverdale av, one-and-a-half-story frame extension, 21x20, slate roof; cost, \$600; Wm. E. Thorn, Hudson Park; ar't and b'r, S. L. Berrian.

2106—Kingsbridge av, e s, 500 n Weber's land, internal alterations; cost, \$50; E. M. Taylor, Madison Avenue Hotel.

2107—Av A, e s, 32 s 57th st, raise one story; cost, \$5,000; Louis von Schwanenflugel, 339 East 68th st; ar't, J. Kastner.

2108—9th av, No. 1844, build tank on roof; cost, \$150; Abram Steers, West 123d st.

2109—Lillian pl, w s, abt 175 n Woodruff av, one-story frame extension, 15x22; cost, \$100; J. H. Hawes, 1601 West Farms road.

2110—42d st, No. 464 W., walls altered, &c.; cost, \$215; Chas. E. Strong, 16 5th av; Alex. Steel.

2111—42d st, Nos. 467 and 469 W., new plate glass front, cost, \$716; ow'r and ar't, same as last.

2112—Broadway, No. 929, one-story iron extension, 12x11; tin roof; cost, \$300; Teresa B. Lynch, on premises; ar'ts and b'rs, M. A. Ryan & Bro.

KINGS COUNTY.

Plan 1150—Berry st, w s, 50 n North 3d st, add 4 feet to extension, new truss roof, &c.; cost, \$2,100; Joseph Scheider & Co., 103-109 North 3d st; ar't, W. H. Holmes; b'rs, Holmes Bros.

1151—Jamaica av, s s, 100 e Crescent st, flat tin roof, also rebuild stone foundation, interior

ALTERATIONS NEW YORK CITY.

Plan 2078—Central av, w s, 225 s Gerard av, one-story frame extension, 40x29.6, tin roof;

alterations; cost, \$1,000; Samuel Seaman, on premises; ar't, A. Soper; b'rs, H. Smith and A. Soper & Sons.

1152—Melrose st, No. 203, two-story frame extension, 11x16, tin roof; cost, \$400; Thomas Logan, 200 Melrose st; b'rs, A. Wolf and Breneis & Hanold.

1153—19th st, No. 389, raised 8 feet on stone foundation; cost, \$550; Edward Hanahan, 389 19th st.

1154—Willoughby st, No. 25, front and interior alterations; cost, \$250; Duffield estate, A. B. Davenport, Garfield building; ar't and b'r, J. C. Tormies(?)

1155—Bridge st, No. 302, add one story, flat tin roof; cost, \$800; — Ritches, on premises; b'r, J. De Mott.

1156—Bleeker st, No. 67, underpin side walls; cost, \$60; W. H. Smith, on premises; b'r, G. Pearse.

1157—Atlantic av, No. 1906, roof raised 5 feet on frame story; cost, \$300; G. R. Waldron, on premises.

1158—North 7th st, No. 173, three-story frame extension, 9x16, tin roof, tin cornice; cost, \$400; William Spolb, 173 North 7th st; ar't, A. Walker.

1159—Kosciusko st, n s, 290 e Broadway, add one story to extension; cost, \$150; Fritz Heimbush, 646 Kosciusko st; b'rs, H. Schrachter and H. Tansen.

1160—1st av, n e cor 55th st, two-story frame extension, 15x9, tin roof, wooden cornice; cost, \$75; Andrew Breisher, 1st av, cor 55th st; ar't and b'r, T. Bennett.

1161—5th av, n w cor 24th st, two-story frame extension, 23x20, tin roof; cost, \$200; ow'r, ar't and m'n, Charles W. Tandy, 5th av, 24th st and 25th st.

1162—Evergreen av, n e cor Prospect st, frame bulkhead on top of building, 25x40, and covered with galvanized iron, new posts in fourth story; cost, \$800; ow'r and b'r, S. Liebmann's Sons Brewing Co., Bremen and Forrest sts; ar't, Th. Engelhardt.

1163—Lexington av, No. 48, one-story brick extension, 36x15, tin roof; wooden cornice; cost, \$500; E. G. Hewitt, 507 Bedford av; ar't, J. G. Glover; b'r, A. Rutan.

1164—Rapelje st, s s, 60 w Richards st, one-story brick extension, 25x75, asbestos roof; cost, \$1,000; ow'r, ar't and c'r, Henry R. Worthington, on premises; m'n, M. Gibbons & Son.

1165—Boerum st, s s, 300 e Bushwick av, one-story frame extension, 22x22, tin roof; cost, \$500; Charles Reinhardt, 234 Boerum st; b'rs, A. Wolf and Breneis & Hanold.

MISCELLANEOUS.

BUSINESS FAILURES.

- N. Y. ASSIGNMENTS—BENEFIT CREDITORS. Nov. 17 Barg, Mary, and George S. Ellinger, Jr. (firm of Geo. S. Ellinger & Co., printers, Nos. 7-II New Chambers st), to Lauren N. Clark. 20 Edel, Earnest U., Max H. Heydenreich and Herman Muller (firm of Muller, Heydenreich & Edel, importers of trimmings, Nos. 5 and 7 Mercer st), to Cyrus H. Elwell. 23 Piper, Charles M. and William H. (firm of C. M. Piper & Son, carpenters, Riverdale av and Spuyten Duyvil road), to William J. McCready. 23 Freeman, Isaac, and J. F. Rich (doing business in bustles, &c., at No. 266 Canal st) to Leopold M. Schwerin.

KINGS COUNTY.

- Nov. GENERAL ASSIGNMENTS. 17 Stewart, David, to Walter L. Durack.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval. ‡ Passed over the Mayor's veto.

NEW YORK, Nov. 20, 1888.

REGULATING, GRADING, ETC.

129th st, from Convent to 10th av; also flagging 4 feet wide.†

PAVING.

135th st, from Madison av to present bulkhead line of Harlem River, with granite blocks.* 138th st, from e s of 3d av to w s of St. Anns av, with granite blocks.† 150th st, from St. Nicholas to 10th av, with granite blocks.†

FENCING VACANT LOTS.

8th av, w s, bet 148th and 152d sts, where not already done.†

CHANGE OF CURB.

138th st and Hamilton pl, at expense of trustees of the Hebrew Orphan Asylum.†

CROSSWALKS.

7th av, at n and s sides of 129th st.† 7th av, at n and s sides of 126th st.† 7th av, at n and s sides of 124th st.† 7th av, at n and s sides of 123d st.† 7th av, at n and s sides of 121st st.† 7th av, at n and s sides of 120th st.† 7th av, at n and s sides of 119th st.† 7th av, at n and s sides of 118th st.† 7th av, at n and s sides of 117th st.† 7th av, at n and s sides of 116th st.† 7th av, at n and s sides of 115th st.†

FLAGGING.

2d av, w s, from 125th to 128th st, an additional course where not already done, present flagging, &c., relaid, &c.† 57th st, n s, east of 6th av, in front of vacant lots, flagging and curb relaid and reset and new flagging and curb furnished where present flagging, &c., is defective.†

5th av, e s, from 56th to 57th st, } flagging and curb 56th st, n s, abt 200 e of 5th av, } relaid and reset, &c.† 57th st, s s, abt 170 e of 5th av, } &c.† Madison av, e s, from 88th to 89th st, } 88th st, n s, } east of Madison av, } four feet wide where not already done, and flagging and curb now laid reset, &c. 112th st, from 5th to Lenox av, relaid and reset, &c., an additional course 4 feet wide.† Av A, e s, from 87th to 88th st, where not already done, new flagging, &c., where present is defective.† 7th av, n e cor 121st st, an additional course 4 feet wide, present flagging relaid, &c.†

MAINS.

134th st, from Lenox to 7th av; gas.† Dash lane, from Riverdale av to Broadway; gas.† 91st st, bet 1st and 2nd avs; gas.† 102d st, from 1st to 2d av; gas.† Crane pl, from 173d to 174th st; gas.† 187th st, from Webster av to Bainbridge av. } gas.† Bainbridge av, from 187th to 184th st. } 184th st, from Bainbridge av. 300 ft south. } 184th st, from Bainbridge av. 300 ft south; water.† Macombs Dam road, from Featherbed lane to Kingsbridge road; gas.† Tinton av, from Home to 168th st; gas pipes.† 133d st, from 10th av to Hudson River; gas.† 115th st, bet 8th and Manhattan avs; water.† 157th st, bet 10th and 11th avs; water.† 66th st, bet 10th and 11th avs; water.†

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Nov. 19, 1888.

GRADING, PAVING, ETC.

Evergreen av, from Gates av to Linden st, at owners' expense.† North 11th st, from Bedford av to Driggs st.† Prospect pl, from Albany to Kingston avs, at owners' expense.† Pacific st, from Troy to Schenectady avs.†

SEWERS.

Evergreen av, from Gates av to Linden st, at owners' expense.† Bainbridge st, from Reid to Patchen av, at owners' expense.†

FLAGGING.

Prospect pl, n s, bet Vanderbilt and Underhill avs. } Dean st, s s, bet Franklin and Bedford avs. } Bedford av, w s, bet Dean and Bergen sts. } Bergen st, n s, bet Franklin and Bedford avs. } Halsey st, s s, bet Sumner and Lewis avs. } Myrtle av, n e cor Steuben st. }

CULVERTS.

Throop av, n e cor Decatur st. } 2d av, n w cor 9th st. } 4th av, s w cor 1st st. } 3d st, s e and s w cors 2d st. }

GAS LAMPS.

Prospect pl, bet Kingston and Albany avs, at owners' expense.† Prospect pl, bet Underhill and Franklin avs.† Decatur st, bet Sumner and Reid avs.†

STREET OPENING.

40th to 58th sts, from city line to high-water mark. } 59th st, from city line to high-water mark. } Bainbridge st, from Howard to Saratoga avs. } Heyward st, from Wythe av to Wallabout st. }

CHANGE OF STREET NAME.

Montgomery st, bet 8th and 9th avs, to Grant pl.†

ADVERTISED LEGAL SALES.

REFEREE SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED. Nov.

- 75th st, No. 228, s s, 259.7 w 2d av, 20.1x102.2, four-story brick tenem't, by P. A. Smyth. (Amt due \$1,520; prior mort. \$13,000 and taxes 1888). 26 144th st, Nos. 252 and 254, s s, 270 e 8th av, 40x99.11, two four-story brick tenem'ts, by L. J. and I. Phillips. (Amt due \$559). 26 71st st, No. 310, s s, 175 e 2d av, 25x100.4, five-story brick tenem't, by A. H. Muller & Son. (Amt due \$15,925). 27 71st st, No. 279, n s, 35 e West End av, 18x92.2, three-story brick dwell'g, by P. F. Meyer. (Amt due \$16,958). 27 128th st, Nos. 54 and 56, s s, 210 e original line Lenox av, 50x99.11, two-story frame dwell'g, 1 lot, vacant, by R. V. Harnett & Co. (Partition sale). 27 Kingsbridge and West Farms road, n w cor New York and Harlem R. R. Co's land, runs northwest 203 x northeast 137 x southeast 103 to e s Berrian av, x north 16 x southeast 36 to said Co's land, x 225 to beginning, excepting therefrom land taken for opening Berrian av, by R. V. Harnett. (Amt due \$13,045). 27 31st st, No. 434, s s, 338 e 10th av, 22x89x22x91, three-story front and three-story rear brick buildings, by Smyth & Ryan. (Amt due \$1,191; prior mort. \$8,000; sold Aug. 20, 1885, for \$10,000) 27 5th av, w s, 90 s 132d st, 20x75, by R. V. Harnett & Co. 27 7th av, Nos. 2068 and 2070, w s, 60.10 n 123d st, 40x75, two five-story brick flats with stores, by A. H. Muller & Son. (Amt due \$5,543; prior mort. \$39,000; also \$20,000 and \$10,000 agt this adj buildings). 30 Catharine slip, No. 15, e s, 18.2 s Water st, 17.10x50.4x17.11x52, three-story brick store and tenement, all right, title, &c., of L. C. and A. E. Arnold, by R. V. Harnett & Co. (Amt due \$300). 3 77th st, No. 343, n s, 175 w 1st av, 25x102.2, four-story stone front tenem't, by R. V. Harnett. (Partition sale). 3 86th st, No. 325, n s, 265 e 2d av, 40x100.8, one-story brick church, by R. V. Harnett & Co. (Leasehold). (Amt due \$430). 3 7th av, Nos. 2147-2151, n e cor 127th st, 99.11x100, three five-story brick flats, by R. V. Harnett & Co. 3

KINGS COUNTY.

- Nov. South 9th st, n s, 82 e Wythe av, 22x94.8. 26 South 4th st, n s, 120 w Wythe av, 20x106x20.1x108. by Taylor & Fox, at 45 Broadway. 26

- Butler st, s s, 210 e Brooklyn av, 20x100, by Geo. G. Barnard, ref., at Court House. 26 Prospect st, s s, 176 e Jay st, 25x87, by Wm. Cole, at 379 Fulton st. 28 Ocean Parkway, e s, 565 n Coney Island plank road, runs north along Parkway to Coney Island Creek, x east to land of Ellz. Johnson, x southwest 990 x west 225.10 x southeast 165.7 x north 118.9 to beginning, Coney Island, by Wm. Cole, at 379 Fulton st. 28 Broadway, n s, 151.10 w Driggs st, 21.5x100, by Taylor & Fox, at 45 Broadway, E. D. 29 Duryea st, n w s, 80 s w Bushwick av, 20x100. } Pacific st, n s, 554.8 w Franklin av, 25x115.3x25.4 } x110.10 } by T. A. Kerrigan, at 35 Willoughby st. 30 Dec.

- McDonough st, n s, 300 e Patchen av, 210x100, by J. Cole, at 389 Fulton st. 3 Pearl st, n w cor Water st, 50x90.8, by R. Payne, ref., at Court House. 3

LIS PENDENS, KINGS COUNTY.

- Nov. Rockaway av, e s, 150 n Rapalje av, 75x200 to Thatford av. Gilbert S. Thatford agt Isaac Hoffmann; att'y, E. D. Benedict. 16 16th st, n s, 305.11 e 6th av, 20x100. Christopher C. Watson agt Faniel B. Moultrie; action for possession; att'y, Jno. F. Prush. 17 Linwood late Monroe st, e s, 250 n Liberty av, 50x100. Wilhelmine Barnickel agt Charles Herringer; att'y, Geo. T. Gertum. 17 Withers st, s s, 300 e Graham av, runs south 41.4 x northeast — x north 22.2 to st, x west 50. Anna John agt Emil John; partition; att'y, A. H. Getting. 19 5th av, n w cor 23d st, 25x100. Robert Scrimgeour agt Philip Zeh; att'y, Edward S. Fowler. 19 Halsey late Margretta st, s e s, 177.8 n e Broadway, 18x100. East New York av, n w s, 159.9 s w Pacific st, runs southwest 54 x northwest 65.1 x northeast 37.8 x north 54.1 to Pacific st, x east 18 x south 48.7 x southeast 48.7. Rudolph Reimer agt Harry Gill; att'ys, Sackett, Lang & Reed. 20 Macon st, s s, 199 w Hopkins av, 18.6x100. Frederick Hussey agt John G. Porter; att'y, J. M. Guitau. 21 Halsey st, n s, 350 e Bedford av, 20x100. Benjamin Cox, exr. Jordan Wright, agt Benjamin Franklin; att'y, W. B. Maben. 21 Stillwell st, centre line, at intersection with mill road, 761.11 to high water mark Gravesend Bay, x 653 to road, x 116.1. Gravesend av, w s, at intersection with Samuel Hubbard's land, contains 32 acres 2 rods and 26 perches. Gravesend av, e s, adj J. McGettrick, —x335x— —x— Gravesend av, adj land of S. S. Stryker, contains 5 acres 3 rods and 27 perches. Also 2 pieces of salt meadow, being on the West Meadow Bank, except portions sold to N. Y. & Sea Beach R. R. Co. Also lot beginning at division line bet land C. D. Stryker and common lands, Gravesend, contains 5.23-100 acres. Mary E. Stillwell et al. agt Andrew T. Stryker; partition; att'ys, A. & J. A. Lott. 21 Berkeley pl, s s, 116.8 w 7th av, 18.4x100. Annie A. Moran agt Cevendra B. Sheldon; att'y, S. G. Williams. 22 Berkeley pl, s s, 98.4 w 7th av, 18.4x100. Dwight H. Olmstead et al., trustees Anson Blake, Jr., agt same; same att'y. 22 Berkeley pl, s s, 80 w 7th av, runs south 62 x west 10 x south 38 x west 8.4 x north 100 to pl, x east 18.4. Same agt same; same att'y. 22 Manhattan av, s e cor Greene st, 25x100. Katharina Borecki agt Frederick Hillburg; partition; att'y, David Teese. 22 Atlantic av, n s, 183.10 e Troy av, 16.8x99. Henry Hart agt Sarah A. otherwise Sally A. Denike; att'ys, S. F., F. H. & H. Cowdrey. 22 Stuyvesant av, n e cor Macon st, 40x100. Joseph A. and Marvin Cross agt Abel Miller; att'ys, Fisher & Voltz. 22

RECORDED LEASES.

- NEW YORK. Per Year Bowery, No. 249, store and basement. Henry Hollman to David D. Cox and Peter M. Guyon; 3-5-12 years, from Dec. 1, 1888. \$1,500 Broadway, No. 473, 1 store on first floor and Mercer st, No. 46, 1 basement. Estate of T. Mallock Cheesman to J. Lagowitz & Co; 5 years, from Feb. 1, 1889. 4,000 Carlisle st, No. 11. Margaret Brennan to W. Budzynski; 5 years, from May 1, 1886. 800 Delancey st, No. 64. John Stemme to Julius Roder; 2 1/2 years, from Nov. 1, 1888. 810 Catharine st, No. 59. Howard Crosby to Maggie Schlansky; 3-5-6 years, from July 1, 1888. 2,040 Mulberry st, No. 121, front and rear. Michael Lapp to Antonio Staffa; 5 years, from May 1, 1887. 2,580 Walker st, Nos. 1 and 3, cor West Broadway. Gustave Freygang to G and W J Rauch; 5 years, from Feb. 1, 1889. 4,000 11th st, No. 541 E., ground floor of front and rear house. Anna Sander to Louis Luft and Gottlob Brecht; 5 years, from May 1, 1889. 540 to 600 27th st, No. 451 W. Edith H. Crane to Harry A. Jacobson; 9 7-12 years, from Oct. 1, 1888. 600 42d st, No. 26 1/2 E., store. Margaret K. Watson to John W. Smyth and Julius Schroeder; 10 years, from Jan. 1, 1889. 1,200 73d st, No. 301 E. Herman Mischo to John Seidel; 4 1/2 years, from Nov. 1, 1888. 1,200 Av B, No. 1652, store and cellar. John Graham, Sealiff, L. L. to Julius Preusse; 5 1/2 years, from Sept. 1, 1888. 700, 800, 900 and 1,000 West End (11th) av, s w cor 69th st, store floor and basement. Conrad Michaels to John T. Ross; 2 years, from May 1, 1890. 1,300 2d av, No. 1069, south store and part cellar. Elisabetha Zweifel to Hugh Smith; 5 years, from May 1, 1888. 600 2d av, No. 1641. Frederick Meyer to Henry Koop; 7 1/2 years, from Nov. 1, 1888. 2,300 2d av, n w cor 122d st, basement, store and front cellar. Alexander Henry to George

G. David; 5 years 5 months and 15 days, from Nov. 15, 1888. 600, 720 and 840 3d av, s e cor 76th st, store and basement. Kaufman Hirsh to Edward Higgins; 6 1/2-12 years, from Dec. 1, 1888. 1,800 6th av, No. 510. John Appell to Celestin Gautier; 3 years, from May 1, 1888. 2,500 and 2,700 7th av, No. 151 also No. 158 West 19th st. Anton Schultz, Jersey City, N. J., to John Van Der Born; 5 1/2 years, from Dec. 1, 1888. 2,208 8th av, Nos. 729 and 731, store floors and front basement. William C. Traphagen to James Healy; 5 years, from May 1, 1888. 5,100 10th av, s w cor 74th st, store and basement. Hannah L. Powers to Philip Maling; 10 years, from Oct. 1, 1887. 1,800 to 2,000 11th av, n e cor 47th st, 100x98. James Moore to Herman and Richard Grieme; 3 years, from May 1, 1888. 1,500

Schaefer, R. 86 2d....Wagner & Co. Billiards. (R) 25 Schrank, A. 351 E 10th....Wagner & Co. Billiards. (R) 60 Schrieber, A. 205 E 9th....H Clausen & Son B Co. (R) 450 Sperry, J. 92 9th av....J C G Hupfel. (R) 500 Schulze, H. 349 W 52d....F M Schaefer B Co 150 Sofie, M. 76 Mulberry....Bernheimer & S. 950 Sullivan, S J. 1069 2d av....D G Yuengling, Jr, B Co. 900 Scanlon & Drake, South 5th av and Grand st.... Brunswick-Balke-Collider Co. Billiards. (R) 28 Schleifstein, I. 71 Suffolk....H B Scharman. 355 Schmidt, F. 434 11th av....D Mayer. 212 Speizer, I. 83 Columbia....H B Scharman. 250 Teutschler, M. 2028 2d av....Bernheimer & S. (R) 400 Tomusuto, P. 175 Mulberry....H B Scharman. 350 Tschenin, F. 246 W 32d....G E Pret. (R) 1,000 Thompson, E B. 156 Duane....W Wintermeyer. 2,500 Vollkommer, A. 74 Lewis....W Ulmer. (R) 250 Walker, W A. 197 Lexington av....J Ruppert. 300 Wiltse, Susie, 5 Greenwich....S K Kirshbaum. Restaurant. 1,200 Weymar, C. 1099 2d av....P Doelger. 100 Wotke, J. 415 E 72d....V Loewers' G B Co. 225 Zebe, M. 445 1st av....F M Schaefer B Co. 800 Zareck, S S. 248 Division....Burger & Hower B Co. 192

Kiernan, Bridget. 78 Macdougall....Anna M Jones. 500 Kugel, C. 732 E 9th....H Spies. 153 Kaiser, H. 106 E 58th....S Baumann. (R) 646 Kellard, Mary M. 1834 Lexington av....H Vandyke. Piano. 250 Kelly, Bessie. 351 E 56th....C Busch & Co. 219 Kelly, W. 400 W 37th....J F Doherty & Co. 101 King, J H. 107 E 82d....J Moran. 259 Lathan, T W. 2 Grand....J F Doherty & Co. 127 Lathrop, W H. 534 W 9th....J F Doherty & Co. 103 Lederer, J L. 762 3d av....E E Spencer & Co. 200 Lee, Lotte. 788 6th av....S Baumann. (R) 366 Lewis, S T. 107 W 129th....M W Hazen. (R) 125 Long, J. 102 E 109th....W R W Chambers. 1,000 Lowry, J. 220 E 52d....Friel & Hand. 166 Lambert, R. 163 E 74th....J F Manges. 788 Larrabee, Sarah L....Gately & Williams. 540 Lewkowich, L. 253 E 104th....Alexander Bros. 106 Libeman, W. 45 Eldridge....Alexander Bros. (R) 141 Louette, A. 73 W 105th....J Moriarty. 185 Lyons, J. 165 W 92d....J Mullins. 135 Largiader, L. 344 E 42d....J Baumann. 145 Latson, W B. 262 W 43d....O Farrell & H. (R) 122 Laverty, J. 113 Av D....J Moriarty. 343 Leach, Z A. 313 W 42d....F T Higgins. 148 Lippe, Rosa. 338 E 114th....Dreisacker & Co. 181 Long, Sallie. 113 W 32d....J Moriarty. 587 Looker, Fanny E. 79 E 125th....Spies Bros. (R) 136 Louette, C. 73 W 105th....J Moriarty. 125 Maguire, G. 72 W 97th....O Farrell & H. (R) 250 Mandel, C. 298 Broome....S Green. 102 Markuse, A. 51 Eldridge....J Rubenstein. 255 McDonald, Mary C L. 172 Elizabeth....Dreisacker & Co. 119 McDonald, Ellen. 229 3d av....F G Smith. Piano. (R) 100 McMahon, Julia. 10 Charlton....F T Higgins. (R) 196 Meyer, T S and E A. 235 E 102d....J Moriarty. 351 Moore & Brown. 119 W 29th....J Duffy. 500 Moran, Annie. 418 4th av....H Israel & Sons. 190 Morgan, E B. 73 W 11th....R Silverman. 150 Muehl, Eliz. 159 E 36th....Thoesen & Uhl. 110 Mohrs, C. 219 W 60th....L Kram. 125 Monteverde, A. 54 W 35th....J Moriarty. (R) 264 Mason, Lizzie W. 44 W 34th....Eliza Neander. 850 McLellan, C L. 211 W 53d....J F Doherty & Co. 406 McHugh, E. 338 W 49th....J F Doherty & Co. 129 Meuzinger, P. 239 Cannon....D M Brown. 171 Mitchell, Susan. 445 W 53d....J F Doherty & Co. 144 Nelson, Gussie R. 137 East Houston....R M Walters. Piano. (R) 140 Natimo, L. 201 W 29th....F T Higgins. (R) 360 Nugent, J. 444 W 43d....R M Walters. Piano. (R) 178 O'Neill, F. 345 E 58th....Wheelock & Co. 300 O'Neill, Mamie. 89 Vandam....R M Walters. Piano. (R) 27 O'Brien, Fannie H. 255 W 22d....G Beck. 131 O'Grain, C. 109 W 60th....Alexander Bros. 120 O'Malley, Annie....S Heyman & Co. 155 O'Brien, Frances. 255 W 22d....S Honey. nom Pala, Carrie. 336 W 4th....Wheelock & Co. Piano. 250 Paul, C M. 602 Water....J A Luddy. 101 Pearce, Margt. 373 Lexington av....A Edwards. 130 Pond, T F. 1560 Broadway....T Kelly. 120 Pinles, E. 166 E 27th....A D Canter. 180 Redlick, A. 237 W 40th....J Moriarty. (R) 244 Rixa, J....S Heyman & Co. 635 Ritchie, J. 119 W 104th....J Moriarty. 223 Rosenbough, I. 73 E 59th....D M Koehler. 750 Reoy, Mary. 117 E 84th....J Moriarty. 159 Riley, Maria and P. 35 E 9th....F G Rindell. 130 Ripley, W F. 323 W 20th....J Baumann. 110 Rosa, Harrison. 249 W 39th....D Schwarzkopf. 400 Rosenblueth, M. 340 E 65th....Krakauer Bros. Piano. (R) 105 Russell, C H. 1964 7th av....J Baumann. 134 Ryan, Jessie. 125 W 28th....H Israel & Sons. 193 Ryan, T F. 18 Oliver....H S Eisler. 175 Schwartz, Rachel. 1798 3d av....Wheelock & Co. Piano. 215 Silva, F. 51 Downing....R M Walters. Piano. (R) 19 Smith, C H. 222 W 128th....Fidelity I & G Co. 128 Snyder, Ella. 354 W 56th....W Norris. 100 Steingard, B. 314 E 21st....Alexander Bros. 174 Strickland, Anna B. 2290 4th av....J Baumann. 319 Saloman, A. 107 E 85th....J Moriarty. 129 Schneer, Martha. 219 E 76th....J Moriarty. (R) 167 Sheehan, Margt. 321 E 21st....Jordan & M. 110 Spero, N. 236 W 35th....Alexander Bros. 120 Strauss, L....S Heyman & Co. 265 Sullivan, Susan. 1st av and 91st st....S Knapp & Co. Carpets. 374 Scherb, J. 332 W 88th....C Weiler. 100 Sodler, E. 257 W 126th....Simpson & P. Piano. 300 Stratton, Ada J. 224 W 33d....O Farrell & H. 137 Thompson, N. 105 W 40th....J F Doherty & Co. 201 Tillerton, E. 238 Elizabeth....D M Brown. 109 Toole, Mrs. 526 W 49th....J F Doherty & Co. 113 Taylor, Mary E. 244 W 4th....H Israel & Sons. 170 Torrens, Sarah. 690 W 124th....J Baumann. 143 Weill, C A. 215 E 69th....Simpson & P. Piano. (R) 37 Weirstein, S. 78 Suffolk....Dora Kaz. 150 Welch, P H. 61 W 62d....E A Gearon. 150 Worster, W P. 423 W 51st....S Knapp & Co. Carpets. 274 Worthley, Dora. 148 W 10th....R M Walters. Piano. (R) 46 Waldron, L. 568 7th av....O Farrell & H. 236 West, J. 150 W 27th....O Farrell & H. 132 Wheeler, Maria B. 232 E 68th....A Fowler. 1,500 Williamson, Addie C. 225 E 70th....J F Manges. 391 Wood, A L. 85 Clinton pl....S Knapp & Co. Carpets. 83 Williams, Julia. 318 E 78th....J Moriarty. (R) 172 Wilson, Maude. 208 W 43d....Epstein & Son. (R) 178 Wilson, F W. 108 W 38th....Wheelock & Co. Piano. 350 Woodmansee, C H. 217 E 25th....Jordan & M. 304

CHATTELS.

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

NEW YORK CITY.

NOVEMBER 16 TO 22—INCLUSIVE.

SALOON FIXTURES.

Abt, H. 708 11th av....W Peter. \$1,500 Ayres, O C. 234 Spring....G Ehret. (R) 800 Bruer, E. 172 Av C....J Eichler B Co. 3,000 Bathier, C. 87 Clinton....H B Scharman. (R) 300 Brandt, W. 225 Rivington....J Doelgers Sons. (R) 350 Brogan, B F. 2144 3d av....J Everard. (R) 630 Butkovsky, J. 280 East Broadway....Met B Co. 325 Brown, R. 2521 3d av....Mary Brown. (R) 600 Canepa & Ferretti. 15 Baxter....J Hoffmann B Co. 1,200 Chapman & Wright. 147 Fulton....Brunswick-Balke-Collider Co. Billiards. 1,475 Cardone, A. 203 Elizabeth....H B Scharman. 250 Carter, M J. 423 1st av....H Koehler & Co. 1,250 Carter, J E. 10th av and Lawrence st....Beadleston & W. 1,081 Cronoto, F. 521 Broome....Knickerbocker B Co. 100 Derwich & Donoven. 3d av and 56th st....Beadleston & W. (R) 4,000 Doring, C G. 30 Greenwich av....Wagner & Co. Billiards. 130 Droste, A. 3d av and 137th st....A G Hupfel. 300 De Vitto, V. 70 James....H B Scharman. (R) 868 Ebeling, H. 319 E 64th....F Winter. 600 Eilensen, H. 231 West....Mathilda Schwaab. (R) 8,000 Emmerich, H. 204 E 104th....J Kress B Co. 250 Eller, C W. 1056 10th av....Eliz Dietz. Restaurant. 1,900 Farrell, J. 229 W 60th....Anne J Farrell. 100 Fischer, W. 169 Eldridge....Geyers Enterprise B Co. 200 Fountain, E A. 31 Maiden lane....J Kress B Co. 300 Fitzgerald, T. 339 West....Bernheimer & S. Ice House. 75 Fischman & Spivak. 115 Hester....A Kramer. 500 Fischer, A. 179 2d....Met B Co. 350 Fried, P. 120 Columbia....H B Scharman. (R) 600 Gebauer, P. 218 East Houston....G Ringler & Co. 800 Geneva Club. 49 W 24th....Brunswick-Balke-Collider Co. Billiards. 250 Gardella, L. 273 Mulberry....Burr B Co. (R) 400 Garland, J E. 374 10th av....F N Bunker. 400 Gillen, T. Lexington av and 33d st....P and W Ebling. (R) 450 Grogan, W H. 47 University pl....H Clausen & Son B Co. (R) 2,000 Heller & Yanda. 109 Mercer....Teressa Yanda. 1,000 Hetsch, J K. 189 Pearl....J C G Hupfel. (R) 8,000 Hillery, Edith L. 100 E 102d....Fitzgerald B Co. 200 Hundgeburth, H. 2557 8th av....P and W Ebling B Co. 600 Hepburn, G. 529 W 36th....D Mayer. 250 Hirschfield, L. 181 Broome....D Mayer. (R) 1,283 Kenney, D. 632 W 55th....D G Yuengling, Jr, B Co. 300 Kraemer, L. Av B and 82d st....J Everard. (R) 812 Killeher, M. 2307 8th av....D Mayer. 1,737 Klemschroth, F. 221 Delancey....F Oppermann, Jr. (R) 200 Kraemer, A. 107 Sullivan....Bernheimer & S. Ice House. 115 Kraemer, A. 107 Sullivan....Bernheimer & S. 400 Kelly, J & M J. 520 6th av....J Everard. 1,500 Kuhn, J. 433 E 15th....Knickerbocker B Co. 300 Langenstein, J. 286 E 4th....Schmitt & S. 400 Ledwith, M. 661 3d av....J Ruppert. (R) 1,000 List, G. 14 Duane....Rubsam & H B Co. 300 Maher, Mary. 173 E 105th....F & M Schaefer B Co. (R) 573 Maling, P. 1205 10th av....Bernheimer & S. 3,000 McBride, J. 2429 3d av....Carson & Carroll. 2,000 McEnroe, Ann. 264 1st av....J Lynch. Oyster Saloon. (R) 550 McKenny, P. 2400 2d av....F McGovern. 390 Mennig, G. 54 Sheriff....Schmitt & S. 300 Mach, F. 117 Pitt....J Doelger's Sons. 225 McGuire & Mullan. 521 Canal....C W McAuliffe. 750 Menersmidt, G. 246 1st av....C Stein. (R) 813 Muller, F. 645 E 9th....Metropolitan B Co. 350 Malchow, D J and C. 87 South....Shook & Everard. 4,025 Marti, J. 43 Clinton....H B Scharman. 360 Morgenweck, W. 697 10th av....Finck & Son. 3,000 Morrow, W. 334 Grand....F Fauerbach. 4,000 Oberlander, P. 333 10th av....Bernheimer & S. (R) 500 O'Connell, J D. 645 1st av....J Wallace & Son. (R) 2,500 Peppard, R. 40 10th av....F Devanney, admr. 802 Pieper, C. 1 Av A....P Doelger. 400 Pilger, O. 15 Chrystie....D G Yuengling, Jr, B Co. 250 Peppard, R. 40 10th av....Burr B Co. 580 Rambousek, C. 428 E 5th....Bernheimer & S. (R) 300 Reiling, Amelia. 543 E 12th....Knickerbocker B Co. 150 Reilly, J. 2062 3d av....J Reilly. 3,500 Richter, Neurohr and Kasper. 5 1/2 Pine....W K Aston. 5,000 Roberts, J T. 451 7th av....T Fay. 900 Rosati, V. 116 Mulberry....H B Scharman. (R) 200 Rosenthal, S. 10 Essex....H B Scharman. (R) 500 Rosenthal, C. 116 Maiden lane....M C Wyman. Restaurant. 75

HOUSEHOLD FURNITURE.

Arnold, Minnie. 234 E 85th....D M Brown. 184 Agnabella, R. 444 W 58th....J Baumann. 122 Allison, Margt. 110 Greenwich av....J Baumann. 344 Banks, C M. 283 Clifton pl....J P Matthews. 100 Beekman, Mary J. 326 E 119th....R M Walters. Piano. (R) 95 Benson, Lillian. 904 6th av....Jordan & M. 833 Berusch, Annie. 61 Hester....H S Eisler. 100 Birge, A. 114 6th av....Louisa Brackney. 179 Brown, Mary. 120 W 31st....H Ladouceur. 3,500 Same. 123 W 31st....same. 3,500 Brown, Rose. 124 Av D....H Israel & Sons. 183 Buhler, Ida S. 275 W 127th....J Baumann. 120 Burgess, Annie M. 41 W 24th....Osborn & Meeker. 1,304 Byrnes, Mary. 258 W 19th....H Israel & Sons. 130 Baer, A. 137 West Broadway....Fidelity I & G Co. 128 Bennett, Margt A. 161 E 113th....R Silverman. 100 Brenner, I H. 606 Lexington av....Hazelton Bros. Piano. 300 Buchannan, F A. 435 W 35th....J F Doherty & Co. 109 Blackburn, Josephine. 295 E 7th....J Moriarty. 125 Boksch, M. 1354 1st av....J F Manges. 163 Carew, O R. 62 W 37th....M A Kellogg. 775 Carey, Katie A. 342 E 11th....R M Walters. Piano. 150 Carter, Lizzie. 134 W 36th....E O Callahan. 171 Colton, Jane L. 201 W 118th....M Garry. 113 Collins, J. 163 E 114th....S Baumann. (R) 111 Crosby, Estelle D. 152 E 27th....A Edwards. 100 Curley, E. 258 W 52d....J F Doherty & Co. 136 Connor, Mrs. 650 3d av....O Farrell & H. 110 Cooper, Eliz. 116 Macdougall....H Spies. 114 Cremler, W. 1609 Lexington av....E Ward. 140 Dayton, Emma R. 906 6th av....H Israel & Sons. 266 De Becerra, R. 146 W 53d....J Moriarty. 194 Delman, H. 306 E 78th....Jordan & M. 102 Devine, Sarah E. 463 W 25th....Alexander Bros. 114 Didier, J. 244 W 16th....O Farrell & H. (R) 223 Downs, Eliz M. 13 W 18th....J F Pentz. 550 Driscoll, M H. 434 W 83d....R M Walters. Piano. (R) 33 Dailey, Nellie M. 109 Madison....C Busch & Co. 154 Doty, A H. 63 W 35th....Fidelity I & G Co. 255 De Cata, L. 413 E 85th....Alexander Bros. 135 Delacade, F. 148 W 10th....E O Callahan. 317 De Witt, Mary J. 407 W 57th....Eliza J Hayes. 105 Doris, I. 101 W 48th....H S Eisler. 390 Dunham, A E. 14 W 29th....S Knapp & Co. Carpets. 1,103 Eardenson, R. 707 8th av....Krakauer Bros. Piano. 250 Eastwood, J. 457 W 30th....Alexander Bros. 154 Edwards, Mrs. 247 W 26th....E O Callahan. (R) 119 Evans, C W....S Heyman & Co. 104 Easton, Mary B. 933 2d av....Fidelity I & G Co. 125 Ebecke, E. 45 Rivington....D M Brown. 120 Etienne, Marie. 457 7th av....Wheelock & Co. Piano. 250 Eytinge, P. 40 Union sq....S Knapp & Co. Carpets. 105 Felder, Emma. 124 W 63d....J Baumann. 215 Foote, W and Rachel S. 41 W 29th....Fannie F Andrews. (R) secures rent Farnham, B L. 981 6th av....Wheelock & Co. Piano. 750 Ferguson, J S. 118 E 93d....G E Guerrier. 190 Freed, Minnie. 1523 1st av....Simpson & P. Piano. 125 Freund, F. 25 Market....J F Doherty & Co. 133 Fitzsimons, Mary....S Heyman & Co. 123 Florentine, Lizzie. 9th av and 150th st....J Moriarty. 187 Gaffney, Jane. 254 5th av....Thoesen & Uhl. 101 Gordon, Lena. 149 W 16th....Epstein & Son. 555 Grouhe, E. 44 1st....Epstein & Son. 132 Georget, E A. 239 W 61st....J F Doherty & Co. 109 Grotkoffsky, F. 1296 Madison av....R Silverman. 300 Garaud, Julia. 2372 8th av....F T Higgins. 216 Gerhardt, P. 858 3d av....J R Mayer. 117 Goldman, Tillie. 353 W 47th....J Baumann. 165 Goodell, C M. 404 W 58th....J Baumann. 160 Goodman, E. 120 W 64th....Krakauer Bros. Piano. (R) 45 Hall, J R H. 64 Gansevoort....R M Walters. Piano. (R) 170 Harrison, Nettie. 426 W 58th....S Sachs. 653 Harter, E T. 209 E 33d....A F Collins. 130 Hartman, B. 143 W 28th....J Baumann. 425 Herring, A. 432 E 86th....H Spies. 134 Hesse, C A. 2184 8th av....J Baumann. 228 Huppuch, W A. 242 W 123d....Wheelock & Co. Piano. 325 Hyatt, Kate C. 86 Perry....W C Heath. 130 Hamill, Mrs....J F Doherty & Co. 103 Henderson, E A. 231 W 16th....O Farrell & H. 145 Hirsh, Bertha. 2337 7th av....S Stern. 1,000 Huey, E. 331 W 50th....J F Doherty & Co. 125 Hart, H....R Silverman. 150 Hendricks, C T....L Muller. 125 Hennessey, W A. 71 E 115th....Jordan & M. 145 Illingworth, Maggie. 17 West....C Busch & Co. 167 Joel, Rosa. 209 E 50th....S Baumann. (R) 114 Jackson, Ida. 215 E 57th....Eliz W Bloom. 800 Joll, Rosa. 1162 Broadway....Dreisacker & Co. 153 Jewett, Violet N. 244 6th av....Alexander Bros. 162 Kenealy, Cath. 988 E 24th....H Israel & Sons. 107

MISCELLANEOUS.

Abbamonte, J. 70 6th av....Moneuse Mfg Co. Ranges. 88 Althou, H. 210 1st av....J Cunningham Son & Co. Coach. 632 Amberg, G....Demarest & Co. Opera Chairs. 4,051 Antonio, P. 228 Eldridge....G Puis. Barber Fixtures. 26 Altieri, P and A. 4th av and 173d st....D Seligman. Horses. 630 Atger, G. 2365 1st av....F A Ransom. Machinery. 104 Bartholomew, C E. 22 College pl....C Potter, Jr, & Co. Printing Office. 1,600

Baumeister, C. 270 4th av... Louisa Krisch. Barber Fixtures. 600
Biersach, J... Mosler, B & Co. Safe. 120
Brown, R. 111 Morton... Rachael Brown. Horses, Trucks, &c. 1,200

Naumann, J. 310 Av A... A Gerlicher. Store Fixtures. 150
Newsome, E J. 99 Bleecker... J H Lane. Cigar Store. 20
Overin & Hastings. 247 W 41st... J M Hillery. Carriages. 184

BILLS OF SALE.
Bahruith, C. 57 E 4th... Anna Bahruith. Restaurant. nom
Boylan, F. 197 Lexington av... W A Walker. Saloon. 300

ASSIGNMENTS OF CHATTEL MORTGAGES.
Austin, Nichols & Co to Van Volkenburgh & Ronk. (Mort given by J Morrison, Oct 4 '88.) 431
Cunningham, J, Son & Co to D E Reilly. (M Banks, Sept 30, 1887.) nom

KINGS COUNTY.
NOVEMBER 16 TO 22—INCLUSIVE.

SALOON FIXTURES.
Balmer, J F. 627 Fulton... J Everard. \$1,522
Boyle, P. 8th av, s w cor 12th st... C Frese. 625
Brown, J. 456 De Kalb av... H Ferris Son. (R) 132

Schaefer, J M. 76 Throop av... Fallert B Co. 400
Schneider, H T. 423 Graham av... E Ochs. 330
Seekamp, J H. 973 Bedford av... F Munch. 1,000

HOUSEHOLD FURNITURE.

Ayres, T W. 155 De Kalb av... G K Morehouse. Piano. (R) 135
Adams, H C. 176 Willoughby av... H Israel & Sons. 223
Barnes, J E. 15 Pulaski J Mullins. 105

MISCELLANEOUS.

Amsberg & Abbe. 182-186 South Portland av... Hinccks & J. Coupe. (R) 250
Ballin, N, T H Liebler and E Hoffman. 68-78 Park pl, New York... R Hoe & Co. Press, &c. (R) 566

Table listing names and addresses such as Rodriguez, B. 707 1/2 Myrtle av. and Rub, Mina. 621 Bushwick av.

Table listing names and addresses such as The Central N J Land Imp't Co and The Howard Sav Inst.

Table listing names and addresses such as Board, J M-G P Schinzel and Bolwerk, Theodore.

Table listing names and addresses under 'BILLS OF SALE' such as Clark, N T. 356 Halsey.

Table listing names and addresses under 'MORTGAGES' such as Ayers, H A-The Newark B & L Assoc.

Table listing names and addresses under 'MORTGAGES' such as Elliott, W T, by exrs.

Table listing names and addresses under 'ASSIGNMENTS OF CHATTEL MORTGAGES' such as Heyman, N H, indivd and trustee.

Table listing names and addresses under 'MORTGAGES' such as De Voursney, M L-J E Dix.

Table listing names and addresses under 'MORTGAGES' such as Jones, E T-J O'Neill.

NEW JERSEY.

NOTE.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows:

ESSEX COUNTY.

CONVEYANCES.

Table listing names and addresses in Essex County under 'CONVEYANCES' such as Allen, W L-W B McAllister.

Table listing names and addresses in Essex County under 'MORTGAGES' such as De Voursney, M L-J E Dix.

CHATTEL MORTGAGES.

Table listing names and addresses in Essex County under 'CHATTEL MORTGAGES' such as Allen, J M, Vrooms alley.

JUDGMENTS.

Table listing names and addresses in Essex County under 'JUDGMENTS' such as Doty, I N, et al.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses in Hudson County under 'CONVEYANCES' such as Anderson, Susan, by exrs.

Table listing names and addresses in Hudson County under 'MORTGAGES' such as Board, J M-G P Schinzel.

MORTGAGES.

Table listing names and addresses in Hudson County under 'MORTGAGES' such as Adams, E P-Pavonia B & L Assoc.

Same—same, West Hoboken, 3 years.....	1,500
Klobben, Albert—C Moller, Hoboken, 3 years....	6,000
Knapp, John—M Monnhheimer, 4 years.....	2,000
Laurence, J T—The New Jersey Title Guarantee and Trust Co, installs.....	1,000
Levy, L N—G Sly, 1 year.....	145
Lewis, C A—Excelsior Mutual B and L Assoc, installs.....	5,000
Lundin, August—C Heller, 1 year.....	170
Lockwood, David—Sarah E Cory, 3 years.....	2,000
Martin, Adam—C Kraft, 2 years.....	53
Mason, W B and R W Underhill—M Ritzmann, 3 years.....	2,000
Mason, W B—M Ritzmann, 3 years.....	100
McDonald, Peter—H Sembeck, 3 years.....	2,000
Mohl, John—H Puster, 1 year.....	100
Moser, H W—E H Nichols, 2 years.....	1,45
Muller, William—Trustees of Mary E Sisson, 3 years.....	300
Murrer, P J—Excelsior Mutual B & L Assoc Series No 2, installs.....	1,300
Payne, F W—B M Bartlett, 1 year.....	3,000
Petrie, R M—Exrs Mary E Sisson, 3 years.....	70
Reilly, J J—Provident Inst for Savings, 3 years.....	7,000
Rieck, C C—American Ins Co of Newark, Kearney, 1 year.....	2,500
Rodeck, Julius—H Wolf, North Bergen, 5 years.....	1,600
Roos, F W A—Trustee of Mary E Sisson, 3 years.....	433
Ross, John—J Weart, exr and trustee, 3 years.....	40
Same—Exr Mary E Sisson, 3 years.....	313
Ryan, William—T Kinehead, Bayonne, 1 year.....	300
Schieferstein, Elizabeth—G G Vreeland, Bayonne, 3 years.....	1,200
Schmidt, Herrick—J W Meyer, 3 years.....	1,350
Steesman, Maie C—Reformed Protestant Dutch Church of Bayonne, Bayonne, 3 years.....	1,000
Smith, Theodore—J R Sturdivant, 1 year.....	300
Soloman, A J—L R Burdett, Bayonne.....	350
Spotts, George—Adele Glimm, 3 years.....	1,600
Stuhmer, Annie M—Hoboken Land and Impt Co, Hoboken, 1 year.....	2,300
Stuhmer, Anna M—Hoboken Bank for Savings, Hoboken, 5 years.....	5,000
Taymaus, Rosa—Martha L Deraiemes, Union, 3 years.....	500
Traphagen, W C—J Warren, 1 year.....	2,000
Tyrer, Anthony—A A Lutkins, 1 year.....	400
Underhill, R W—M Ritzmann, 3 years.....	2,000
Voorhees, E M—Exr R Voorhees, 2 years.....	1,750
White, Eliza A, by exrs—J W Herbert, Jr, 4 months.....	65
Williams, I F, Jr—Camilla C Voorhees, 3 years.....	1,750
Wood, Henry—A Stenken, 2 years.....	1,200

CHATTEL MORTGAGES.

Cronheim, Siegfried, Hoboken—The John Kress Brewing Co, saloon and theatre fixtures.....	500
Edwards, T C, Union Hill—A J Loomis et al, horse and wagon.....	100
Ertle, J J and Thomas Byrnes—Jordan & Moriarty, furniture, lodge room, &c.....	1,168
Fackner, Catharine—Bernheimer & Schmid, saloon.....	190
Helms, C H, Hoboken—J Baumann, furniture.....	395
Kahn, W F and Lizzie B his wife, New Durham—Alphonso Thuorot, representative of Ellsworth Post No. 2, S O V Dept, New Jersey, furniture.....	100
Irving, Frank—Hoos & Schulz, furniture.....	233
Lanktree, Charles, Bayonne—Lembeck & Betz, saloon.....	500
Liebermann, —J Hecht, 60 cows, horses, wagon, &c.....	1,000
Mackenzie, J E—Schmitt & Schwannentflugel, saloon.....	300
Niemeyer, J D—D M Sullivan, horse, wagon, &c.....	100
The Argus Printing Co—R O Babbitt et al, trustees, printing business.....	61,058

BILLS OF SALE.

Durkoop, J C—R Williams, saloon.....	575
Soper, B J—Laura Jones, furniture and yacht.....	25

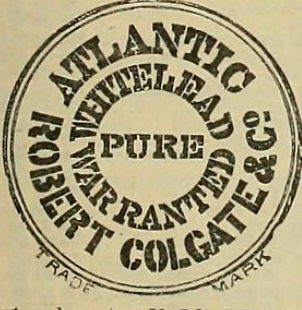
JUDGMENTS.

Coleman, Peter—J B D Boulton.....	29
Davidson, E H—J S Crane & Co.....	50
English, J J and Mortimer Gleason, partners—J S Crane & Co.....	153
Leonard, Sarah C—G A Wood.....	67
Porrett, F M—J F McHugh.....	227
Richard, Stephen—Patrick Morton et al.....	71

MECHANICS' LIEN.

Hillebrecht, August—F Muller, Weehawken.....	600
--	-----

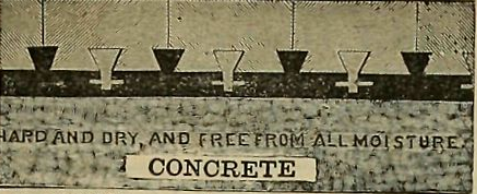
ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,
Manufacturers of
"ATLANTIC" PURE WHITE LEAD.



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.

MISCELLANEOUS.
The "Nightingale" Wood Block Tiling
GUARANTEED FOR A TERM OF YEARS.




HARD AND DRY, AND FREE FROM ALL MOISTURE.
CONCRETE

Over 5,000,000 square feet laid. On ground, on fire-proof, rough undressed 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 grooves 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

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.

THE TIFFANY GLASS CO.,
GLASS WORK AND DECORATIONS,
333 & 335 4th Avenue, New York


The Brooklyn Skylight & Cornice Works




Estimates furnished for
Sheet Metal and Wrought
Iron Glazed Structures.

John Seton & Co.
78 & 80 Washington Av.
BROOKLYN, N. Y.


ESTABLISHED 1862.
THE HAYES
SKYLIGHTS




G. BICKELHOUP,
PATENT
METALLIC
SKY-LIGHT
WORKS,
243 & 245 W. 47th St.,
Telephone Call, No. 675 39th St. NEW YORK.



ADAM
BICKELHOUP'S
PATENT
METALLIC SKY-LIGHTS.
WORKS;
218 West 37th St.,
NEW YORK.
Send for Catalogue.



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 745 Brooklyn N. Y. Telephone 597 John.

MISCELLANEOUS
JAMES BROOKS,
Manufacturer of
SHELL LIME.
FACTORY, 55TH STREET and 11TH AVENUE, New York.
Masons and Farmers Supplied.

J. H. DREW & BRO.,
HOUSE MOVERS,
Office and Yard, 431, 433 and 435 WEST 17TH STREET.
Bet. 9th and 10th avenues, New York.
Telephone Call, 837-21st Street.

EDELMAYER & MORGAN,
HOD ELEVATOR CO.,
333 West 49th Street, New York.
Endless Ladders and Steam Hod Elevators to Let and Hoisting Engines for all purposes.
Sole proprietors of patent right for Endless Chain Ladder Hod Elevator.
Branch, 468 CLERMONT AV., Brooklyn.
Wm. C. Morgan, Pres. Jno. H. Edelmayer, Sec. & Treas.

P. K. LANTRY, Carpenter & Builder,
Nos. 159 and 206 EAST 50th STREET.
Residence, 566 LEXINGTON AVENUE
Estimates Cheerfully Furnished.

ROOFING.
JAMES MATHEWS & SON,
Metal Roofers,
Manufacturers of
METAL CORNICES & SKYLIGHTS,
326 Av. B., bet. 19th and 20th Sts., N. Y.

A. ALBONESI, JR.,
CLINTON CORNICE WORKS,
TIN, SLATE AND METAL ROOFER,
SKYLIGHTS, Cornices, Window Caps,
Mouldings, &c.,
Chimney-Tops and Ventilators Put Up.
Roofs Repaired & Painted. Gutters & Leaders Put Up.
Factory, 41 & 43 Willett St. Office, 42 Willett St.
Orders by Mail Promptly Attended to.
Estimates Given.

AUGUST JACOB,
Iron Cornices,
SLATE AND METAL ROOFING,
No. 260 East 78th Street, New York.

BUILDERS, ETC.
PETER TOSTEVIN'S SONS,
Masons and Builders,
Office, 122 Bowery, Room 4.

D. BLACK,
STAIR BUILDER.
Factory, 104 to 110 East 129th Street.
Office, 105 to 111 EAST 128TH STREET.

JAMES O'TOOLE,
Mason and Builder,
No. 131 West 67th Street.

JOHN BEST,
STAIR BUILDER,
306, 308 and 310 Eleventh Av.,
Near 30th Street, New York.

J. MILLER,
Carpenter & Builder,
REMOVED TO 818 E. 5th ST, Bet AV D & LEWIS ST.

RAWLINSON & LANE,
Stair Building, Wainscoting Etc.
Bider Av., Cor. 141st St., near the Canal, N Y.

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 745 Brooklyn N. Y. Telephone 597 John.

MISCELLANEOUS.

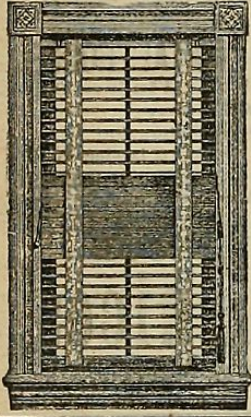
W. & J. SLOANE

are now offering over 500 patterns of the best

BODY BRUSSELS CARPETING,
new goods, at a great reduction from last season's prices.

Broadway, 18th and 19th Streets,
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.

BEEBE RANGES
WITH ELEVATED AND LOW OVENS
FURNACES

BRICK SET AND PORTABLE
IRON PIPE AND FITTINGS.
MANUFACTURED BY
JANES & KIRTLAND 1346 Broadway.

RICHARD J. CULLEN,
Manufacturer of
WINDOW SHADES
Wholesale and Retail.

**HOTELS, PRIVATE RESIDENCES,
FLATS and OFFICE BUILDINGS**
Furnished with Shades and Awnings Complete.
Satisfaction Guaranteed.
93 Warren Street, N. Y.

**YORKVILLE STEAM STONE WORKS,
JACKSON & SHUTTLEWORTH,**
Contractors for All Kinds of Free Stone.
94th STREET and 1st AVENUE, NEW YORK.

**BRANDER, BOYD & HUTCHEON,
Brown Stone Cutters,**
650 West 51st Street, New York.
All orders promptly executed.

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

CABINET WORK.

THE CAMPBELL Sash, Door and Moulding Co. (L'd),
Manufacturers and Dealers in
**SASH, DOORS, BLINDS,
HOUSE TRIMMINGS,**
Pine and Hardwood Mouldings, Wainscoting
And Window Frames,
144th St., bet. 3d & 4th Avs., N. Y.

ARTISTIC CABINET WORK.
BERNHARD SCHMIDT,
501-505 East 70th Street, New York.
HARDWOOD DOORS, CEILINGS, MANTELS,
TRIMMINGS, MIRROR FRAMES, &c.

**RADLEY & GREENOUGH,
CABINET WORK
OF EVERY DESCRIPTION,**
Doors, Mantels, Wainscot, Trim,
Estimates on Work of Special Design.
502 and 504 EAST 74th STREET, N. Y.

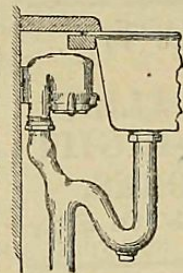
**HALL & GARRISON.
INTERIOR FITTINGS**
For Dwellings, Offices, Stores, &c., in all kinds of wood, finished and fitted up.
Hardwood Mantels and Cabinets.
N. Y. Office, 280 BROADWAY, cor. Chambers Street.
Factory in Philadelphia. HENRY C. ADAMS, Manager.

**R. E. SMITH,
Hardwood Trim, Doors and Mantels.**
Fine Interior Fittings in Hardwoods a specialty.
446 & 448 WATER ST., bet. Market and Pike Sts., N. Y.

LOUIS BOSSERT.
LUMBER, MOULDING, SASHES,
BLINDS AND DOORS.
CEILING, SIDING, PINE AND SPRUCE
FLOORING, &c.
MOULDING AND PLANING MILL.
18, 20, 22, 24, 26, 28 and 30 Johnson Av.
Office, 6 and 8 Union Av., Brooklyn, E. D.

E. M. PRITCHARD,
Manufacturer of
Window Frames, Wood Mouldings,
Interior Trimmings & Wood Mantels.
138th Street and Mott Avenue, N. Y.

McCLELLAN
Anti-Siphon Trap Vent
SAFEST AND MOST ECONOMICAL
Device for
Venting
Sewer-Gas Traps.

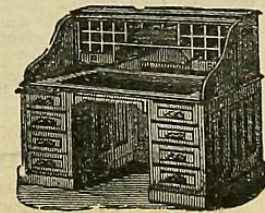


Can be attached to any Trap at Less than Half the Cost of back-air pipes.

APPROVED BY
Architects, Master Plumbers and
Health Authorities.
MANUFACTURED BY THE
DU BOIS MAN'G CO.,
245 Ninth Av., New York.

Manufacturers of
The Celebrated Du Bois Lead Trap.
For Sale by all Jobbers in Plumbers' Supplies.
Send for Circular.

T. G. SELLEW,
Manufacturer of
DESKS,
OFFICE AND LIBRARY
FURNITURE,
No. 111 Fulton Street,
New York.
Fine Roll Top and Cyl-
inder Desks.



MISCELLANEOUS.

NATIONAL CHIMNEY TOPS



(Patented.)
The most efficient Chimney Cowl in use. Down drafts and smoky flues cured; a wonderful increase of draft obtained.

WARRANTED "SURE."

The spiral part enlarging as it goes upward, admits the air on all sides, and the wind striking it in any direction is given an upward tendency, thus helping to produce the desired effect.

IRA G. LANE, Patentee,
207 East 64th Street.

BUILDING MATERIAL PRICES

(Continued from page v.)

expenses attending sorting out and grading cargo and even car lots, besides which must be added the cost of unloading and carrying until consumers are ready to invest. Terms of sale also prove important factors, and, altogether, it is impossible to give a line of retail quotations thoroughly reliable in character.

SPRUE—Eastern—Special cargoes delivered N. Y.

Random cargoes	13 00 @	16 00
State, 1x9@14x10	15 1/2 @	23
do. 2x9@2x10	29 @	34
do. culls	18 @	23

PILING—Eastern—cargo rates:

One-half 12 inch butt and better, 38 to 40 feet	4 3/4 @	5
Two-thirds 12 inch butt, 38 to 42	5 3/4 @	5 1/2
Three-fourths 12 inch butt, 40 to 45	5 3/4 @	6
All 12 inch butt and up, 40 to 45	6 @	
Spars, 40 feet stick, each		4 00
do. 45 do.		6 00
do. 50 do.		8 00
do. 55 do.		12 00
Inch spars, per inch	18 @	22
Scaffolding poles, each		60
Clothes poles, 45 to 65 feet, each		3 00

HEMLOCK—Northern—Good.

Culls	10 @	13 1/2
Penn. joist	11 50 @	13 00
do. boards	12 00 @	12 50
do. timber, 24 ft and under	12 00 @	12 50
do. do. 26 to 32 ft	13 00 @	13 50
do. do. 34 to 40 ft	14 00 @	16 00

WHITE PINE—Good uppers and select, 1 to 2 inch.

Upper and select, 3 to 4 inch	42 00 @	52 00
Shelving	50 00 @	60 00
Picks, 2 1/2 inch	25 00 @	32 00
Picks, 1 @ 2 inch	42 00 @	46 00
Dressing, 10 to 12 inch	34 00 @	40 00
Dressing, under 12 inch	23 00 @	27 00
Box, inch	21 00 @	25 00
Box, thick	15 50 @	17 00
West India shippers	17 00 @	17 50
Rio Janeiro do.	17 50 @	18 50
River Plate do.	20 00 @	21 00
Australia do.	41 00 @	52 00
	24 00 @	30 00

YELLOW PINE—Random cargoes delivered N. Y.

Ordered cargoes, ordinary	18 50 @	20 00
Flooring	18 50 @	21 00
Step plank	21 00 @	22 00
Common siding	25 00 @	28 00
Heart face boards	18 00 @	14 00
Car orders	19 00 @	20 00
At Atlantic ports, f. o. b.	13 00 @	15 00
At Gulf ports, f. o. b.	12 00 @	14 00
North Carolina pine timber	14 00 @	15 00
do. flooring 1 inch stocks	20 00 @	21 00
do. do. 1 1/4 do.	21 50 @	22 50
do. dressed and kiln dried flooring, 1 inch, Nos. 1 and 2	19 00 @	23 00
do. Ceiling, 5/8 @ 1 inch	17 00 @	24 00
do. Flooring, 1 1/4 inch, Nos. 1 and 2	20 50 @	25 00
do. Stocks	25 00 @	28 00
Ash, white	37 00 @	42 00
Elm	20 00 @	23 00
Oak, plain	36 00 @	41 00
Oak, quarter sawed	46 00 @	51 00
Redwood	45 00 @	50 00
Maple, clear	25 00 @	31 00
Chestnut, clear	33 00 @	36 00
Cypress, clear	28 00 @	30 00
Black Walnut, good to choice	130 00 @	140 00
Black Walnut, ordinary to fair	100 00 @	120 00
Black Walnut, 5/8	78 00 @	83 00
Black Walnut, selected and seasoned	150 00 @	165 00
Black Walnut counters	115 00 @	150 00
Black Walnut, culls	35 00 @	40 00
Black Walnut, rejects	53 00 @	55 00
Cherry, wide	100 00 @	115 00
Cherry, good	85 00 @	95 00
Cherry, ordinary	65 00 @	80 00
Whitewood, inch	27 00 @	30 00
Whitewood, 3/4 inch	23 00 @	25 00
Whitewood, 1/2 inch	29 00 @	33 00
Shingles, Pine, 16 inch, extra	3 15 @	3 25
do 18 inch, extra	4 20 @	4 50
do 18 inch, clear butt	3 15 @	3 30
do 16 inch, stocks	4 50 @	4 60
do 18 inch, stocks	5 30 @	5 50
Shingles, Cypress, 6x20	8 00 @	9 00
do larger sizes	10 00 @	16 00
do sawed	6 00 @	8 50
Cedar—Medium to large	6 1/2 @	6 1/2
do.—Extra large	6 3/4 @	8
Mahogany—Small	5 @	6
do.—Medium	6 1/2 @	7
do.—Large	7 1/2 @	8 1/2
do.—Extra Large	9 @	10 1/2
Rosewood, ordinary to good	2 1/2 @	3 1/2
Rosewood, good to fine	3 1/2 @	4 1/2
Lignumvitae, 8@12 in	25 00 @	35 00
Lignumvitae, other sizes	8 00 @	15 00

PLASTER PARIS.

Calced, ordinary city	7 bbl	1 20 @	1 25
Calced, city casting		1 30 @	1 40
Calced, city superfine		1 55 @	1 65
Calced, Eastern		1 20 @	1 25

(Continued on page ix.)