

REAL ESTATE RECORD AND BUILDERS GUIDE.
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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST

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That it is still wallowing in the trough of the sea is all that can be said of the stock market. Money has ranged from 8 to 12 per cent. every day this week with no particular sign from any quarter that it will be any easier before January. This seems to be the opinion of many bankers and brokers, but when one remembers that it is only a few weeks since the same men predicted right the contrary about the money market, no one needs sell house and land on their judgment. It seems that money is in demand all over the world at the present moment. Berlin, where it always rules at very low figures, recently charged stock speculators at the rate of 15 and 20 per cent. for carrying over balances. The Bank of England has drawn the lines very close with borrowers for some weeks, while Italy has for months been in a state of semi-panic by reason of tight money. France is really the only country with a surplus of loanable funds, and she has paid too high a price to secure herself this comfortable position to let go of it very easily. In England the Chancellor of the Exchequer has recently decided to issue silver for half sovereigns, and this may be the first step towards the more general resumption of the use of silver abroad. Should this occur, and silver be remonetized abroad, we would see better business in this country than we have had since the discovery of gold in California. Such close times as they are now having with money in England and Germany will hasten their decision and strengthen materially the silver party who have been growing stronger every year.

The figures collected by Prof. Adams of the Inter-state Commerce Commission, showing that 61.44 per cent. of the railroad stocks of the country pay no dividends whatever, and 21.69 per cent. of the bonds pay no interest, have a great deal of light thrown upon them by this Atchison reorganization. The stockholders of a railroad company take most of the risk and get precious little return; the bondholders take a much smaller risk and get a much larger return, while the bankers take no risk at all and get the biggest return of any of them. The latter are simply necessary parasites who enrich themselves on the enterprise, mistakes and misfortunes of railroad stockholders and managers. A company is started, and the bankers get a good fat commission for floating the bonds. The line, let us say, pays for a while and soon finds it desirable to extend its connections, with the result of more bonds and commissions. But the extensions are made too much for the future, hard times come, dividends are paid on borrowed money—for which a good commission is charged—and the road gets hopelessly involved. Once more the bankers step in and double their profits, already very large, by reorganizing, lending more money at a good rate of interest, and charging once more an ample commission. There are \$75,000,000 of Atchison stock, \$160,786,000 of bond issues, with fixed charges amounting to \$11,157,769. The fixed charges, as proposed by the plan of reorganization, will be \$7,352,390. This is where the bondholders will lose, their loss ranging from \$11 to \$58 on the interest of each thousand. To make up for this loss they get a certain amount of income bonds, bearing 5 per cent. interest—when it is paid, which it certainly will not be for some years. These income bonds are the device used to save the company from foreclosure. After the reorganization is completed no single class of securityholders will be any better off than it was before, in spite of the scaling down of interest charges. Before the stockholders get anything there will still be \$11,000,000 and over to be paid; the bondholders will receive less for some years, and the indebtedness of the company will be enormously increased. This is not saying that the reorganization scheme is not as equitable a one as possible, but it is a large price to pay for mismanagement. Nobody will make anything except the bankers. Such are the advantages of the control of capital in the modern industrial world.

The city is losing, if indeed it has not already lost, its common sense in this matter of the electric wires. We find the public almost in hysterics, our streets in darkness and our officials ready to embrace any half-considered plan, all because a lineman lost his life in a conspicuous and distressing way. It is true the question

of burying the wires has been discussed and fought over for a long time past, but it is safe to say that unless the pitiable accident that occurred last week had happened, the matter would not be in its present acute state. The fatality, of course, is to be deeply deplored; and the electric light company whose imperfectly insulated wire caused the death of the man is undoubtedly to blame, and, if it is, it deserves to be made to pay a heavy penalty for its criminal negligence. But this does not warrant our municipal officers in hastily committing the city to an ill-advised policy in relation to electric wires, which it seems they are about to do. Everyone must see that to bury insufficiently insulated wires in underground subways instead of carrying them overhead; and to fancy that thereby danger to the lives of linemen and others is lessened, resembles too closely the ostrich's plan of hiding itself to be entirely pleasant to sensible people. The safety or danger of electric wires is, practically, entirely a matter of insulation, and just so long as wires conducting heavy currents are permitted to be in service the lives of linemen will be endangered, no matter how deep below the street surface they (that is, both linemen and wires) are buried. Indeed, there are many reasons for thinking, in face of all that has been said, that the wire buried is a much more dangerous weapon than the wire overhead. Buried beyond observation and almost beyond inspection the badly insulated wire could make a pleasant "combine" with the leaking gas main and attack the public at large through any susceptible telephone or incandescent-light wire that happened to be near by; besides, it would certainly be more difficult for the linemen to handle it in a dark subway amid a tangle of other wires than in broad daylight, as at present. So far as the protection of life is concerned the proper thing for the city officials to do is to see that all wires are adequately insulated. Whether they are buried or not does not affect their dangerousness, more especially so far as linemen are concerned. Electrical experts need not be called in to tell us that badly insulated wires carrying heavy currents are dangerous anywhere.

It should not be forgotten amid all the noise that has been raised about the death of Lineman Feeks that the number of deaths that have resulted from electricity is very small. Many more people meet their death every year in New York City by falling down elevator shafts or by being run over in the streets than by electricity. It is proposed that the use of currents of only very limited power shall be permitted. No such restriction should be tolerated. It is the very worst policy possible to place impediments in the way of the fullest development of an agent that is only just commencing to be put to the service of man. To say that currents of only 250 volts may be used is very like saying that trains shall be run no faster than thirty miles an hour. It is sufficient to enact that no current shall be transmitted that is not transmitted safely, but that is very different from saying that no current of more than 250 volts may be used. It may not be possible to transmit safely a stronger current to-day than 250 volts, but improvements will surely be made, and what is impossible to-day will be possible to-morrow. To put a limit to the force employed would seriously check electrical development along certain lines.

Is it not time that the government of this city should cease its opposition to every scheme to improve the present facilities for transportation? It has opposed the subway project, additional tracks on the elevated roads, and electric motors. It opposed the construction of a car line along Broadway until the opposition was overcome by wholesale corruption, and now, lately in the case of the Third Avenue road and more recently with the Broadway and Seventh Avenue Company, it is opposing the substitution of the cable system for horses. Instead of fighting the companies the city should have insisted long ago upon the change being made. The use of horses keeps the streets and atmosphere of the city in a disgusting and unhealthy condition all the year round, and the stables that have to be maintained for thousands of animals in different parts of the city are not only grievous offences to the eye and nostrils but must be unsanitary in the extreme. The substitution of the cable system on all roads would not only abolish this evil but would make the city immensely quieter and cleaner than it is—in a word, a fitter place for human habitation. The change cannot be made too quickly, and our officials should not be opposing the substitution, but insisting that it be made without delay. The interests of the city are not to be best served by a minute analysis of legal technicalities. We need common sense, broad liberal views of public matters, and not the fine, hair-splitting of a pettyfogging lawyer. To score a microscopic point against a corporation, to detect a deeply-hidden meaning in the words of its charter is, after all, a poor success compared with making the city a more habitable place.

Indications thus far by no means go to show that the Pan-American Conference is simply to become an agency for the better satisfaction of subsidy seekers, such as some Democratic papers seemed

to think it would. On the contrary, many of the speakers at the dinners so bountifully provided for the delegates, favor a commercial union—more eloquently called a Sisterhood of the American Republics. No doubt some surprise will be expressed that Senator Sherman has given his allegiance to such a scheme. He was "almost inclined to be a convert to free trade, if that free trade was confined to all American States"—in other words, if it was not free trade at all. This, assuredly, is a very guarded utterance, too much so, indeed, to possess much significance. Perhaps, too, due allowance should be made for the fact that the speeches dwelling on the Sisterhood of Republics were made after dinner—that is, under circumstances which change miles into feet, differences into agreements and aliens into brothers. But the speakers thus far have not sufficiently distinguished between a political community of interest among the republics and a commercial union. Protectionist after-dinner speakers can talk about a union of hearts and the Monroe doctrine as much as they please without becoming so very inconsistent, but as soon as they touch upon and advocate a commercial union they are cutting the ground from under themselves.

For observe: it is the dogma of free-traders that all trade, whether between the different parts of the same nation or among different nations, is alike beneficial and beneficial for the same reason. Protectionists, however, draw a hard and fast line between domestic and international trade, and the logical outcome of their principles would be a total prohibition of imports. Now, as a matter of reasoning, it makes no whit difference whether the other nation to be traded with is on this or on the other side of the Atlantic. If our markets are to be open for one, they might just as well be open for the other. Let us admit that the American Republics have political interests in common; but very certainly South America has the same commercial interests as ourselves, so has Canada (just as Erastus Wiman said) and so has England. Indeed, the fact that Great Britain speaks the same language as we do is of more importance politically than the fact that the American Republics are offsprings of the older countries, separated from the latter by the Atlantic, each alike resolved to preserve her own autonomy.

It is not alone the farmers in the East who are dissatisfied. Those in the South and the West are discontented with their positions, and are making endeavors, unwise ones perhaps, to better their financial condition. Not long ago the Farmers' Alliance of the South arranged a plan whereby the planters of that section were to agree to "sell no cotton during the month of September, except what may be absolutely necessary to meet obligations past due." Their object was of course to put on the market only so much of the product as was absolutely necessary, thereby advancing prices, and to refrain from selling until the demand sufficed to carry off their stock. In the Northwest we find a Farmers' Federation, which seems to have a similar cause for complaint. This association asserts that "by reason of new systems of business and combinations against us we are not as an agricultural class enjoying equal privileges with the manufacturing and commercial classes." The remedy proposed is similar to that which the Farmers' Alliance desire to accomplish; they intend to hold their wheat off the market until consumers are forced to pay higher prices. These combinations are similar in character to those of the different kinds of fruit growers, and are as certainly significant as they will be probably unsuccessful.

The question for a combination is: How far can it raise prices without materially curtailing the demand? The easiest answer to the problem would be that turning upon the nature of the commodity. On the one hand some luxuries can be put up to figures that are absurdly high because they are bought by people to whom money is not the first consideration in a purchase; on the other hand there is a demand for necessities, not absolutely fixed, but tolerably certain. In both cases there is a limit beyond which prices could not be advanced, but the limit is higher than in those intermediate commodities which poor and middle class people can do as well with as without or for which something else could be substituted. Wheat and cotton come under the head of necessities; consequently a combination controlling the product could undoubtedly raise prices somewhat and still not reduce the demand to such an extent that it would lose more on what it did not sell than it would make on what it did sell. It is obvious, however, that farmers' alliances and federations are hardly compact enough organizations to control the cotton or grain market. The Farmers' Alliance, for instance, conditions its refusal to sell cotton during September on the necessity for raising money to meet obligations past due. It turned out that they had so many obligations "past due" that when these were met they were unable to retain enough cotton in their own hands materially to affect the market. But an analysis of what these farmers' associations wished to do reveals the fact that they desired not so much

to limit the supply or control the product as to place restrictions on the time the commodity was sold. The demand for grain and cotton is relatively steady throughout the whole year, whereas the supply is thrown on the market, enormous quantities at a time, and does not obtain the price that it might if there was some agency to hold and distribute it as it was needed.

A Cause for Borrowing Trouble.

By reference to the map of the Harlem River Improvement, published in a recent number of THE RECORD AND GUIDE, it will be seen that the railway tracks of the Hudson River and Northern roads hug the water front very closely along the entire line. At some points, indeed, they run so closely to the new wharf line that they suggest the need for removal. Were the roadbeds at those points placed one or two hundred feet further back from the water front the change would vastly enhance the value of the property for the construction of warehouses.

It is extremely fortunate for this property that the railway extends along the shore of the river. The accident of direct railway communication will give to the warehouses to be erected along the wharves peculiar facilities possessed by few other sections of the harbor for handling and trans-shipping freight without the interposition of trucks and other expensive appliances. It will even extend an invitation to enterprise to come and occupy the new water front, and we shall look to see the railway give an immense stimulus to improvement.

But here enters a difficulty which the railway will be forced to meet and overcome. Just in the ratio of the rapidity of improvement along the water front will come embarrassment to the passenger traffic of the road. Trains now rush along the Harlem River at the rate of thirty and thirty-five miles an hour, possibly at even a higher rate of speed, and these trains are not only swift but frequent. They run at short intervals during the morning and evening hours, and together with the trains of the Northern road, which run along a parallel line, they keep track-walkers on the alert throughout the entire day. Few busier stretches of railway are to be found than the section between the Harlem River Bridge and the Hudson River.

Now, it should be readily seen that both the railway and water front property will be injured by the need for the frequent passage of these trains. All along the new channel it will be dangerous to cross the railroads with loaded vehicles if the trains are run at the prevailing rates of speed, and the water front property must be depreciated in value as a consequence. But, on the other hand, if the speed is reduced to a rate that will render traffic safe a half-hour at least must be lost in the running time of the roads; and all men who know the value which railway managers and the public attach to even a few minutes lost or gained in a railway trip will understand the importance of this consideration. The loss would seriously impair the operations of the railways.

Far-sighted policy on the part of the railway managers will look to early steps for the removal of this disability. It should be provided against by the time the new channel is opened for navigation; and as good policy will urge the prosecution of the work of improvement with the utmost energy, this is to say that it should be provided against immediately. The work of preparing new tracks for the passenger trains should be begun with as little delay as possible.

Relief for the Hudson River road may be very easily obtained. Between the Kingsbridge valley and the new cut of the Harlem Railroad at Fordham the distance is only a little more than one mile; and the interposing heights can be pierced by a tunnel or by a combined cut and tunnel which would be in no respect a very large undertaking. It is probable that a tunnel for the entire distance, however, would be the better form for the improvement; and after its completion the road would have an incomparably better line between the Harlem Bridge and Kingsbridge than it finds over its tortuous tracks along the Harlem River. The distance would not be materially greater, and, considering the crookedness of the tracks along the existing roadbed, it might not be so great. But the difference would be the merest trifle either one way or the other; and after the work was completed it would relieve the road of all future complications with property-holders and the municipal authorities. As to the cost, the road should be willing to pay an additional \$1,000,000 for the privilege of forming a main artery to the heart of this great metropolis over a line where the blood will never become coagulated in its passage. We have no reason either to doubt the readiness of its managers. If their improvements have not always displayed the highest engineering perfection they have generally been made promptly as soon as it was found they were needed.

As to the Northern road it should find a means of relieving the Harlem River water front of the incubus of its surface passenger trains by an alliance with the Manhattan elevated roads. The day is soon coming when the Sixth Avenue road should be extended to Kingsbridge, and the natural line for the extension will be above the existing tracks of the Northern road. An elevated structure

along that line would not be in the way of surface traffic, and it would be of great local convenience.

The discussion of this subject is not premature. The national Government, the municipal authorities, and the railroads are all engaged in carrying forward great engineering undertakings which will be of much advantage to the northern wards of the city. Large population and heavy traffic must soon follow; and our necessities should be not only clearly outlined, but, wherever practicable, provided for in advance.

The Ownership of Patents.

The securing, by the government, for limited terms to inventors the exclusive right to their discoveries is upheld on the grounds that it is done in the interest of the public and not of any special class. It has come to be a matter of controversy, however, whether or not the granting of these privileges do really promote the welfare of the people at large. At any rate our patent system is not viewed with the universal favor with which it once was. United opposition to the system of granting patents in this country at the present time comes from the Socialistic Labor party, which sets forth in one of the planks of its platform this demand: "The United States to have the right of expropriating patents, new inventions to be free to all, but inventors to be remunerated by national rewards."

A recent expression of the demand of this party was given at a regular meeting of the Chicago Socialists, held last Sunday, where a resolution, prompted by the shooting of the jeweller Gesswein, of this city, by the inventor Deyle, was submitted to vote and adopted, which declared it to be the duty of the government to own all patents for the purpose of protecting the inventive genius of the poor. The Socialists base their claims on the principle that no person should be given the exclusive right of producing, through the means of an invention, at the expense of the laborers thrown out of an occupation by this discovery of a new and cheaper process of production. Pay the inventor well if he is a public benefactor, but he should not be given the exclusive privilege of the use of an invention unless he compensates those whom it has thrown out of employment, is the view they hold. There seems to be considerable justice in this demand, for why should any one individual, because he happened to have sufficient money at his command with which to satisfy an inventor for his discovery, deprive society for a generation of a great share of the benefits of this discovery?

This opposition on the part of the Socialistic Labor party—by no means insignificant—does not carry with it as great force as does the general complaint now raised throughout the country against the exclusive right granted by the government to inventors in the production of those inventions, notably the telephone and various electrical appliances which, when once introduced, rapidly become indispensable to a business community. The cause for this complaint is the heavy exactions which the holders of these privileges are enabled to impose upon those who use the convenience or article supplied. Telephones have now become a necessity, yet a heavy tax is each year imposed upon business communities by a wealthy company which, through our patent system, have acquired exclusive control of the manufacture of these instruments. The phonograph, though it is not probable that it will ever come into so general use as the telephone, is now owned by a company which has the sole privilege of its manufacture and which can not be induced to sell this right. The community will receive little real benefit from this invention until the term covered by the patent expires. Many of the recent inventions of Mr. Edison pertaining to telegraphy have been bought by the Western Union Company and locked up in their vaults. Unwilling to go to the expense of substituting these improved inventions for those now in use on their lines, this company deprives the community of the benefit of electrical discoveries. These inventions were doubtless bought by the Western Union Company for no other purpose than to prevent other companies from securing them.

The benefits produced by our present patent system are so great and so many that its abolition, as the Socialists demand, would not be advisable, but a revision of the laws granting patent rights is certainly necessary if the interests of the community are to be best served. The remedy urged is that the right of purchase of a patent be reserved by the United States. Patents should be granted only on strong grounds and under conditions that will compel the owners to use them or forfeit the privilege of holding. These suggestions are not impracticable, and, if adopted, would remedy in great measure the existing evils of our patent system.

A Chicago paper, in speaking of the proposed new steamship line from England to Canada, remarks that, together with the Canadian Pacific Railroad, it would be a decided menace to this country in case of war, thus obviously implying that it would be a matter of no great difficulty to land in Canada an army sufficiently large to invade this country. A parallel opinion is expressed by a missionary, lately returned from China, who regards the awakening that is taking place in that country as a menace to the liberties of this, and speaks of the possibility of landing one or two million Chinese on

our shores as a matter, which could take place on almost any day in the year or time in the night. The prospect is not an alarming one. In fact the missionary's statement is the *reductio ad absurdum* of that of the Chicago paper. Let any one who has any fear of a foreign invasion remember Lord Wolesley's assertion that it would be impossible for England, provided even that the French offered no obstacle, to land 50,000 properly equipped men in France at one time, and afterwards maintain them there effectively. How much more difficult would it be for the same country to land the same number of men on this side, and even if she could land them, what possible harm could be done by so small an army, as an army? We have been used to invasions in the past; and people cannot realize that so changed are the conditions of warfare, in the number of men necessary and in the elaborateness of their accoutrements, that invasion over an intervening body of water (and sometimes where no water intervenes) is a thing practically impossible. England, of course, would have an advantage over every other country in any attempt to invade the United States, because of her ports off our coast, and because of Canada; but even so, it would be folly unspeakable for her to make an attempt. Our danger from foreign nations does not come from invasion, but from the possibility of a fleet armed with the heaviest modern guns destroying millions of dollars of property along the sea-coast without even landing a man. Would it not be well for Chicago papers to occupy themselves with nursing their Exposition plant, and for missionaries to pay more exclusive attention to inculcating in the Chinese a disgust for warfare?

When is a Broker's Commission Earned?

In answer to an inquiry it was stated in the last issue of THE RECORD AND GUIDE that a broker "is not entitled to the (his) commission unless he procures a purchaser *who is able and willing to complete the contract of purchase.*"

We have received many communications disputing the correctness of our statement of the law on the matter and from them we select the two following, as they present most completely the objections made:

Editor RECORD AND GUIDE:

Your law editor is certainly wrong in his reply to the "Law Query" of "Justice." The broker is entitled to his commission when he procures a party able and ready to make a contract on the terms of the owner, and if the owner is satisfied with him and the contract is signed by the parties it is no affair of the broker's if the purchaser is months, perhaps later, unable or unwilling to perform. The broker guarantees nothing as to the final performance by the purchaser.

LEX.

Editor RECORD AND GUIDE:

On page 1,367 of your issue of 12th inst., "Law Queries," your answer to "Justice" is precisely opposite to rules and regulations of the Real Estate Exchange and Auction Rooms, as published in their pamphlet, page 8, article 23, which reads as follows: "Brokerage shall be deemed to be earned when the time and terms are arranged between buyer and seller, the minds of both parties having fully met. It shall be due and payable when the contract is signed."

Your decision in the case of "Justice," as it appears on the surface, makes the broker *guarantee* the completion of the contract or forfeit his commission. The broker is not responsible in that way, and can recover his commission from the seller if the contract is signed by both parties.

W. B. TAYLOR.

The answer given to "Justice" correctly states the law of this State upon the subject. The rules of the Real Estate Exchange have no application to the question there presented, for the parties did not bargain under those rules. Of course, it is lawful for the members of the Exchange to make such a rule and to bargain under it, in their dealings; but, in the absence of a special employment under or subject to the terms of this regulation, a broker who is a member of the Exchange can not bind a stranger with its terms. While it may be that the procuring of a person who will sign a contract according to the owner's terms is quite often, in the practical workings of business, all that is really done by the broker, yet, under the general rule of law applicable to brokers, that service alone (in the absence of a special bargain therefor), does not entitle the broker to his commission. It is a sale, as distinguished from procuring a signature to a contract, that he is employed to effect. His engagement is to procure a purchaser of the property, and not merely to obtain a person who may be entirely irresponsible, and wholly unable to carry out a contract, but who may be willing to sign a contract to buy. If the mere procuring of a person willing to sign a contract on the owner's terms without regard to the ability of this person to complete it or of his performance of it were the only service to be performed by the broker, there would be little protection to owners and little escape for them from liability to claims for commissions.

"Lex" is under a misapprehension as to the general rule of law on this subject. There would be little difficulty in procuring a person "able to make a contract." But the law on this question is plain and is well settled in this State. The rule has been announced as follows:

"A real estate broker, to show himself entitled to commissions on a sale, must show: 1st—an employment as a broker; 2d—original discovery of a purchaser, and a starting of negotiations by him as such broker; 3d—a final closing through the efforts of the plaintiff, by or on behalf of the owner, with the purchaser."—Com. of App.,

1875; Smith v. McGovern, 65 N. Y., 574; Frazer v. Wyckoff, 63 N. Y., 445.

Men and Things.

* * *

When the announcement was made of a new hebdomodal publication, named and presumably modelled after the London *Saturday Review*, I watched for its appearance on the stands eagerly. It has always seemed to me that there was plenty of room for a really good weekly review; not so much room, indeed, as there is in London for such a publication, but a sufficiency to make one pay. "Good," however, is hardly the word to characterize this New York *Saturday Review*. It has, indeed, excellent principles. It abhors scandal. It is devoted to science, art, literature, music, drama and society. It endeavors to provide a "repast of clean, wholesome and well-seasoned food, which, taken inwardly, will prove easy of digestion, etc." The mental pabulum provided by the New York *Saturday Review* is certainly "easy of digestion," but personally I should advise everybody to take it "outwardly," or, in other words, not to take it at all. Questions like the following are propounded: "Is the study of the violin more inspiring to the composer than the piano?" Now, I maintain that this is not a very intelligible question. It might perhaps add to its more easy understanding if it had read rather more like this: "Is the study of the violin more inspiring to the composer than to the piano?" but even with this emendation I submit that there is some difficulty in arriving at the meaning of the question. Other problems are: "What is the tendency of art in America?" "What should be the tendency of literature in America?" "Is the amateur a benefit to dramatic art?" (The editor of the paper is an amateur.) In answering these questions the editor with commendable modesty, solicits the opinion of novelists, actors or managers, as the case may be, and then comments on these answers. For instance, Mr. Boucicault answers the literature question in the following pithy way: "The tendency of American literature should be to emancipate itself from its present slavery to the newspaper press. It is now abject to the minotaur." This is, I presume, the wholesome part of the meal. The comment is what the editor calls the "seasoning." "Like a trumpet call Boucicault's cry reaches us from the crowded depths of his experience. He has been a literary laborer all his life. * * * Content to glide through life with a pen as his battle-axe, and to use it to burst any barrier that stood between him and a living." The spectacle of Boucicault gliding along through life, bursting down barriers with battle-axes and issuing trumpet calls from the crowded depths of his experience is undoubtedly one that a reader could never find on the unseasoned pages of the London *Saturday Review*.

* * *

Dion Boucicault, by the way, seems to have a downright antipathy to his best friends—the newspapers. Last winter he delivered a phillippic against the evil effects of journalism on dramatic art and it now seems that literature is involved in the same degrading subservience. It may be so. I, for my part, am very distrustful of these pretty little sayings that shut truth up in a nut-shell. There is often a great deal of human vanity in them and precious little human wisdom. And so Mr. Boucicault's bad opinion as to newspapers may be passed over with the comment that it is sincerely to be hoped that there will continually be a closer alliance between literature and journalism with subservience neither on one side or the other. However, *revenons a nos moutons*, let me state plainly and tersely what the matter is with this New York *Saturday Review*. Being named after the London *Saturday Review* and published ostensibly with the same purpose, it is but natural to compare the two. It is safe to say that in every way except that of (what shall I say?) American journalistic enterprise, the New York hebdomadary is pitifully the inferior of its London prototype. The former lacks sense, dignity, good matter and good style. It is scrappy, silly, and not in any way worth reading. It is simply the application of the worst methods in American journalism to an utterly unsuitable sphere. "Je ne suis qu'un pauvre diable de perruquier," said Voltaire's barber, "mais je ne crois pas en Dieu plus que les autres."

* * *

The different New York morning dailies have singularly opposite opinions as to the value of the same piece of news. A couple of weeks ago the corner stone of a very large and magnificent building on Park row was laid. Curiously enough, the *World* thought it of sufficient importance to give a full description of the ceremonies attendant on the solemn occasion, and a full report of the speeches, whereas the other papers thought it of so little moment that at most a few lines tucked away in one corner was all that was needed to tell the public that the foundations of this monument of journalistic enterprise had been laid. For the benefit of such of our readers as do not take the *World*, it may be said that, curious to relate, Chauncey M. Depew was the orator of the day. It is that gentleman's privilege always to officiate when there is anything big to be talked about. He spoke on the occasion of the Bartholdi monument celebration; he spoke at the recent Centennial rejoicings; he spoke when the corner stone of the *World* building was laid, and it is not unlikely that the address to be delivered on the opening of the World's Fair will come from the same facile speaker. But is not this same Mr. Depew holding himself a little cheap? I am aware that it needs only the persuasion of a Delmonico dinner to set the fountain of his admirable wit flowing; but to do the same thing for a mere Astor House lunch—well, I did not attend the lunch, so I do not know. The first appearance in public of a future celebrity was made on that day—Mr. Pulitzer's son. It is to be hoped that the mantle of journalism will hang more gracefully on his shoulders than it has on those of James Gordon Bennett.

* * *

A correspondent writes us as follows:

I have read for a long time your theatrical talk in the "Men and Things" column of THE RECORD, and I have judged therefrom that you are one well informed on things dramatic, and therefore able to answer a question of mine, if you will be so kind. I am a young and an earnest dramatic student, working with the view of one day being a dramatic author. Can

you recommend me some good plays to study (outside of Shakespeare); also any books, essays, or articles on the drama or biographies of dramatists, or any book whatever, by the study of which you think I might profit?

The ambitions and strivings of unknown or unsuccessful talent have always been a fruitful source of fun for those whose serious business it is to be funny. The former are too earnest and too self-absorbed to see themselves as others see them; they lose, so far as they themselves are concerned, their sense of the humorous—from which may be deduced the paradoxical but true statement a sense of humorous prevents as much laughter as it causes. It is not, however, my intention to poke any fun or give any advice to the writer of the above, except the counsel, that the first book he had best consult is the dictionary. I will simply answer his questions. As to plays outside of Shakespeare, it would, of course, be futile to enter into any list of such as are worth reading. Let my correspondent turn to the article (not artical) on "Drama," in the "Encyclopedia Britannica," written by so able a stylist as A. W. Ward. There he will find a critical estimate of all plays worth reading from Aeschylus down; there are a great number of books and essays referring to the drama as there are dramas. A student cannot do better than read Lessing's "Hamburg Dramaturgy" (of which, I believe, a translation is published), or the article thereon by James Sully, in his miscellaneous essays. He will also find some acute suggestions in Prof. Blackie's compilation of Goethe's best utterances. A. W. Schlegel's "History of Dramatic Art" is good, but rather tiresome reading, while profit may be derived from George Henry Lewes' "Play and Players." A series of volumes, edited by Brander Matthews on "Actors and Actresses," may also be found useful. In general, if my correspondent will turn to any good critical estimate of a celebrated dramatist, such as Mosley's "Voltaire or Rousseau," Lowell's essay on Shakespeare, Swinburne's admirable papers on the old English dramatists, at present appearing in the English monthlies, he will be sure to find some ideas. But further enumeration is useless. One cannot describe the earth in thirty lines.

* * *

I do not know whether anyone has ever suggested that the stage must have been a potent element in the diffusion of Democratic ideas; but it is a suggestion worth considering. Stage royalty is indeed but a tinsel affair, and in thinking of it the picture of Mrs. Triplett, discarding her crown with contempt and disgust and regarding her sausage with respect and admiration, inevitably recurs to one's mind. At any rate, why is it that the most inferior actor of a company is always selected to assume the majesty of a crown. Surely, if stage allusion counts for anything, no matter how small the part, it is worthy of an intelligent if not a great actor. Booth's support in "Richelieu" is fairly good; but he who plays the king is, as usual, inexcusably bad. Yet the part is certainly worthy of a high order of ability.

* * *

The nomination by the Republicans of James M. Varnum for Attorney-General, satisfactory as it is to all classes and professions, is particularly gratifying to the real estate interests of this city. Mr. Varnum was one of the original members of the Real Estate Exchange, and was prominent throughout in its organization. After the Legislative Committee was constituted he was chairman thereof for three years and filled that position with marked ability. It would have been difficult to make a more appropriate nomination. Already he has occupied positions of trust and responsibility to the satisfaction both of his constituents and the public. Moreover, his standing in the legal profession makes him particularly fitted for the position. In the cause of good government it is very much to be hoped that he will be elected.

* * *

Senator Cantor, when seen yesterday, expressed his belief that the next Legislature would grant the necessary powers to acquire title to property wanted in the Exposition Site. He thought if the matter were taken to the higher courts by some property-owners that they would be at once given precedence on hearing. If the Exposition was organized like any other corporation it could condemn property under the law, just as the New York Central Railroad did, as long as it was willing to grant proper compensation to the owners. He did not feel that there would be any difficulty in acquiring the necessary ground through legal opposition.

Experiences in a Real Estate Office.

ALL ABOUT LEASES—SOME GOOD POINTS TO TENANTS.

My first entrance into the real estate business was signalized by an error in a lease which might have cost the owner dear had it not been discovered by the head of the firm before the document was signed. A clerk had been requested to fill out one of the usual forms of lease containing the clauses making the tenant responsible for all repairs, plumbing, etc. He completed one form and was on the point of commencing to fill out the duplicate, when he was unexpectedly called down town to close a negotiation of which he had charge, and I was requested to fill in the duplicate exactly as he had done the original. This I did. When the head of the firm, as was customary, read over the leases, he found that the clerk had used a form of lease which made the owner responsible for repairs instead of the tenant. As the term of rental was three years, and the owner had accepted a low rental on condition that the tenant would make the necessary repairs, it will at once be seen—should both parties have signed the leases without carefully scrutinizing the clauses, which often occurs—how the landlord might have suffered a loss of probably \$500 by the error. Of course the documents were destroyed and new leases filled out.

The terms under which houses are leased vary. The simplest lease, and probably the most in use, is that in which the tenant merely stipulates to pay a stated rent and to keep the house in good condition; not to wilfully destroy any part of it, or to allow it to be destroyed through members of the family, servants, or any other persons who may reside with them. This is the least stringent; it is one which is most acceptable to tenants, and is always signed by them without hesitation. A more stringent form of lease is that in which the tenant stipulates to keep the plumbing, etc., in order at his own cost, or, rather, to surrender the house in as good ten-

antable condition at the expiry of his lease as he received it, and that during the term of his occupancy he will do any repairs, etc., that may arise, due to whatever causes. The contention of the owner or agent in such cases is this: "I have placed this house in good order. You have examined it and expressed your satisfaction with its good condition, and are willing to lease it. Very good; now what objection can you have to signing a lease to hand over the house to me in the condition you received it, and making any repairs that may become necessary? If any such repairs will be needed they will be through your own fault, not mine, and surely it is only reasonable and just to me to ask you to make any repairs due to your own fault."

Well, the argument looks plausible, but it is none the less specious. In the first place, the ordinary householder only makes a cursory examination of a house when he goes to see it with a permit. In some cases the houses are seen when occupied by the outgoing tenant, so that a thorough examination is almost as impossible as it might be intrusive, while in other cases the houses are vacant and the main object looked for is the suitability of the arrangements of the rooms, the location of the butler's pantry, the bathroom, the dressing-room, the stairs leading to the basement, and so forth, as well as the general condition of the house. The plumbing is glanced at, probably the water flush is applied to see the volume of water which flushes the closet, and the prospective tenant will probably glance at the plumbing to ascertain whether there are traps under every wash-basin and closet. But when he moves into the house, he may find before he has occupied it three months that several leakages have occurred in the pipes somehow, and that his plumber's bills for repairs have mounted up to the respectable little sum of \$50 or more. Again, there may be a rain-storm or a heavy fall of snow during the night, and in the morning one of his servants will come to him with the story that the roof is leaking and that the carpet is all wet and will have to be taken up. This will involve a roofer's services or a plasterer's bill. Many other defects will crop up from time to time, until the tenant begins to find out that he has made a very bad bargain. So that any lease signed binding the tenant to do repairs and absolving the owner from doing them, should only be signed under two conditions; the first being that the tenant should get competent mechanics to examine the plumbing and plastering and see that the landlord puts the house in good order *before he takes it*; the second, being that he should obtain the house at a low rental.

There is one point to which special attention should be directed, the neglect of which has caused more annoyance and injustice to tenants than could possibly be imagined. Leases are generally signed by the latter on condition that certain repairs will be made by the owner before they move in. Now, these stipulations are generally verbal, not written. The tenant examines a house with an agent and, if satisfied with it, will probably say to the latter: "Now, I will take this house for two years at your figure, on condition that you will paper the first floor all through, the second floor front bedroom and the two hall rooms on the top floor; also, that you will paint the area railings, which are quite rusty, and put in a new window in place of a cracked one on the third floor rear square bedroom and replace three broken panes in the two hall rooms to be papered; also, that you will put a gas bracket in each of the hall rooms on the third and fourth floors." "All right," says the agent. The tenant takes the latter's word, and the next morning the leases are signed. Now, the owner may be present at the signing of the lease, and the subject of repairs may be considered as settled by the tenant and therefore not broached; or the tenant may say to the owner: "Of course, Mr. Johnson, you will have the necessary repairs done." "Certainly," says the landlord.

Now, here comes the rub. The time for occupancy draws nigh and the tenant wants to move in. He has waited for the repairs to be done, but the agent pleads that his workmen have not come to time. The tenant is now in a quandary. He has given up his present home and has taken up his carpets and otherwise prepared to move, and eventually the agent gives him some assurance that the repairs will be done when he moves in; "Sorry to inconvenience you," and all that sort of thing, and the tenant makes the best of the situation, and gets his "goods and chattels" into his new home. A few days after the workmen get in, and he is subjected to inconvenience and disorder for a week or two and possibly longer. In the meantime the gasfitters have not commenced work and the tenant comes home disgusted, after having been to see the agent for the tenth time. Besides, a difference of memory may take place as to whether the first floor was to be entirely papered or only the first floor front, and between the workmen and the agent the new tenant gets thoroughly disgruntled. If some arrangement was made as to repairs in plumbing, possibly the plumbers will tinker at the job until the new mistress of the house is at her wit's end about the damage to the carpets and the annoyance caused by the workmen being in the house on and off for so many days.

There is one remedy for all this. Do not fall into the mistake usually made of trusting to a verbal agreement with either an agent or an owner. I don't say this as a reflection upon either, but as a safeguard. Get everything down "in black and white." If you go over a house with an agent, jot down the different little repairs you wish to have done. If he agrees, as the owner's representative, to have them done, on condition that you take the house, take care, when you sign your lease and pay down your rent in advance, to have a duplicate copy of these various repairs attached to that document, with an addendum in the handwriting of the agent and owner that he will make the repairs mentioned in the attached memorandum *before the term of tenancy begins*. I place particular stress upon the italicized words for the reason that it will be a guarantee to you that the repairs will be done before you move in, and that you will not suffer the inconveniences I have described by their being done while you are in your new home. I have a case in mind as I write this, where an examination was made of the plumbing by a prospective tenant, who signed a lease on a verbal stipulation that certain changes and additions should be made as were considered advisable from a sanitary point of view by his plumber. It was over six weeks before the plumbers completed the work required to be done, and as it affected every floor in the house the annoyance and

inconvenience during that time to the family can be well imagined. It will, therefore, be seen how essential a written agreement is in every case, and how illusory a verbal arrangement with the agent or owner is likely to be.

Now, a few words as to the many terms on which leases are signed. Tenancies of private houses are generally of one year's duration; of flats, for from one month to a year, or for the fall to the subsequent May, and of tenements, for one month almost invariably. Stores, lofts, offices, etc., are taken by the year or on a term of years. Stables are taken for a season or a stated period. Rents are sometimes made payable quarterly. A few tenants are sticklers for the old-fashioned method of paying their rent when due; that is, if monthly or quarterly payments are agreed upon, they insist that the lease be made out making their rents payable one or three months after their occupancy commences. But in nearly every case rents are now paid in advance. Indeed, it is not unusual for more than the first month's rent to be paid in advance.

And this naturally leads me to say a few words about a certain class of tenants who have afforded me as much amusement as they have annoyance. I refer to the boarding-house keepers. They are generally ladies of a shrewd character, whose sole means of subsistence lies in the profits they may make out of their boarders. They are, on the whole, not a very desirable class of tenants. They fill every room of their house, not always with the most careful of boarders, and often leave the premises at the end of their term in such a bad condition that two or three hundred dollars has to be spent to place them in good order again. They are not always the best of payers, and landlords and agents, having the experience of past years before them, now insist, not only in having the first month's rent paid in advance, but in a sum being deposited equal to two, or at least one, month's rent as security for a possible default. This is an objectionable feature of boarding-house renting, but it has evidently become necessary owing to the delinquency of this class of tenants, who have been known to allow their rents to remain unpaid for five or six months. When once the tenant is in arrears and the owner has no money security on hand, the tenant becomes master of the situation. The landlord has spent his money in repairing the house. Should he dispossess the tenant he not only loses the rent in arrear, but he risks the possibility of being unable to rent the house for months, thus losing interest on his money, and being under the expense of taxes, etc., besides. With this knowledge in their possession unscrupulous tenants who have only paid one month's rent in advance have not scrupled to get into arrears, and then either allow themselves to be dispossessed after owing several months' rent, or move their goods and chattels in the night time, or at an unearthly hour, unobserved, when the unsuspecting landlord is snug in bed or possibly residing many miles away at his country home. Boarding-house keepers have been great offenders in this regard in the past, and this accounts for the strictness with which agents and owners insist upon some money security being deposited by them, both as a guarantee of good faith and a safeguard against possibilities.

A MEMBER OF THE REAL ESTATE EXCHANGE.

Improving a Neighborhood.

[COMMUNICATED.]

There are certain sections of the city that change their character from period to period. They stagnate in a hybrid condition for many years, when suddenly some builder, more enterprising than other of his fellows, sees profit in tearing down the old structures and rearing a handsome modern building in their place. Other builders, attracted by the circumstance, come forward and follow suit. The change is sometimes marked in one spot. A church edifice will be built amid squalid surroundings; a high store building rises in the midst of some dilapidated brick structures; or a flat with some good architectural features makes its presence felt among less pretentious dwellings or rookeries. Improvements of this character, in neighborhoods where improvements have for some time been at a standstill, are nearly always superseded by others. Where one man leads others are ready to follow.

I felt this especially the other day, when I happened to be in the neighborhood of the old Polo Grounds. The fair field upon which the "The Giants" once disported their prowess to a cheering or a hooting crowd, was deserted by all but a few cows led there for pasture, and by an array of empty grand-stand benches. The inviolable fence which the irrepressible small boy tried to peep through, in order to catch a glimpse of "The Champions," was torn down, and 111th street, between 5th and 6th avenues, for so many years a closed thoroughfare, now makes its first appearance to the long suffering property-owners adjoining; that is, it appears through the torn-down fence, for the roadway has not yet been commenced, nor is a trace of the curbing, flagging, or guttering, etc., discernible.

Opposite the Polo Ground, with its old memories, a scene of real beauty at this autumn tide meets the view. It is the extreme northeastern end of the park and the beautiful, winding lake on which I have often rowed with so much pleasure, seems prettier than ever with the sunlight of a cool clear day reflected upon its surface, and the leaves of rich red and fading gold holding court, as it were, upon the surrounding hills, after having bidden good-bye to summer.

Turning eastwards into 110th street, I am brought back to a sense of the realistic by the vacant lots, and the stone brick and mortar which appears before me. This street for many years had no particular charm for the passer-by. It was of a mixed character. It was a conglomeration, and still is, of frame houses, recalling memories of ante-fire-limit days, with rows of brick and brown stone fronts. East of 3d avenue I have little respect for the street, either for its average denizen or its quaint architecture. But near the Polo Grounds, at Madison avenue, it has undergone one of those very changes which I spoke of at the beginning of this letter. The change is a marked one to those who remember the spot scarcely seven years ago. Not only one, but the whole four corners of Madison avenue and 110th street have now the appearance of respectability which is coincident with the march of improvement in our day. It is not difficult to discern the causes which led the builders of these flats to

venture there. The 110th street cross-town cars no doubt gave them the cue, for they made Madison avenue and 110th street a junction which, next to 125th street, is the most important in Harlem. These cars connect conveniently every avenue in the city, from the East to the North River, with Madison avenue. They start in at 1st avenue and then run westwardly to St. Nicholas avenue; then northerly to 125th street, and then westwardly to the North River.

Another improvement that will soon benefit the neighborhood is the plaza or circle which is to be laid out a few hundred feet away, at the junction of 5th avenue and 110th street.

The latest improvement on one of the four corners named is that of the five flats recently completed by John S. Scott, on the southwest corner of Madison avenue and 110th street. There is little to distinguish their fronts, which are of the regulation brown stone on the avenue, and brick, with brown stone trimmings, on the street. The porticos have granite columns with a balustrade of brass and iron, the latter metal of which the base-ment railings are also composed.

The entrance doors are of hardwood, with beveled-glass windows. The hallway walls are stuccoed in a circular design of prismatic colors. This is quite effective in its way, and is carried up on the main hallways from the first to the top floor.

The avenue houses have each eight rooms and a bathroom, there being one suite of apartments to each floor. The corner house has seven rooms and bathroom, and two suites per floor, while on the first floor it has a large double corner store and four small single stores on the street.

The front and rear parlors of each suite are thrown into one, thus giving ample space. The division between the two rooms is by a *partière* arrangement. A mantel, mirror and fire-place are in the front parlor, and chandeliers in both the rear and front. The bathroom is quite spacious for this class of apartments, while the dining-room adjoins a sitting-room and kitchen, which has a range, refrigerators, tubs and other household conveniences. There is a private hallway to each suite, from which every room can be entered. Steam heat permeates the entire floor with warmth, and electric bells, annunciators and other improvements are provided. The dining-rooms on the upper floors face the Central Park, and the upper lake with the surrounding foliage affords a pleasant view at meal times.

The corner building is arranged on the same plan as the inside flats, though the arrangement of the parlors is somewhat different, and if anything preferable to those in the latter. They consist of two fair-sized rooms, with two rooms communicating with them, and thus allow of four rooms, in a square, to be thrown open in connection. They permit of an arrangement whereby each parlor can have its bedroom attached, or whereby the two parlors can be used for reception rooms, while one of the adjoining rooms can be used as a bedroom and the other as a sitting-room or library. To flats of this kind it is possible to give a good or a bad tone. All depends upon the good taste and refinement of the occupants. It is not necessary to have wealth to live in them, but well-to-do families can, none the less, and as a matter of fact do, find in them sufficient rooms, with the necessary improvements to make a pleasant and cheerful home. There are courts between each house, and the light and ventilation are excellent throughout.

This example of an improvement on a long-neglected street shows that changes are taking place there which will soon affect other parts of the same neighborhood. What with the improved street-car communication, the forthcoming plaza at Central Park, 5th avenue and 110th street, and the nearness of the Central Park itself, it is somewhat surprising that 110th street should be slow to be appreciated. It is not at all likely that it may develop into a business street later on. Indeed it is so to some slight extent already, as will be seen on passing from Madison to 3d avenue. But, however that may be, the street is susceptible of improvement and will no doubt show a considerable change in character five years hence.

WANDERER.

Suggestions from Geo. S. Lespinasse.

In conversation with a representative of THE RECORD AND GUIDE Geo. S. Lespinasse suggested that Secretary Noble or ex-Secretary Wm. C. Whitney be selected as director-general of the Exposition. It would require, he felt, a man of first-class standing and ability to hold this position, a man in whom the business community would have perfect confidence that the millions contributed toward the Fair would be wisely and properly spent and the work expeditiously and satisfactorily executed. As general superintendent of architecture he suggested such a man as Richard M. Hunt; as financial director some one understanding finances, like Samuel D. Babcock, and as general overseer of the work a man who has had charge of ten thousand men and who understands how to handle them properly, just as a general directs the movements of an army.

Should the site selected be found an impossible one later on, owing to difficulties in acquiring the ground from owners, he would suggest as the next best site a section about a mile or so to the north of the present selected site, comprising some 320 acres, owned by only four parties—the Astor, Pinckney and Watts estates, and Lewis G. Morris. The site is bounded by 142d street on the south, 155th street on the north, Mott avenue on the east and 7th avenue on the west. The New York Central Road runs through the property; the New York and Northern and Harlem roads run up to it; the New Haven Road can easily be connected with it; all the "L" roads run up or near to it, and the Suburban Rapid Transit Road has a franchise to run through part of it, while the Madison avenue, 3d and 8th avenue horse-cars connect with it. Besides this, boats and steamers can land there, and the sail by water could be made short and agreeable. A short tunnel is contemplated by the city under Macomb's Dam Bridge, which, with bridges, could connect both sides of the Harlem River, which is very narrow at that point.

Notice has been given by the Department of Public Works that according to the law 10 per cent. additional will be added on the 1st of November next to all unpaid Croton water rates.

The Growth of Tenement House Sanitation.

With the improved methods of light and ventilation which are now characteristic of New York tenement construction a glance at the past and present system of house drainage as in use in this class of dwelling is instructive and reassuring, as showing the unsanitary surroundings of the tenement a few years ago compared with those now being erected in this city.

It is not necessary to go back much farther than a decade and recall to mind how the tenement building of that day was provided with what we will call sanitary (?) requirements. Let us see what these requirements were. We will begin with the privy vault in the rear yard, which would hardly need any special description at our hands but for the necessary reference to its mode of discharge through the house sewer into the main sewer in the street. This was one of the most objectionable features of the house drainage of the period. The privy vault, built of brick, with outlets from 6 to 16 inches above the bottoms, discharged the contents, in the first instance into, a cesspool or manhole, and thence into the house drain. The flushing of this cesspool was generally effected by means of the roof water discharged through the leaders and the waste from the hydrants in the yard, but this method was a continual source of danger to the health of the people. The discharge of the contents of the vault was never properly accomplished, the liquid filth only being carried away through the outlet, while the heavier deposits remained to evolve putrid gases which, entering the house drain, were carried through the untrapped branch wastes into every room in the building. At every heavy rainfall the renewal of the foul odors was inevitable, and the conditions of living under these circumstances were anything but conducive to health.

The abolition of the privy vault and the introduction of the school sink was the next progressive step, but subsequent experience demonstrated that this latter receptacle, even though put in position under the direction of the Board of Health, was only a step removed from the privy, and in turn the order was given that the school sink was to be a thing of the past.

The next step was the hopper closet in the yard, its flushing operated by seat pressure opening a valve on the water service pipe, and this we have yet, although there is ample opportunity for still further improvement in yard sanitation.

The plumbing work indoors has shown considerable progress also. When the era of flats was fairly commenced it became "the correct thing" to introduce indoor sanitary comforts. The plan of locating a series of water closets one over another on the several floors took well with prospective tenants. It bespoke comfort and convenience, and the builder met the demand, but on the very cheapest terms possible. Contracts were made with plumbers, and carried out in whatever manner would yield the most profit to both builder and plumber, and the conditions of the work gave little or no concern to any one so long as it was made to pay. It was not uncommon to find at that period only one trap on the entire plumbing system of a floor, the pipes of sinks, tubs, baths and basins all being grouped together and discharged into the trap of the water closet. The rain leader also did double duty, that of leader and soil pipe, and where there was an independent soil pipe it rarely if ever was run above the roof. Here and there we find traces of this class of work, but it is a matter of congratulation that wherever they come under the Argus eye of the Board of Health they have to give way to the progressive spirit of the age, and take on the new forms of the present time.

Within the past two years a marked change in the methods of plumbing in vogue took place. The old tarred pipe system gave way before the introduction of the heavy untarred article for soil and waste pipe—and the "skin" plumber had to take a "back seat," and allow his more honest competitor to come to the front. The half-caulked joints in iron pipe, when detected, brought their own punishment, and the plumbing fraternity at last woke up to a realization of the fact that the plumbing work in the tenement house had to be made as safe as in a 5th avenue mansion. This was a change and a much-needed one.

One of the effects of the "new departure" of the Health authorities was a wholesome pruning of the plumbing fraternity by forcing those who were unable to keep up with the times to retire and leave the field to the class honest enough to cultivate it with a decent regard of their obligations.

The plumbing work as done to-day in New York tenement buildings is performed by competent men, and this is in itself an evidence that there is some ground for believing that the march of progress is not likely to be checked, even in this direction.

The latest advance on the road to perfect security in plumbing is the severe test applied to joints in iron pipe, by means of either air or water. Under the operation of the one or the other, the work must be up to a high standard, and the lead work must be correspondingly good. Every fixture must have its trap, and every trap must have the necessary venting appliances to secure it from siphonage. Water-closets in the floors are of the most approved serviceable character, and are no longer the nuisance they were wont to be in the past, and the amplest provision exists to-day for the safe and speedy removal of house wastes of every description. It must be admitted, therefore, that there is real substantial progress in tenement house sanitation in New York City. From the opening of the main sewer in the street to the extension of the soil and waste pipes above the roof, the work is submitted to close official scrutiny; but while this is an advantage it is not exaggeration to say that much of its good results is thrown away on a rather large section of the tenement house population. They do not know how to appreciate the sanitary facilities afforded them, and it will need a considerable amount of some civilizing process to make them do so.

The Park Department has awarded the contract for macadamizing the west side of Morningside avenue, from 110th to 122d street and 10th avenue, to G. F. Doak for \$28,515; for a sewer in "the Bungay district," to run from about 167th to 144th street and Long Island Sound, to J. Curran & Co. for \$136,892; for branch sewers on Burnside avenue to J. W. O'Grady for \$18,507, and a sewer in 147th street to M. Lipps for \$1,953.

Our Letter Bag.—Removal not the Destruction of the City Hall.

Editor RECORD AND GUIDE:

"Subscriber" in your issue of the 5th inst. made a practical suggestion regarding the new Municipal building which should receive the attention of the public.

New York should have a City Hall of a size, appearance, and grandeur commensurate with the importance of the city as the commercial metropolis of the country. The present City Hall is the smallest in height of all the buildings in its neighborhood. From every point of view it is insignificant in size, and is daily becoming more so.

And yet, architecturally and æsthetically, it is justly admired, and it has often been classed as the most beautiful structure in our city. Public opinion would long hesitate before sanctioning its destruction, even though it does stand on the only site suitable for a new building.

The removal of the City Hall to another locality and its use for another purpose, is feasible and not difficult of accomplishment. If it were taken down and erected again in the Central Park, above 96th street, it might be used as a museum for the preservation of historical relics belonging to the city, and there, surrounded by trees, lawns and sheets of water, it would again appear in its original beauty, and be one of the permanent attractions of the park.

The space thus made vacant would admit of the erection of a new City Hall between Broadway and Park row, fronting south, with the main facade on the northerly line of Murray street. This site is sufficient for a building 450x200, which dimensions would give the architects all the opportunity needed for the most imposing building in the city, and one which would accommodate the city government permanently.

CONSTANT READER.

A Precedent for Scattered Fair Buildings.

Editor RECORD AND GUIDE:

Apropos of an editorial remark in to-day's RECORD AND GUIDE, let me, as *ci-devant* Assistant-Secretary of the United States Sanitary Commission, remind your readers that the great Sanitary Fair, held in New York during the war—the net proceeds of which amounted to one million three hundred and sixty-five thousand dollars (\$1,365,000)—was held in separate buildings, half a mile apart, viz.: the temporary structures put up for the occasion on the 17th street end of Union square, and the Armory building, still in use on 14th street, between 6th and 7th avenues.

Mr. Edison's criticisms on the "old masters" are interesting, as coming from him; but while some of their productions are above and beyond criticism, I wonder if many tourists, well cultured in the fine arts, don't agree with him as to the majority of the real or pseudo examples of the "old masters." The first batch acquired by Mr. Blodgett for our own Art Museum are certainly, with but a few exceptions, nothing to rave over, and Mr. Ruskin himself informs us that he wrote a great deal of rubbish when troubled with the "youngness" of an Oxford graduate. Respectfully,

A. J. BLOOR.

Which Earns the Commission?

Editor RECORD AND GUIDE:

A dispute has arisen as to which agent is entitled to the commission in the following transaction. All parties interested have agreed to abide by your decision, and have agreed upon the following as being the facts:

A. is the owner of a property which he is anxious to sell. He visits the office of Y. & Co., tells them that he is anxious to sell, explains to them, why; says his price is \$25,000, but might take a little less; asks them to use their best efforts, and submit to him any bona-fide offer they can obtain for the property. Y. & Co. enter the property on their books.

A few days later, possibly a week, A. visits the office of Z. & Co., has the same general conversation that he had with Y. & Co., and gives them the same instructions that he gave to Y. & Co. Z. & Co. enter the property on their books.

B. who is looking for a property for his business, visits the office of Y. & Co., tells them what he wants, asks them what they have for sale that they think would answer his purpose; they give him a list of about a dozen places, and in the list they put the property owned by A. at \$25,000. They informed B. that all the prices given in the list are subject to negotiation, and if he finds anything there that he thinks would suit him they will be glad to negotiate for that particular price. B. visits all the places given in the list, including the property owned by A. does not go in any of them, don't see anything that he thinks would answer, some are too small, others too large, some not in right location, etc.; don't think any of these places would do, and so reports to Y. & Co.

Z. & Co. hear that B. is looking for a place. They visit him, talk with him, ascertain from him just about what he wants. They tell him about A.'s property that they think that with slight changes in the interior arrangements it would suit his purpose admirably; that the price is \$25,000, but they know that A. is anxious to sell and might shade that a little; they take him to look at the place; in short, they talk it up and it results in B.'s making them an offer for the property of \$23,500, which they submit to A. and which he promptly accepts. Contracts are signed, deed to be passed, and money paid November 15, 1889. A few days after contract is signed, Y. & Co. hear that B. has purchased the property through Z. & Co. and immediately put in a claim to A. for the commission on the ground that B. first obtained his knowledge that the property was for sale from the list which they gave him (which is admitted), and that they were, therefore, the procuring cause of the sale, and threatened to sue if they were not paid.

Z. & Co. claim the commission on the ground that they were the ones who consummated the sale, that they negotiated it and that it was their work and efforts, and nothing that Y. & Co. did that brought the negotiations to a successful termination.

A. is ready to pay as soon as it is decided who is entitled to it.

All parties interested agree that the case is fairly stated herein, and

agree to abide by your decision, which they hope to see in this week's issue of your valuable paper. Respectfully yours,

ALL SUBSCRIBERS.

Z. & Co. and not Y. & Co. are entitled to the commission. To entitle a broker to the commission the sale must result from his efforts. If he open negotiations with a customer but fail to bring him to terms, and if there be an abandonment of the negotiation or efforts, another broker may take up the same customer, and if through his efforts a sale be finally effected, the latter broker and not the former is entitled to the commission.

Building Association Notes.

The Bureau of Industrial Statistics of the Department of Internal Affairs of Pennsylvania, as has been mentioned before in this column, has undertaken of late to gather the statistics of the building associations in that State for the year ending November 30, 1888. As was to be expected, the first attempt is very incomplete. Out of the thousand associations chartered in the State only some 337 could be made to report, the difficulty being that the institutions are not required to make returns to any of the State Departments. No record is in existence of the names and addresses of their officers; and the letters sent to them failed to reach their destination. The figures obtained were collected chiefly by personal visits to the homes of the secretaries or to the meeting rooms of the associations.

The facts, nevertheless, are interesting, and fully carry out everything that has been claimed for the associations in the way of cheapness and efficacy for their purpose. The total number of outstanding shares in the reporting associations was 459,082; the total cash receipts for the year, \$11,739,041.54; the total cash expenditures, including loans, \$11,089,821.92; current expenses for the year, \$115,926.51. The total assets of these associations at the end of the year amounted to \$28,348,871.17, of which \$26,279,286.52, consisting of loans, \$1,059,525.61 of real estate, \$649,218.92 in cash, and \$361,109.12 in sundries. This real estate item, by-the-by, seems inexplicably large. Why should the associations own real estate? The money loaned, it is true, constitutes a mortgage on the real estate of the intended builder; and if the interest and dues are not paid the association can foreclose the mortgage and take title to the property. But it is the boast of the people connected with the movement that this happens but very seldom, whereas if the \$1,059,525.61 of real estate represents property acquired in that way foreclosures would not happen seldom, but often.

Assuming that the averages shown by the 337 reporting associations would apply to the 1,000 existing associations, it is a simple matter to calculate approximately what the total figures for the State may be. The approximation so obtained would, we judge, be too large rather than too small, for we judge that it was from the associations in and around Philadelphia that the returns were largely obtained. The gentleman in charge of the collection of the figures is the editor of a building and loan association newspaper in that city, consequently it was in that vicinity that the addresses of the officers would most likely be known. And as these associations are the richest probably in the State, the figures deduced will probably err on the side of being too large. The facts already given then indicate a total membership for the State of 218,000, a gross number of shares amounting to 1,362,500, representing assets of \$34,121,270. The yearly receipts would come up to \$34,830,933.50; the yearly disbursements, including loans, \$32,907,482.55; cash on hand, \$1,926,438.93. A really remarkable feature of the report is the small showing that the expenses of these associations makes—indicating that whatever else the officers work for, their earnings in the way of salary are singularly small. The average for each association is only \$343.99.

Articles of incorporation have been filed lately of two new building and loan associations, one of which has been mentioned in these columns before. The first is the Model Building and Loan Association, of Mott Haven. John S. Hausen is the president, Edward F. Parkins is the vice-president, J. Clark Wilson is the secretary, and Wilson W. Farrington, the accountant. The other is the Greenwich Building and Loan Association, of which Patrick Summers is the president, James F. Kenny is the vice-president, Chas. O'Neill the secretary, and John J. Crytan the treasurer.

In the City Departments.

A number of property-owners conferred with the Board of Estimate and Apportionment at their last meeting to obtain an appropriation for building the viaduct, at 155th street and 8th avenue, to the bluffs at Washington Heights. The plan shows a structure 1,500 feet long and 60 feet wide, with a roadway 40 feet in width, having a grade of about 4 feet to the hundred, and to cost \$485,000. The plans were approved and accepted, and the city will pay half the cost and the property-owners benefited the other half. Some difficulty appears to exist in regard to easements which some of the property-owners will not grant. Until this matter is settled no work will be commenced on the bridge, and it is not impossible that special legislation may be required to acquire the rights to the necessary ground. The viaduct is very much needed and will be a great improvement to the neighborhood, as it will save the climb from 8th avenue to the Heights at St. Nicholas avenue and 155th street.

The Board of Estimate and Apportionment have referred the matter of appropriating \$13,000 for heating the Court House by steam to the Tax Commissioners.

Notices to property-owners are to be advertised for ten days of the intention of the city to take the necessary parcels by condemnation proceedings in the matter of the widening and extending of College place.

The Board of Street Opening and Improvement will hold a special meeting on Friday next, at 11 A. M., to consider the matter of the Elm street

improvement. Property-owners and others interested will therefore have another week in which to prepare their briefs.

A Model Single Flat.

[COMMUNICATED.]

This is an age of new ideas, and new ideas are not wanting in the architectural treatment of all classes of buildings nor in the manner in which they are laid out in their interiors. There are a good many copyists and but few originators; yet, despite all this, new ideas are coming to the front every day. They are seen in our houses, our stores, our factories, our office buildings, and even in our apartment houses. There is an attempt in many directions to depart from the stereotype brown stone fronts. Of course it is not every builder or capitalist that can afford to leave the beaten path, and those who can afford it, often have neither the wit nor the inclination. Whenever it is trodden, if it be trodden well, there is a refreshing tone about it that commends it to every lover of beauty and utility. In the flat I am about to describe the builder has produced not only a novel exterior but a well-arranged interior, and has produced something really new, taken as a whole.

We need reform, especially in our flats and tenements. There is too much monotone to their fronts. The single flat is much the exception and the double flat the rule. That a family can live within the confines of ten by twelve and a-half feet of space is somewhat remarkable, and it is certainly due as much to the geographical conditions of Manhattan Island, with its crowded population on a small area, as it is to the fact that the regulation width of a New York City lot is only 25 feet. But I am digressing. I want to show what has been done with a 20-foot lot, and how some builders may take an idea or two from a flat which stands on the north side of 122d street, just west of the 7th avenue Boulevard.

This building covers a lot but 20 feet wide. To the eye of the ordinary observer it has the appearance of a 25-foot flat. It is the most striking piece of architecture on the block, and has a front different to anything I have seen in Harlem or down town. The architect or builder has combined interior convenience and elegance of finish with exterior beauty and dignity of architectural treatment. He has displayed good taste as well as wisdom in utilizing the broken front lines presented by a high-stoop dwelling on the one side, and a corner flat set flush with the building line on the other. The front is designed in the modern Romanesque, and is of Scotch red sandstone on the basement and first story and of Indiana limestone on the stories above. The main feature of the front is the circular bay window which extends from the basement to the roof, terminating in a tower of graceful proportions. These bays with their mullioned windows of curved British plate, their round reveals and carved mouldings, present a most striking appearance. A second row of square windows from basement to roof completes the main features of the exterior of this 20-foot front flat.

The portico entrance is quite a gem. It is purely Romanesque in character, with three-quarter columns and carved caps supporting a semi-circular arch of rock-faced sandstone and carved mouldings. The portico finishes with a balustrade of small columns with carved caps and rails. All the windows are of British glass, with transom headlights of mosaic glass in unique designs.

The entrance and vestibule doors are of antique oak, with heavy bronze trimmings, beveled French plate and frosted glass. The vestibule flooring is tiled, and the walls, wainscoting and ceiling are entirely covered in hardwood panels. The letter boxes are invisible, being ingeniously concealed behind moveable panels.

The main hall is tiled in rich encaustic and wainscoted in cherry panels. The ceiling is frescoed, while the side walls are covered in heavily embossed paper in three tints of bronze, and lighted by outside windows. Attractive lanterns hang in the vestibule, hall and stairway landings.

The staircase is of highly-finished white oak, with richly-carved newel posts, the latter forming an effective contrast to the surrounding trim of dark cherry. Each suite has its private hallway, from which every room can be entered. The parlors are cosy rooms and are trimmed in hardwood. They have mantels, mirrors and fire-grates of special design, with onyx tiled hearths and facings. The floors are of waxed white maple, with a soft border, so as to allow of the use of either rugs or carpets. The rear parlor, which can be used as a music-room or library, is divided from the main parlor by a transom with spindle screens and curtain poles. The latter are also supplied to all the windows, as well as shades and blinds.

The dining-room in each suite is trimmed in old oak in panels. It has a rich mantel, mirror and fire-grate, and a pretty stationary buffet, in a design of archways and columns, containing a mirror, drawers, lockers, shelves, etc. Two bedrooms and a bathroom divide the dining-room from the parlors.

The kitchen is so far removed from the living rooms, and so exposed to air, that no cooking odors can make their way to them if the proper precautions be observed. It is fitted with all the necessities of a culinary department and opens at the rear on an iron staircase, which also answers as a fire-escape.

The flat is artistically decorated throughout, and the general air is one of refinement. The gas is lighted by electricity, electric bells connect with every room, the house is warmed by indirect radiation, the plumbing is of the best character, and the closets are of porcelain, with tiled under-flooring. Light and ventilation are especially provided for, the flat being entirely detached from any other house, with the exception of 15 feet on one front side wall, thus giving outside windows to every room and passage.

The view from the upper floors is quite pleasing. Morningside Park appears in the near distance, while the driving on the 7th avenue Boulevard can be watched from the front windows.

The architect, Geo. F. Pelham, and the owner, James E. Wilson, are to be congratulated upon the excellence of a building which they have added to the architectural features of Harlem.

OBSERVER.

A Remarkable Brick Works.

BRICK MAKING BY MACHINERY—ECONOMIZING IN TIME, LABOR AND MATERIAL—REVOLUTIONIZING THE OLD-TIME METHODS OF MANUFACTURE—NINE ACRES OF BUILDINGS.

A silent revolution is taking place, almost at our very doors, in the process of manufacturing the most essential of building materials, and but few of us are aware of it. Within eighteen miles of us millions of brick are being turned out for the market with a minimum of handling, every one of which is prepared for the kiln by machinery. Indeed, from the very moment the clay is taken out of the earth to the spot at which it is shipped to its destination the process of manufacture is practically done by machinery, human hands scarcely being used at all until the brick is manufactured. Not only that, but it is never handled more than once by the same set of men, each having his particular work to do.

No one who has not been over the factory and seen the process of manufacture from beginning to end, under his very eyes, would realize how perfectly harmonious the system is and how it is worked out with profit to the company which owns the factory.

A TRIP TO LORILLARD.

A representative of THE RECORD AND GUIDE jumped on a Jersey Central train, at the foot of Liberty street, a few days ago, and took a run out to Lorillard, N. J., to see the brick factory of the Lorillard Brick Works Company, and he is indebted to the courtesy of Jacob Lorillard, who was good enough to show him over the entire works. These are so extensive that it occupied about three hours and a-half in quick order to see the main features and have them briefly explained. This will be more readily understood when it is stated that the distance from the spot where the clay is being taken out of the earth to the point of shipment is about a mile and the lands owned by the company extend much further still.

THE FIRST STAGE.

I was first taken to the place where the initial stage of the process is under way. Here I found a number of men at work in various ways. The first thing done is to take the clay out of the earth. This is accomplished by a species of digging machine, called a "steam shovel," which is worked in derrick fashion. The shovel is first lowered by the engineer. It has a number of sharp knives at the end. These are set into the clay at a distance of some 20 feet below the earth, and the shovel is then put in motion upwards by the machinery. As it rises it cuts through the clay as cleanly as a razor through cream, and with as much ease. By the time it has cut up to terra firma the shovels are filled with clay, which is at once emptied on a car. This is immediately dispatched up to the factory by means of a horse part of the way, and by a cable the remainder of the way, the distance being about a quarter of a mile. This cable is worked by a donkey engine at the factory, which is perpetually keeping in motion the different cars that are sent down the tracks empty to receive the clay and sand and then return filled with both.

IN THE FACTORY BUILDINGS.

When the clay and sand reach the clay-house they are emptied on to the floor, adjoining a sluice. A number of men are engaged continually shovelling both ingredients, in the proper proportions, into this sluice. The sluice is an aperture, at the point of beginning, some eighteen inches wide. The process of manufacture practically starts in here. Along this sluice, in an upward direction, the sand and clay are borne on belts till they come to what is known as a "pugmill." This pugmill mixes and tempers the sand and clay together, which is then dropped into corrugated rollers, thus taking out from the sand all pebbles. It is then dropped into the smooth rollers and then taken, by a rubber belt, to the brick machines by an automatic process.

THE BRICK MACHINES.

Out of these it is pushed onward—still by machinery—in horizontal sections. The latter come out cleanly and symmetrically on to tables, where they are cut to any size necessary. Each brick machine turns out 144 raw bricks per minute, and about 75,000 are turned out in ten hours' work.

IN THE DRYING TUNNELS.

When the raw bricks are placed on the cars waiting for them alongside of the brick machines, they are at once rolled into the drying tunnels. These tunnels, of which there are ninety-eight, cover an area of three acres and are fifteen miles in length. In them the bricks are submitted to a temperature of 200 degrees Fahrenheit, till they are thoroughly dried. This takes from ten to twenty-four hours. The air is heated with some 700,000 square feet of radiating surface and the hot air is drawn through these tunnels at the rate of fifteen miles an hour, as the aerometer registers. This is done by means of blowing machines, of which the largest is 165-horse-power. The immense radiating surface is obtained by no less than between 200 to 300 miles of heating pipes.

IN THE KILNS.

When the bricks are dried they are taken out of the tunnels and on the same cars. On these they are transferred along tracks into the kilns, where they are stacked face to face, which brings them out uniform in color. This small circumstance goes to show one of the hundreds of instances of care and forethought exercised in the process of manufacture. If the bricks were not set face to face they would not be of a uniform color after being burnt. There are ten kilns in all, each of which holds 1,000,000 brick. It takes seven days for the brick to be thoroughly burnt, and this is accomplished by a slow burning of the furnaces to the proper heat and their being kept up to that heat. There are 280 furnaces in the kilns, and the coal used is enormous. It takes five days for the brick to cool after they have been thoroughly burnt. The Lorillard kilns, by the way, are said to be the largest in the world.

SHIPPING THE BRICK.

When the bricks are cool the process of manufacture is complete. They are then placed on wheelbarrows and put on to cars. Each barrow holds 100 bricks, and there are twelve barrows, or 1,200 bricks, on each car. There are generally six cars to a train, and these are attached to a locomotive, and started along

AN IMMENSE PIER.

This pier is about 4,000 feet long, and it has been built out that distance so as to reach water deep enough to load vessels going to Southern and West Indian ports. Besides, it keeps the shore ice away from the vessels in cold weather, so that they can load in the depth of winter. Along this pier the engine starts every twelve minutes with 7,200 manufactured bricks. Wishing to see the thing out, from start to finish, I jurped on one of these cars with Mr. Lorillard, and was whirled at a good speed along the pier right out into the water for about three-quarters of a mile. Here the engine stopped to attach some coal cars which were unloading coal for use in the factory. These cars were drawn back on a switch, which at the same time hauled the bricks alongside of a large barge. The wheelbarrows were at once taken off the cars by a crowd of laborers, who then wheeled them on to the vessels, where they were stacked by men on board for shipment to their destination. That was the last I saw of them. It takes from twenty to twenty-four days from the time the clay is taken out of the ground to the time when the bricks are delivered at the buildings where they are to be used. While I stood there I noticed a lot of wheelbarrows from which the bricks had been taken, returning empty with the coal cars, the engine doing a double work, thus in this manner economizing time in hauling.

ECONOMIZING LABOR.

Indeed, everything is done on the same principle. During the few hours I spent at Lorillard I saw the brick in every stage of its manufacture and handling, and I noticed that not only was everything planned by the use of machinery, so as to save labor, but that no time seemed to be lost anywhere, from beginning to end. Each different process had a different set of workmen, whose specialty it was to look after their particular functions, and everything passed from one stage to another like clockwork. Mr. Lorillard is said to be the author of the system, which took him two years to perfect. He is by profession a civil engineer, and though very wealthy found pleasure in evolving the plans which brought this remarkable factory into existence, as well as into perfect consecutive running order. It is, indeed, remarkable to see the clay and sand dug out of the ground and then passed on from stage to stage till the bricks are shipped. And all this before one's very eyes.

SOME POINTS.

The fact that the brick are turned out by machinery enables them to be manufactured all the year round. Not only that, they can also be manufactured night and day; so that there need be no cessation from work, should an amplitude of orders demand it. Electric lights and steam heat run through the entire buildings, and this enables night work to be done, and makes the place comfortable in winter. As other yards are closed for about half the year and do not work at night, it gives the Lorillard factory an advantage as of four to one on an ordinary factory of the same producing capacity, as it can produce every day in the year if desired.

The largest brick factory in this State has turned out about 40,000,000 bricks in a year. The Lorillard factory turned out 50,000,000 without any effort, while it is possible for them to supply brick in almost unlimited quantities. They expect this year to turn out about 100,000,000.

There are no less than eight and a-half miles of steel tracks in and about the factory. On these tracks everything is conveyed. The men do no carrying at all, unless when absolutely necessary, everything being done to reduce labor, and therefore the main cost of production, to a minimum. The New Jersey Central Railroad also runs a switch into the factory, so that freight cars can be brought right up to the kilns, and the manufactured brick shipped directly from the spot to any part of the country.

There are numerous engines and boilers. The largest is an engine of 350-horse-power. There are engines for hoisting, grinding, blowing and motive power, thirteen in all. There are also dynamos for supplying electric light to the whole works. An important arrangement is the duplication of every piece of machinery, so that should an accident occur to render any one of them inoperative, the men can within a few moments start the reserve machine. There is also a fire-pump, which is kept in motion night and day, in case of conflagration.

Some two hundred men are employed altogether, exclusive of those who handle the brick after shipment. With sixty-two more men Mr. Lorillard says he can double his producing capacity. The men eat, drink and sleep in large houses adjoining the factory set apart for them. I went into the dining-room and found that it contained room for about three hundred men. They have also their sitting-room. The workmen and laborers include colored men and Italians. Each nationality and race lives in different quarters, although they work together and no difference is made in their wages. This has avoided any strike on the Lorillard works.

The system of checking the number of bricks produced and shipped is perfect. The foreman at the kiln checks the count first; the engineer on the dummy keeps tally of the number of wheelbarrows with 100 bricks each placed on the train, and the foremen of the men at the scow keeps tally of the bricks that are wheeled on board, and every evening these figures are checked.

THE CHARACTER OF THE BRICK.

The clay of which the brick is made is of rare quality. When taken out of the ground it is smooth to the touch, and cut out as easily as though it were cheese. The following analysis, made by Columbia College, shows its quality:

Ferric Oxide (iron).....	7.28
Alumina.....	30.08
Silica.....	62.32
	99.68

The balance of 0.34 per cent. showed a trace of magnesia and sulphur. To find a clay almost absolutely free from sulphur is remarkable. The samples were taken from a depth of 6, 19 and 30 feet below the surface of the earth. It comes out of the kiln without leaving a trace of sulphur. The ordinary Jersey bricks, even of a good grade, leave the black sulphur marks all over them, and cannot be used in a front where a clean and neat red appearance is wished for.

The brick is manufactured in a slightly larger size than the ordinary brick. It requires only 870 of them to do the work of a thousand of the usual sized bricks. This is a saving of 130,000 bricks on a million, no inconsiderable item. Besides, it saves labor and mortar. The average cost of building with this brick is said by Mr. Lorillard to be \$2 less per thousand at present prices than the ordinary brick.

The test of strength has shown his brick to be 35 per cent. stronger, than the average brick, says Mr. Lorillard.

Mr. Lorillard also said that many of his ordinary bricks were used for front brick. The builder, if he chooses to have his men stack them separately at the buildings, will generally find 25 per cent. of the brick fit for fronts. They could not afford to separate them at a factory, even though they could obtain a higher figure for the better bricks. They could not afford it because the selection would involve an interruption in the entire routine of the factory, and more would be lost than gained in consequence.

Heman Clark, the aqueduct contractor, tested the bricks by boiling some of them for three weeks, then freezing them, then thawing them out, then soaking them and once more freezing them. This severe and somewhat unusual test made no impression on the brick.

Ex-Comptroller E. V. Loew, under date of March 28, 1889, writes to Mr. Lorillard that when he was Comptroller, in 1887, he had occasion to test the quality of the brick furnished the city for use in the construction of the new Croton Aqueduct. The brick tested were North River, Haverstraws, Lorillards and two others. The tests were made by such eminent engineers as Gen. John Newton, Col. Church, E. D. McLean and the late Gen. Gilmore, and their unanimous conclusion was to the effect that in every particular the Lorillard brick was superior to all the others.

PRACTICALLY A GOLD MINE.

I made a little calculation returning in the train. The company owns 240 acres of this clay ground, exclusive of thirty under litigation. In the 240 acres it is estimated that there is an average of seven yards of clay, the depth ranging from 6 to 47 feet. There are 46,000 cubic feet to an acre, which is about 5,111 cubic yards. This would give a supply of 35,777 cubic yards of clay per acre, and as about 500 bricks can be produced out of every cubic yard, each acre would yield 17,888,500 bricks. As there are 240 acres, this would give a supply of 4,293,240,000. At the rate of 100,000,000 bricks produced per annum it would take nearly forty-three years to exhaust these fields, or at the rate of 150,000,000 per annum it would take over twenty-eight years. The value of all this brick at only \$6 per thousand would be \$25,759,440.

L. B.

Our Impartial Observer.—City Hall Park Again.

I am glad that your correspondent, "Subscriber," has afforded me an opportunity to refer again to the proposed Municipal building in the City Hall Park. It is not too much to say that the subject has received no impartial public consideration, except what has been afforded by its discussion through the columns of THE RECORD AND GUIDE.

When the purposes for which the new building is designed are considered, it is peculiarly fitting that this should have been the case since it is easily demonstrable that the real estate interests of New York City are those most immediately concerned in having the building erected without unnecessary delay.

The law which authorizes the construction of this building in the City Hall Park is chapter 81 of the Laws of 1889. It created a Board of Commissioners, consisting of the Sinking Fund Commissioners, the Surrogate, the County Clerk and the Register, whose duty it was, and who were authorized and empowered to select a site north of the City Hall Plaza and east of the City Hall, and to erect a fire-proof building thereon "sufficient to provide suitable accommodation for the office and use of the Register of the City of New York, and for the office and use of the Clerk of the City and County of New York, and for the offices and court and for the use of the Surrogate of the City and County of New York, being the various offices in which the records affecting public interests are required by law to be kept in said city and county.

Now, the "public interests" to which the Legislature referred are peculiarly the interests of real estate owners, since upon the records in the three offices of the Register, the County Clerk, and the Surrogate, the titles of every land-owner may substantially be said to depend.

Of the immediate necessity for better accommodations for the preservation and care of the records in charge of these three offices I presume little need be said. The condition of the Register's office has for many years been a shame and disgrace to the wealthy City of New York, and when we consider that real estate pays about three-fourths of the taxes collected for the support of the city government, it would seem that self-interest alone would long since have dictated to the city officials the prudence of avoiding the possibility of the tremendous disaster, which would result from the destruction of the maps and records which are of inestimable value, and could never be replaced. If my memory serves me, the building itself has been presented as a nuisance by more than one Grand Jury. The accommodations in the County Court House now afforded to the County Clerk and the Surrogate for the preservation of records almost as important as those in the custody of the Register, are a little more cleanly, but are equally insufficient.

The records in these three offices are in constant use by the legal profession in the investigation of titles, and it only needs a visit to them to satisfy any investigator that the new building proposed for their accommodation is a peremptory necessity.

The law, beyond any question, made the choice of the site and the erection of the building a duty. The language of the statute was clearly mandatory and compulsory. The commissioners, instead of proceeding to carry out the clear obligation which the Legislative will had thus imposed upon them, called a series of town meetings to consider whether or not the citizens of New York and the newspapers were in favor of obedience to the law. The frantic appeals of the disinterested newspapers adjacent to the site to

"save the park," resulted in bringing to the first meeting a number of reporters, note-book and pencil in hand, prepared to record the indignation of the populace, but only one dissentient citizen appeared with his oration, and inquiry resulted in the chilling fact that he lived in Brooklyn, where-upon every reporter present looked ferociously at the Brooklynite, and ran a blue line through his notes.

"Subscriber" thinks the City Hall should be torn down, and a building should be erected on the same spot large enough in area to put all the city departments; such a scheme I see no objection to, but the area for such a purpose would certainly have to include the very location which the law under consideration has selected for the building designed for the preservation of these records. Why should not the commissioners therefore proceed with the duty which the law imposed on them, and select a plan so designed that it could form the eastern end of a larger building to be erected on the present site of the City Hall, and to be carried west to Broadway, thus extending a splendid facade directly across the City Hall Park. This would seem to be the solution of the whole question, but it does not prevent, but on the contrary suggests, the propriety of immediately carrying out the present law.

Those persons who examined the very beautiful plans of Mr. Atwood for a new City Hall, which were displayed at the exhibition of the Architectural League last winter, can appreciate the excellent effect of a not inordinately high building of this character surmounted in the centre by a well-proportioned tower.

The accommodations which a building to cover all the departments would require could not be afforded in a structure no longer than the present City Hall except by a very considerable increase in height, which would only add another to the Brobdignagian sky-scraping monstrosities which disfigure New York streets. The limited area of the lower part of the city palliates these structures, but would be no excuse in the case of a public building erected in a park long enough to enable the true proportions of height to length required by architectural canons to be maintained.

CHRISTOPHER WALTON

Possible Exchange Candidates.

THE CANVASS BEGUN.

The forthcoming annual election of officers for the Real Estate Exchange during the coming year is already receiving some little attention in real estate circles. It is an open secret that there are two parties in the Exchange, and that each will try to gain control of the Board of Management and secure the presidency. Both parties are making strong efforts to obtain proxies in anticipation of the election, and it is not far from an even race between the two, with the chances slightly in favor of the party in power. The opposition ticket takes its stand on the basis of economy and upon a reform in the administration of Exchange affairs, while what is called the "regular" party point to their past record in placing the Exchange on its present footing. The members have to choose between the two, for there is no likelihood of an independent ticket being put forward.

The prime question is—who will be the next president? E. A. Cruikshank has been at the head of the Exchange for two years and has served faithfully and well. He at first declined a nomination last year, until it was forced upon him, and this year he will decline a re-election positively, his numerous business cares making a third term almost an impossibility. The leading spirits in the Exchange are now looking toward a desirable president from among the prominent brokers. Already several names are mentioned and a glance at them will not be inappropriate at this time.

Among those seriously considered is Horace S. Ely. Those who have come in contact with Mr. Ely know him to be a gentleman of ability, intelligence and executive power. He stands second to none among the fraternity of real estate brokers in the weight and respectability of his firm, and his contact with some of the richest and most prominent men in the community detracts by no means from his fitness for the position. Mr. Ely has hitherto been content to pursue and build up his important business without taking part in the government of the Exchange. Besides that, he shrinks naturally from publicity, as has been shown on many occasions. But it becomes a question whether every man has not a duty, more or less, to the community at large, and especially to the body as a member of which he has made his reputation and his business, even though it entail personal sacrifice. The fact that Mr. Ely has never served in any official capacity in the Exchange before would not militate against his selection, for he would at once bring to bear a business capacity upon the conduct of affairs which would require a long previous training in a younger and less experienced man.

Another member, who by seniority in regard to service and deserts merits the highest honor the Exchange can bestow upon him, is Richard V. Harnett. No man has worked more zealously for the success of that institution from its earliest days. There are three names that stand out prominently among the very earliest originators of the Exchange, and those are the late Edward H. Ludlow, Richard V. Harnett and H. H. Cammann. The first and the third have occupied the highest position of honor, but the second has not. It would be superfluous to discuss the causes which have led to this. Suffice it to say that if personal feeling had not entered into the question—a feeling, it may be added, which has not been confined to one side—Mr. Harnett would long ere this have been president of the Real Estate Exchange. No one can doubt that he has the best interest of that institution at heart, and that, if elected, he would make an efficient executive. He has had very great experience among real estate brokers and investors and appreciates their wants thoroughly. No one knows more about the auction business than he, and in guiding the affairs of the Exchange Salesroom he would bring to bear his extensive knowledge of that important branch of the institution.

The unfortunate loss which the Exchange sustained in the decease of Leonard J. Carpenter, removes from the list a man whose conscientiousness, earnestness, high standing and ability would have made him one of the strongest candidates for the presidency.

A gentleman who always makes an effort to keep in the background, but who should not be allowed to stay there, is S. F. Jayne. His personal bearing, his unvarying courtesy and urbanity, his experience as a director, his high standing among his fellows, and the respect in which he is held outside of his immediate business, all tend to make him a strong candidate, if he will but accept the office, either now or at a future time. He has always taken a lively interest in the affairs of the Exchange from its very earliest days, and did good service as a member of the Board of Directors. He has pre-eminently the kindly manner, combined with the peculiar tact and knowledge of men, necessary to smooth over any differences that may exist in the board, and make all parties feel harmoniously disposed toward each other. If he accomplished this alone, his election would well be worth having been secured. Besides, Mr. Jayne's election would be considered a compliment to the up-town real estate brokers, some of whom feel that they have been somewhat neglected for their fellow-members down town. There is no man whose selection to a high honor in the Exchange would meet with more general approval on all sides than that of Samuel F. Jayne.

There is another member who will most likely be proposed for the presidency, and that is Geo. H. Scott. No man has worked with greater zeal for the Exchange, especially in its early days and struggles. Mr. Scott for several years was honorary secretary of the institution, and in that capacity devoted much of his time, during both days and evenings, to the furtherance of its interests. If he were elected there is no doubt that the affairs of the Exchange would be directed with a view to efficiency and economy.

Hardly sufficient attention has been paid to a broker who has been quite prominent in Exchange affairs as the chairman of the Legislative Committee—Wm. Reynolds Brown. This gentleman has displayed unusual executive ability at the meetings of that important committee, and there is no doubt that he would shine equally well in an administrative capacity. Mr. Brown is one of the strongest men in the Exchange, and his abilities ought to be recognized. He should certainly be on the Board of Management, and there is no office in the institution that he could not occupy with advantage to the general body.

Mr. Brown may be classed as among the younger men. Geo. R. Read is also among the rising men of ability in the Exchange. This was recognized in an unusual manner by his being elected to the treasurership of the Exchange at one bound. The confidence thus displayed in him by his fellow-directors was well merited, for his ability and good standing is undoubted. Indeed, rarely has so young a broker risen to such distinction in his profession so quickly.

Chas. S. Brown, who is associated with James E. Leviness, is another of the younger brokers who is an eligible candidate for Exchange honors. That he lost, by only a small vote, his election to the board last year, was due to his scruples in making a general effort to obtain the votes of his friends, a course which, rightly or wrongly, he felt to be somewhat *infra dig*. Personally, and as a man of ideas and business capacity, he is worthy of election to any position in the Exchange.

There are other men of ability both in and out of the board whose names are worthy of selection for the offices of the presidency, the vice-presidency and the treasuryship as well as the directorate. J. Romaine Brown, Geo. De Forest Barton, Wm. Cruikshank, Wm. J. Roome, David F. Porter, Ferdinand Fish, Hall J. How, J. Edgar Leaycraft, Jno. C. R. Eckerson, Geo. S. Lespinasse, Jere. Johnson, Jr., John F. B. Smyth, F. R. Houghton, Thomas F. Murtha, Clifford Coddington, Philip A. Smyth, Thomas C. Smith, F. Zittel and others whose names will easily suggest themselves. From among such a goodly list of capable men there ought to be no difficulty in supplying the Exchange with able officers. The younger brokers should be especially pushed forward. The older men cannot hold office forever, and an infusion of new blood will be of service in providing able officers for the Exchange in the years to come.

New Members.

The following names have been posted for membership in the Real Estate Exchange: Adolph Koppel, 34 Nassau street, by J. C. Lalor; Chas. Shongood, 21 Catharine street, by L. M. Picot; and L. B. Rader, of 246 West 125th street. The first-named, Mr. Koppel, is the active secretary of the well-known German-American Real Estate Title Guarantee Co.

School Sites.

The report of the Committee on Sites selecting a site on West 82d street has been adopted. Land between the Boulevard and West End avenue will be taken at figures to be determined hereafter. The Board of Education has approved the appraisalment of the Commission on School Sites on the following: (1) Northeast corner Mulberry and Bayard streets, at \$143,000; first award, \$153,000. (2) Northwest corner of Broome and Ridge streets, \$116,000; first award, \$120,250. (3) Fourth street, west of 1st avenue, \$67,030; first award, \$76,130. (4) Fifty-first street, near Lexington avenue, \$24,000. (5) Southeast corner Hester and Chrystie streets, \$107,500; the first award was at the same figure. This shows a total saving of \$23,350 on three sites.

Articles of incorporation have been filed for the Astral Hotel and Land Company, capital \$100,000, for the purchase of land for the erection of buildings. The incorporators are Francis E. Pinto, William O. Wyckoff, Clarence F. Birdseye, Francis E. Pinto, Jr., Franklin Edson, William H. Thacher and Frederick A. Hart.

Copies Wanted.

Fifteen cents each will be paid at the THE RECORD AND GUIDE office for copies of the following numbers:

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Year 1885.—Nos. 877, 878, 879, 882, 883 and 895.
 Year 1886.—No. 957.
 Year 1887.—Nos. 983, 985, 987 and 1004.
 Year 1888.—No. 1034.

Real Estate Department.

The past week has been fairly active in real estate circles, and although the transactions closed are not unusually numerous, a great deal in the way of negotiating has been done, which will soon be followed, the brokers hope, by an increase in the number of sales. There is extensive inquiry for good paying properties, with parcels in the business districts a good first in the call. Our reports of sales include quite a number of new houses, and it is believed that the long deferred buying movement in this class of realty has arrived at last. In the way of lots there is also some movement, and a perusal of the sales shows that the building loan operators are in the market as buyers. Taken altogether, the outlook is bright, and there is every indication that business will soon be more active.

The auction business of the week was fair, and it has been developed that cheap lots in North New York and Brooklyn are in great demand. The Briggs estate sale last Saturday and the Bergen estate sale on Thursday furnish striking proofs of this. A summary of the business transacted from day to day follows. On another page will be found advertised a notice of appeal from a decision in the Hamersley will case.

The Briggs estate sale of 108 lots and a cottage at Bedford Park, in the 24th Ward, was held on the premises last Saturday by James L. Wells. There was a large attendance, active bidding and a successful sale. A total of \$66,695 was realized, making an average of \$563.53 per city lot. Among the largest buyers were S. J. Kronenbitter, Young & McLatchie, Jas. A. O'Gorman, T. W. Foster, M. Redmond, M. Loewenthal and B. P. Fairchild. George S. Shepherd bought the cottage and three lots on Bainbridge avenue at \$4,975, and S. J. Silberman secured a lot on the northeast corner of Travers street and Bainbridge avenue for \$1,105. Young & McLatchie bought the balance of the Travers street front for \$4,575, and Captain Fairchild got twelve lots on Briggs avenue at from \$430 to \$535 each. The sale proved a great success.

As usual on Monday, there was not much business transacted on 'Change. Four judicial sales were announced, and of these two were postponed. A dwelling on East 61st street, No. 145, was sold for \$22,000, and a dwelling on West 53d street, No. 266, went for \$12,250.

Tuesday was a very busy day at the Salesroom. No less than eight auctioneers had sales, and some of them long lists of properties to offer. The crowds around the stands of Messrs. R. V. Harnett & Co., J. F. B. Smyth and A. H. Muller & Son were very large, and some of the parcels offered were spiritedly bid for, while others were in little or no demand, and were secured for account of the sellers. Three parcels belonging to the Pachtmann estate on Canal, Wooster and West 19th streets, brought a total of \$55,750. The 19th street dwelling, No. 312 West, size only 16x45, was sold for \$9,000; Mr. Pachtmann paid \$5,500 for it in April, 1857. There was some lively bidding for the four-story store No. 73 8th avenue, belonging to the Le Comte estate. Starting at \$19,000, bids followed quickly until \$36,300 was reached, and the property sold to Amos B. Cross, the present occupant. The store is occupied as a saloon, and the rental announced was \$3,000 per annum, repairs and water rates. There were other sales, foreclosures and public auctions, but none that call for special mention. The sale of the Long Branch and Elberon, N. J., properties was adjourned without date. Among the parcels bid in were those on 5th and West End avenues, West 49th and 127th streets. A dwelling on University place announced to be sold was adjourned, and a store on Washington street withdrawn.

Sales were fairly numerous on Wednesday and the attendance was good. The offering of parcels in North New York was the special feature, although it cannot be said they sold very well. The former residence of Capt. John Ericsson on Beach street, No. 36, with lot 27x100, was also offered. It was started at \$8,600 and sold for \$18,900 to Henry McArdle, who owns the adjoining property, No. 38, which he purchased in February, 1888, at \$16,000.

On Thursday there was an immense crowd at the Exchange, the principal attraction being the Bergen estate sale of Brooklyn lots, which is mentioned in the regular column. The most important offering of city realty was by Smyth & Ryan, pursuant to Court orders, in partition. They disposed of eighteen lots along 103d, 104th and 105th streets, east of 2d avenue, for a total of \$54,600. Lots on the former street brought from \$2,400 to \$2,500; on 104th street from \$2,500 to \$4,200, and on 105th street from \$3,900 to \$4,100. Wm. R. Roberts bought twelve lots, and Chas. H. Sproessig and Wm. C. Lester two each. The Roussel estate lots at New Brighton, S. I., were withdrawn.

The only sales held yesterday were foreclosures. In one action, embracing properties on East 13th and 14th streets, the parcels were sold for \$144,500, which, we are told, shows a deficiency of about \$60,000. This plot belonged to F. Grote & Co., who failed some months ago.

On Monday, October 21st, Richard V. Harnett & Co. will conduct a very important sale of Trans-Harlem property, situated opposite the grand stand entrance of the New York Jockey Club race course, on Bronxdale, Rosedale, Clowry and St. John avenues. In all, eighty-five lots will be offered. They are within three minutes' ride of the Van Nest station, and about fourteen minutes from the Harlem River. There is beyond any doubt a great future ahead for this section of the city, and the sale will surely be well attended. The titles are guaranteed, and 70 per cent. of the purchase money may remain on bond and mortgage.

On Tuesday, October 22d, Richard V. Harnett & Co. will sell the five-story and basement brown stone double flat No. 347 West 49th street.

On Tuesday, October 22d, at 1 o'clock P. M., Jere. Johnson, Jr., will sell, on the premises, by order of Col. Edmund Cole, of Nashville, Tenn., 36 lots, well located, on 3d, 4th and 5th avenues, and 85th, 86th and 87th streets. To get to the property, take the Third Avenue Dummy road, which passes close to the Bay Ridge and Thirty-ninth Street Ferries from New York and which

connects with numerous car lines from all parts of Brooklyn and the bridge. The titles are guaranteed by the Title Guarantee and Trust Company.

On Tuesday, October 22d, Richard V. Harnett & Co. will sell some valuable out-of-town property at Rutherford, N. J. Forty-eight choice villa lots on Pierrepont Park and Ridge avenues, Chestnut street and Wheaton place will be offered. The property is situated within a few minutes' walk of the N. Y. L. E. & W. RR. Depot.

On Tuesday, October 22d, John F. B. Smyth will sell, by order of the executors of Joseph Feuerbach, desirable store property and private dwellings, situated at Nos. 271 and 273 7th avenue, Nos. 158 and 160 West 26th street, and No. 3 East 27th street; on Wednesday, October 23d, a plot on the north side of 115th street, about 126 feet east of 4th avenue, Nos. 114 and 116 East 120th street and No. 215 Eldridge street; on Thursday, the 24th, No. 40 Peck slip; on Thursday following, October 31st, valuable property in the 24th Ward, on the north side of Pelham, late Union, avenue, 100 feet east of Emmett street; and on Wednesday, October 30th, Nos. 67, 69, 71 and 73 East 123d street, and Nos. 310 and 312 East 124th street.

On Wednesday, October 23d, Richard V. Harnett & Co. will sell, by order of the executor, two lots, 25.2½x100 each, on the southeast corner of 10th avenue and 114th street, belonging to the estate of the late Leopold Friedman, and by order of the executor of the estate of Margaretta Barney deceased, the three-story brick dwelling, 20.10x40x98.9, No. 455 West 24th street; also No. 125 East 73d street, a three-story, high stoop, basement and cellar brick dwelling, 17x40x102.2.

On Thursday, October 24th, Adrian H. Muller & Son will sell, by order of the Academy of the Sacred Heart, twenty-four choice lots, comprising the entire westerly front on Convent avenue, between 127th and 130th streets. This property should offer a good chance for investment. It is on the line of the 10th avenue cable road and within a short distance of the "L" station at 8th avenue and 125th street. 65 per cent. of the purchase money may remain for one or three years on bond and mortgage at 5 per cent.

James L. Wells will sell on Thursday, October 24th, the desirable business corners on the south side of 136th street and 3d and Lincoln avenues, including a full front on both avenues.

On Thursday, October 24th, Richard V. Harnett & Co. will sell the five-story brick and brown stone double flats Nos. 78 and 80 East 115th street.

On Thursday, October 24th, at 1 o'clock P. M., Jere. Johnson, Jr., will sell for Frederick Shonnard, on the premises, 100 desirable lots on Nepperhan avenue, near Lake avenue, in Yonkers. Payments may be made at the rate of \$10 a month and the title is absolutely perfect. A trunk sewer is being constructed to drain the entire property.

On Monday, October 28th, James L. Wells will conduct an important sale of twenty-one choice lots, being the entire block bounded by the Grand Southern Boulevard, Briggs and Valentine avenues, and Garfield street, opposite the beautiful cottages and villas of Bedford Park. This plot is within five minutes' walk of a railroad station, has such city improvements as Croton water, gas, etc., and is only eighteen minutes' ride from the Grand Central Depot. The terms are liberal and the title guaranteed by the Title Guarantee and Trust Company.

On Wednesday, October 30th, Brown & Leviness will sell some of the choice down-town property which seldom is on the market. It consists of No. 19 Maiden lane, a five-story marble building with basement; No. 22 John street, a four-story brick building with basement and sub-cellar, and No. 49 Nassau street, a four-story brown stone building running through to Liberty place.

Libby & Scott Bros. have for sale one of the handsomest row of dwellings on the south side of 77th street, opposite Manhattan square, No. 38. We understand it will be sold at a low figure.

In our last issue we inadvertently omitted to mention that the Hamersley estate sale will be managed by A. H. Muller & Son.

CONVEYANCES.

	1888. Oct. 12 to 18 inc.	1889. Oct. 11 to 17 inc.
Number.....	176	202
Amount involved.....	\$2,803,348	\$3,025,221
Number nominal.....	32	61
Number 23d and 24th Wards.....	32	51
Amount involved.....	\$96,590	\$185,329
Number nominal.....	6	17

MORTGAGES.

	1888.	1889.
Number.....	242	215
Amount involved.....	\$4,134,353	\$2,379,070
Number at 5 per cent.....	91	84
Amount involved.....	\$1,151,877	\$1,542,683
Number at less than 5 per cent.....	22	29
Amount involved.....	\$463,960	\$541,850
Number to Banks, Trust and Ins. Cos.....	49	22
Amount involved.....	\$2,442,700	\$809,500

PROJECTED BUILDINGS.

	1888. Oct. 13 to 19.	1889. Oct. 13 to 18.
Number of buildings.....	76	78
Estimated cost.....	\$1,160,675	\$1,208,781

Gossip of the Week.

SOUTH OF 59TH STREET.

Frederick Southack has sold for David Greenberger No. 510 Broadway for \$125,000.

J. G. Goldsmith has sold for Thomas McKnight to Vincent S. Minnerly the southeast corner of Bleecker and Mott streets, 69x90 x irregular, for \$100,000.

Vincent S. Minnerly has purchased from Thos. McKnight a plot about 68.9x90 on the southeast corner of Bleecker and Mott streets with buildings thereon. The price is said to be \$100,000. Mr. Minnerly informs us he has not decided as to the improvements to be made. Broker, J. G. Goldsmith.

We hear that John Pettit is the buyer of the Bennett building, reported sold last week.

B. Schlesinger has sold the premises Nos. 99 and 101 John street, corner Cliff street, size about 50 x irregular, for something like \$140,000. The purchaser is a Mr. Dodge.

J. Romaine Brown & Co. have sold for J. P. Merrill the four-story English basement, brown stone dwelling, 18.4x60x100, No. 63 West 38th street, to Dr. Seer, on private terms; also for Jonas Cole the premises No. 304 East 34th street, a four-story brick tenement, 21x50x98.5, to Jas. P. Merrill for \$12,000.

Riker & Son have sold for Mrs. Fisher the dwelling No. 54 West 57th street. Wm. M. Fliess is the buyer and \$58,000 the figure. The same firm has sold the four-story dwelling No. 78 East 56th street, lot 16.8x100.5, to C. F. Beck at \$27,000.

Julius Lipman has purchased from the Vanderpoel estate three lots on the south side of 57th street, about 175 feet west of 6th avenue, at \$75,000.

Dye & Castree have sold the three-story dwelling No. 347 West 19th street to Samuel Putnam for \$19,000, and for Mr. Dunn the two-story and attic dwelling No. 134 West 3d street, size 25x80, to B. Freund at \$11,800.

Abram Quackenbush has sold his two five-story brown stone apartment houses Nos. 142 and 144 West 28th street to William G. Willman for \$87,750 each.

Morris B. Baer & Co. have sold for Mrs. Annette Horan, the artist, the four-story, high stoop, brown stone residence No. 51 West 16th street, 20x60x100, for \$ 5,250.

J. Edgar Leaycraft has sold for Carl Eggert the lot, with a two-story frame building thereon, No. 457 West 46th street, 25x100, to Louis Bauer for \$11,000.

Builder M. H. Gillespie has purchased three three-story English basement dwellings, Nos. 339, 341 and 343 West 31st street, together in size 50x98.9, at \$34,750, for improvement.

Brown & Leviness have sold for Mayer Kahn the four-story brick warehouse No. 60 Water street, size 24x63, at \$22,500. The same firm has sold No. 297 Madison street, corner of Montgomery street, 23x67, with old building thereon, for \$15,500.

Wm. Deane has sold the three-story, high stoop, brown stone dwelling No. 136 East 44th street, 20x50x100, to a Mr. Gibson at \$15,000.

It is whispered about that Pierre Lorillard has leased his house No. 389 5th avenue, corner of 36th street, to Wm. P. Douglas. The particulars have not transpired.

We are informed that the block front on the west side of 1st avenue, between 27th and 28th streets, is in the market for sale. The works of the Manhattan Brass Co. stood on this site and were burned down a few months ago.

Judge Barrett has granted an injunction, on the motion of D. P. Ingraham & Co., restraining the Real Estate Exchange from selling the stand occupied by said firm in the Exchange. This case was reported in these columns a few weeks ago.

NORTH OF 59TH STREET.

The C. Graham & Sons Co. have sold the fine four-story and basement, high stoop, brown stone front dwelling No. 1044 Madison avenue, size 33x 51x73, for \$70,000. The purchaser is John D. Flower, brother of Banker Roswell P. Flower.

We are informed that Frank L. Fisher has sold the remaining eight of McDonald & Stewart's houses to Dr. A. Lozier. The buildings are Nos. 133 and 137 to 149, eight three-story stone front dwellings, in size about 20x55x100. The terms have not transpired, but the amount paid is said to have been in the neighborhood of \$200,000.

Herman Wronkow has purchased from the Equitable Life Assurance Society a plot of twenty-four lots, comprising the easterly front on Lexington avenue, between 100th and 101st streets, together with sixteen street lots, eight on each street. There is considerable rock on these lots. The terms have not transpired.

Lespinasse & Co. have sold for Richard Deeves a plot of six lots on the southeast corner of 10th avenue and 83d street, size 99.4x151.1x111.3x150, for \$68,000, to Messrs. Oppenheimer & Metzger. We hear the latter have resold the lots to a builder with a building loan.

James Rufus Smith has sold two lots, one on the north side of 72d street and one on the south side of 73d street, commencing 425 feet west of 8th avenue, to A. L. Hayman at \$50,000.

Miss Faitoute has sold a plot of four lots on the southwest corner of 5th avenue and 116th street to Morris Steinhardt at \$50,000.

Ryan & Rawnsley have sold one of their row of fine dwellings on the north side of 88th street, between 8th and 9th avenues, to Mrs. Hanna. This is the house nearest to 8th avenue. Broker F. Zittel has also sold two more of the same row.

L. J. Adams has sold the four-story, high stoop, brown stone dwelling No. 25 West 82d street, for George A. Haggerty to Charles Fries on private terms.

Francis Crawford has sold the four-story brick dwelling No. 112 West 73d street, size 18x56x102.2, to A. J. Connick, the 5th avenue tailor. The terms have not transpired.

E. A. Cruikshank & Co. have sold to Louis and John Brandt four lots on the northwest corner of Avenue B and 82d street for \$30,000.

J. Edgar Leaycraft has sold for Josephine Auerbach the five-story double tenement No. 345 East 65th street, 27x84x100, to August and William Caille for \$25,000.

H. H. Bliss has sold for L. E. Kimball the four-story brick dwellings Nos. 214 and 216 Lenox avenue, at \$35,000 each, to Counselor R. S. Newcombe; and for the latter to the former the four-story tenements with stores, Nos. 218 and 220 East 42d street, 50x91, at \$47,500, and thirty lots, three block fronts on Winthrop street, Brooklyn, at \$10,000.

The estate of Max Weil has sold two lots on the north side of 88th street, 200 feet west of Central Park West, to George Shields at \$25,000, for improvement. Mr. Shields has also bought one lot east of the Weil lots at \$12,500.

Frank E. Smith has purchased the three-story and basement stone front dwelling No. 268 Lenox avenue, built by A. B. Van Dusen, at \$27,500.

Owen McCrorcken has purchased from John T. Farley one lot on the east side of 9th avenue, 76.8 feet north of 74th street, 25.6x100, at \$17,000, Broker, Jas. S. McQuillen. At the Jones sale last November this lot was

sold for \$13,950. Mr. McCrorcken at that time bought the three adjoining lots on the northwest corner of 9th avenue and 74th street, and now owns a plot of four lots.

Daniel Frohman, of the Lyceum Theatre, has purchased the fire-proof dwelling No. 159 West 79th street for \$33,000.

The Vanderpoel estate has sold five lots on the north side of 63d street, commencing 125 feet west of 8th avenue, at \$11,000 each. We hear that Charles E. Appleby is the buyer.

There is quite a movement going on in lands at Westchester village. Among the important sales recently completed is one of a portion of the Arnoux estate. The tract sold lies between the station and village, and contains thirteen acres. We hear the price obtained is \$75,000, although the brokers who negotiated the sale, Messrs. H. C. Mapes & Co., decline to give any particulars.

Nearly an acre of land on the southerly shore of Little Hell Gate, at original high water mark, will be offered at auction on November 4. The sale will take place at the City Hall.

Morris B. Baer & Co. have sold for Charles Lesensky the four-story brick tenement No. 223 East 75th street, 21x60x102.2, for \$11,250.

Van Axte & Haaren have sold for Wm. C. F. Mangels the four-story dwelling No. 270 West 126th street, 25x50x100, to Wm. C. Bretherton for \$14,850; and for M. E. Gadnard a three-story and basement brown stone dwelling, 17x50x100, No. 249 West 131st street, to G. D. Meinen for \$15,000.

There has been quite a stir in lots on 100th street, between 4th and Madison avenues recently. R. H. L. Townsend bought an irregular plot on the northeast corner of Madison avenue, at \$11,500. Edward Kelly takes title this week to a lot 80 feet west of 4th avenue, at \$6,000, for which we hear only \$3,200 was paid, and the Delafield estate has sold six lots on the north side, about 120 feet west of 4th avenue, at \$4,000 each. The south front is held by only three owners. Pelham St. George Bissell owns a plot on the corner of 4th avenue, Thos. C. Smith one lot, and N. Aborn the corner of Madison avenue.

Seventeen lots of the Dyckman estate property along Broadway and the Kingsbridge road are announced to be sold under foreclosure on October 30th, by Wm. Kennelly & Bro. Chamberlain Richard Croker is the plaintiff in the suit.

R. Gill has sold No. 164 West 76th street, a four-story brown stone dwelling, 20x55x100, to Wm. H. Whittingham, on private terms.

Walter Reid has sold the three-story stone front dwelling, 20x57 and extension x73, situated on the west side of Madison avenue, 80 feet north of 92d street, to Henry Klingenstein for \$26,500.

Frank L. Fisher & Co. have sold the vacant lot, 25x100, on the north side of 100th street, 100 feet west of the Boulevard, to Jos. Hassell for \$7,000, for improvement. The seller is John Welcker.

LEASES.

The estate of G. L. Schuyler has leased to John J. Hoolahan No. 174 West 76th street, a four-story brown stone dwelling, 20x55x77, for three years at a rental of \$1,700 per annum.

Ralph Brandeth has leased to E. H. White for three years the four-story dwelling, 20x55x80, No. 412 West End avenue, at an annual rental of \$1,600.

Brooklyn.

The Bergen estate sale of 8th Ward lots by A. H. Muller & Son, at the New York Real Estate Exchange, on Thursday, was a great success. There was a large number of mechanics, clerks, storekeepers and a sprinkling of capitalists present at the sale, which went off very quickly and smoothly. Every lot was sold, and a total of \$159,055 was realized, or an average of over \$651 per lot. Among the well-known Brooklynites present at the sale were J. N. Kalley, Christopher Watson, Anthony McNeely and Henry Kettelholdt. Two of the largest buyers are New Yorkers, namely, John G. Wendel, who bought thirty lots on 4th avenue, 32d and 33d streets, and E. Sass, who secured seventeen lots on the same avenue and streets.

J. P. Sloane has sold for the Kelly estate the two-story and basement cottage, lot 25x100, No. 191 Huron street, to Annie Toechtermenn for \$2,750; for Joseph McGuire the two-story frame dwelling, lot 25x100, No. 183 Freeman street, to Murtha H. Kavanagh for \$2,800, and for James E. Little the three-story frame tenement, 25x50x100, No. 179 Greene street, to Leonard Budgey for \$4,800.

Corwith Bros. have sold the two-story and basement dwelling No. 141 Newell street, lot 25x100, for Henry Elcock to John Lawes for \$3,400.

D. B. Treadwell has sold for John Bopp the four-story brick store and dwelling No. 79 Greenpoint avenue to Andrew L. Stulz for \$16,500.

C. N. Moody, the real estate agent, has offered to sell to Dr. Talmage's church all the property from the east of the tabernacle destroyed, to the corner at 3d avenue, for \$40,000, and two lots on the west side of the church for \$20,000. With this ground the church could build a new edifice having double the capacity of the burnt tabernacle, with a school-house in addition.

CONVEYANCES.

	1888.	1889.
	Oct. 11 to 17 inc.	Oct. 10 to 16 inc.
Number	297	263
Amount involved	\$1,125,446	\$1,307,049
Number nominal	69	68

MORTGAGES.

Number	227	247
Amount involved	\$896,722	\$867,502
Number at 5% or less	128	151
Amount involved	\$531,975	\$662,106

PROJECTED BUILDINGS.

	1888.	1889.
	Oct. 12 to 18 inc.	Oct. 11 to 17 inc.
Number of buildings	107	90
Estimated cost	\$550,325	\$423,410

Out Among the Builders.

Richard R. Davis will furnish plans for a stone front church, 60x80 feet, to be built for the New York Presbyterian Church, on the east side of 7th

avenue, 40 feet north of 128th street. The new building, which will be the main church, adjoins the chapel already built on the northeast corner of 7th avenue and 128th street. The cost of the building has not yet been estimated.

Frederick Aldhous will build on the south side of 74th street, between 8th and 9th avenues, four four-story brown stone dwellings, 22 and 21x60, and extension, at a cost of \$110,000. Architect, J. C. Burne.

Henry McArdle contemplates building a warehouse at Nos. 36 and 38 Beach street.

Geo. F. Pelham has the plans under way for three five-story and basement light brick and stone front flats, 25x90 each, to be built by J. M. Feely & Co. on the south side of 85th street, 100 feet east of 10th avenue, to cost \$84,000.

William Howe has drawn plans for John B. Fuller & Son of eight five-story apartment houses, to be built on 8th avenue, between 103d and 104th streets. The fronts will be of brown stone to the second story, the rest being of buff brick. They will cost between \$160,000 and \$180,000.

Franklin Baylies has drawn plans for Moses Weil of a four-story and basement brick and stone stable, 48x96, to be built on 11th street, about 100 feet east of 2d avenue. The cost will be \$25,000. Also plans of a six-story and basement brick and granite warehouse, 80.5x60, to be built at Nos. 530, 532, 534 and 536 Canal street. The owners are Morris S. Herrman and Brothers. The cost will be \$50,000.

Withers & Dickson have drawn plans of a Hospital for the Insane, to be built on Ward's Island. It will have two stories and a basement, and will be 208x25. The front will be of brick. The appropriation for the building has not yet been made.

R. E. Rogers will draw plans for a two-story brick and stone dwelling, 17x40, to be built for F. J. Carpenter, on the north side of 137th street, 240 feet east of St. Anns avenue, at a cost of \$5,000.

J. A. Webster is the architect for two five-story brick and stone double flats, 25x75, to be erected on the south side of 133d street, 185 feet west of 5th avenue, for Stephen E. Davis, at a cost of \$16,000 each.

R. E. Rogers will furnish sketches for two two-story frame dwellings, 18x48 feet, to be erected on the east side of Prospect avenue, near 160th street, for Walter M. Jackson, at a cost of \$6,000.

Joseph Hassell will build a three-story dwelling on the plot of ground just purchased by him on the north side of 103th street, 100 feet west of the Boulevard.

Rentz & Lange have drawn plans of a five-story tenement, 25x88.6, to be built at No. 302 Broome street by Fay & Stacom. It will cost \$20,000.

George Shields is about to build four four-story private dwellings on the north side of 88th street, 175 feet west of Central Park West.

Wm. Gunn and Andrew Grant will improve three lots on the north side of 88th street, 100 feet west of West End avenue. The particulars have not transpired.

Carl J. Bruche has drawn plans of two four-story flats, 25x68, to be built on the south side of 138th street, 512 feet east of St. Ann's avenue, for Michael Tremberger.

Andrew Olsson has drawn plans for A. J. Murat of a three-story flat, 25x52, to be built at No. 610 St. Ann's avenue.

C. C. Churchill has completed plans of a three-story flat, 32x44, to be built on the east side of Gerard avenue, 104 feet north of 158th street. Jos. Richardson is the owner.

E. L. Angell has drawn plans of a six-story tenement, 49.11x90, to be erected on the southeast corner of 126th street and 8th avenue. C. Anderson is the owner.

John M. Schmidt will erect a four-story tenement, 26x85, from John Brandt's plans, on the south side of 98th street, 84 feet east of 3d avenue.

David Davies has completed plans of three four-story flats, 16.8x58, for Yates Marsden, to be built on the north side of 134th street, 375 feet east of Willis avenue.

Edward Wenz has plans for a five-story single flat, 32.2x45, to be erected on the west side of Lexington avenue, about 75 feet south of 82d street, for Louis Loehmann at a cost of \$28,000.

Builder Michael H. Gillespie is about to build two five-story flats at Nos. 339 to 341 West 31st street on a plot 50x93.9.

G. W. Debevoise has drawn plans of two new school buildings to be built on 157th street, 100 feet east of Courtlandt avenue, and on Courtlandt avenue, 180 feet south of 157th street and on the southeast corner of Hester and Chrystie street. Work will soon be commenced on the plans for the new schools to be built on the northwest corner of 93d street and 10th avenue and on the northwest corner of 68th street and 10th avenue. As soon as the specifications are ready, notice will be given in these columns.

Hertel Bros. have prepared plans for David Baum, for alterations to No. 187 Granton street, to cost \$3,000, and for raising the building, No. 185 Stanton street one story at a cost of \$4,000.

Brooklyn.

Montrose W. Morris' designs were selected in the competition for the three houses to be built by Joseph Fahys on the corner of Chnton, De Kalb and Waverley avenues. They will be three stories high, 20x60, and the fronts will be of brick and stone. They will be finished in the finest style. They will cost from \$12,000 to \$14,000 each.

R. M. Upjohn has finished plans for the addition to St. George's Sunday-school, on the corner of Gates and Marcy avenues. It will be 130x20 and will cost \$8,000.

Paul C. Grening will build four three-story frame flats, 25x55 each, on the east side of Kingsland avenue, 23.9 north of Van Cott avenue.

Samuel R. Walters will erect six two-story and basement brick and brown stone dwellings, with a frontage of 19.6 on the south side of Putnam avenue, 217 east of Reid avenue, adjoining those already built by him.

Spicer & Wing are preparing plans for two two-story and basement dwellings, to be built on the north side of 54th street, 160 east of 3d avenue, for Alexander Davis, to cost \$2,500.

Samuel R. Good will erect three four-story brick stores and flats on

Ralph avenue, one on the northwest corner of Bainbridge street, one on the southwest corner of Decatur street, and one in the centre of the block, with four two-story and basement brick dwellings between—two on each side of the centre flat. Mr. Good has filed plans for sixteen buildings in rear of these.

Out of Town.

BENSONHURST-BY-THE-SEA.—The following sales of the Lynch property have taken place this week: Three lots on the northwest corner of 23d avenue and 85th street to Edmund J. Bachran, of New York, for \$1,050; two on 85th street to Geo. B. Lauck, of New York, for \$400; six on 80th street to Olga E. Blohm, of Brooklyn, for \$2,100, and three on 23d avenue to H. G. McGee, of Brooklyn, for \$1,200.

The following houses are soon to be erected here: A two-and-a-half-story frame cottage, 42.6x32, for P. F. Emmet, to cost \$4,000; two two-and-a-half-story frame cottages, one 48x36, costing \$6,000, and one 26.6x40, costing \$4,000, for the City and Suburban Improvement Company, of which J. B. Squier is president; Edward Chester Smith is the architect.

W. W. Lindsay, of the Sub-Treasury, broke ground this week for his future home on 85th street and 22d avenue.

Fred'k R. Dudley, counsel for the Star Building and Loan Association of New York, has broken ground for his home on Bay 32d street.

Contracts for the sewer at Bath Beach and Bensonhurst, aggregating \$88,768.50, have been awarded as follows: East division, John Morrissey, \$49,386.50; west division, John McNamee, \$39,382. The work has already been begun, and sewers will be completed by April 1st next.

ELIZABETH, N. J.—C. W. Smith has drawn plans of two houses, one for Archibald H. Bull, which is to be built on East Jersey street. It will be of frame, 28x40, and three stories high. The cost will be \$7,000. The other is for C. S. Kiggins and will be a two-and-a-half-story frame cottage, 30x50, to cost \$8,000.

ELTINGVILLE, S. I.—Hamilton & Meserau have drawn plans for Everard Roberts of a new frame wagon house and alterations besides, to cost \$5,000.

JERSEY CITY, N. J.—Wm. Howe, of New York, has drawn plans of two five-story flats, 59.9x90, with stores, to be built on Montgomery street, near Warren, for B. C. Thayer. They are to cost about \$40,000.

LONG BRANCH, N. J.—J. A. Webster will build an extension to James O'Kane's dwelling on Ocean avenue. The cost of this and other alterations will be \$2,000.

NEW BRIGHTON, S. I.—Hamilton & Meserau have drawn plans for elaborate alterations and an addition to A. D. Shaw's house. The cost will be \$9,000.

NASSAU, BAHAMA ISLANDS.—Ross & Marvin, of New York, have drawn the plans for the Queen's Memorial Jubilee Hospital. It will be one-story high, built of stone, with wide verandas. The building is 150 feet long with two wings 64x28. The cost is not estimated.

SAG HARBOR, L. I.—The competition for the house which Joseph Fahy's will build here has resulted in favor of Montrose W. Morris. The house will be two-and-a-half stories high, of wood, and 50x90 in size. The cost has not been estimated.

Contractors' Notes.

Bids will be received at the Department of Public Charities and Correction, No. 66 3d avenue, until 9.30 A. M., on Wednesday, October 23d, for the steam heating supply for the lodge and bath-house of the Asylum for the Insane, on Blackwell's Island, and for a steam elevator in Bellevue Hospital.

Bids will be received at the Department of Public Parks, until 11 A. M., on Wednesday, October 23d, for constructing a sewer and appurtenances in 170th street, between Webster and Washington avenues, and in Vanderbilt avenue East, and Washington avenue, between 170th street and the 23d and 24th Wards line; for regulating and paving with trap-block pavement the roadway of Rider avenue, from the north curb-line of 135th street to the south house-line of 144th street; for regulating and grading, setting curbstones, flagging the sidewalks 4 feet wide, and laying crosswalks in East 138th street, between the westerly house-line of St. Ann's avenue and the easterly curb-line of the southern Boulevard; for paving with rock asphalt and with concrete and mortar of Portland cement, certain walks, platforms and esplanades in the Morningside Park; for furnishing the materials and labor, and erecting, complete, a studio and other work in the south court of the Metropolitan Museum of Art, in the Central Park.

Special Notices.

Every architect, builder and house-owner should send for the artistic little pamphlet which has just been issued by Wm. E. Uptegrove & Bro., foot of East 10th street. It is handsomely printed on fine paper and tastily bound, and in it in a very interesting way there is stated most of the principal facts about the history of mahogany, the quality of the wood and the uses to which it can be put.

Libby and Scott Bros., real estate and loan brokers, have removed their offices in the Equitable building, No. 120 Broadway, to the ground floor at the Nassau street entrance. The new offices are easy of access, and are visited daily by many clients of the firm.

It appears that the valuable properties of mahogany, its great beauty, hardness and durability, which make it the "King of Woods," were first noticed by the carpenter on board Sir Walter Raleigh's ship in 1595. The mahogany market in New York is now said to be the largest in the world, and, though the wood is much used, especially in the finer class of buildings, it is strange that it is not more often specified by architects or used by builders who are industrious enough in searching the market for variety.

Mahogany, contrary to the general opinion, is not an expensive wood. The facilities for procuring it in the countries where it is grown—notably Mexico and Cuba—have been so much improved of late years that in price it compares favorably with the best of our hardwoods, and is no dearer than cherry. The cost of working it is admittedly no greater than the

cost of working domestic lumber, and there is no doubt that in most of the essential qualities of wood for decoration it surpasses all others. Wm. E. Uptegrove & Bro. are the largest holders of mahogany in the city. In giving more attention than hitherto to this wood, architects and builders cannot do better than to send to this firm for estimates, etc.

A. W. McLaughlin & Co., real estate and mortgage brokers, of 146 Broadway, have \$75,000 in stock of the New York Steam Heating Company and \$10,000 cash if necessary to exchange for any good city property not too heavily mortgaged. The trust companies will loan \$30,000 or more on the stock.

Beverly Ward, whose place of business is at No. 221 West 125th street does a large real estate and insurance business. Property placed in his hands is well taken care of.

The attention of readers is called to the Acme Window Blind, of which Morstatt & Son, of Nos. 227 and 229 West 29th street, are the patentees and manufacturers. The principal feature of this valuable invention consists of a divided bead, one-half of which is fixed to the inner side of the blind frame, while the other half is movable and receives supplemental pins projecting from the ends of the slats. Thus, this movable part, when

adjusted to close the slats, presents the appearance of a simple bead, and when moved slightly outward opens the slats and holds them in position. The advantages of this invention will be apparent to builders. The blinds are well made of the best material and in finish are the best in the market. They may be seen in use in the Vanderbilt mansions and the residences of J. Pierpont Morgan, Robert Golet, Ogden Golet, Heber R. Bishop, H. H. Cook, the Hoffman House, the New York Club, the Freundschaft Club, Vice-President Morton's house on the Hudson, Archibald Rogers' house at Hyde Park, the houses of the Equitable Life Assurance Society on West 88th street, those of Terence Farley's Sons on West 71st and 72d streets, and numerous others. Special inducements are offered to the trade, and architects and builders should send for estimates.

Howard Fleming, No. 23 Liberty street, New York, importer of Gibbs Portland Cement, so favorably known as the "Diamond brand," on account of its economy in use and its exceptional strength, is being employed for the foundations of the Central Railroad Company's new building, at the foot of Liberty street, New York. Large quantities are being used for the construction of bulkheads to prevent the ocean encroachments on the Atlantic coast.

BUILDING MATERIAL MARKET.

BRICKS.—There has been another very good week for Common Hards, with additional gain in the line of valuation. At the outset the supply afloat was pretty large, so much so indeed that many buyers became impressed with the belief that their turn had come and a reaction on the line of valuation was at hand, but there was no unanimity in the line of action, and with load after load gradually disappearing demand soon began to stir itself and finally became competitive, the result of which was to put rates up to \$7 per M for the best, and other grades in proportion, the market preserving a well maintained tone at the present writing. After the Monday accumulation the arrivals were slow and moderate, and that assisted affairs to a considerable extent. So far as we can learn there has as yet been little if anything taken for local stock except for momentary holding, and about all the supply handled passes promptly into consumption. At the ruling line of figures the feeling seems to be that cost is not to any great extent overstrained for the season; yet we notice a feeling among conservative operators, even on the selling side, antagonistic to further advance, as likely to prove impolitic. Dealers and contractors have on more than one occasion during the season shown ability to develop a measure of independence when so inclined, and it does appear to be considered good business to tempt that power at the present juncture. On the other hand, however, it is thought quite likely that no important shrinkage need occur if manufacturers do not overcrowd the market with supplies. Production may still be considered as fairly general, though one by one manufacturers are gradually winding up the season. Pales remain at about former rates, and are securing a sale sufficient to keep the market clear.

LATH.—At last the market commences to make the improvement looked for and sellers are in correspondingly cheerful mood. Northern stock does not appear to be quoted plenty and it is thought little more will come forward, and as the Eastern grades have arrived moderately even an ordinary demand was more or less stimulating, and buyers have gradually crept upward with their bids until at the close \$2.20 per M can be made on anything of standard cut and count, and \$2.25 is reported exceptionally. As a rule receivers speak hopefully of the situation upon the assumption of moderate amounts to come forward and very little stock in the hands of dealers.

LIME.—Nothing new is suggested on this market at the moment. Arrivals have not proven very large and generally met with a waiting demand that quickly provided for the cargoes and some custom could be found willing to negotiate upon stock afloat, while prices so far as known remain at the old regulation figures.

LUMBER.—Evidences of previous purchases are somewhat more prominent than indications of present animation. That is the local supplianee commencing to accumulate with sufficient freedom to make quite a showing and a large percentage of them of course came to hand on contracts made some time ago, while of the demand now prevailing salesmen do not speak in very enthusiastic terms. That, however, has been an experience of pretty much the entire season, and as a matter of fact there is probably about as much doing as usual at this time of the year, taking the general average, the complaints really being over stock that has fallen behind in the race and fairly balanced by those that have been surged ahead. Buyers, too, are possibly a little more particular in selections in many cases as they now look for assortment rather than quantity. Prices are pretty well sustained on all leading grades.

Eastern Spruce does not furnish many new features of a decided character. The market really depends mainly upon supply as there is probably demand enough to take care of about all the stuff likely to come forward, but the tone will be influenced according to the manner in which it comes to hand. This applies more particularly to the general run of random over which buyers can afford to be a little independent if the opportunity offers, but would be only too glad to secure the chance for negotiating upon large and wide stuff with greater freedom. Some dealers seem to think they will be able to get together a fair quantity of the latter before the season winds up, but there are a great many who must run scant if they do not fail entirely in securing an accumulation.

Piling retains about all the previously noted favorable features, and reports are correspondingly cheerful. Even odd cargoes selling a little off in price, in order to place them quickly, are less frequently heard of, and from the accumulated stock there is no offering until buyers seek to open negotiations. There is said to be two or three jobs under contemplation which, if carried through, will add very materially to consumption.

Hemlock meets with very fair demand and the seller retains advantage enough to support former values. Reports of a cutting on price may now and then be heard, but can generally be traced to some special deal that in no way represents the average market, and no first-class stock of either State or Pennsylvania production is offered at any pronounced shading. Some of the Pennsylvania mills are said to have an

accumulation of stock on hand, but it is of standard grade and under control of holders not likely to press it into notice.

White Pine still has a touch of the dumps, and it looks as though the chances were against any improvement this season. There is considerable if it wanted of course, and some of the trade are up in arms the moment anything of a derogatory character is mentioned, but the hard fact remains that white pine has a narrower general market and runs more and more to a sort of special trade against which offerings are ample. Prices seem to be somewhat irregular, but if exact influences were mentioned through which variations occur it would probably be found that on the average cost does not differ greatly from the figures ruling for some weeks past. Very fair hopes of the export trade are entertained.

Yellow Pine remains generally steady, and the former range of quotations may be repeated, while in the matter of demand there is little or nothing new. Buyers are not exhibiting anything that could fairly be construed as anxiety in any of their movements, yet when finally determining to invest are very apt to ask for as prompt delivery as possible, indicating that actual wants stimulate the demand. The various associations are understood to be working harmoniously, and the selling side retains much advantage, but is not crowding it severely.

Carolina Pine finds much the demand expected and the market, according to most reports, moves along in healthy and satisfactory channels. In addition to the ordinary assortment of stock there has been quite a little sale of box boards this fall and manufacturers appear to feel quite confident that this branch of the trade is in a fair way for much wider development.

Hardwoods are free from anything in the way of really stirring features. Now and then operators speak quite cheerfully over the situation, and some are enthusiastic enough to claim decided animation, but they represent their individual rather than the general trade, which is certainly not above the average for the season. The market, however, is healthy enough for all the standard descriptions of stock and neither on first or second-hand offerings do holders appear in any way inclined to abate the line of valuation. Advices from primary sources are generally of a supporting character.

Shingles have found a little more home demand from dealers in the adjacent country territory commencing to stock up, and with about the usual export inquiry operators seem satisfied with the market. Prices run about as before on most sizes and the general offerings are equal to the call.

GENERAL LUMBER NOTES.

THE WEST.

The *Northwestern Lumberman* as follows:

The anticipated improvement in the fall trade in white pine has come slowly. It has not yet been satisfactorily realized at mill points. Reliable reports from Wisconsin and Green Bay points, from Muskegon, Saginaw and Bay City, are to the effect that lumber is accumulating at the mills at a rate discouraging to the operators. There is one flint of sunshine amid the general gloom; the cargo market in this city has been more active during the current week, and sales at Manistee have been larger than for weeks previous. In the yard trade of this city, and at several points on the Mississippi River there are indications of a better trade, with promise of a fair demand all winter. Some sorts are running low in supply, particularly long dimension, good strips and high grade lumber generally. Consumption in the principal cities has been great all season, and there are indications that capital is seeking to enlarge enterprises by adding to existing plants. This will necessitate the consumption of an increasing amount of lumber.

The commission men report a market much more active than in previous weeks. Dealers begin to want piece stuff more than they did earlier. Winter is approaching, and but six weeks of navigation remains. Though the yards have been selling piece stuff at a low range of prices, they have wanted it faster than it has arrived for several weeks past. There is a special call for slim jims and long, heavy joists. Such stock was treated with contempt all the spring and summer, and the mills ran light on it. Now that the market has revived, there is little to be had. The yard men believe, however, that when the manufacturers at Manistee become fully aware that there is a market for long stuff, they will rush in the long logs and cut out enough for all. It is a peculiar feature of the situation that little Norway dimension has this year come from the Huron shore. The Lake Erie markets have taken care of the cut of the mills to such an extent that there has been no inducement to ship to this to this point, especially since prices here have been low. It is possible that a few Lake Huron cargoes may yet reach the market before the close of navigation, though it is stated that the mills in that district are this year cutting their Norway logs mostly into strips, for which there is a good demand in the east.

Short piece stuff is selling at \$9 to \$9.25 a thousand, though the commission men declare that the larger share is going at the last-named figure. It is safe to say that cargoes of good tally sell at \$9.35, but if the schedule is a little off as to sizes and lengths, \$9 is about the figure. Where there is a sprinkling of desirable long lengths in a cargo, trades are made quickly, and a quarter or a half advance on the price of strictly short is realized without much trouble. In inch lumber there has been no change, except

that good strips and selects are wanted. No. 1 cargoes are scarce, and are easily salable when offered, at prices stiffer than several weeks ago. Dealers have little appetite for coarse boards and strips.

The *Mississippi Valley Lumberman* as follows:

There is nothing in the present condition of the lumber trade of the country calculated to whet the interest of dealers, or to materially change their view of the situation. As a class they have settled down to the conviction that no more than a fair ordinary fall trade is to be enjoyed; and furthermore, that all the lumber that is sold will be sold, as it has been all the season, upon a very narrow margin of profit. The season is drawing near enough to a close to enable the lumbermen everywhere to pretty accurately gauge the profits of the year. Nor is it at all certain that as a whole the year has been disastrous. There has been some diminution of trade, but with the exception perhaps of the manufacturers, it is entirely probable that the majority of the men in the trade have fared about as well as ever. But it has cost as much to saw lumber this year as during years when lumber was worth nearly a dollar more a thousand, and it has probably cost as much this year as it ever cost to get logs to the mill, barring possibly some advantageous conditions which surrounded logging during a brief period which fell to the lot of the loggers last winter. But the retailers have bought their lumber low, and it does not appear that in the smaller trade centres they have been compelled to sell it for much less than they have sold it in previous years when it cost them a great deal more money. The market has been sluggish all the year. This has enabled the jobbers in centers like Chicago, Toledo, Tonawanda and Buffalo to buy lumber practically at their own price. They have been compelled to sell it, it is true, in competition with southern pine which has been everywhere freely offered at a price which has knocked the life out of all pre-conceived values, but between first cost and selling price the jobbers have been able to pretty well maintain the equilibrium of profit.

The *Timberman*, upon the Chicago yard trade, as follows:

It cannot be said that prices are any higher than last week, but the feeling is certainly firmer, and we hear of very little cutting. Good sized bills are appearing with greater frequency. Several large orders that were dangling at the end of the fishing-rod last week are now being delivered. One lot of from 800,000 to 1,000,000 feet was placed the early part of the week. Although several dealers claim the honors, this stock is to be used by the large packer for an ice-house, and is mostly very common lumber. Another one, which is the largest ever sold on the market, being about 4,000,000 feet, was for a slaughter house at the stock yards. A notable fact about it was that 32,000 pieces of 3x12-16 were in it, and other dimensions calling for 5,000 and more pieces. A third large bill, amounting to 460,000 feet, which will go into ice houses for Swift & Co., was also among the good things going.

Several dealers are awaking to a realization of the fact that they will not have enough piece stuff to carry them through the winter months, and are consequently hunting around to lay in a supply before navigation closes.

The increase in lake freights is not likely to have any material effect on the wholesalers' prices, even though it should be the occasion of a slight advance in the market. As to the new rate between Wisconsin and Ohio River points, all agree that such action should have been taken long ago.

No special activity can be noted in hardwood trade this week, and; indeed, it is in the main rather quiet. October is not opening up as briskly as the majority could wish, but neither, for that matter, did September, and yet the results of the latter month show a reasonably good volume of trade. Some complaints of dullness are heard, but in general, business is all right with the dealer who sails close to the shore, and does not venture out in the deep waters of reckless buying or selling.

It may be noted, however, that most woods are easier to buy than they were sixty days ago. It does not follow that prices are any lower, except that the freer offerings will have a tendency toward a little shading when a desirable sale is in sight. There is plenty of stock on the market if one is not too particular as to grades, but the buyer is not always able to find just what he wants in some lines if his taste is at all fastidious.

MAINE.

The following is a statement of the amount of lumber surveyed at the port of Bangor from January 1 to October 1, as compared with amounts surveyed in 1887 and 1888:

	1887.	1888.	1889.
Dry pine.....	12,193,552	13,919,320	12,749,784
Green pine.....	5,902,797	8,921,256	5,902,962
Spruce.....	75,327,306	82,558,919	88,254,151
Hemlock, etc.....	12,778,953	13,411,240	15,725,848
Total.....	106,202,608	118,810,735	122,632,745

GREAT BRITAIN.

The *London Timber Trades Journal* referring to stocks at Liverpool says:

The import has been materially reduced, and, as we think it is likely to continue so for the remainder of the year, the stocks, with a few exceptions, will not be found excessive.

These exceptions, we may point out, are sawn pitch pine timber and planks, of which present stock is 882,000 feet of sawn logs and 59,000 feet of planks. But this will probably rectify itself, for merchants here will be chary of entering into fresh contracts until this stock is materially reduced.

Another stock with which this market is overburdened is oak timber in logs and planks. Of the former there is no less than 327,000 cub. ft. and of the latter 229,000 cub. ft. Shippers should give us a rest, especially when their goods are not absolutely first-class.

Quebec pine deals have increased in stock during the past month by 2,000 stds., and now stand at 11,624 stds. This is too much for this period of the year, when the import season has still some time to run.

And also gives the following result of a public sale at Glasgow:

Table with 3 columns: Description, Per cub. ft., and Price. Includes items like U. S. walnut, 25 logs 14 in. av. sq., 13 logs 16 in. av. sq., etc.

NAILS—There is a good regular trade, besides some increase of orders from the interior, and the distribution looks more promising. Prices, too, are very well sustained, though competition is sharp and keen over some territory, and that prevents the full advance some manufacturers have been looking for, though they are now doing better than at the commencement of the month.

PAINTS AND OILS.—A very good steady line of operations is continued for pretty much all leading grades of stock, and the market kept in healthy form. Some jobbers complain a little, but will admit that it is probably ahead of time for their regular trade, and find no reason to expect its appointment when it is really due.

TAR AND PITCH.—Business shows fair animation, demand a little fuller if anything, and with the offerings kept under control steady rates are maintained. We quote Pitch at \$1.40@1.50 per bbl.; Tar at \$2.62½@2.87½, according to quantity, quality and delivery.

For tables of Building Material prices see pages VII., XI., XII. and XIII.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending October 18.

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

Table listing real estate sales with columns for address, description, and price. Includes entries like Baldwin pl, No. 10, Yonkers, 118.9x100, two-story frame dwell'g, etc.

A. H. MULLER & SON.

Table listing real estate sales under A. H. Muller & Son. Includes entries like Canal st, No. 363, n s, bet South 5th av and Wooster st, etc.

JOHN F. B. SMYTH.

Table listing real estate sales under John F. B. Smyth. Includes entries like 38th st, No. 263, s s, bet 7th and 8th avs, etc.

Table listing real estate sales in the top section. Includes entries like 75th st, No. 219, four-story brick flat, L. Hershfeld, etc.

L. J. & I. PHILLIPS.

Table listing real estate sales under L. J. & I. Phillips. Includes entries like 61st st, No. 145, n s, 80 e Lexington av, etc.

E. H. LUDLOW & CO.

Table listing real estate sales under E. H. Ludlow & Co. Includes entries like Beach st, No. 36, s s, 81 e Hudson st, etc.

SMYTH & RYAN.

Table listing real estate sales under Smyth & Ryan. Includes entries like 102d st, n s, 250 e 2d av, 25x100.8, vacant, etc.

Table listing real estate sales in the middle section. Includes entries like 103d st, n s, 275 e 2d av, 25x100.8, vacant, etc.

JAMES L. WELLS.

Table listing real estate sales under James L. Wells. Includes entries like 154th st, No. 552, s s, 350 w Courtlandt av, etc.

OTHER AUCTIONEERS.

Table listing real estate sales under other auctioneers. Includes entries like 3d st, No. 95, n s, 40 w 1st av, etc.

Summary table for other auctioneers with columns for Total and Corresponding week 1888.

BROOKLYN, N. Y.

TAYLOR & FOX.

Table listing real estate sales in Brooklyn under Taylor & Fox. Includes entries like Broadway, No. 85, n w cor Berry st, etc.

R. V. HARNETT & CO.

Table listing real estate sales in Brooklyn under R. V. Harnett & Co. Includes entries like Putnam av, No. 569, n s, 42.6 w Sumner av, etc.

JERE. JOHNSON, JR.

Table listing real estate sales in Brooklyn under Jere. Johnson, Jr. Includes entries like Butler st, n s, 225 w Howard av, etc.

Table listing real estate sales in the top section. Includes entries like Prospect pl, n s, 100 w Ralph av, etc.

A. H. MULLER & SON.

Table listing real estate sales under A. H. Muller & Son. Includes entries like Macon st, No. 8, 243.4 w Nostrand av, etc.

Table listing real estate sales in the middle section. Includes entries like 32d st, s s, 80 e 4th av, etc.

Table listing real estate sales in the middle section. Includes entries like 32d st, adj, 100x100.2, etc.

Table listing real estate sales in the middle section. Includes entries like 4th av, adj, 80x80, etc.

OTHER AUCTIONEERS.

Table listing real estate sales under other auctioneers. Includes entries like *Berkeley pl, s s, 100 e 6th av, etc.

Summary table for other auctioneers with columns for Total and Corresponding week 1888.

CONVEYANCES.

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

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

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

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

NEW YORK CITY.

OCTOBER 11, 12, 14, 15, 16, 17.

Table listing real estate sales in New York City. Includes entries like Allen st, No. 51, w s, 25x87.6, five-story brick store and tenem't, etc.

Baxter st, Nos. 36 and 36½, w s, 77.10 n Worth st, runs west 90 x south 12.1 to Worth st, x north 14.5 x north 40.1 x east 100 to Baxter st, x south 36.2, two six-story brick stores and tenem'ts, and two three-story brick tenem'ts on rear; No. 160 Worth st, two-story brick store and dwell'g and three-story brick dwell'g on rear. Foreclos. H. W. Schmitz to Antonio Cuneo. Oct. 15. 35,600

Bleecker st, No. 113, n s, abt 75 w Greene st, 25x100, four-story brick store. Lippman Topf to Gustavus, Henry and Richard Sidenberg. Oct. 9. 40,000

Bridge st, No. 29, n s, 20x66.

Stone st, No. 12, s s, 21.8x42.4. Five-story brick factory. John D. Jones to George W. Tubbs. Sub. to morts. Sept. 27. nom

Broadway, No. 1365, w s, before widening, 44 s 37th st, 22x120.3x20.7x112.5, five-story brick (stone front) store and dwell'g.

47th st, No. 136, s s, 381.3 e 7th av, 18.9x100.5, three-story stone front dwell'g. Margaret L. Everhart, Chicago, Ill., to Mella D. Everhart her daughter. ½ part. Reserves life estate. Oct. 9. gift

Same property. Same to George P. Everhart her son. ½ part. Reserves life estate. Oct. 9. gift

Same property. Same to Mary J. Schmidt her daughter. ½ part. Reserves life estate. Oct. 9. gift

Broadway, No. 55, s w cor Exchange alley, 25.11x193 to New Church st, x25.11x—, according to old survey, and 26.3x200.2 to New Church st, x26.4x201.5, according to recent survey, six-story brick office building. Griffen Tompkins, Brooklyn, to Herman Wronkow. Mort. \$325,000. Oct. 17. 395,000

Broome st, Nos. 42 and 44, n s, 86.3 e Lewis st, 38.9x75, two four-story brick stores and dwell'gs. James L. Cornell, Brooklyn, to Mayer Kahn. Oct. 16. See 72d st. exch and 5,000

Broome st, No. 56, n s, 50 w Lewis st, 25x75, five-story brick tenem't. Isidor Byk, Simon Lowensohn, Simon Spandan and Bernhard Brosen to Jenny Diamant. Morts. \$19,000. Oct. 14. 26,000

Cannon st, e s, 75 s Stanton st, 102.6x100; Nos. 92 and 94, two three-story brick tenem'ts; No. 96, six-story brick factory; No. 98, three-story brick store and tenem't; No. 100, three-story brick tenem't; six-story brick factory on rear of Nos. 92-100. Charles E. Tracy and ano trustees James Bogert dec'd to Jonas G. Goldsmith. Oct. 15. 58,000

Cedar st, No. 49, n e s, 25x76.5x23.4x80.5, five-story brick building. Marcellus Hartley to Helen L. wife of Anson Phelps Stokes. C. a. G. Oct. 12, taxes, &c. 60,000

Christie st, Nos. 49-53, w s, 75.5 n Canal st, runs west 98.1 x north 25 x west 12.1 x north 50.4 x east 110 to Christie st, x south 76.4. Release dower. Rebecca E. wife of Lorin Ingersoll to Ambrose K. Ely. April 16. nom

Church st, w s, 72.7 s White st, runs west 75.2 x north 72.11 to White st, x west 25.1 x south 122.8 x east 34.8 x south 0.8 x east 65.8 to Church st, x north 50.9, being Nos. 274 and 276 Church st and No. 25 White st, six-story brick (stone front) store. Eben D. Jordan, Boston, Mass., to Louise L. Williams. Sept. 30. nom

Duane st, No. 201, n e cor Washington st, 22.11x 49.6, four-story brick store. James W. Dunning and ano. exrs. and trustees Crowl Adams to Charles E. Lydecker trustee Crowl Adams. Aug. 13. nom

Eldridge st, No. 64, n e cor Hester st, 19.6x50.8, five-story brick tenem't and store. Foreclos. Rudolf Dulon to Christian Blinn, Jr. October 9. 27,000

Elizabeth st, new No. 147, w s, 103 n Broome st, 21.2x76.9x25.2x76.4, five-story brick store and tenem't. Bernhard Galewski to Solomon and Sarah Feiner. Mort. \$12,000. Aug. 29. See Sheriff st. 27,000

Gouverneur st, No. 23½, w s, 24.7 s Henry st, 24.7x53.4x24.7x53.7, four-story brick tenem't. James McBride to John J. Carroll. Q. C. Correction deed. Aug. 15. nom

Same property. John J. Carroll to Rodger Donegan. Aug. 21. 11,900

Henry st, No. 210, s s, 23.9 e Clinton st, 23.6x 90, with use of alley across rear, three-story brick dwell'g and two-story brick stable on rear. Charles Trueman to Samuel Levy. Mort. \$12,000. Oct. 1. 21,250

Hester st, No. 17, n w cor Suffolk st, 25.1x75x 25x75.1, five-story brick tenem't and store. Partition. Edward H. Schell to Lewis and Jacob Jacobs. Oct. 16. 39,700

Lewis st, No. 31, w s, 175 s Delancey st, 25x75, five-story brick store and tenem't. Frederick Lewis as assignee of Charles Seitz to Robert Schwend. Q. C. Oct. 15. nom

Same property. Robert Schwend to George Wilkens and Helena his wife. Mort. \$7,000. Sept. 30. 19,500

Ludlow st, No. 78, e s, 50 s Broome st, 19.1x75, five-story brick store and tenem't. Peter Christmann to Simon Dreeben. Oct. 15. 18,750

Madison st, No. 109, n s, 115 w Market st, 24.9x100x24.8x100. Edward Harris to Daniel Dressner. Morts. \$29,350. Oct. 15. 41,000

Moore st, No. 34, w s, bet South and Front sts, 18x36.2x18x36.5, five-story brick store and tenem't. Minnie C. wife of Richmond W. Armstrong, Kittie H. wife of Alfred P. Sloan, Sarah E. wife of Edwin R. Ives and Maurice A. Mead to Elizabeth A. wife of Alexander H. Mead. B. & S. All title. Jan. 12, 1889. nom

Mulberry st, Nos. 47 and 49, w s, 187 n Park st, 40.4x103x41.4x104, two five-story brick stores and tenem'ts and three-story brick tenem't on rear. Michele di Marsico to Emanuel New. B. & S. ½ part. Oct. 11. 9,000

Perry st, No. 43, n s, 105 e 4th st, runs north 110 x east 5 x south 15 x east 15 x south 95 to st, x west 20, three-story brick store and dwell'g and two-story brick stable on rear. Jeremiah Carlock to Susan Scudder. Q. C. Aug. 28, 1872. 6,000

Pike st, No. 30, w s, 50 s Henry st, 25x85, Phillip Samuels to Hannah Pizer. Morts. \$21,500. Oct. 15. 39,000

Rivington st, No. 231, s w cor Willett st, 25x63, two-story frame (brick front) store and dwell'g on Rivington and three-story brick store and dwell'g on Willett st, new buildings projected. Adam Simon, Brooklyn, to Jacob Herman. Oct. 15. 17,750

Sheriff st, No. 63, w s, 150 s Rivington st, 25x 100, five-story brick (stone front) store and tenem't. Solomon Feiner to Bernhard Galewski. Morts. \$24,100. Aug. 29. See Elizabeth st. 28,500

Stanton st, No. 30, n s, 28.1 e Chrystie st, 21.5x 99.11x21.5x99.10, three-story brick dwell'g. Babette Werner widow to Christoph Penschuck. Oct. 14. 15,000

Stanton st, No. 314, n s, 76 w Goerck st, 26.7x 75, five-story brick store and tenem't. Peter Hess to Agnes Geib. C. a. G. Aug. 17. 24,800

Stanton st, No. 340, n w cor Mangin st, 19.11x 70, four-story brick store and dwell'g. No. 111 Mangin st, three-story brick factory. Jonas Weil and Bernhard Mayer to Benedict A. Klein. Oct. 10. 12,500

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mort. \$8,000. Oct. 10. 12,500

Varren st, No. 117, s s, 109.3 w Washington st, 25x92.10x25.7x92.10, three-story brick stable, &c. John Best to Helen L. Phelps Stokes. Mort. \$12,000. Oct. 14. 33,500

Willett st, No. 114, e s, 100 n Stanton st, 25x100, three-story brick store and dwell'g and three-story brick tenem't on rear; also strip about two inches in width adjoining. Silas Davis to James J. Loomie and Eugene George. Oct. 16. 15,000

10th st, No. 359, n s, 209.8 e Av B, 30.10x94.9, three-story brick dwell'g. George J. Moser to William J. Moser. Mort. \$6,700. July 31. nom

10th st, No. 341, n s, 45 w Av B, 25x70, five-story brick store and tenem't. Louis Vogler formerly Kissel to Peter Vogler. B. & S. All liens. Oct. 7. nom

18th st, No. 418, s s, 269 e 1st av, 25x92, five-story brick store and tenem't. Mendel and William Joachim to Henry Kelling. Mort. \$7,000. Oct. 15. 16,000

19th st, No. 18, s s, 282.4 w 5th av, runs south 92.3 x west 0.4 x south 10 x west 26.2 x north 10 x west 2 x north 92.3 to st, x east 28.6, four-story brick dwell'g. Mary Lazarus to Henry B. Livingston. ¼ part. Sept. 19. 13,125

24th st, n s, 80 w Lexington av, 20x98.9. }
24th st, n s, 100 w Lexington av, 25x98.9. }
Six-story flat projected. }
Jacob G. Bebus to George Erdmann. Oct. 7. 50,000

27th st, No. 430, s s, 375 e 10th av, 25x98.5, three-story frame store and dwell'g and one-story frame stable on rear. Edward Moore to Julius Dreyfus. Morts. \$4,050. Oct. 11. 9,800

Same property. Julius Dreyfus to John V. Campbell. Morts. \$4,050. Oct. 11. 12,000

28th st, No. 408, s s, 100 w 9th av, 15x98.9, four-story brick dwell'g. Maria V., Micaela J. and Augusta B. Hernandez, Nyack, N. Y., to Teresa Palmer, Nyack, N. Y. B. & S. June 29. nom

29th st, No. 231, n s, 200 w 2d av, 25x98.9, five-story brick store and tenem't. Frederick W. Sherman to Peter F. Rafferty. Oct. 15. 21,000

30th st, No. 131, n s, 400 w 6th av, 28x42x45.10 x50.1, five-story brick store and tenem't. Philippina Arras, et al., exrs. William Arras to the Rector, &c., St. Philips Church. Q. C. Oct. 8. 9,000

35th st, No. 335, n s, 225 w 1st av, 25x98.9, Griffen Tompkins, Brooklyn to Herman Wronkow. Mort. \$7,500. Oct. 17. 12,000

35th st, No. 233, n s, 225 w 1st av, 25x98.9, three-story stone front dwell'g. Peter Doelger to Griffen Tompkins, Brooklyn. Oct. 2. 10,000

36th st, No. 451, n s, 100 e 10th av, 25x98.9, two-story frame dwell'g, new tenem't projected. Harry A. and Clifford J. Gruber by Abel Gruber guard to James H. Havens and Robert C. Winters. Infant's share being 2-5 part. Oct. 14. 1,476

Same property. Abel Gruber, Mary L., Clara A. and Eva F. Matson to same. 3-5 part. Morts. \$1,700. Oct. 14. 8,523

Same property. Release curtesy. Abel Gruber to James H. Havens and Robert C. Winters. Oct. 14. nom

36th st, No. 517, n s, 250 w 10th av, 25x98.9, one-story frame stable and three-story brick stable on rear. William J. Galway to Bridget Galway, trustee for Edward J., William P., Clara A., Monica M. and Rose M. Galway. Sub. to life estate of grantor and dower of Bridget Galway and mort. \$5,000. Sept. 26. gift

39th st, No. 522, s s, 325 w 10th av, 25x98.9, five-story brick tenem't. Lyman L. Settel to Spencer H. Brown. Morts. \$12,900. Sept. 21. 18,000

41st st, No. 128, s s, 75 e Lexington av, 16.8x80, four-story brick dwell'g. Margaret A. Pear-

sall widow, of Rockaway, L. I., to Nicholas Downey. Mort. \$7,000. Sept. 27. 10,000

45th st, No. 527 W., 18x100.5, four-story brick tenem't. Contract. Catherine wife of Timothy Cleary to Kate Reynolds. Oct. 2. 9,400

47th st, No. 133, n s, 140 e Lexington av, 17.6x 100.5. Release mort. The German Savings Bank to Catharine Schindler. Oct. 14. 11,500

47th st, No. 435, n s, 393.9 e 10th av, 18.9x100.5, three-story stone front dwell'g. Adam Nickel to Theodor Ehrenberg. Oct. 16. 18,500

48th st, No. 7, n s, 151 e 5th av, 24x100.5, four-story stone front dwell'g. Kate L otherwise Catharine L. Farrington widow to Samuel D. Burchard. Mort. \$40,900, taxes, &c. Aug. 16. 60,000

49th st, No. 537, n s, 525 w 10th av, 25x100.5, five-story stone front tenem't. Elizabeth W. Kellers widow to Mary C. Franklin. Oct. 15. 22,000

56th st, No. 78, s s, 83.4 w 4th av, 16.8x100.5, four-story stone front dwell'g. Sophie wife of Theodore M. Lilienthal to Jesse W. Lilienthal. Dec. 1, 1888. nom

58th st, No. 234, s s, 390 e 3d av, 20x100.5, three-story stone front dwell'g. Julius Newwitter to Garson J. Newwitter. Mort. \$3,500. Oct. 16. nom

59th st, No. 318, s s, 250 e 2d av, 50x100.5, five-story brick tenem't and store. Ella S. Webster to Margaret J. wife of John B. Smith, Union, N. J. Q. C. Aug. 30. nom

Same property. Theodore Conklin to same. Confirmation deed. Morts. \$40,000. Aug. 30. nom

59th st, No. 429, n s, 350 e 10th av, 25x100.4, three-story frame dwell'g on rear. William H. Ramsey to James W. McLane. Mort. \$10,850. Oct. 16. 20,000

59th st, No. 509, n s, 200 w 10th av, 25x100.5, five-story brick flat and two-story brick building on rear. Helena Maccabe to Agnes J. wife of Arthur T. Gorman. Morts. \$20,000. Oct. 15. 30,000

60th st, Nos. 41 and 43, n s, 100 e 9th av, 50x 100.5, two five-story stone front flats. William R. Martin to Thomas J. Smith. Mort. \$65,000. Oct. 1. 110,000

Same property. Thomas J. Smith to William R. Martin. Morts. \$75,000. Oct. 16. 110,000

61st st, No. 242, s s, 149 w 2d av, 16x100.5, three-story stone front dwell'g. Rosa M. wife of Morgan J. O'Brien to Annastatia L. Crimmins. June 20, 1884. 12,000

62d st, No. 145, n s, 275 e 10th av, 25x100.5, five-story stone front flat. Henry Bruning to Harris Lustig. Q. C. and confirmation deed. Mort. \$2,500. Oct. 2. nom

Same property. Harris Lustberg to Anna C. Klinker. Morts. \$18,500. Oct. 14. 28,750

65th st, No. 321, n s, 250 e 2d av, 25x100.5, four-story stone front tenem't. Eliza G. wife of and Henry Wilson to Ernst A. Hauser and Dorathea his wife. Oct. 2. 19,500

65th st, No. 248, s s, 200 e 11th av, 25x100.5, two-story frame dwell'g with store and three-story frame building on rear. James Niblo to Mary A. wife of John Bingold. Oct. 15. 6,000

65th st, No. 347, n s, 92 w 1st av, 27x100.5, five-story stone front flat. Adolphine C. wife of William F. Thode, Brooklyn, to Elizabeth Erbe. Mort. \$16,500. Oct. 15. 20,000

Same property. Grant of easement as to use of pump and water tank on above premises. Same to same. Oct. 15. nom

71st st, s s, 175 w Av A, 50x145.4, one-story }
frame shed and vacant. }

74th st, s s, 150 w Av A, 50x102.2, vacant. }
George Matthews to John H. Matthews, }
Brooklyn. Partition. ½ part. Oct. 12. nom }

71st st, s s, 213 e 1st av, 25x100.4, vacant, Alfred M. Hearn to George W. Faulkner, Brooklyn. Morts. \$4,500. Oct. 10. 6,500

72d st, No. 160, s s, 98 e Lexington av, 18x104.4, four-story stone front dwell'g. Henrietta wife of and Mayer Kahn to James L. Cornell, Brooklyn. Mort. \$15,000. Oct. 16. See Broome st. exch

73d st, Nos. 211 and 213, n s, 160 e 3d av, 50x 102.2, two five-story stone front tenem'ts. Moses Schlansky to Samuel Kempner. Morts. \$34,000. Oct. 16. See Attorney st. 45,000

75th st, s s, 173 e Av A, 473 to Av B, if opened, x102.2; also lot adjoining which lies south of s s 75th st and east of line forming east boundary of above lot and west line of Av B, if opened, with land under water, etc. Partition. John H. Matthews, Brooklyn, to George Matthews. ½ part. Aug. 7. nom

76th st, No. 336, s s, 175 e 2d av, 25x102.2, four-story stone front tenem't. Bertha Schwartz to Morris Kempe. Morts. \$8,500. Oct. 11. 13,000

76th st, No. 160, s s, 220.8 e 10th av, 20.10x102.2, two four-story brick dwell'gs. Foreclos. William H. Ricketts to Daniel Rogers. May 28. 6,550

Same property. Daniel Rogers to Caroline wife of Augustus H. Levy. Mort. \$19,500. Oct. 17. 31,250

80th st, No. 153, n s, 358.4 w 3d av, 16.8x100, three-story stone front dwell'g. Francis Boyle to Max Solomon. Morts. \$11,000. Oct. 3. 15,500

80th st, No. 428, s s, 175 w Av A, 25x102.2, five-story brick tenem't. James Higgins to Morris Roth. Morts. \$12,000. Oct. 15. 19,000

82d st, No. 179, n s, 100 e 10th av, 15.6x95.9x 15.7x97.1, three-story brick dwell'g. Wallace C. Andrews to Augusta R. Nevins. Mort. \$14,500 and taxes. April 27. 19,176

82d st, No. 180, s s, 55 w Lexington av, 25x102.2, four-story stone front flat. John R. McDon-

ald to Kate M. Williams. Morts. \$22,000. Oct. 16. 35,500

83d st, No. 111, n s, 117 w 9th av, 16.4x102.2, three-story stone front dwell'g. Thomas F. Fallon to Eliza A. Hall. Mort. \$13,000. Oct. 8. 18,000

83d st, No. 50, s s, 438 w 8th av, 17x102.2, four-story brick dwell'g. John Burke to Joseph A. Solomon, San Francisco, Cal. Morts. \$23,700. Oct. 8. nom

85th st, No. 346, s s, 146.8 w 1st av, 26.8x102.2, four-story stone front tenem't. Sub. to easement as to use of water tank. Franziska wife of Albert Fritz to Philipp Marx. Mort. \$12,000. Oct. 15. 18,500

85th st, No. 339, n s, 400 e 2d av, 25x102.2, four-story stone front tenem't. Max Danziger to Franz Lenz and Augusta his wife. Q. C. Oct. 11. nom

Same property. Franz Lenz to Elizabeth wife of William Schwarz. Mort. \$11,000. Oct. 14. 17,000

86th st, s s, 173 e Av A, 25x102.2, vacant. Charles F. Swift to Elizabeth Johnson. Oct. 5. 6,000

86th st, No. 342, s s, 175 w 1st av, 25x102.2, three-story brick dwell'g. Adolph Georgi to Johann H. Antonius. Mo. t. \$6,000. Oct. 14. 11,875

87th st, s s, 200 w Av B, 25x100.8, vacant. James Morris to Arthur Gorsch. Mort. \$4,400. Oct. 10. 6,000

88th st, No. 409, n s, 131 e 1st av, 25x100.8, two-story frame dwell'g. Charles Graemann to Ferdinand Frank and Karoline his wife, joint tenants. Oct. 11. 8,375

88th st, n s, 100 w West End av, 75x100.8, vacant. Francis M. Jencks to William Gunn and Andrew Grant. C. a. G. Oct. 15. 31,500

89th st, No. 118, s s, 278.8 e 4th av, 33.6x100.8, four-story brick flat. Jesse S. Culling to Julia S. Fries. B. & S. C. a. G. Morts. \$22,000. July 1. 32,000

92d st, s s, 175 e 3d av, 150x100.8.

91st st, n s, 200 e 3d av, 125x100.8. Three-story brick stable, five-story brick ice-house, two and four-story brick buildings and two-story frame building, comprising Ringle's brewery. Frederick A. Ringle and ano. exrs. George Ringle to George Ringle & Co, a corporation. 1/4 part. Oct. 14. nom

Same property. Anna Orth et al. exrs. William Orth to same. 1/4 part. Oct. 14. nom

Same property. Christian Hachemeister to same. 1/4 part. Oct. 14. nom

Same property. John C. Boettner to same. 1/4 part. Oct. 14. nom

94th st, Nos. 238 and 240, s s, 400 e 3d av, 50x100.8, two five-story brick tenem'ts. Benjamin Krooks to Charles G. Ewest. C. a. G. All liens. Oct. 14. 34,000

95th st, No. 33, n s, 344.6 w 8th av, 17.6x100.8, three-story brick dwell'g. Henry J. Anderson to Edward B. Rowland. Mort. \$16,000. Oct. 10. nom

97th st, No. 179, n s, 100 e 10th av, 18x100.11. }
97th st, No. 175, n s, 137 e 10th av, 17x100.11. }
two three-story brick dwell'gs.
William J. Penoyer to Clara Fairchild. Q. C. Oct. 9. nom

Same property. William B. Sayer and ano. exrs. William E. Sayer to same. Oct. 10. 26,000

97th st, No. 179, n s, 100 e 10th av, 18x100.11. Clara Fairchild to Florence Z. wife of Lehman Israels. Mort. \$12,000. Oct. 11. nom

97th st, No. 177, n s, 118 e 10th av, 19x100.11, three-story brick dwell'g. William B. Sayer and ano. exrs. William E. Sayer to William B. Nivin. Mort. \$12,500. Oct. 4. 13,100

Same property. William J. Penoyer, Goshen, N. Y., to William B. Nivin. Q. C. Oct. 9. nom

97th st, Nos. 170 and 172, s s, 125 e 10th av, 50x100.11, two five-story brick flats. Bernard A. Outmans to Don A. Gaylord. All liens. Oct. 11. 4,000

97th st, Nos. 175, 177 and 179 W. Release dower. Eugenia S. Sayer widow, Warwick, N. Y., to William B. Sayer and ano. exrs. William E. Sayer. Oct. 1. 100

97th st, s s, 100 e 10th av, 25x100.8. Release mort. James McElwee to Margaretha Ritter. Oct. 16. 800

97th st, n s, 150 e 11th av, 50x100.11, one-story brick and three-story frame building and vacant. Contract. Margaretha Ritter to G. J. W. Van Slingerlandt and A. W. Mandemakers, of G. J. W. Van Slingerlandt & Co. Sept. 12. 32,000

Same property. Assign. contract. G. J. W. Van Slingerlandt and A. W. Mandemakers to Jacob Wettlaufer. Oct. 9. 100

99th st, n s, 100 w 3d av, 25x100.11. Release mort. Walter B. Thompson to Henry C. Smith. Oct. 14. 1,000

Same property. Release mort. William Moores to same. Oct. 11. nom

Same property. Release mort. Joseph F. Stier to same. Oct. 11. nom

Same property. Release judgment. Maria Klebisch, Holbrook, L. I., to same. Sept. 12. 500

Same property. Henry C. Smith to John Whiston, New York, and James M. Burns, Newark, N. J. Oct. 11. 54,000

100th st, No. 58, s s, 249.6 e 9th av, 25.6x100.11, five-story brick flat. Jacob M. Newman to Charles M. Schmid and Anna his wife. Mort. \$14,300. Oct. 2. 23,500

100th st, n s, 80 w 4th av, 20x100, vacant. L. Napoleon Levy to Edward Kelly. Oct. 7. 6,000

103d st, No. 142, s s, 300 w 9th av, 25x100.11, five-story brick flat. Daniel D. Lawson to Robert Campbell. Mort. \$18,000. Oct. 15. nom

104th st, No. 217, n s, 200 w 10th av, 25x100.11, four-story stone front dwell'g. James W. Ramsey to Edward R. De Grove. Mort. \$12,000 and all liens. Oct. 15. 27,500

105th st, s s, 500 w 8th av, 25x100.11, vacant. Foreclos. Charles A. Jackson to Fannie Lowenstein. Sub. to assessm'ts and taxes, 1889. Oct. 15. 7,000

105th st, s s, 525 w 8th av, 25x100.11, vacant. Foreclos. Same to Ida Meyer. Sub. to assessm'ts and taxes, 1889. Oct. 15. 7,000

109th st, No. 106, s s, 57 e 4th av, 19x74, four-story brick dwell'g. Christina wife of and John Olson to Henrietta Mathews. Mort. \$5,000. Oct. 3. 9,500

110th st, No. 74, s s, 45 w 4th av, 21x80.11, two-story frame dwell'g. Mary J. King widow, Brooklyn, to Mary A. Vega. Mort. \$2,000. May 31, 1887. nom

111th st, No. 64, s s, 95 e Madison av, 25x100.11, five-story stone front flat. John Hickey to John C. Moore and John J. Sheehan. Mort. \$20,000. Oct. 17. 29,000

111th st, No. 122, s s, 695 w 3d av and 200 w Lexington av, 16.8x100.10, two-story frame dwell'g. Elliott P., Elliott P., Jr., and Nathan B. Curtis to Anna wife of J. M. Pearson. Oct. 11. 4,750

114th st, Nos. 10 and 12, s s, 100 e 5th av, 50x100.11, two five-story brick flats. Henrietta wife of and Peter Behrens and Anna wife of and Cornelius Link to Catharine Irvin. Morts. \$40,000. Oct. 11. 52,000

114th st, No. 428, s s, 268 w Pleasant av, 20x100.10, three-story brick dwelling. Henry Maguire to Joseph Gallo. Oct. 14. 10,500

115th st, No. 409, n s, 75 e 1st av, 20x75.10, four-story brick tenem't. Margaret Manney to Max Bernstein. Mort. \$4,000. Oct. 15. 8,500

115th st, n e cor Lexington av, 25x100.11, five-story brick flat with stores on av. Anthony C. Viola to Lorenz Weiher. Mort. \$33,000. Oct. 1. 58,000

117th st, No. 268 and 270, s s, 200 e 8th av, 50x100, two five-story brick flats. Charles S. Kendall to Henry W. Schreiber. B. & S. Morts. \$30,000. Sept. 27. 54,000

Same property. John R. Foley to same. Q. C. Oct. 1. nom

118th st, s s, 275 e 2d av, 100x100.11. Christopher Heiser to Joseph N. Barnes. Oct. 2, 1884. (Corrects error in issue of Oct. 5, when it read w of 2d av). 600

118th st, s s, 275 e 2d av, 50x100.11, two five-story stone front tenem'ts. Joseph, William W. and Charles Watkins to William Riedell. Morts. \$32,000. Oct. 14. 56,000

119th st, No. 109, n s, 72 e 4th av, 18x75.5, two-story frame dwell'g. John Wilson, Brooklyn, to Adelaide E. Tovey. C. a. G. Oct. 11. nom

Same property. Alfred E. J. Tovey to John Wilson. Oct. 11. nom

120th st, No. 253, n s, 73.8 e St. Nicholas av, 16.8x100.11, three-story stone front dwell'g. Henry A. Hine to Henry W. Fischer. Mort. \$10,000. Oct. 15. 13,000

121st st, n s, 375 e 2d av, runs north to point 29.8 south 122d st, x north-west 38.9 to 122d st, x west 5 x south 100.11 x west 20 x south to 121st st, x east 50. Joseph Kerr to John Kerr. 1/2 part. 12,000

121st st, No. 228, s s, 286 w 7th av, 18x100.11, five-story brick flat. Jared W. Bell to George Lane. Re-recorded. Feb. 6. 9,500

122d st, No. 221, n s, 255 e 3d av, 25x100.11, four-story brick tenem't. Charles E. Van Tassel to Samuel Schock, Newark, N. J. Mort. \$12,500. Oct. 10. exch

123d st, No. 102, s s, 201 e 4th av, 20x100.10, four-story stone front dwell'g. James Barry to Frederick Sackett. Mort. \$13,000. Oct. 10. 17,500

127th st, No. 60, s s, 247.6 e 6th av, 18.9x99.11, three-story brick dwell'g. Helen A. wife of and George A. Greeley and Emma A. M. wife of and Herbert M. Chester to Nathan Miller. Oct. 15. 13,000

131st st, No. 31, n s, 368.4 w 5th av, 16.8x99.11, three-story brick dwell'g. James Wilkie to Joseph H. McCarthy. Oct. 14. 9,100

134th st, No. 52, s s, 476.8 w 5th av, 16.7x99.11, three-story brick dwell'g. Foreclos. Michael J. Scanlan to John A. Rochford. Mort. \$7,000. Oct. 11. 550

144th st, n s, 425 w Grand Boulevard, 50x99.11, vacant. Webster H. Gilon to John Cavanagh and John Collins. Oct. 3. 3,100

144th st, n s, 500 w 10th av, 25x99.11, vacant. Agreement not to erect buildings on and above and giving option to purchase for \$10,000. Jacob D. Butler with Harry I. Meyer. Oct. 17. nom

147th st, n s, 175 w St. Nicholas av, 125x99.11, vacant. Charles E. Miller and ano. exrs. Chester A. Arthur to William Jex. Correction deed. 1/2 part. Oct. 14. nom

147th st, n s, 100 e 10th av, 150x99.11, vacant. }
147th st, n s, 175 w St. Nicholas av, 125x99.11, }
vacant. }
William Jex to Rossanna wife of Bernard Havanagh. Morts. \$37,500. Oct. 15. See Park av. 67,750

Av B, w s, 51.2 s 82d st, runs west 85.4 x south 25 x west 12.8 x south 26 x east 98 to av, x north — to beginning, vacant. Darius G. Crosby, Scarsdale, N. Y., to John Huber. Aug. 1. 14,000

Av C, No. 168, e s, 94.9 s 11th st, 25 x east 52 x again east 31 x north 25 x west 31 x west 52, five-story brick store and tenem't. Frank Etzel to William Fritzel and Elizabetha his wife. Oct. 14. 22,000

Convent av, e s, 159.11 s 145th st, 20x100, three-story brick dwell'g. Release mort. Matthias B. Smith to Jacob D. Butler. April 16. 3,000

Same property. Jacob D. Butler to Harry J. Meyer. Mort. \$15,000. April 16. 27,500

Lexington av, No. 622, w s, 63.1 n 53d st, 20.10x70, four-story stone front dwell'g. Hannah wife of and Louis Pizer to Philip Samuels. Mort. \$16,500. Oct. 14. 22,500

Lexington av, No. 657, n e cor 55th st, 20.5x80, four-story stone front dwell'g. John G. Dautel to Clarence E. Thornall. Mort. \$15,000. Oct. 15. 43,000

Lexington av, No. 1734, w s, 80.11 s 109th st, 20 x 62.10, four-story brick flat. David K. Schuster to Lewis Witkowsky. Morts. \$10,000. Oct. 15. See 2d av. 16,000

Lexington av, No. 708, w s, 60.5 n 57th st, 22.10 x 100, four-story stone front dwell'g. Foreclos. Peter B. Vermilya to Frederick J. Stinson. Oct. 10. 9,800

Lexington av, No. 1064, w s, 69 n 75th st, 16.8x85, three-story stone front dwell'g. Caroline L. wife of Charles A. Harned to Theresa wife of Lewis J. Salomon. Q. C. and correction deed. Mort. \$7,000. Oct. 12. nom

Lexington av, Nos. 1462-1466, w s, 109.8 n 94th st, 54x80, three three-story stone front dwellings. Herbert R. Houghton, San Francisco, Cal., to Edith V. wife of said Herbert R. Houghton. B. & S. Morts. \$22,500. October 2. nom

Madison av, s e cor 116th st, 101x110, four five-story brick flats with store in corner house on av and one five-story brick flat on st. 8th av, s w cor 148th st, runs south 50 x west 75 x south 49.11 x west 50 x north 99.11 to st, x east 125. Harry Graham to Jacob Engel. All liens. Oct. 11. nom

Madison av, No. 2064, w s, 50 n 130th st, 16.8x75, three-story brick (stone front) dwell'g. Morris H. Stern to Friederick Schildwachter. Mort. \$8,000. Oct. 14. 12,250

Manhattan av, Nos. 346-354, s e cor 115th st, 100.11x100, five three-story stone front dwell'gs. }
115th st Nos. 304-324, s s, 100 e Manhattan }
av, 170x100.11, eleven three-story brick }
and stone dwell'gs. }
Jacob M. Taylor to Mary McManus. All }
liens. Sept. 26. nom

Manhattan av, Nos. 346-354, s e cor 115th st, 100.11x100, five three-story stone front dwell'gs. }
115th st, Nos. 316-324, s s, 100 e Manhattan av, }
70x100.11, five three-story brick and stone }
dwell'gs. }
Mary wife of and Patrick H. McManus to }
Morris and Samuel Silberstein, joint tenants. }
Morts. \$153,500. Oct. 15. 203,500

Park av, Nos. 1095 and 1097, s e cor 89th st, runs south 50.10 x east abt 53 x north 0.6 x east abt 29.3 x north 59.4 to 89th st, x west 82.3, two five-story brick flats and stores. Rosanna wife of Bernard Havanagh to William Jex. Mort. \$48,000. Oct. 15. See 147th st. 80,000

Pleasant av (Av A), Nos. 417 and 419, s w cor 122d st, 34.2x50, two four-story frame dwellings. Charles Pryer, Mamaroneck, N. Y., individ. and exr. Eliza M. Pryer to Esther wife of Harris B. Goldman and Frank Goldman. Oct. 12. 8,250

1st av, No. 420, e s, 74.4 s 25th st, 24.6x100x24.2 x 100, five-story brick store and tenem't. Jacob Schwarz to Martha Schwarz. Morts. \$15,000. Oct. 9. nom

Same property. Martha Schwarz to Jacob Schwarz. Morts. \$15,000. Oct. 15. nom

1st av, Nos. 189 and 191, w s, 46.1 s 12th st, 45.10x100, two five-story brick stores and tenements. Max Cohen to Samuel Phillips and Aaron Kaplan. Mort. \$49,500. Oct. 14. 69,000

2d av, No. 805, w s, 25.5 n 43d st, 25x80, five-story brick store and dwell'g. Lewis Witkowsky to David K. Schuster. Morts. \$20,150. Oct. 15. See Lexington av. 27,000

3d av, No. 255, e s, 64 s 21st st, 18x75, three-story brick store and tenem't. Herman H. Maack to John J. Mathews. Oct. 14. 15,500

6th av, Nos. 517-519, two four-story brick 31st st, Nos. 100-104, stores and tenem'ts on av and three three-story brick dwell'gs on st, store in No. 104, begins 6th av, s w cor 31st st, 49.5x100, error. Alphonse J. Cazet to Charles E. Cazet. May 24. nom

Interior lot, begins 79.5 s w Thames st and 106.10 e Greenwich st, runs southeast 14.5 x north-east 25.2 x northwest 13.5 x south 25.2. The Rector, &c., Protestant Episcopal Church of St. Stephens to the Rector, &c., of Trinity Church. Oct. 7. 1,200

23d and 24th WARDS.

Bristol st, w s, lots 12 and 13 block 420 map of Fox estate, 50x59.3x50.1x56.11. Julius Heiderman to Thomas Dunckley and Mary his wife. Oct. 15. 950

Bronx st, e s, 66.5 north land of D. Mapes, runs east 96.4 to west bank of Bronx River, x south along curve of same 65.6 x west 84 to st, x north 66.5. Release mort. Tremont Building and Loan Assoc. to William H. Michell. Oct. 15. nom

Bronx st, e s, 66.5 north of land of D. Mapes and at intersection with south line of F. G. Rowland, runs east 96.4 to west bank of Bronx River, x south on curve 65.6 x west 84 to st, x north 66.5. William H. Michell to Justus D. Michell. Oct. 15. 2,500

Church st, w s, 128 n of proposed new st, adj

land of Samuel W. Richards, 50x100, 24th Ward. Lawrence Connolly to Thomas Webb. Aug. 23. 3,650

Ernescliff pl, n w cor Grenada pl, — x —, being lots 634-637 map George F. and Henry B. Opdyke, N. Y. City, private park, except part taken for public parkway. William S. and Charles W. Opdyke to Martha Dinsmore. Sept. 27. 650

Hall pl, w s, 274.11 s 167th st, 25x120.4x26.5x 117.10. Gregorio Di Lorenzo to Cornelius Foley. Oct. 5. 725

Potter pl, n s, 144.9 e Anthony av, runs east 19.10 x north 100 x west 31.3 x south 5.4 x — 95.4. William S. and Charles W. Opdyke to Margaret Stewart. Sub. to taxes, &c., since Feb. 4, 1887. Aug. 8. 250

Tiffany st, e s, 100 n 165th st, 50x100.

Fox st, w s, 304 s 167th st, 25x100. John Fitzpatrick to Eliza Fitzpatrick his wife. Mort. \$800. Oct. 11. nom

134th st, s s, 113.4 e St. Anns av, runs south 100 x east 16.8 x north 5 x east 25 x north 5 x east 25 x north 2 x east 20 x north 83 to st, x west 136.8. T. Gaillard Thomas to Anthony McOwen. Oct. 1. 12,300

134th st, s s, 113.4 e St. Ann's av, runs south 90 x east 66.8 x north 7 x east 70 x north 83 to st, x west 136.8. Anthony McOwen to Thomas H. Johnston and William Moir. Mort. \$11,300. Oct. 14. 15,000

134th st, s s, 283.4 e Willis av, 16.8x100. William Picken to Ellie C. Marony. Mort. \$5,000. Oct. 10. 8,500

134th st, s s, 266.8 e Willis av, 16.8x100. Same to Peter Tiedemann. Mort. \$5,000. Oct. 15. 8,500

134th st, n s, 139.10 w Willis av, 16.8x100. Thomas Sweeny to Annie M. Sweeny. B. & S. Oct. 15. nom

137th st, n s, 239.9 e St. Anns av, 17x100. William Fulton to Marion E. wife of Frederick J. Carpenter. B. & S. Oct. 5. nom

137th st, s s, 60 e Alexander av, 15x72. Enoch C. Bell to Lewis Harding. Sept. 9. 2,400

137th, n s, 720.10 e Willis av, 16.8x100. Foreclos. Charles A. Jackson to Samuel Blackwell. Oct. 10. 7,490

141st st, n s, 92.8 e 3d av, 25x50. Frank W. Wright heir Mary Wright to Elizabeth A. Corcoran. Q. C. May 17. nom

146th st, n s, 290 w Brook av, 25x100. Release mort. Alzina Sloper to Robert H. Mathews. Oct. 10. 1,840

148th st, s s, 200 e Brook av, 16.8x100. Henry Wallenstein to Ferdinand Hecht. Mort. \$2,500. B. & S. Mar. 21. nom

Alexander av, w s, 50 n 140th st, 25x100.3. Henry Muller and Herman Oetjen to Katharina Meixel. Mort. \$14,000. Oct. 15. 21,900

Aqueduct av, e s, 25.4 n Buchanan pl, 50.8x107.6 x50x116. John J. Bannan and John Effinger to Isaac M. and Sophia M. Carpendale, joint tenants. Mort. \$578. Oct. 16. 1,350

Intervale av, e s, 111.5 s 165th st, 25x100. John Fitzpatrick to Eliza Fitzpatrick his wife. Mort. \$800. Oct. 11. nom

Jerome av, n e cor 176th st, runs north 257.4 to Popham st, x east 85.11 x south 125 x west 25 x south 125 to 176th st, x west 121.7. Isaac H. and William M. Walker, Oyster Bay, L. I., to Josephine L. Peyton. Sept. 24. 9,500

Locust av, s w s, 210 s e Broad st, 50x300, hs & ls. Albert Bell to Isabel M. Blood. Oct. 1. 5,100

Park av, e s, 365 s Northern terrace, runs east 100 x south 63 to Spuyten Duyvil Parkway, x — on curved line along same, x west 3.4 to av, x north — to beginning. Albert E. Putnam to Margaret Devoe. Oct. 14. 900

Park av, e s, 3.0 s Northern terrace, 65x100. Same to John L. Pearse. Oct. 14. 800

Pelham av, s w cor Arthur av, 28x90. Agreement as to easement for light and air. Leonora C. Jones individ. and trustee with Board of Health. Oct. 9. nom

Robbins av, w s, 200 s Westchester Railroad st, 50x109. Contract. Caroline Pfoh to Charles Baldwin. Oct. 11. 2,500

Ryer av, e s, 100 s 183d st, 25x100. Julia A. Loram to William Coogan. Oct. 16. 2,700

Sedgwick av, w s, 266.8 s from stone monument on w s of said av, part lots 20 and 21 map Lewis G. Morris, 16.8x100.

Sedgwick av, w s, 283.4 s from stone monument on w s of said av, other part lot 20 same map, 16.8x100. Margaret wife of and James A. McDonald to Samuel Barclay. Ms. \$7,000. Oct. 11. 2,678

St. Anns av, n w cor 134th st, 100x100. 134th st, n s, 100 w St. Anns av, 100x100. T. Gaillard Thomas to James Morrow. October 14. 20,000

Tinton av, e s 25 s Home st, 7x100. Emily wife of and William Mombberger to Christopher Campbell. Oct. 11. 560

Tinton av, e s, 203.4 s 149th st, 16.8x100. Frederick Schwab to Fredericka Marks. Sept. 25. 3,150

Tinton av, s e cor Cedar pl, 100x100. Fernando Wood, Kitchawan, N. Y., to Wooster Beach. Oct. 9. 4,000

Valentine av, e s, 200 s Clark st, runs east 333.1 x southwest 101.2 x west 318 to av, x north 100, contains 13 16-100 city lots. Contract. Anna H. Gerding with Heman Clark. Sept. 16. 7,896

Vanderbilt av, West, w s 331 n Tremont av, 50x150. Phebe Leggett to Julia E. Swords. Oct. 10. 3,000

Washington av, s s, 100 w Elem' st, 200x100 to Oliver av. James Campbell to Emma Campbell, Demarest, N. J. Nov. 11, 1885. 6,500

Washington av, No. 1081, w s, 52.9 s 166th st, 25x100. Elizabeth wife of Philip Rice to Elizabeth McPhillips. April 26, 1888. Given in place of lost deed. 6,500

Washington av, w s, 112 n Marble st, 50x150. Frederick A. Ringler to Helen L. Doutney, Burlington, Vt. Mort. \$5,000. Oct. 15. 6,250

Washington av, Vanderbilt av. Conveyance of all such parts of the old Quarry road as adjoin or form part of the premises of the party of second part fronting on above avs. Elizabeth Megnin to John J. Rodrigue. Aug. 7. nom

Washington av, Vanderbilt av, 178th st and Samuel st. Mutual conveyance of such parts of the old Quarry road as respectively adjoin and form part of the several premises of the parties hereto, owners of the above block. John J. Rodrigue, Ephraim C. Gates, Zeline Gillier and Morris S. Thompson to each other. Aug. 7. nom

1st av, s e cor 2d st, 100x100, 23d Ward. James I. Corsa to Jacob Eckert. Mort. \$1,500. Oct. 3. 9,000

3d av, e s, at division line bet lots 145 and 146 map of the heirs Wm. Powell, Fordham, runs southeast 88 x northeast 22 x northwest 102.7 to av, x south 26.4. Sarah wife of and John M. Jackson to Mary B. Washburn. Oct. 14. 2,500

Boston road, n e cor Prospect av, 50.4x153x 41.10x186.9.

Boston road, adj Wm. Armstrong's land, runs southeast 100 x southwest 41.10 x northwest 128.8 to road, x east 50.4.

Prospect av, n e s, lot 10 map St. John and Archer, runs northeast 127.8 x northwest 50 x southwest 125.6 to av, x southeast 50, excepting parts taken for road. Lucy B. Smith to Julia J. Trew, Brooklyn. Oct. 7. 2,750

Fordham to West Farms road, n s, 40 w Taylor av, 28x124.9x25x113. Charles C. Rubsam to William Rubsam. Oct. 11. nom

Gore lot being rear part of lot 48 map of Isaac T. Willis, begins at point 426 w Monroe av, runs west 4 x south 5.8 x northeast —. Lewis G. Morris to David L. Woodall. Oct. 8. nom

Jerome Park Railway Co.'s land, s s, lots 305 and 306 map New York City Private Park, 24th Ward, 50x26.2. Edward L. Wood, Hoboken, N. J., to Clarence B. Seward, Hoboken, N. J. B. & S. Nov. 29, 1887. nom

Same property. Clarence B. Seward, Hoboken, N. J., to Thaddeus A. Jackson. Sub. to taxes for 1887 and 1888. Oct. 4. 90

Kingsbridge road, w s, 88 n Highbridge road, 25x116. John J. Conlon to Ann wife of Thomas McMahon. B. & S. Oct. 8. nom

Lots 3, 4 and 5 map of the Park Riverdale of H. F. Spaulding et al. Release water rights. Constance A. Forster widow to Percy R. Pyne. Aug. 24. nom

Lots 1 and 2 same map. Release water rights. Henry F. Spaulding to same. Sept. 4. nom

New road leading from Yonkers to Eastchester, n s, adj land of George Bussing, 210 x213x210x46x167, contains 1 acre. Charles A. Tier, Mt. Vernon, N. Y., to Jennie L. wife of said Charles A. Tier. B. & S. Sept. 27. nom

Old Albany Post road, w s, adj land Charlotte M. Ridder, 56x125x242x184x523, contains 28,447 square feet. Henry L. Atherton to Frederick P. and Henry A. Foster. October 6. nom

Part lot 75 map Abram Bassford, at Morrisania, included, between south boundary of said lot and a line drawn parallel therewith, and 25 n therefrom, which last line is 725 s Tallmadge st, 25x150; also all portion of Quarry road in front of same and included, between the north and south lines as protracted to Washington av. Ephraim C. Gates, Calais, Me., to Charles W. Combs. May 9. 1,950

LEASEHOLD CONVEYANCES.

Barclay st, n w cor College pl, 25x75. Assign. lease. William C. Lester to Mary E. Dwyer. 50,000

Greenwich st, No. 125, e s, lot 15 map Church Farm, 25x111.3x25x113. Rector, &c., Prot. Epis. Church of St. Stephens to Hugh McKibben. 21 years, from May 1, 1873, per year, taxes and, 1,000

Greenwich st, Nos. 239-243, three-story brick store. Lease. Foreclos. Clarence W. Francis to William Kothe. 1-10 part. Oct. 3. 450

Mott st, No. 139, 25x100. Assign. lease. Isaac J. Maccabe to James E. March. 8,200

Sheriff st, w s, 75 s Broome st, 24.6x100. Sidney H. Charles V., Harry, and Mary K. Yates to William Gardner. 20 years, from May 1, 1889, per year, 10% per year on cost of building over \$10,000 and 2,000

Varick st, No. 179, store. Assign. lease. Nicholas Murray and Edward Early with consent of Eva St. Clair Vesey to Thomas J. and John J. Clark. nom

Same property. Assign. lease. Thomas J. and John J. Clark to James Everard. 5,000

14th st, n s, 94 w Av A, 25x103.3. Assign. lease. John F. Luth to Valentin Reichard. 15,350

48th st, No. 45, n s, 583.6 w 5th av, 21.6x100.5. Assign. lease. Edith C. wife of William H. Lefferts to Sarah F. wife of George Zabriskie. 29,000

103d st, Nos. 315 to 325, n s, 250 e 2d av, 150x 100.11, being lots 11 to 16 block 219 12th Ward map for 1871 to 1876. Tax lease. Mayor, &c., N. Y., to N. B. Roberts. 1,000 years. 300

103d st, Nos. 321 to 325, n s, 325 e 2d av, 75x 100.11, being lots 14 to 16 block 219 12th Ward map for 1873 to 1876. Tax lease. Same to same. 1,000 years. 186

104th st, Nos. 324 to 334, s s, 250 e 2d av, 150x 100.11, being lots 37 to 42 block 219 12th Ward map for 1871 to 1876. Tax lease. Same to same. 1,000 years. 605

104th st, Nos. 325 to 329, n s, 250 e 2d av, 75x 100.11. }
105th st, Nos. 316 to 320, s s, 250 e 2d av, 75x x100.11, being lots 11 to 13 and 40 to 42 block 220 12th Ward map for 1871 to 1876. }
Tax lease. Same to same. 15 years. 1,221

121st st, Nos. 329 and 331 E. Assign. lease. Joseph Kerr to John Kerr. 1/2 part. 500

125th st, Nos. 66-70 E., Eureka Stables. Assign. lease. Livingston D. Goldsberry to Edward P. Steers. nom

Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x100. Assign. lease. Annie E. Kelly to Mary A. Kelly. nom

1st av, w s, 85.6 n Houston st, 15.1x75. Assign. lease. Mary Bauersfeld admrx Philip Haeefele to E. Sherman Gould, Scranton, Pa. 3,000

2d av, No. 380. Assign. lease. John J. Dorsey to James Everard. nom

2d av, No. 398. Assign. lease. Michael J., John and Timothy J. O'Connor, of O'Connor Bros., to James Everard. 1,500

4th av, No. 1630, s w cor 116th st. Assign. lease. Frank Reeber to James Everard. 2,500

6th av, No. 631. Assign. lease. Michael J. Smith to Daniel McEntee. 6,500

Same property. Assign. lease. Daniel McEntee to James Everard. nom

8th av, e s, 50 s 20th st, 25x100. Leasehold. Foreclos. Walton Storm to William D. Southard trustee and admr. T. Southard. Sept. 16. 6,500

9th av, n w cor 55th st. Assign. lease. Julius Hart to Irving S. Bernheimer. 4,500

KINGS COUNTY.

OCTOBER 10, 11, 12, 14, 15, 16.

Adams st, w s, 176.8 n Myrtle av, 35.4x119.10 to Floods alley, x35.2x119.10, h & l. Cornelius E. Donnellon to Emeline A. Wilder. Mort. \$22,000. nom

Ainslie st, n s, 49.3 w Keap st, 50.4x50, hs & ls. Jephtha Smith, Newark, N. J., to Hannah E. Doty. Mort. \$1,000. \$3,500

Ashland pl, e s, 202.8 n Hanson pl, 27.6x92.6x 27.6x93.8. Mary Scidmore to Mary D. Betts. 10,000

Bainbridge st, n s, 281.3 w Patchen av, 18.9x 100, h & l. }
Bainbridge st, n s, 243.9 w Patchen av, 18.9x 102, h & l. }
Samuel Ayres to Delphine Stewart. See Reid av. 13,000

Bainbridge st, s s, 125 w Ralph av, runs south 94.1 to north side Brooklyn and Jamaica plank road, x west to point 128 west Ralph av, x north to st, x east 3, with all title in old Jamaica road. Elizabeth Phelan to Joseph J. Phelan. 200

Bath pl, north cor Franklin av, 295x129.7, New Utrecht. Ellen M. Golding to William J. Golding. Q. C. nom

Bergen st, n s, 81.4 e Carlton av, 120.11x135.3x 199.7x100, hs & ls. Celestine W. How widow to Samuel Winslow, Worcester, Mass. 8,500

Berkeley pl, n s, 120 w 6th av, 20x100, h & l. John Monas to Casper Rensch. Mort. \$6,000. 10,500

Berriman st, w s, 175 s Belmont av, 25x100. Partition. Catharine A. Miller and Martha M. Penn to Isabella Lohr all heirs of Thos. and Margt. A. Walsh dec'd. nom

Berriman st, w s, 125 s Belmont av, 25x100. Margaret Frazee, Plainfield, N. J., to Edward Straeffer. 225

Brighton st, s w cor Riverside av, 100x100, Coney Island. Emily J. Glenn, Kidderfield, Conn., to Royal L. Wolcott, New York. C. a. G. nom

Brighton pl, e s, 185 s West av, 40x100, Gravesend. Rachel Kendall, New York, to Royal L. Wolcott. nom

Broadway, n w cor Jefferson st, 73.5x101.8x 63.10x100.

Harrison av, Nos. 145 and 147, e s, 45.3 n Walton st, 44x73.1x44x73. William E. Stewart assignee of and August F. Nolte to Annie J. Nolte. B. & S. nom

Butler st, n s, 100 w Clason av, 25x117.11x25.6x 109.1. Foreclos. Clark D. Rhinehart to John M. Tunney. 3,225

Broadway, north cor Furman av, 60x100, hs & ls. John Schaffner to Xavier Follmer. Mort. \$8,000. 12,000

Calyer st, s s, 100 w Dobbin st now Clifford pl, runs south 100 x west 9.10 x southeast 49.11 x southwest 140.6 x north 163.8 to st, x east 84.1. James E. Arkills to Clark D. Rhinehart. 10,700

Carroll st, n s, 352 e 7th av, 20x100, h & l. John Magilligan to Caroline M. Barnes, New York. Mort. \$7,500. 15,000

Carroll st, n s, 16.8 w Hoyt st, 16x65, h & l. Susanna E. C. wife of Walter C. Russell to Annie G. Wilcox. Mort. \$2,500. 4,500

Carroll st, s w s, 300 n w 5th av, 18.8x70.11, h & l. Thomas F. Green to John Kelly. Mort. \$4,500. 6,000

Catharine st, n w s, lots 69, 70, 107 and 108 map of heirs of Sam'l Garriston, Flatbush, 50x 225.6x5x228.4. Catharine A. Case, widow, Mt. Vernon, N. Y., to Albert Bantle. 10,800

Chester st, w s, 175 s Eastern Parkway late

Sackett st, 25x100, h & l. Eva wife of and Henry Schreiber to Frederick C. Stohr. 1,050
 Same property. Release mort. Steven or Stephan and Maggie Merz to Eva Schreiber. 500
 Church lane, n w s, 1,081.9 s w main road, runs northeast 25x100, Canarsie. Nicholas R. Schenck to Sarah L. McDonald. nom
 Clarkson st, s s, 2,860 e Main st, runs south 400 to Diamond st x east 100 x north 200 x west 50 x north 200 to Clarkson st, x west 50, Flatbush. Charles D. Willits to Frank H. Davol. 4,500
 Covert st, s e s, 431 s w Evergreen av, 19x100. Richard Geary to Eudocia Cunningham. Mort. \$1,500. 5,000
 Dean st, s s, 221.9 w Bond st, 21.9x100. Schermerhorn st, s s, 252.11 e Smith st, 22.1 x100. }
 Madison st, n s, 140 w Franklin av, 20x100. }
 Henry S. Williams to John F. Fulcher. nom
 Same property. John H. Fulcher to Annie M. wife of Henry S. Williams. nom
 Dean st, s s, 334.7 w Underhill av, runs south 100 x east 25 x south 47.6 x southwest 9.2 x north 73.10 x north 85.9 to Dean st, x east 20. Catherine Lyons to James E. Kane. 2,600
 Dean st, n s, 193 w Grand av, 22 x 110. Patrick Donlon to Ann Donlon. Morts \$4,950. 1,000
 Dean st, n s, 300 e Buffalo av, 25x107.2, h & l. Frank P. Birney to Henry Kleinmeyr. Mort. \$1,000. 1,300
 Dean st, n s, 200 w Nostrand av, 124x100. Charles S. Whitney and ano. exrs. James F. Whitney to Annie Y. Fowler. Rerecorded. Oct. 9. 18,000
 Diamond st, n s, 2,337.1 e Main st, 50x200, h & ls, Flatbush. Ida wife of Ellis H. Baillie to Elizabeth A. wife of Timothy S. Sperry. Mort. \$3,500. 7,500
 Diamond st, n s, 2,937.1 e Main st, 50x200, Flatbush. }
 East 17th st, w s, 250 s Av A, 150x200, Flatbush. }
 Albert Bantle to Catharine A. Case, Mt. Vernon, N. Y. Mort. \$1,000. 4,200
 Driggs st, w s, bet South 3d and South 4th sts, Proctors Theatre. Frederick F. Proctor to Albert E. Richards. 1/2 int. in theatre lease and profits. nom
 Eagle st, n s, 585 w Manhattan av, 25x100. John Stauf, New York, to Margaretha Scherrer. Mort. \$4,750. 8,700
 Eastern Parkway, s s, 125 e Thatford av, 28.6x100x28.4x100. Andrew R. Culver to William Brown. Taxes, &c., since June, 1889. 570
 Ellery st, n s, 225 w Marcy av, 50x100. George W. Anderson to Robert H. Smith. 5,000
 Essex st, e s, 425.7 from Atlantic av, 50x100. Mathilda Weisbrod to Alfred Beinhauer. Sub. to liens. 7,400
 Ewen st, w s, 50 s Montrose av, 25x100, h & l. Nicholas Hentz to John Reichmann. 12,000
 Freeman st, n s, 150 e Manhattan av, 25x100, h & ls. Joseph McGuire to Murtha H. Kavanagh. 2,800
 Fulton st, s s, 76.7 w Ashford st, 25.6x75.2x25x80.4. Edward F. Linton to Ferdinando Cancro, New York. 7,000
 Fulton st, s s, 207.1 e Schenectady av, 19.3x100, h & l. Patrick J. Kenedy to Thomas J. Farrell. Mort. \$3,000. 6,900
 Fulton st, n s, 102.6 e Howard av, 38.5x99.11x37.6x91.6, h & ls. Ann or Annie wife of Thomas Kirkland to James Anderson, New York. Morts \$10,000. nom
 Fulton st, s s, 240 e Brooklyn av, 20x100, h & l. George R. Brown to Kate L. Nelson. Q. C. Correction dead. nom
 Fulton st, n e s, 60 n w Lawrence st, 20x60, h & l. Benjamin L. Cornell to Rulof Van Brunt. Mort. \$5,000. nom
 Same property. Rulof Van Brunt to Benjamin L. and Henriette Cornell, joint tenants. Mort. \$5,000. nom
 Fulton st, n w cor Barbey st, 24x99.6x41.9x83.9. Elizabeth M. wife of Williamson Rapalje to Gerhard Lange. Sub to assessmt. 1,500
 Garden st, s w s, 355 s e Flushing av, 60x100. Andrew Meth to Ferdinand Schwab. 5,000
 Gold st, No. 281, e s, 46.4 n Tillary st, 22x53.6, h & l. Abraham H. Low, Jersey City, to Ella H. Nash, Nyack, N. Y. Mort. \$3,000. 2,000
 Gold st, e s, 263 s Willoughby st, 25x85x24.2x85. Richard Hyde to James Hyde trustee for Minnie and Richard Hyde. nom
 Halsey st. Party wall agreement. George F. Alexander with James Gascoine. nom
 Halsey st, s s, 150 e Reid av, 75x100. John Peirce, New York to Charles H. Roberts. 7,000
 Same property. Release mort. Henry N. Curtis & ano exrs., &c., Frances A. Armstrong to John Peirce, New York. nom
 Hancock st, No. 444, s s, 125 e Sumner av, 20x100, h & l. Starr H. Nichols, New York, to Harriet E. Skelton. Morts. \$9,000. exch
 Hart st, s s, 150 w Lewis av, 50x100. Philip Stark to Elisa Mogk. B. & S. Correction dead. nom
 Herkimer st, n s, 172.3 e Bedford av, 20x100, h & l. Lucy Freeman to Emma F. wife of Joseph G. Story. Mort. \$6,000. 11,110
 Heyward st, n w s, 120.3 w Harrison av, 24.9x100. George J. Moser, New York, to William J. Moser. Mort. \$3,000. nom
 Heyward st, s s, 100.6 w Lee av, 19.6x100, h & l. John J. Brennan to Sarah E. Walters. 10,000
 Himrod st, s s, 150 e Central av, 100x102. Theodore F. Jackson, et al. trustees of Loftis Wood

to Marie wife John G. Kaiser. 4,000
 Imlay st, s e s, 125 n e Verona st, 25x90. Thomas J. Cunningham to The Van Brunt Street and Erie Basin R. R. Co. 1,500
 Jefferson st, n s, 150.8 e Bremen st, 23.4x100. Partition. Adolph Simis, Jr., to Louisa M. Behringer. 1,550
 Jerome late John st, e s, 100 n Linnington av, 20x100. Albert Sibley to Henry James. 200
 Jerome late John st, e s, 60 n Linnington av, 20 x100. Same to William James. 200
 Jerome late John st, w s, 100 n Linnington av, 20x100. Albert Sibley to Henry C. Buell and George Hofmann. 175
 Kosciusko st, s s, 256 e Lewis av, 51.9x100. John Scholl to Philip Nehrbass, New York. Mort. \$12,000 and taxes 1889. In exch. 20,500
 Lawrence st, e s, 60 s Tillary st, 20x56.6. Sette wife of Nathan Fulda to Daniel L. Thompson. Mort. \$3,550. 4,650
 Leonard st, w s, 325 s Meserole av, 25x100, h & l. William H. and Frank M. Smith, Ida B. wife of Frank Auerhahn, Josie W. wife of John F. Alexander and James W. Garney to Theodore Wolcott. Mort. \$1,500. 3,500
 Linwood st, e s, 170 s Ridgewood av, 40x108.9x40x108.11, h & ls. Maria Le Beau and John Fensch to Alphons Buehler, New York. 3,800
 Logan st, w s, 110 n Sutter av, 20x100. Effingham H. Nichols to John W. Kelly. 200
 Macon st, n s, 250 w Reid av, 19.8x100, h & l. Frank M. Tichenor to Charles E. Brown. Mort. \$4,000. 6,500
 Madison st, s s, 170 w Franklin av, 20x100, h & l. The Equitable Life Assur. Soc., United States, to Susie Ackerman wife of Charles H. 4,850
 Madison st, n s, 290 e Tompkins av, 20x100, h & l. James Enright to Mary J. wife of Charles A. Barton. Mort. \$6,000. 9,000
 Madison st, s s, 395 e Lewis av, 38x100. Asa A. Spear to Charles Isbill. 4,500
 Malbone st, n s, 138.5 w Nostrand av, 20x100, Flatbush. Thomas McCauley, of Chester, Pa., exr. Maria M. McCauley to Henry W. Durbur. 550
 Same property. Release mort. John Lefferts to grantor above. nom
 Malbone st, s s, 260 e Brooklyn av, 20x103x20x98.10. Michael Dinaia to Antonio Buongura. Q. C. nom
 Market st, e s, 991.1 s Jamaica av, 50x150. Charles Corey to William E. Smack. 1,000
 Maujer st, s s, 100 w Bushwick av, 25x100, h & l. Alice wife of John Brown nee Berry, and George Berry heirs Mary Berry to Maria Vielbig. 3,225
 McDonough st, s s, 390.6 w Tompkins av, 46x101.10x46.3x107, h & ls. Joseph P. Fuels to Alvy W. Momeyer. Mort. \$20,000. nom
 McDonough st, s s, 436.6 w Tompkins av, runs south 101.10 x west 8.7 x north 5 x west 60.4 x north 89.2 to st, x east 68.6. John W. Harman and Joseph H. Pratt to George Matheison. Morts \$31,000. 61,750
 Meserole st, n w cor Leonard st, 25x75, h & l. Anthony Heerlein to Elizabeth P. Heerlein. B. & S. nom
 Monroe st, n s, 387.6 e Patchen av, 18.9x100. Asa C. Brownell to Edward G. Nelson. Morts. \$3,500. 6,000
 Moore st, s s, 75 e Ewen st, 25x100. Louisa E. Gibbons, New York, to Louise Von Wallnienich. Q. C. Correction dead. nom
 Moore st, s s, 50 e Ewen st, 62.6x100, h & ls. Louise Von Wallnienich to Jacob H. Werbelovsky. 9,250
 Moore st, s s, abt 314 e Bushwick av, 25x100. John Bayer to John Becker. Mort. \$1,200. 2,700
 Morrell st, e s, 75 s Moore st, 25x75, h & l. Phillip Becker, Jersey City, to Beta Spiegel. Mort. \$3,000. 6,315
 Newell st, w s, 416.5 n Van Cott av, 18x100, h & ls. Eliza wife Matthias Duke to Miles Joyce. 4,000
 Newell st, w s, 375 s Meserole av, 25x100, h & l. Henry Elcock to John Lawes. Mort. \$1,500. 3,400
 Newell st, e s, 230.1 n Van Cott av, 25x100, h & l. Benjamin J. Warner to Christian Meyer, New York. Mort. \$3,000. 6,500
 North Elliott pl, w s, 145.3 n Myrtle av, runs north 20 x west 65 x south 3 to centre Old Bedford road x southeast along same 33.6 x east 36.1. Isaac Sammis, Northport, L. I., to Edward F. Betts. 6,000
 Osborne st, e s, 100 s Blake av, 100x100. Dumont av, n e cor Osborne st, 100x100. Annie O'Connor widow to Simon C. Wilson, Baldwins, L. I. 2,600
 Pacific st, s s, 204.10 w Clason av, 25x110, h & l. Richard McGann to Quincy Raynor. Mort. \$3,000. Se Lexington av. 8,500
 Pacific st, s w cor Utica av, 75x107.2. Henry Weil to Joseph Hopkins, Jr. (Correction.) 6,500
 Park pl, n s, 464.4 w Buffalo av, 60.1x186.8x24.9x195, h & ls. Patrick Darsey to Charles G. Dorsey. 1,200
 Penn st, No. 72, s s, 408 w Bedford av, 20x100. Minnie B. wife of and Benjamin Newman to John Toomey. 8,300
 President st, n s, 212.1 e Smith st, 17.7x98. John Q. Adams to Mary E. wife of Thomas F. Houghton. 7,225
 President st, No. 856, s s, 312 w 8th av, 20x100, h & l. William Flanagan to Minard D. Mildeberger. Mort. \$10,000. 17,750
 Prospect pl, north cor Gelston av, 116.3x99, New Utrecht. George S. Gelston to William A. Juvenal. 1,200
 Prospect pl, n s, 97.7 e 5th av, 18.9x80.3, h & l. John McComb to Robert A. Lindsay. Mort. \$3,000. 5,800

Prospect st, s s, 176 e Jay st, 25x87. Foreclos. George G. Barnard to Samuel F. Cowdrey, New Rochelle. 3,445
 Pulaski st, n s, 200 e Stuyvesant av, 20x100, h & l. Almira wife of Edward W. Nash to Rudolf Wuesthoff and Matilda his wife. Mort. \$2,300. 5,000
 Quincy st, s s, 250 w Clason av, runs south 108.10 x west 93.8 x northwest 15.11 x northeast 75.6 x north 39.4 to st, x east 50. David C. Reid to John Gibb. 15,000
 Richmond st, w s, 1,200 n 3d st, 75x150. Edward R. Vollmer to Bidwell Lane, New York. 825
 Ryerson st, e s, 290 s Willoughby av, 25x100, h & l. Israel D. Velsor and ano. exrs. Phebe E. Chesebrough to Charles Pratt. 7,500
 Same property. Emma A., Linda E. and Rowena Z. Chesebrough heirs, &c., Phebe E. Chesebrough to same. Q. C. nom
 Schermerhorn st, s s, 130 w 3d av, 20x75, h & l. James N. Beatty to Joseph T. Magee. Mort. \$6,000. 8,500
 Schermerhorn st, s s, 185 e Hoyt st, 20x100, h & l. Sarah E. widow, Charles and Edgar Dennis, Frances D. Cholwell, Emily F. Cholwell, Sarah F. D. Edgar and John Dennis Dorr to John J. Walton. Q. C. and C. a. G. nom
 Smith st, e s, 100 s Sackett st, 20x60, h & l. John Berner to John Miller, New York. nom
 Same property. John Miller, New York, to Marie H. S. Berner. C. a. G. nom
 Stanhope st, s e s, 200 s w Evergreen av, 18.9x100, h & l. John C. Kluber and Robert B. Wilson to Carl Slemboch. Morts. \$2,300. nom
 State st, Nos. 168 and 170, s s, 200 e Clinton st, 48.3x100x49x100, h & ls. Edward H. Hawke, Saratoga, N. Y., to Charles D. Burwell. nom
 South Elliott pl, w s, 142 s De Kalb av, 25x100, h & l. George R. Brown to Henry Dundas. 30,000
 Steuben st, No. 254, w s, 321.11 s De Kalb av, 18.1x100. William H. Houton to Louis B. Wilson. Mort. \$3,000. 5,000
 Steuben st, e s, 85 s De Kalb av, 124.9x100. Release dower. Katharine M. wife of Andr w D. Post to Francis E. and John F. Bassett, Emma A. Van Saun and Carrie A. Bushnell. nom
 Steuben st, e s, 85 s De Kalb av, 23x100x25.8x100. Francis E. Bassett to John F. Bassett. Q. C. 1/2 part. nom
 Steuben st, e s, 152.8 s De Kalb av, 22.4x100, h & l. Same to same as last. nom
 Steuben st, w s, 175 n Park av, runs north 75 x200 to Grand av, x south 50 x east 100 x south 25 x east 100. Mathilda Weisbrod to Alfred Beinhauer. 8,000
 Stewart st, n w s, 203.4 s w Bushwick av, 43.6x91.6x81, h & l. Joseph Hopkins, Jr., to Barbara Elder. Mort. \$1,900. 2,900
 Stockton st, n s, 335 e Nostrand av, 260x100, factory. Nancy and E. O. Pearce exrs. Hosea O. Pearce to Charles Naehar, George Harper and Henry S. Holdingsworth. 30,000
 Sumpter st, n s, 175 w Hopkinson av, 50x100. Release mort. Philip L. Balz, Jr., to Alpha E. Bodine. 1,000
 Sumpter st, n s, 450 e Hopkinson av, runs north 40.10 x northeast 35.3 x southeast 11.9 x southwest 22.9 x south 44.3 to Sumpter st, x west 17.7, h & l. Anthony R. Dyett to Charles H. Dyett. Q. C. Mort. 1/2 of \$2,100. 1,406
 Suydam st, n w s, 192.11 s w Wyckoff av, 25x100. John F. Glantz to John J. Brady. 500
 Tillary st, s s, 60 w Fleet pl, 19x70. }
 Tillary st, s w cor Fleet pl, 20x50. }
 Thomas and Ellen T. York, heirs Patrick York, to Ann M. York, widow. B. & S. All title. nom
 Union st, w s, 150.6 n w 9th av, 49x95, h & ls. Cevadra B. Sheldon to G. Winslow Powell. Morts. \$50,000 and all liens. nom
 Same property. G. Winslow Powell to Cevadra B. Sheldon. Morts. \$62,608 and all liens. nom
 Van Buren st, n w cor Lewis av, 22x100, h & l. Susan E. wife of George J. Collins to Adam Schultheis. 13,000
 Van Buren st, n s 100 e Throop av, 25x100. Marie wife of Francis V. Speir to Otto H. Huebel. 4,500
 Washington st, w s, 102 s Johnson st, runs west 74.7 to Fulton st, x south 26.9 x east 65.2 to Washington st, x north 25. Release mort. Ellen Cameron to Amelia E., William L. and John L. Cameron. nom
 Watkins st, w s, 100 n Dumont av, 100x100. }
 Dumont av, n w cor Osborn st, 100x100. }
 Catharine L. Babcock widow to Anne O'Connor. 2,000
 Watkins st, w s, 100 s Blake av, 100x100. Catharine L. Babcock to Anne O'Connor. 1,400
 Watkins st, e s, 150 s Blake av, 50x100, h & ls. James O'Hallaren to Philip Grossman and Lewis or Louis Hunt. Mort. \$1,300. 2,150
 Weirfield st, s e s, 75 s w Bushwick av, 20x100, h & l. James Gascoine to Barbara Seitz. nom
 Willow st, e s, 75 s Middagh st, 25.8x76x25.2x76.2, h & l. Sannel Phillips and Aaron Kaplan, New York, to Max Cohen, New York. Mort. \$21,000. 38,000
 Windsor pl, s w s, 131.2 n w 8th av, 16.8x100, h & l. William E. Kay to Mary Gentry. Mort. \$2,200. 3,700
 Withers st, s s, 150 e Union av, 25x70. George W. Eastman to Angelo and Nicolo Bianculi. 1,675
 East 3d st, e s, 205.5 s Vanderbilt st, 25x100, Flatbush. Brooklyn Trust Co. to Gabriel Leeuw. 300
 South 3d st, s s, 25.3 e Driggs st, 22x75, h & l. Clara E. Haug to Martha Kilgalian. 5,000

South 5th st, n e s, 45 n w Wythe av late 2d st, runs northwest 80 x northeast 91.4 x southeast 39.10 x southwest 23 x southeast 39.10 x southwest 72.6. George Young to Cornelius N. Hoagland. 30,000

7th st, s s, 214.4 w 5th av, 21x100. Star Fire Ins. Co. to Margaret McNamara. B. & S. Correction deed. nom

Same property. Margaret wife of James McNamara to John McNamara. nom

North 7th st, n e s, 75 n w Driggs late 5th st, 50x100. Cornelia M. Cammann and ano. exrs. of Wm. Cammann to Margaret Clark. Contains release dower from said Cornelia M. 4,500

8th st, s w s, 271.2 s e 7th av, 20.2x100. William Hawkins to Lilla C. Schuckle, New York. Mort. \$4,500. 7,200

8th st, s w s, 231.2 s e 7th av, runs southwest 80 x southeast 2.2 x southwest 20 x southeast 17.10 x northeast 100 to st, x northwest 20. Interior lot, 231.2 s e 7th av and 80 s w 8th st, runs southeast 2.2 x southwest 20 x northwest 2.2 x northeast 20. Same as last to same. 7,200

8th st, s s, 230.10 e 7th av, 60.6x100. Interpretation of covenant by William M. Burr et al. exrs. Calvin Burr.

10th st, No. 299, n e s, 60 s e 4th av, 20x85. Poline Byk. New York, to Mary E. McEachen. 1/2 part. Sub. to mort. \$5,000. nom

East 13th st, e s, 400 s Av X, 25x100. Gravesend. Bridget A. Jellicker, New York, to Emma B. wife of James Cumming. 300

14th st, s w s, 172.10 s e 6th av, 150x100, hs & ls. Veronica F. wife of Austin P. Gibbins to Mary E. Gibbins. B. & S. nom

Same property. Mary E. Gibbins to Austin P. Gibbins. B. & S. nom

17th st, n e s, 59.9 n w 7th av, 18x80, h & l. Frank Zimmermann to Wilhelmina D. Zimmermann. Correction deed. Sub. to mort. 3,000

Same property. Maria C. Schutz to Florence J. Donohue. Mort. \$1,600. 2,700

19th st, s s, 270 w 7th av, 140x100. Edward Egolf and John A. Lott, Jr., to William E. Kay and Henry C. Bull. Correction deed. nom

20th st, s s, 100 e 4th av, 25x100. Emma C. wife of George D. Smith to Michael J. Morrissey. 3,800

Bay 25th st, s e s, 540 n e Benson av, 60x96.8, New Utrecht. Joseph W. Hale, New York, to Joseph H. Allen and Harold S. Des Brisay. 1,350

Bay 32d st, n w s, 300 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to Eliza E. wife of Ernst G. W. Dietrich. 1,200

32d st, s w s, 100 n w 5th av, 100x100.2. Henry Arthur exr., &c., Sarah D. Arthur to Christopher C. Watson. 1,250

39th st, n s, 125 w 6th av, 25x100.4. 39th st, n s, 150 w 6th av, 25x100.4. Jacob A. Gee, New York, to John Mackey, New York. 800

46th st, n s, 260 e 4th av, 20x100.2, h & l. James McKenna to Lawrence McGrath. 3,750

46th st, n s, 279 e 3d av, 20x100.2, h & l. Charles B. Templeman to Benjamin P. Applegate. nom

46th st, n s, 279 e 3d av, 20x100.2, h & l. Leah Applegate to Charles B. Templeman. B. & S. nom

50th st, s w s, 140 n w 8th av, 20x100.2, New Utrecht. Luke Gleeson, New York, to Dennis Begley. 212

57th st, n e s, 150 n w 15th av, 150x100.2. West Brooklyn Land and Improvement Co. to Mary C. Addoms. 2,100

58th st, n s, 160 e 12th av, 20x100.2, New Utrecht. James V. S. Woolley to Michael J. Meehan. 175

59th st, n e s, 100 n w 11th av, 60x100.2, New Utrecht. Blythebourne Improvement Co. to Solomon P. Cardoza. 900

59th st, n s, 140 e 12th av, 40x100.2, New Utrecht. James V. S. Woolley to Mary E. Lynch. 400

60th st, n e s, 180 n w 8th av, 200x100.2, New Utrecht. Houstoun M. Sadler, Jr., to Henry C. Rath, Flushing. C. a. G. 2,000

61st st, n s, 120 w 12th av, 40x100, New Utrecht. John B. Barker to Mads C. Sorenson. Mort. \$150. nom

61st st, n s, 120 w 12th av, 20x100, h & l, New Utrecht. Mads C. Sorenson to John Anderson. 175

61st st, n s, 140 w 12th av, 20x100, New Utrecht. Mads C. Sorenson to Nils P. Nilsson. 175

61st st, n s, 140 w 14th av, 20x100, Bath Beach. James V. S. Woolley to Martin D. Walsh. 225

61st st, n e s, 320 e 11th av, 40x100, Bath Beach. John B. Stirling to Louisa M. Kinkel. Q. C. Mort. \$2,000. nom

Same property. Louisa M. Kinkel to Lizzie Stirling. Q. C. Mort. \$2,000. nom

66th st, s s, 320 e 11th av, 20x100, Bath Beach. Gustav Reichenbach to Amalie Schoendorf. 160

67th st, s s, 220 w 11th av, 20x130, New Utrecht. James V. S. Woolley to Andreas Zigmunt. 150

85th st, n e s, 120 s e 24th av, 60x100, Gravesend. James D. Lynch to George E. Schroth. 600

85th st, n e s, 80 n w 22d av, 60x100, New Utrecht. James D. Lynch to Emma L. Lindsay. 1,050

85th st, n e s, 320 s e 21st av, 60x100, New Utrecht. James D. Lynch to Miles H. McNamara. 1,050

85th st, n e s, 160 s e 22d av, 60x100, New Utrecht. William J. Clark and Peter J. Vannote to Imogene C. Fales. 2,900

Arlington av, s s, 77 w Ashford st, 20x100, h & l. Alexander F. Zundt to Rudolph Stewrer. Mort. \$2,000. 4,300

Atlantic av, s w cor New Jersey av, 25.1x84.7x25x82.8. Frederick E. Pitkin to Frederick G. Gross. 3,500

Atlantic av, s s, 100 e Kingston av, 100x100. Frederick W. Carruthers to Henry L. Betts, New York. Mort. \$3,000. 9,500

Belmont av, s e cor Watkins st, 25x100. Gilbert S. Thatford to Catharine F. Maguire. 600

Buffalo av, w s, 33.8 s Dean st, 16.4x85. Sally A. wife of Thomas S. Denike to David Black. Mort. \$1,750. 3,000

Bushwick av, west cor Woodbine st, 16.8x75, h & l. Samuel T. Shaw, New York, to William Andrews. nom

Bushwick av, s w s, 16.8 n w Woodbine st, 83.4x75, hs & ls. Same to same. Morts. \$11,000. nom

Bushwick av, east cor Linden st, 50x75, hs & ls. Annie A. wife of Joseph E. Rhodes to Emma wife of George W. Shellas. 11,000

Bushwick av, w s, 36.8 n Pilling st, 16.8x70.4, h & l. Rosa and Julia Levy to Thomas F. McCarthy. Mort. \$2,000. 3,500

Bushwick av, e s, 84.4 n McKibben st, 26x95.11 x24.2x96.11. Henry Meyer to Margareta Stich. Mort. \$3,500. nom

Same property. Margareta Stich to Dorothea Meyer. Mort. \$3,500. nom

Bushwick av, north cor Halsey st, 100x100. George W. Jackson to James Gascoine. Mort. \$9,000. nom

Clason av, w s, 73.3 s Dean st, 24.6x100. Foreclos. Clark D. Rhinehart to A. Ross Matheson. 4,000

Same property. Release covenant. Anna M. St. Felix, et al., to same. nom

Same property. Declaration as to covenant. Julia wife of William J. Thorn et al. to same. nom

Cropsey av, n e s, 25 n w Bay 37th st, 50x100. Gravesend. James Cropsey to Peter J. Van Note. 200

De Kalb av, n s, 300 e Central av, 25x96.2. Henry Schlachter to Bertha wife of Ernst Steiger, New York. 2,300

De Kalb av, n s, 94.4 e Wyckoff av, 40x100. James D. Lynch to Sarah F. Morrissey. 1,200

Evergreen av, s w s, 80 s e Halsey st, 20x95. Frank J. Burghardt to Charles D. Hommel. 1,000

Flushing av, s s, 65 e Nostrand av, 60x100, hs & ls. Release mort. Freeman Clarkson and ano. exrs., &c., Eibe H. Steers to Marx May. nom

Franklin av, w s, 182.3 s Park av, 100x108.4, hs & ls. Henry A. McDonald to Eliza McD. Roche. 1/2 part. gift

Franklin av, w s, 100 s Pacific st, 20x80. Mary McComb to Robert A. Lindsay. C. a. G. nom

Franklin av, e s, 20 n Butler st, 18.6x75, h & l. Richard McGann to Rosa C. Dunphy. Mort. \$4,000. 5,500

Franklin av, w s, bet Crown and Montgomery sts, being lot 20 block 61 assessm't map 9th Ward. City of Brooklyn to John Bates. Q. C. 567

Furman av, n w s, 100 n e Broadway, 80x100. Release mort. Catharine Lipsius to John Schaffner. nom

Gats av, s e s, 175 s w Knickerbocker av, 25x100. John G. Grauer to George Schank. Mort. \$3,000. 5,000

Gates av late Magnolia st, s e s, 150 n e Knickerbocker av, 25x100. George Schank to John G. Grauer. 5,000

Gates av, n s, 50 w Patchen av, 25x100, h & l. Frank R. Kennedy to Emma F. wife of Edward E. Lippold. 5,000

Gates av, s e s, 450 n e Central av, 25x115.6 x25.9x121.7. Gates av, n w s, 300 n e Central av, 25x108.8 x25.1x107. Anna A. wife of Alfred A. Fardon to Abram P. Fardon, Washington, D. C. Mort. \$1,700. 3,000

Glenmore av, s e cor Wyona st, 25x100. Jane L. wife of Charles H. Smith to John Pohlmann, Jr. 1,250

Grand av, n e cor Clifton pl, 100x150. Emeline R. Herbert, Huntington, L. I., to Brewster Conklin. Morts. \$51,000. nom

Greene av, s s, 450 e Bedford av, 16.8x100, h & l. George D. Eighmie to Ida R. Baillie. Mort. \$5,500. 9,000

Greene av, n w s, 237.6 s w Evergreen av, 18.9 x100, h & l. John M. Stearns to Minnie wife of Henry Fabian. Mort. \$1,500. 3,650

Greene av, n s, 117.1 e Lewis av, 16.9x100, h & l. Theodore Speth to George Renner, Sr. 6,600

Greene av, n s, 15 w Grand av, 15x100, h & l. John McGregor to Caroline Hicks, North Hempstead. Mort. \$4,500. 7,000

Greene av, n s, 130 w Grand av, 20x100, h & l. Ellen Stoothoff to Anna Stoothoff. Q. C. nom

Greenwood av, s s, 50 e Sherman st, 25x104.10 x26.5x96.4. Flatbush. Henry Rudloff to Gottfried Reif. Mort. \$1,500. 2,350

Harrison av, n e s, 23.3 n w Walton st, 22x73. Albert Goettmann exr., &c., Henry Schreiber to Joseph A. Berger, Jr. 4,575

Howard av, e s, 98 s Herkimer st, 69x98. Sumpter st, n s, 175 w Hopkinson av, 50x100. Sumpter st, n s, 100 e Hopkinson av, 25x100. Susanna M. Pride to Alpha E. Bodine. All liens. nom

Jefferson av, n w s, 200 n e Bushwick av, 20x100, h & l. Robert B. Muller to George F. Bigley. Mort. \$2,500. 5,200

Jefferson av, s s, 410 w Throop av, 20x100, h & l. Margaret J. wife of and William Reynolds to Henry C. Van Vechten. Mort. \$8,000. 14,000

Jefferson av, s s, 390 w Throop av, 20x100, h & l. Same to Lena wife of Frank Sittig. Mort. \$8,000. 14,000

Jefferson av, s s, 576.6 e Throop av, 17.6x100. Eliza A. Hall, New York, to Catharine E. Fallon. Mort. \$4,500. exch

Kent av, e s, 133 n South 7th st, 72x92.6. William W. Armfield, Penn Yan, N. Y., to Charles Hunter. Mort. \$12,000. 21,000

Same property. Charles Hunter to Mary R. wife of William W. Armfield. Mort. \$12,000. 21,000

Knickerbocker av, n e s, 150 s e Himrod st, 25x100. Ernst Augustin to Alois Dillmann. 1,500

Same property. Release mort. Anna L. wife of Edward L. Short to Ernst Augustin. 800

Knickerbocker av, north cor Van Voorhis st, 106x100. Van Voorhis st, n w s, if extended into Newtown 324.8 s w Irving av, 175.4x100. Alfred J. Pouch to Mary L. Mintonye. Sub. to mort. 6,000

Lexington av, s s, 330 e Patchen av, 20x100. Georgianna E. wife of Thomas Miller to John Schutz. 1,200

Same property. Release mort. George H. Smith to Georgianna E. Miller. consid. omitted

Lexington av, s s, 307 e Tompkins av, 18x100, h & l. Quincy L. Raynor to Richard McGarin. See Pacific st. 6,000

Myrtle av, n s, 27.7 w Troutman st, runs north 82.3 x northerly 22.11 x west 4.5 x south 97.1 to av, x east 20. Partition. Adolph Simis, Jr., to Michael Dowling. 5,275

Myrtle av, n e cor Duffield st, 20.2x80, h & l. Myrtle av, n s, 20.3 w Gold st, 20x100, h & l. Release mort. Philip M. Dale to John D., Sidney W. and B. Prince. 999

Myrtle av, n e cor Duffield st, 20.2x80. Allotted in partition to John D. Prince.

Myrtle av, n s, 20.3 w Gold st, 20x100. Allotted in partition to Sidney W. and Burling Prince.

New Jersey av, e s, 225 s Virginia av now Fulton av, 25x100. Emma V. Pitkins, Brattleborough, Vt., to Brighton Athletic Club. 950

Park av, s s, 59.6 e Vanderbilt av, 19x68.4. Fannie E. wife of Joseph C. Metcalf to Patrick J. Rowan. Mort. \$3,400. exch

Prospect av, w s, 86 n Greenwood av, runs north 50 x west 150 x south 81.8 x northeast 97.7 x east 57.7, Flatbush. Orynthia wife of James A. Sargent to Mary Simmonds, Haverhill, Mass. Q. C. 200

Putnam av, n w s, 200 n e Broadway, 100x100. James C. Brower to Robert L. Moores and Charles A. Le Quesne. nom

Putnam av, s s, 217 e Reid av, 117x100. John Cassidy to Samuel R. Walters. Morts. \$4,500. 10,500

Putnam av, s s, 257 w Howard av, 17x100, h & l. George Lane to Joseph Weitkamp. Mort. \$3,500. 5,500

Same property. Release mort. Henry Grasmann to George Lane. 750

Putnam av, s s, 410 e Marcy av, 20x100. Eunice A. Van Vechten, New York, to Peter J. Stuyvesant. Q. C. nom

Same property. Peter J. Stuyvesant to Henry C. Van Vechten. Q. C. nom

Ralph av, w s, extends from Bainbridge st to Decatur st, 200x175. William E. Bidwell to Samuel R. Good. Mort. \$14,500. 31,300

Reid av, w s, 40 n Pulaski st, 20x75, h & l. Henry S. Hollingsworth to Louis Graf. Morts. \$6,000. 9,000

Reid av, e s, 22 n McDonough st, 58.6x80, hs & ls. Delphine wife of James W. Stewart to Samuel Ayres. Morts. \$21,750. See Bainbridge st. 33,000

Rockaway av, e s, 250 s Glenmore av, 50x100.1, h & l. Mary J. Henderson to Lizzie Stagg, Stratford, Conn. Morts. \$5,000, and interest and taxes 1888, &c. exch

Schenectady av, n w cor Bergen st, 107.2x140. Jeannette J. Dyer, formerly J. J. Underhill widow to Mary L. wife of Nathaniel L. Burtis. B. & S. nom

St. Marks av, n s, 380 e Franklin av, 20x128.6, h & l. Jacob M. Brown to Emma D. wife of Charles F. Murchie. Mort. \$5,000. 11,000

St. Marks av, s s, 250 w Rockaway av, 25x127.9. Washington Sackman to William Rahtes. 425

St. Marks av late Wyckoff st, s s, 250 w Rockaway av, 50x127.9. Release mort. by Mechanics Bank of Brooklyn against above property. nom

Stone av, w s, 100 s Belmont av, 25x100. Gilbert S. Thatford to Charles E. Maguire. 500

Stuyvesant av, s e cor Jefferson av, 120x95. Robert J. McBride to The Grace Preb. Church. B. & S. C. a. G. Mort. \$12,000. 14,000

Same property. William J. March and ano. exrs. Marie T. March to Robert J. McBride. 14,000

Sutter av, s s, 50 e Watkins st, 50x100, hs & ls. F. Waldemar Wartschow to Fanny Dreher. Mort. \$1,000. 1,500

Vernon av, s s, 300.4 e Lewis av, 16.4x100, h & l. Henry Grasmann to John Schutz. 6,000

Williamson av, w s, 150 s Duryea av, 50x100. George P. and Enoch Jacobs to Samuel London. B. & S. 1,200

Willoughby av, s s, 150 e Sumner av, 50x100. William Auer to August Drill. Mort. \$3,000. 4,500

Willoughby av, s s, 200 e Sumner av, 50x100. Same to Charles Miller. Mort. \$3,000. 4,500

Willoughby av, s s, 225 w Tompkins av, 25x100, h & l. Margaret J. De Leon widow, New York, to Charles F. Nagle. Mort. \$3,100. 4,450

Wyckoff av, e s, 45 s De Kalb av, 15x97.5x15x96.11. James D. Lynch to Sarah F. Morrissey. 526

Wyckoff av, e s, 45 n De Kalb av, 19.4x92.8x 19.4x93.2. Same to same. 700
 3d av, s e cor 45th st, 25.2x100. Sarah Heim New York to Morris Heim, New York Mort. \$588. 3,600
 3d av, s e s, 56 n e 16th st, 18x44. John Mehan to John Canty. 2,400
 4th av, north cor 36th st, 200.4 to 35th st x 100. Elizabeth Bergen and ano. exrs. John G. Bergen to Ida J. Erickson. 10,500
 4th av, w s, 20 n Carroll st, 20x100. George S. Wheeler to Cesari Alfieri and Filippo Abuiso. 1,200
 5th av, w s, 45 n Baltic st, 20x65, h. & l. Karol Ziolkiewicz to Tekla Ziolkiewicz. Mort. \$4,500. nom
 6th av, w s, 25.2 n 46th st, 25x100. William J. Helme to William Parks. 425
 Same property. Release mort. Edward T. Hunt exr., &c., Thos. Hunt to William J. Helme. 175
 7th av, w s, 80 s 14th st, 20x80. Foreclos. Clark D. Rhinehart to The Metropolitan Life Ins Co. 7,200
 7th av, e s, 117.5 s Windsor pl, 19.5x77.10. David Atkin to Sarah wife of Dominick O'Halloran. Mort. \$5,500. 9,000
 8th av, n w s, 84.5 n e Prospect av, 13x94.11x 13.1x96.3, h & l. Sophronia M. wife of Henry E. Fickett to Mary Dailey. Mort. \$1,600. 2,800
 23d av, n e cor 85th st, 100x60, New Utrecht. James D. Lynch to Edmund J. Bachran. 1,050
 All title in plot in Gravesend of which Colin Lightbody died seized. William S. Lightbody an heir of Colin Lightbody to Jeannette More. B. & S. nom
 All lands &c. which belonged to The East New York & Jamaica Railroad Co. on Sept. 1, 1866, or thereafter acquired, &c. Edward M. Osborn to The Jamaica, Woodhaven & Brooklyn Railroad Co. B. & S. 100,000
 Interior lot, 350 e Reid av and 87.6 n Chauncey st, runs east 25 x north 33x25x33. City of Brooklyn to Michael Hall. nom
 Interior lot 60 s w of Douglass st and 120 s e Clason av, runs southwest 75 x east abt 60 x north 53.2 x northwest 34. Frederick G. Winterson to John Moeller. 400
 Interior lot, 100 s w 6th st and 78.10 s e 6th av, runs southwest 10 x southeast 19 x northeast 10x19. William Scrimgeour, Galveston, Tex., to James A. Van Brunt. Q. C. nom
 Lot 245 assessm't map Gravesend. John B. Phillips et al. exrs. John F. Phillips to Agnes E. Morris, Sound Beach, Conn. All title. Under tax sale. 45
 Lots 83, 84, 103 and 104 map part J. W. Voorhies property, Coney Island. Foreclos. George Eckstein to John Y. McKane. 1,670
 Part of old lot 6 common lands, Gravesend, Coney Island, 111.11 to New York and Brighton Beach R. R., x 108.9x31.6, h & l. Leopold Lederer to Jacob Belanget. Mort. \$500. 1,350
 General release of guard. Bertha Newman to Henry and Rosa Newman guards. nom
 General release. Special guard. Same to Rosa Newman. nom
 General release of special guard. William T. Wood to Frederick P. Washburn. nom

WESTCHESTER COUNTY.

OCTOBER 8 TO 12—INCLUSIVE.

EASTCHESTER.

Berry, John to Fred. T. Rich, part lot 101 e s Glen av, map Chester Hill, 75x115. \$1,650
 Cappelman, Emma L. B. to Edw. S. E. Phipps, n s Mt. Vernon av, 113.6 w Bleecker st, 50 x88. 1,500
 Jeffers, Wm. H. to Minnie E. Riker, lot 15 w s White Plains road, map South Washingtonville, 34.1x147. 100
 Tritton, Mary to Harriet S. Hopkins, lot 233 s s 16th av and west 1/2 234 n s 15th av, map Wakefield. 750
 Same to Grace E. Safford, east 1/2 lot 234 n s 15th av, same map. 250
 Same to Hattie L. Chamberlain, lots 144 and 145 and 198 and 199 s s 16th and n s 15th avs, same map. 2,000
 Wheeler, John to Daniel O'Hara, lots 1, 2, 3 and 4 White Plains road, map Vernon Park. 1,600

MAMARONECK.

Seney, Geo. I. to Wm. H. Stiles, Jr., n e s Weaver st, adj Wm. McCabe, abt 80 acres. 6,500

NEW ROCHELLE.

Disbrow, Susan W. to Edw. Milner, s s Main st, abt 220 w Echo av, abt 91x176. 9,500
 Howe, Wm. H. I. to Wm. A. Peters, w s Guion pl, 100 s Burling lane, 50x151. 900
 Hudson, Alex. B. to Josephine F. Disbrow, s s Mayflower av, 228 e Germania av, 40x240. 1,600
 Iselin, Adrian, Jr., to Wm. Pagan, n w cor Field av and Meadow lane, abt 154x126. 2,251
 Peffers, John M. to Theo. W. Peffers, e s A. 180 n Union av, 25x100. 435
 O'Hara, Daniel to John Wheeler, lots 2, 4, 6, 8 and 10 Clinton av, map Park View. 1,500
 Searing, Jas. E. to same, lot 24, 26, 28 and 30 Park View av, same property. 1,800

PELHAM.

Jackson, Jos. E. to Clarinda P. Rosling, lot 141 n e cor 3d st and 7th av, 100x100. 350

WESTCHESTER.

Chapin, Warren B. to Eliz'h Heilman, w s 3d av, 300 s 1st st, 100x100. 1
 Heilman, Eliz'h to Jas. T. Adee, same property. 3,000
 McCafferty, Thos. F. to Geo. Gould, n e s Bear

Swamp road, 115 n w Sackett av, abt 26x181. 1,400
 Mace, Levi H. to Anth. Schambrue, lot 537 s s 4th av, map Wakefield, 100x114. 800
 YONKERS.
 Brady, Warren et al., F. P. Forster, ref., to Henri Chegnay, lots 190, 191, 192 and 193 e s Bronx River road, map Hyatt Farm. 1,475
 Same to same, lots 216-221 w s Orchard st, 231-240 e s same st and 244-257 e s Garden st. 2,730
 Same to same, lots 197-202 e s Bronx River road. 1,380
 Same to Isaac Anderson, lots 46-51 w s 1st st. 930
 Barnes, Wm. J. to Christina Elder, lot 105 e s 1st st. 700
 Caulfield, Thos. B. to Cath. Brennan, lots 439 and 440 e s Woodland av, map property Fred. Shonnard. 2,000
 Hoyt, Jas. to Christiania Schulz, n s Hunts Bridge road and e s road to Glenn Park. 1,600
 Inglis, Margt. to Margt. Hogan, e s Orchard st, 110 n High st, 50x100. 559
 Kailey, Margt. to Thos. F. Austin, n w cor Jefferson and Harriet sts, 23x95. 4,000
 North End Land Imp. Co. to Jos. W. Archer, n s Dunwoodie st, 225 e Yonkers av, abt 55x 100. other consid. and 1

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.

OCTOBER 11, 12, 14, 15, 16, 17.

Arnold, Edward and William Schwalenberg, of Arnold & Schwalenberg, to Bernheimer & Schmid. 10th av, No. 1805. Saloon lease. Oct. 9, note, demand. \$2,000
 Auld, Thomas to Elizabeth V Irwin. Boulevard, w s, 40.5 n 122 st, 25.3x— to centre line Old Bloomingdale road x 26.9x—. Oct. 10, 3 years, 5%. 5,500
 Antonius, Johann H. to Adolph Georgi. 86th st. P. M. Oct. 14, due May 1, 1890, or sooner, 5%. 1,875
 Ash, Mark to Grace Ewing. St. Nicholas av, e s, 17.7 s 156th st, 17x70.8 to Croton Aqueduct, x 16.5x75.2. Oct. 15, 1 year, 5%. 1,000
 Belt, Elizabeth T. widow to Augustus White. 22d st, s s, 257 e 6th av, 23x98.9. Oct. 12, due Feb. 1, 1890. 2,150
 Bernstein, Max to Matilda August guard. Hermon August. 115th st. P. M. Oct. 15, 3 years, 5%. 7,000
 Bingold, Mary A. to James Niblo. 65th st. P. M. Oct. 15, due July 1, 1898, or sooner, 5%. 2,000
 Blinn, Christian, Jr., to Elizur V. Foote. Eldridge st, n e cor Hester st. P. M. Oct. 14, 1 year. 25,000
 Borch, Gustav to Maria T. Kupferer. Strong av, n s, 246.4 e Tinton av, 23.8x82.11. Sub. mort. \$1,600. Oct. 14, 1 year. 1,100
 Barnes, Charles to Ezekiel M. Pritchard. Bathgate av, n w cor 183d st, 17.6x70. Sept. 24, due Oct. 1, 1890, or sooner. 525
 Bender, Louis, individ. and trustee Fredericka Bender dec'd and Louisa, Louis P. Rose E. and Philip Deffaa, Louisa E. Zeiger, Amelia F. Koch, George, Louise E., Henry and Henry, Jr., Bender, Christina Buhler, Elizabeth, Louis H. and Cornelius Scherrer and George A. and Emma L. Woll, devisees Fredericka Bender to Austin Gibbins. Interior lot, 66 n 5th st and 335.10 e Av B, runs east 46.3 x north 31 x west 46.3 x south 31, with use of alley and rights of way. March 15, 5 years, or installs. 8,500
 Bendinger, August to Henry F. Quast, Brooklyn. 76th st, n s, 230 e 3d av, 25x102.2. Sub. mort. \$9,500. Oct. 11, 1 year. 2,500
 Bodden, Kittie, Mount Vernon, N. Y., to George Fox. Berrian av, n w s, lots 86 and 87, map C Berrian, Fordham, 50x100. Oct. 1, note. 1,900
 Boeher, Gertrude mortgagee with William Bantje mortgagee. Extension of mort. Sept. 21. nom
 Brady, Patrick to Dennis Harrington. 58th st, s s, 100 e 11th av, 75x100. Oct. 3, note. 6,000
 Bruggemann, Christian F. to Henry A. Barling et al. trustees Edward M. Robinson dec'd. 3d av, No. 1290, n w cor 74th st, 21.10x70. Oct. 12, 5 years, 4%. 9,000
 Same to same. 3d av, No. 1292, w s, 21.10 n 74th st, 21.10x70. Oct. 12, 5 years, 4%. 5,000
 Same to same. 3d av, No. 1294, w s, 43.8 n 74th st, 33x70. Oct. 12, 5 years, 4%. 8,500
 Baier, Kunigunda to Bernheimer & Schmid. Park av, No. 1754. Saloon lease. Oct. 15, note, demand. 1,500
 Broadbelt, William to Peter A. H. Jackson. Lexington av, e s, 24.8 n 27th st, 24.8x100. Oct. 15, 5 years, 5%. 36,000
 Beaudet, George E. to The Bradley & Currier Co. (Lim.), 7th av, n w cor 141st st, 49.11x75. Sub. mort. \$38,000. Sept. 17, 3 months. 6,100
 Cary & Moen Company to THE UNION DIME SAVINGS INST., New York. 29th st, s s, 302.3 e 8th av, runs east 99.6 x south to centre line, x west 24.10 x south 10 x west 74.7 x

north — to beginning. Oct. 16, due Nov. 1, 1894, 5%. 55,000
 Cary & Moen Co. to Philip L. Moen, Worcester, Mass. 29th st, s s, 302.3 e 8th av, 74.7x 108.9; 29th st, s s, 401.9 e 8th av, 24.10x98.9, being together Nos. 232 and 238 West 29th st. Sub to mort. \$55,000. Oct. 16, 1 year, 5%. 30,000
 Same to same. 28th st, n s, 304.1 e 8th av, runs north 88.8 x east 74.7 x north 10 x east 49.9 x south to st, x west 124.2; 28th st, n s, 346.11 w 7th av, 24.10x79x24.10x8; 28th st, n s, 320 w 7th av, 26.11x91.10x26.9x91.10, together being Nos. 225 and 239 West 28th st, with machinery, &c. Sub to mort. \$102,000. Oct. 16, 1 year, 5%. 45,000
 Cary, Alanson and Philip L. and Edward A. Moen, majority of stockholders, to same. Assent to above mort. Oct. 14. nom
 Campbell, John V. to Joseph L. Buttanwieser. 27th st, s s, 375 e 10th av. P. M. Oct. 11, due April 1, 1890. 7,950
 Same to same. Same property. Oct. 11, due April 1, 1890. 7,000
 Carson, Minnie W. and John J. Carroll to Joseph M. DeVeau. 120th st, n s, 137.6 e 3d av, 18.9x75.8. Oct. 10, 1 year. 12,000
 Carpenter, Benjamin F. to Charles Shultz. 8th av, s e cor 143d st. P. M. Oct. 4, 1 year, 4 1/2%. 18,000
 Same to same. 8th av, e s, 25.1 s 143d st. P. M. Oct. 4, 1 year, 4 1/2%. 14,000
 Same to same. 143d st, s s, 75.1 e 8th av. P. M. Oct. 4, 1 year, 4 1/2%. 8,000
 Carter, Anna A. wife of George to Theodora P. Trowbridge. 13th st, n s, 194 e 2d av, 23x103.3. Oct. 11, 5 years, 4 1/2%. 6,000
 Carter, John to "Lorillard Brick Works Co." 98th st, s s, 475 w 8th av, 150x100.11. Oct. 9, notes. 4,200
 Colleran, John and Michael to THE NEW YORK LIFE INS. Co. 74th st, n s, 100 e 9th av, 5 lots, each 20x102.2. 5 mort., each \$25,000. Oct. 8, 3 years. 125,000
 Same to Henry Morgenthau. Same property. Oct. 8, due Jan. 1, 1890. 10,000
 Corsa, James I. to Jacob Eckert. 1st av, s e cor 2d st, 100x100, 23d Ward. Oct. 12. Bond to secure party of second for claims against dower of Elizabeth P. Blakesly, in penal sum of 9,000
 Carpendale, Isaac M. and Sophia M. his wife to John J. Bannan and John Effinger. Aqueduct av, e s, 25.4 n Buchanan pl, 50.8x107.6x 50x116. Oct. 16, 1 year, 5%. 322
 Cazet, Charles E. to John R. Platt et al. trustees Samuel R. Platt. 6th av, s w cor 31st st, being Nos. 517 and 519 6th av, and 100-104 West 31st st, 49.5x100. May 25, due June 1, 1892, 4 1/2%. 70,000
 Dassori, Elisa wife of and Frederic, Brooklyn, to the New York Dispensary. Baxter st, n e cor Park st, 17x59.8. Oct. 17, due May 1, 1894, 4 1/2%. 5,000
 Downey, Charles to Samuel Weil. Av D, n e cor 9th st, runs east 129.10 x north 83 x west 28 x south 3.6 x west 101.10 to av, x south 79.6. Collateral to another mort. Oct. 16, due Nov. 1, 1889. 22,857
 Dechert, Yellott D. to Hester A. Bertine, Eastchester, N. Y. Railroad av, e s, 450 s Fletcher st, 50x150. Oct. 15, 5 years. 1,800
 Devoe, Margaret to Albert E. Putnam. Park av. P. M. Oct. 14, due Oct. 15, 1891, or sooner. 300
 Donegan, Roger to Adolph Quetting and Augusta his wife. Gouverneur st. P. M. Aug. 21, due Aug. 15, 1892, 5%. 6,000
 Doutney, Helen L., Burlington, Vt., to Frederick A. Ringer. Washington av. P. M. Oct. 15, 5 years or sooner, 5%. 5,000
 Dreeben, Simon to Peter Christmann. Ludlow st. P. M. Oct. 15, 4 years or installs. 2,500
 Same to same. Same property. P. M. Oct. 15, 5 years, 5%. 12,000
 Downey, Charles to Samuel Weil. Mulberry st, No. 191, 25x100; Division st, n s, 81.1 e Christie st, runs northeast 28 x north 52.10 x east 3.9 x northeast 5x76.3 to Christie st, x southwest 3.11 x southeast along alleyway 37.1 x south 73.6 to beginning. Oct. 14, due Nov. 1, 1889. 22,857
 Same to Alexander Brown, Philadelphia, Pa. Mulberry st, No. 191, 25x100. Oct. 14, due Nov. 1, 1894, 5%. 22,000
 Donnelly, Michael T. to Louis Schneider. Morris av, e s, 50 n 166th st, 25x100. Oct. 10, 1 year, 5%. 1,500
 Doyle, Dennis to Alletta Kremer. Bathgate av, w s, 50 n 172d st, 40x120. Oct. 10, 3 years. 1,000
 Dunckley, Thomas and Mary his wife to Charles Phillips. Bristow st, w s, lot 12 and 13 Fox estate, 50x59.3x50x56.10. Oct. 15, 5 years or sooner, 5%. See Conveys. 700
 De Forest, William H., Jr., to George E. Hyatt. Convent av, s w cor 144th st, 99.11 x94.5. Oct. 11, due March 1, 1890, or sooner. 20,000
 Egbert, William W., Montclair, N. J., to Abraham W. Egbert, Southfield, N. Y. 57th st, No. 543, n s, 275 e 11th av, 25x100.5. Oct. 15, due Nov. 1, 1891, 5%. 8,000
 Ehrenberg, Theodor to Adam Nickel. 47th st. P. M. Oct. 16, 1 year or sooner, 5%. 6,060
 Erdmann, George to Peter N. Ramsey. Lexington av, n w cor 33d st, 26.8x100. Sept. 5, 1 year or sooner. 7,000
 Same to Joseph F. Stier. 24th st. P. M. Oct. 10, due March 1, 1890, or sooner, 5%. 56,000
 Eckert, Jacob to James I. Corsa. 1st av, s e cor 2d st, 23d Ward. P. M. Oct. 3, 5 years or sooner, 5%. 4,500
 Same to same. St. Anns av, n w cor Carr st,

25.1x46.2x25x43.9; St. Anns av, w s, 50 n Carr st, 25x45. Oct. 12, 3 years, 5%. 3,000
 Egan, Joseph to Andrew Arnow exr. John Benson. 148th st, n s, 550 w Courtlandt av, av. 25x106.6. Aug. 1, 3 years, 5%. 1,500
 Faulkner, George W., Brooklyn, to Alfred M. Hearn. 71st st, s s, 213 e 1st av, 25x100.4. Oct. 14, demand. 1,500
 Same to same. Same property. Oct. 14, demand. 5,000
 Finkelstein, Jacob to Henry Waters. Norfolk st, No. 115, w s, 125 s Rivington st, 26.6x100. Oct. 15, installs. 8,500
 Same to Joseph A. Dean et. al. trustees Edward Leavitt. Same property. Oct. 15, 5 years, 4 1/2%. 25,000
 Flynn, Timothy to KINGS COUNTY SAVINGS INST. Lexington av, No. 1375, e s, 84 n 91st st, 16.8x70. Oct. 3, 1 year, 5%. 7,000
 Fowler, Marie L., Mary, George and Eliza wife of Clifford W. Pullis to James Y. Watkins. 127th st, s s, 1-5 e 4th av, 75x99.11. Sept. 18, 2 years, 5%. 1,500
 Fritzel, William and Elizabetha his wife to William Shipman. Avenue C. P. M. Oct. 14, 5 years, 5%. 14,000
 Faulkner, George W., Brooklyn, to Alfred M. Hearn. 71st st. P. M. Oct. 10, demand. 2,000
 Feiner, Solomon and Sarah his wife to Bernhard Galewski. Elizabeth st. P. M. Aug. 29, due Mar. 1, 1892. 6,100
 Same to same. Columbia st, No. 86, e s, 150 n Rivington st, 25x120. Aug. 29, due May 1, 1891. 3,000
 Frank, Ferdinand and Karoline his wife to Charles Graemann. 88th st. P. M. Oct. 11, due Nov. 1, 1894 or installs, 4 1/2%. 5,850
 Fleischhauer, Jacob and Julius to The Mutual Life Ins. Co., New York. 48th st, n s, 100 e 1st av, 75x100.5. Oct. 16, 1 year, 5%. 10,000
 Gunn, William and Andrew Grant to Charles T. Barney, Francis M. Jencks and William E. D. Stokes. 88th st. P. M. Oct. 15, demand. 29,500
 Goldman, Esther wife of Harris B. and Frank Goldman to Charles Bryer, Mamaroneck, N. Y. Av A, s w cor 122d st. P. M. Oct. 14, due Dec. 31, 1889, 5%. 7,250
 Godillot, Alexis, Jr., Westport, Conn., to Frederic R. and Charles Coudert, joint tenants. 51st st, No. 61, n s, 94 e 6th av, 20x100.11. June 29, 3 years, 5%. 20,000
 Goldman, Joseph to The German Society of the City of New York. Thompson st, No. 77, w s, 93.9 s Spring st, runs south 18.9 x west 72.10 x north 5.7 x west 4.7 x north 6.5 x east 27.2 x north 1.10 x east 4.9 x north 5.4 x east 45.6 to beginning. Oct. 7, due Oct. 9, 1894, 5%. 3,500
 Gallo, Joseph to Henry Maguire. 114th st. P. M. Oct. 14, 3 years, 5%. 5,500
 Goldsmith, Jonas G. to Charles E. Tracy and ano. trustees James Bogert. Cannon st. P. M. Oct. 15, 2 years or sooner, 5%. 50,000
 Grogan, Margaret wife of John to Henry E. Klugh. Harlem R.R., n w boundary line, 148 s w of land of Charles, John and Alexander Bathgate, 23d Ward, part lot 166 map of Morrisania, runs southwest 44 x west — to centre of Mill Brook x north — x east about 130. Oct. 12, due Oct. 15, 1890. 400
 Halligan, Jane E. to C. Adeibert Becker. Tremont av. P. M. Oct. 12, installs, 5%. 7,000
 Halpin, Bernard to Isaac N. Heberd. Brooklyn line st, s s, 138.5 e Marion av, 25x100. Oct. 11, 3 years, or sooner. 2,000
 Harding, Lewis to Enoch C. Bell. 137th st. P. M. Sept. 9, due Oct. 1, 1894, 5%. 5,400
 Herman, Jacob to Adam Simon, Brooklyn. Rivington st, s w cor Willett st. P. M. Oct. 15, 5 years, or sooner, 5%. 10,000
 Hoe, Robert to Henry Burden, trustee Henry Burden, dec'd. 32d st, Nos. 153-155, n s, 175 w 3d av, 50x172.6. July 16, due July 1, 1894, 4 1/2%. 40,000
 Haskell, Elizabeth, Hempstead, L. I., to Wil- lard S. Clark, Brooklyn. 44th st, s s, 291.8 e 7th av, 16.8x100.4. Sept. 20. Dead re- recorded as mort. to give notice that purchase money mort. exists against the property for 2,333
 Same to same. Agreement that deed shall be considered as mortgage payable by installs. Oct. 10. nom
 Hart, Emily C. formerly Bulkley wife of and George P. to Gordon Norrie and ano. trustees George L. A. Moke. Park av, No. 83, e s, 19.9 n 39th st, 19.9x80. Oct. 12, 3 years, 5%. 35,000
 Hormann, Henry to George Ehret. 2d av, No. 1642. Store lease. Oct. 15, demand. 500
 Happel, Adam and Christian Huebener to Henry Waters. West 11th st, No. 270 and 272, s s, 175 e Bleeker st, 50x95.3. Oct. 16, 1 year. 12,000
 Havens, James H. and Robert C. Winters to Abel Gruber, Mary L., Clara A. and Eva F. Matson. 36th st. P. M. Oct. 14, 6 months or sooner, 5%. 6,300
 Hauser, Ernst A. and Dorathea his wife to Elizabeth Leim. 65th st. P. M. Sub. to mort. \$11,000. Oct. 7, due Oct. 8, 1894, or sooner, 4 1/2%. 3,000
 Same to THE GERMAN SAVINGS BANK. Same property. P. M. Oct. 7, due Oct. 8, 1890 11,000
 Huber, John to Darius G. Crosby, Scarsdale, N. Y. Av B. P. M. Aug. 1, 1 year. 14,000
 Same to same. Same property. Oct. 1, notes. 3,000
 Haaren, John W. to Sarah H. Powell. 5th av, e s extends from 131st st to 132d st, 199.10x 125. Oct. 16, due April 1, 1890, or sooner. 70,000

Iba, Caspar to Philip Bohnet. Bowery, e s, 61.10 n Stanton st, runs east 105 x north 35.4 x east 125.6 x north 14.9 x northwest 141.6 x south 24.1 x west 100 to Bowery, x south 64.7 to beginning. Lease. Sept. 28, due March 30, 1890. 4,000
 Israels, Florence Z. wife of Lehman to Clara Fairchild. 97th st. P. M. Oct. 11, due Aug. 2, 1890, 5%. 1,500
 Johnston, Elizabeth to Charles F. Swift. 86th st. P. M. Oct. 5, due June 15, 1890, or sooner, 5%. 5,500
 Johnston, Thomas H. and William Moir to Anthony McOwen. 134th st. P. M. Oct. 16, 1 year or sooner. 3,250
 Jacobs, Lewis and Jacob to THE MUTUAL LIFE INS. CO., N. Y. Hester st, s w cor Suffolk st. P. M. Oct. 16, due Oct. 17, 1892, 5%. 25,000
 Keiser, Michael to THE DRY DOCK SAVINGS INST. 22d st, No. 226, s s, 240.8 w 2d av, 24.11x98.9. Oct. 17, 1 year, 4 1/2%. 7,000
 Kelling, Henry to Mendel and William Joachim. 18th st. P. M. Oct. 15, 6 years, or installs, 5%. 3,000
 Kelly, Mary A. and Annie E. to Lewis Morris, Paris, France. Av A, w s, 102.2 s 75th st, 85.8x101.3x69.11x100. Lease. Oct. 5, demand. 8,000
 Kelly, Edward to Lewis Morris. 100th st. P. M. Oct. 5, demand. 8,000
 Kuhn, Charlotte, William H., John J., George, Peter and Charlotte C. to Charles Lang. 122d st, n s, 120 w 3d av, 20x100. Oct. 14, 1 year or sooner, 5%. 1,000
 Kingsland, George to Sara R. Schuyler. 63d st, n s, 150 w 9th av, 25x100.5. Oct. 8, due Oct. 1, 1890, or sooner. 1,200
 Klein, Benedict A. to James J. Bergen, Somerville, N. J. Stanton st. P. M. Oct. 10, 5 years, 5%. 8,000
 Kriete, Hedewig wife of and Frederick to Isabella Mackenzie, Jersey City. 11th st, s e cor 4th av, 17.6x100.11. Oct. 16, due Oct. 15, 1890. 500
 Kissam, Sarah S. wife of and Benjamin A. to THE WASHINGTON LIFE INS. CO. 48th st, No. 145, n s, 300 e 7th av, 20x100.5. Oct. 15, due Dec. 1, 1890, or sooner, 5%. 6,000
 Lawrence, John D. and William C. and Mary J. widow and heirs of William E. Lawrence to Leonard Scott. 41st st, s s, 365 e 2d av, 16 x98.9. Oct. 15, 5 years. 6,000
 Lange, Edward and Margaret J. his wife to THE EXCELSIOR SAVINGS BANK. 84th st, s s, 100 w West End av, 100x102.2. Oct. 16, due April 1, 1891, 5%. 10,000
 Lamb, Charles V. to Robert Worthington. Madison av, n w cor Columbia av, 100x75. Oct. 16, 3 years. 500
 Lalor, William to Joseph J. O'Donohue. Madison av, No. 1115, e s, 62 s 84th st, 20x78. Sept. 6, 1 year. 1,000
 Levy, Samuel to Charles Trueman. Henry st, P. M. Oct. 1, installs. 5,000
 Lindsay, Jenny B. mortgagor with Margaret R. Walsh mortgagee. Extension of mort. at 5%. Oct. 27, 1886. nom
 Loonie, James J. and Eugene Parker to Silas Davis. Willett st. P. M. Oct. 16, 1 year or sooner, 5%. 10,000
 McLeod, David A. to George L. Kingsland et. al. trustees of Augusta L. Jones. Ogden av, n s, 195 w Devoe st, runs north 200 to Summit av, x west 100 x south 100 x west 5 x south 100 to Ogden av, x east 105. Oct. 16, due Oct. 17, 1890. 2,500
 Mathews, Elizabeth A., Annandale, N. J., and Leonore H. and William H. Nesbit to E. Ellery Anderson. West End av, n w cor 81st st, 22 x66. Oct. 14, 1 year or sooner. 5,000
 Meyer, Harry J. to Jacob D. Butler. Convent av. P. M. April 16, due Oct. 8, 1892, 5%. 5,000
 Muldoon, Kate widow to Henry M. Bendheim. Av D, e s, 79.6 n 9th st, runs east 101.10 x north 3.6 x east 28 x north 9.3 x east 0.10 x north 92.3 to 10th st, x west 50.8 x south 23.3 x west 80 to av, x south 81.9. Oct. 2, 6 months or sooner. 3,857
 Mundorf, Peter to Michael and Johanna F. Pfrommer. 8th st, s s, 175 w 1st av, 25x—. Oct. 14, due July 1, 1894, or sooner, 5%. 10,000
 Mathews, Robert H. to David M. Kellogg. 146th st, n s, 300 w Clifton av, 25x100. Oct. 10, 1 year, or sooner. 11,000
 Mars, Henrietta A., Brooklyn, to Susan M. Journey. Tinton av, extended, n w cor Willow st, 428.5 x irreg. x 391 to st, x 753, contains 672-100 acres, except parts taken for av. s, &c. Oct. 14, due Nov. 1, 1890. 2,500
 Martin, Eli to Conrad M. Donner, Brooklyn. 91st st, s s, 163 e 9th av, 39x100.8. Oct. 9, secures building materials as per contract not exceeding 5,000
 Mathews, George to John H. Mathews, Brooklyn. 75th st, s s, 173 e Av A, &c. Oct. 12, due Sept. 1, 1890, 4%. See Conveys. 42,000
 Marony, Ellie C. to William Picken. 134th st. P. M. Oct. 10, installs, 5%. 2,500
 McCarthy, Joseph H. to Ella T. Birdsall. 131st st, n s, 368.4 w 5th av, 16.8x99.11. Sub. to mort. \$5,000. Oct. 14, secures amount advanced for counsel fees, &c. 3,000
 McCarthy, Joseph H. to James Wilkie. 131st st. P. M. Oct. 14, 3 years, 5%. 5,000
 McQuade, John to Joseph M. De Veau. Lexington av, s w cor 89th st, 100.8x94. Oct. 12, 6 months. 50,000
 Michell, Justus D. and Hannah B. T. his wife to William H. Michell. Bronx st. P. M. Sub. to mort. \$2,000. Oct. 15, 3 years or sooner, 5%. 300
 Same to The Tremont Building and Loan Assoc. Same property. P. M. Oct. 15, installs. 1,200

Same to same. Same property. P. M. Oct. 15, installs. 800
 Miller, Nathan to Eleanora R. Simpson widow, Mt. Vernon, N. Y. 127th st. P. M. Oct. 15, 3 years, 5% and 4 1/2%. 8,000
 Mitchell, Ellen T. to Matilda Weil et al. exrs. Max Weil. 7th st, s s, 225 e 2d av, 25x100. Oct. 14, 5 years, 4 1/2%. 6,000
 Morgan, Mary L. to Bernard Metzger. 12th st, n s, 325.1 e 5th av, 25x206.6 to 13th st, x 26.9x206.6. Oct. 12, 2 months. 600
 Moore, Katherine wife of William O. to THE UNION DIME SAVINGS INST. 38th st, n s, 99 e Lexington av, 19x98.9. Oct. 15, due Nov. 1, 1894, 4 1/2%. 6,000
 Morrow, James to T. Gaillard Thomas. St. Anns av, n w cor 134th st. P. M. Oct. 14, 2 years or installs, 5%. 19,000
 Meyer, Arthur L. to Siegmund T. Meyer. 34th st, s s, 236.8 e 4th av, 48x117.6. Oct. 11, due Nov. 1, 1890. 15,000
 Merritt, Robert B. to Frederick Baker, Brooklyn. Av B, e s, 22 s 17th st, 20x68. Oct. 14, 1 year or sooner. 2,000
 Newman, Jacob M. to The Woman's Hospital State of New York. 9th av, w s, 25.5 s 97th st, 24.8x100. Oct. 16, 5 years, 4 1/2%. 20,000
 Nivins, Augusta R. to Wallace C. Andrews. 82d st. P. M. Sub. to mort. \$14,500. Oct. 15, 3 months. 2,789
 O'Rorke, Margaret A. wife of and Thomas to Sarah H. Powell. Prospect av, w s, 233 n 165th st, 50x175. Oct. 14, 6 months. 3,500
 Pearce, John L. to George Alexander. Park av, e s, 300 s Northern terrace, 65x100. Oct. 15, due Oct. 1, 1891. 8,000
 Parker, John H. to Louis M. Jones, Hoboken, N. J. Jackson st, Nos. 3 and 5, w s, 35 s Henry st, 50x100. Oct. 1, 1 year or sooner. 16,000
 Pearson, James M. and Anna his wife to Elliott P. Curtis, Trumbull, Conn. 11th st. P. M. Oct. 11, due Oct. 14, 1892, or installs, 5%. 2,000
 Penschuck, Christoph to Henry Waters. Stanton st. P. M. Oct. 14, 1 year, 5%. 9,500
 Pieper, Frederick B. to Thomas S. Olive. Grand st, No. 227, s w s, 24x55.4x23.3x55.4. Oct. 15, due May 20, 1892. 4,000
 Rafferty, Peter F. to Frederick W. Sherman. 29th st. P. M. Oct. 15, 1 year, 5%. 11,000
 Ramsey, James W. to Frederic J. Middlebrook, Brooklyn. 104th st, n s, 200 w 10th av, 25x 100.11. Oct. 14, 3 months. 1,000
 Reilly, Catharine T. to Elizabeth Yuengling. Monroe st, n s, 111.2 w Pike st, 25x100. Oct. 8, 3 years, 5%. 9,000
 Riedel, William to Joseph, William W. and Charles Watkins. 118th st, s s, 275 e 2d av. P. M. Oct. 14, 1 year, 5%. 2,000
 Same to same. 118th st, s s, 300 e 2d av. P. M. Oct. 14, 1 year, 5%. 2,000
 Rohr, Michael to George MacDonald, exr. Louisa Bourne. Elton st, n s, 250.3 e Morris av, 24x100. Oct. 14, 5 years, 5%. 1,000
 Rubsam, Charles C. to The German American Real Estate Title Guarantee Co. 3d av, w s, 50 n 131st st, 25.4x 9.8x25.6x99.7. Oct. 11, due Oct. 14, 1890, 5%. 15,000
 Randall, Evelyn, formerly Smith wife of and William B. to THE MUTUAL LIFE INS. CO. 121st st, n s, 95 w 7th av, 5 lots, each 16x100.11. 5 morts., each \$12,000. Oct. 16, 1 year, 5%. 60,000
 Riddell, Jennie wife of and Henry to John R. Planten, Brooklyn. 43d st, s s, 500 w 6th av, 25x100.5. Oct. 16, 3 years. 4,000
 Reichard, Valentin to Joseph Rubsam, Stapleton, S. I. 14th st, No. 439, n s, 94 w Av A, 25x103.3. Lease. Oct. 16, due Jan. 1, 1893, 5%. 5,000
 Ryan, Joseph L. and Mary E. Healy, Brooklyn, to Evelyn T. Parker. 1st av, n e cor 78th st, 52.2x94. Oct. 15, due Oct. 16, 1891. 2,000
 George Ringler & Co. to THE CENTRAL TRUST CO. 92d st, s s, 175 e 3d av, 150x100; 91st st, n s, 200 e 3d av, 125x100.8. Secures bonds. Oct. 14, due Nov. 1, 1909, 5%. 400,000
 Smith, Thomas J. to Allen L. Mordecai. 60th st. P. M. Oct. 1, due April 1, 1891, 5%. 10,000
 Silberstein, Morris and Samuel to Mary McManus. Manhattan av, s e cor 115th st. P. M. Oct. 15, due Oct. 25, 1889. 5,000
 Same to same. Mercer st, Nos. 113 and 115. Lease. Oct. 15, notes. 45,000
 Salberg, Emilie and Abraham W. Lilienthal and Ida his wife to THE GERMAN SAVINGS BANK of the City of New York. 81st st, n s, 350 w 1st av, 25x102.2. Oct. 14, due Oct. 15, 1890. 11,000
 Salomon, Theresa wife of and Lewis J. to Thomas O'Connor. Lexington av, w s, 69 n 75th st, 16.8x85. Oct. 10, due March 15, 1891. 1,500
 Savage, Cornelius, Brooklyn, to Sophia C. Ridden. 129th st, n s, 181.3 w 7th av, 18.9x 99.11. Oct. 10, 3 years. 1,100
 Schnapp, Dora to Adolph G. Hupfel. Jerome av, s w cor Wolf pl, 52.3x140. June 27, 1 year. 1,500
 Smith, Frank E. to Emanuel Heilner and Moses J. Wolf (of Heilner & Wolf) and Morris Mayer. 7th av, n w cor 128th st, 75x— to 129th st, x—x—. Oct. 11, due Nov. 1, 1889. 15,000
 Solomon, Max to Francis Boyle. 80th st. P. M. Oct. 3, installs. 3,000
 Sussman, Fanny to THE EMIGRANT INDUSTRY SAVINGS BANK. 53d st, n s, 295.8 e 2d av, 22.3x100.5. Oct. 11, 1 year. 5,000
 Swords, Julia E. wife of and Charles H. to Susannah Ellis trustee Christopher C. Ellis. Vanderbilt av West, w s, 331 n Morris st, 5x 150. Oct. 11, 1 year, 5%. 1,500

Schindler, Catharine to Rebecca Collins. 47th st, No. 133, n s, 140 e Lexington av, 17.6x100.5. Oct. 14, installs, 5% 15,000
 Schwab, Frederick to Herman Hering. St. Ann's av, w s, 66.8 n 148th st, 16.8x100. Oct. 12, due June 21, 1892, 4 1/2 % 1,500
 Same to same. St. Ann's av, w s, 50 n 148th st, 16.8x100. Oct. 12, due June 21, 1892, 4 1/2 % 1,500
 Se ft, Christian to Ferdinand B. Minrath. 2d av, No. 1567, w s, 62.2 n 81st st, 20x80. Oct. 14, 1 year. 1,000
 Smith, Henry C. mortgagor with Walter B. Thompson mortgagee. Extension of mort. Oct. 15. nom
 Smith, Martha B. widow to J. D. F. Smith, Hamilton, N. Y. 78th st, n s, 66.10 w West End av, 16.4x69. Oct. 11, 3 years, 5% 12,000
 Salinger, Sally and Rose his wife to Margaretta Widmann. Allen st. P. M. Oct. 17, 5 years, 5% 14,000
 Same to Margaretha F. Rosenberger, College Point, L. I. Same property. P. M. Sub. mort. \$14,000. Oct. 17, installs. 4,000
 Schlansky, Moses to Greenwood Cemetery. Attorney st, No. 155. P. M. Oct. 16, 5 years, 5% 20,000
 Same to same. Attorney st, No. 157. P. M. Oct. 16, 5 years, 5% 25,000
 Same to Samuel Kempner. Attorney st, w s, 200 s Houston st. P. M. Oct. 16, installs. 9,000
 Same to Louis Bloch. Monroe st, No. 88, s s, 114.4 e Pike st, 22.8x93.2x22.6x93.10. Oct. 15, installs. 6,000
 Stiles, Mary A. to Caroline L. Macy. 82d st, s s, 127.9 w 3d av, 25x102.2. Oct. 17, 3 years, 5% 19,000
 Same to Eliza S. Bibby, Baltimore. Same property. Sub. to mort. \$19,000. Oct. 17, 1 year. 1,000
 Shotwell, John B. to THE MUTUAL LIFE INS. Co. 134th st, s s, 350 e 8th av, 25x99.11. Oct. 9, due Oct. 16, 1890. 4,000
 Schile, Henry J. to Erwin B. Schile. 153d st, s s, 175 w Boulevard, 75x99.11. Oct. 14, 5 years, 4% 6,000
 Tiedemann, Peter to William Picken. 134th st, P. M. Oct. 15, installs, 5% 2,250
 Tilney, Joseph to Bernard Cohen. 154th st, n w cor Macombs Bridge Road, —x99.11, contains 10 city lots. Oct. 15, 3 years or installs, 5% 25,000
 Tragman, Diedrich, Brooklyn, to Spencer Aldrich. 124th st, n s, 24.10 e Lenox av, 54.8x100.11. Oct. 12, due Oct. 15, 1889. 1,000
 Tragman, Diedrich to THE METROPOLITAN LIFE INS. Co. 124th st, n s, 217.10 e Lenox av, 2 lots, each 27.4x100.11. 2 mortgs., each \$27,500. Oct. 10, installs. 55,000
 The Rector & c. of Trinity Church with The Bowers Savings Bank, both mortgagees. Agreement as to priority of mortgs. made by Rector, & c. of St. Phillips Church. Aug. 13. nom
 The Rector, & c., of St. Phillips Church to THE BOWERY SAVINGS BANK. 30th st, No. 131, n s, 400 w 6th av, 28x42x45.10x50.1. Aug. 13, 1 year, 4 1/2 % 8,000
 Trimble, Samuel, Brooklyn, to the trustees of the Peabody Education Fund. Cortlandt st, south cor Washington st, 26.7x77.6x20.2x78.4. Oct. 11, 5 years, 5% 75,000
 Tubbs, George W. to John D. Jones. Stone st, No. 12; Bridge st, No. 29. P. M. Sept. 27, due Oct. 1, 1894, or sooner, 4 1/2 % 25,000
 Same to same. Same property. Sept. 27, due Oct. 1, 1890, or sooner, 5% 5,000
 Tyler, James G., Cold Spring, N. Y., to George Sauter. 156th st, s s, 100 w 10th av, 50x99.11. Oct. 8, 2 years or sooner, 5% 1,786
 Trimble, Samuel, Brooklyn, to Charles E. Tracy and ano. trustees James Bogert. Pearl st, Nos. 284 and 286, south cor Beekman st, runs southeast 53.10 x southwest 31 x south 11.6 x southwest 10.2 x northwest 62.6 to Pearl st, x northeast 40.2. Oct. 16, due Feb. 1, 1890, 5% 130,000
 Thornall, Clarence E. to John G. Dautel. Lexington av, n e cor 55th st. P. M. Oct. 15, due Oct. 16, 1892, 5% 15,000
 Tompkins, Griffen to Randolph Guggenheimer. 35th st. P. M. Oct. 16, 3 years, 5% 7,500
 Vogler, Peter to THE METROPOLITAN SAVINGS BANK. 10th st, n s, 45 w Av B, 25x70. Oct. 1, 3 years, 4 1/2 % 10,000
 Van Veen, Jane to Philip Bohnet. 166th st, s s, 100 w 10th av, 25x109.3x25.8x113.5. Oct. 10, 3 months. 500
 Van Wyck, Joanna L. Sing Sing, N. Y. to THE CONNECTICUT MUTUAL LIFE INS. Co. of Hartford, Conn. 28th st, n s, 208.9 e 9th av, 17x98.9. Oct. 14, 2 years, 5% 8,500
 Valentine, Mary H. wife of and William to THE BOWERY SAVINGS BANK. 130th st, n s, 320 w 5th av, 20x99.11. Oct. 14, 1 year, 4 1/2 % 2,000
 Wilkins, Augustus R. to THE HARLEM SAVINGS BANK. Manhattan av, w s, 18.5 n 122d st, 15x80. Oct. 17, 1 year, 5% 2,000
 Wilkens, George and Helena his wife to Emma L. wife of Cornelius Van Ness, Nyack, N. Y. Lewis st. P. M. Sept. 30, 5 years, 5% 9,000
 Wilson, James E. to Lesmes Pascual. 122d st, n s, 80 w 7th av, 20x100.11. Oct. 15, 3 years, 5% 30,000
 Walton, Patrick to Thomas O'Connor. 36th st, No. 224, s s, 250 w 2d av, 25x98.9. Oct. 16, 2 years or sooner. 1,500
 Washburn, Mary B. to Julia A. Morris, Brookside, N. J. 3d av. P. M. Oct. 14, due Jan. 1, 1892. 2,200
 Watkins, William W., Joseph and Charles to THE METROPOLITAN SAVINGS BANK. 118th st, s s, 275 e 2d av, —x100.11x25x100.11. Sept. 30, 3 years, 4 1/2 % 16,000

Same to same. 118th st, s s, 300 e 2d av, —x 100.11x25x100.11. Sept. 30, 3 years, 4 1/2 % 16,000
 Same to same. 118th st, s s, 325 e 2d av, —100.11 x25x100.11. Sept. 30, 3 years, 4 1/2 % 16,000
 Wills, Annie V. R., Sing Sing, N. Y., to THE CONNECTICUT MUTUAL LIFE INS. Co., Hartford, Conn. 28th st, n s, 158.4 e 9th av, 16.11x 98.9. Oct. 14, 2 years, 5% 8,500
 Whiston, John, and James M. Burns to THE CITIZENS' SAVINGS BANK, N. Y. 99th st, n s, 100 w 3d av, 3 plots, each 75x100.11. 3 mortgs., each \$37,500. Oct. 11, 1 year. 112,500
 Same to Henry C. Smith. Same property. 3 mortgs., each \$4,500. 13,500
 Same to same. Same property. Sub. mortgs. \$112,500. 8,500
 Winkler, Egbert to THE WASHINGTON TRUST Co. 95th st, n s, 200 w 3d av, 35x100.8. Oct. 8, 1 year, 4 1/2 % 8,000
 Ward, Sylvester L. H. exr. and trustee Sylvester L. H. Ward dec'd to Walter H. Mead trustee Herman Thorn, Jr. Canal st, No. 31, n s, 65.10 e Ludlow st, 22x56.9. Aug. 2, 1 year, 4 1/2 % 5,000
 Williams, Benjamin F. and William R. to Catharine Williams. 41st st, s s, 162 w 9th av, 20.6x98.9. 2-5 part. Oct. 11, 1 year or sooner. 950
 Williams, Louise L. wife of John T. to Rebecca and Edward R. Ladew trustees Harvey S. Ladew. Church st and White st. P. M. Sept. 30, 3 years, 4 1/2 % 131,000
 Yates, Sidney H., Charles V., Henry and Mary K. to Caroline Wandell. Sheriff st, No. 13, w s, 75 s Broome st, 24.6x100. Sub. to mort. \$11,200. July 1, 3 years or sooner. 3,800

KINGS COUNTY.

OCTOBER 10, 11, 12, 14, 15, 16.

Ackerman, Susie wife of and Charles H. to Equitable Life Assur. Soc. of the U. S. Madison st. P. M. Oct. 8, due Oct. 1, 1892, 5% \$2,500
 Adler, William to Henry Klee. 7th av, s e s, 100 n e 15th st, 25x97.10. Oct. 10, due Mar. 1, 1890, 5% 500
 Aldom, Edward and Henry E. Schmitz to Hermann Boehme. Cleveland st, w s, 150 s Arlington av, 25x100. Oct. 9, due Oct. 1, 1894. 2,600
 Anderson, John to The Brooklyn City Co-operative Building and Loan Assoc. 61st st, n s, 120 w 12th av, 20x100. Oct. 9, installs, 5% 2,250
 Aston, Frederick S. to William J. Logan. Java st, s s, 175 e Oakland st, 25x100. Oct. 11, 5 years. 700
 Ahrberg, Henry to The Bay Ridge Mfg Co. Atlantic av, s w s, 210 s e from n cor lot 497 on sectional map No. 4 of part of Fort Hamilton, 62x—x—, New Utrecht. Oct. 14, due Apl. 1, 1891. 215
 Albert, Samuel to Constantine Bernauer. Linwood st, w s, 200 n Ridgwood av, 50x100. Sept. 21, 1 year. 150
 Alfieri, Cesari and Filippo to George S. Wheeler. 4th av. P. M. Oct. 15, 3 years. 700
 Ammon, Frederick to Williamsburgh Savings Bank. Madison st, s e s, 200 n e Evergreen av, 20x100. Oct. 15, 1 year, 5% 3,000
 Ash, Daniel mortgagee with Benjamin J. Warner purchaser. Agreement that n and s wall of mortgaged premises shall be party walls. Oct. 10. nom
 Addoms, Mary C. to The West Brooklyn Land and Improvement Co. 57th st. P. M. Oct. 12, due Oct. 14, 1894, or installs, 5% 1,500
 Andrews, William, to The Williamsburgh Savings Bank. Bushwick av, s w s, 33.4 s e Palmetto st, 3 lots, each 16.8x75. 3 mortgs., each \$3,000. Oct. 11, 1 year, 5% 9,000
 Andrews, William to Samuel T. Shaw. Bushwick av, west cor Woodbine st. P. M. Oct. 16, 2 years or installs, 5% 4,300
 Barnes, Caroline M. to John Magilligan. Carroll st. P. M. Oct. 14, 2 years, 5% 3,500
 Begly, Hugh J. to Germania Savings Bank, Kings County. Atlantic av, s s, 150 w Hoyt st, 25x90; Jay st, e s, 205.11 n Tillary st, 19x 107.6; Pearl st, w s, 250 s Myrtle av, 25x97.9; Hudson av, w s, 34.11 s Myrtle av, 25x100; Myrtle av, s s, 41.4 w Hudson av, 20.8x45x 20.11x41.9; Duffield st, w s, 157 s Myrtle av, 16x64. Oct. 16, 1 year, 5% 30,000
 Black, David to Sally A. Denike. Buffalo av. P. M. Oct. 12, installs. 1,000
 Bodine, Alpha E. to Margaret Wright. Sumpster st, n s, 175 w Hopkinson av, 50x100. Oct. 14, due Dec. 15, 1889. 100
 Same to Henrietta H. Wilkinson. Same property. Oct. 14, demand. 1,000
 Brothers, John to The Brooklyn Savings Bank. Pacific st, n s, 22.11 e Washington av, 50x100. Oct. 16, 1 year. 500
 Buehler, Alphons to August Hermann. Linwood st. P. M. Oct. 15, 2 years, 5% 3,000
 Bantle, Albert to George H. Roberts. Flatbush av, n w cor Catherine st, Flatbush. P. M. Oct. 14, 2 years. 1,500
 Same and Barbara his wife to Aaron S. Robbins. Clarkson st, s s, 2.8x10 e Main st, 50x200, Flatbush. Oct. 14, 3 years, 5% 500
 Bassett, John F. to The Title Guarantee and Trust Co. Steuben st, e s, 152.8 s De Kalb av, 22.4x100. Oct. 15, 1 year, 5% 7,500
 Bassett, Francis E. and John F. to same. Steuben st, e s, 85 s De Kalb av, 23x100x25.8x100. Oct. 15, 1 year, 5% 7,500
 Bianculli, Angelo and Nicolo to Mary E. B. Huggins guard. Mary A. Bowne. Withers st. P. M. Oct. 14, due Nov. 1, 1894. 675
 Blake, John H. and William H. H. Pinkney to

The Bedford Co-operative Building and Loan Assoc. All real estate of mortgagors. Sept. 28. Bond of indemnity in penal sum of 1,900
 Bles, Margaret wife of and Richard to Henry McCloskey. Ross st, No. 80, s s, 122.8 e Wythe av, 22.4x100. Oct. 14, 3 years. 7,000
 Buetefisch, Hermann to G. Ahrens' Sons. 7th av, north 60th st, runs northwest 100.8 x northeast 35.2 to patent line, x east 47 x southeast 89.8 to av, x southwest 80.2. Oct. 11, 2 years. 600
 Becker, John to the Bushwick Co-operative Building and Loan Assoc. Moore st. P. M. Sept. 30, installs. 3,000
 Bergen, Jr., Joseph A. to Title Guarantee and Trust Co. Harrison av. P. M. Sept. 27, due Oct. 12, 1890, 5% 3,000
 Bossert, Jacob to the German Savings Bank, Brooklyn. Middleton st, n w s, 276.2 n e Lee av, 19.2x100. Oct. 1, due Dec. 1, 1890 5% 4,000
 Same to same. Middleton st, n w s, 201.2 n e Lee av, 3 lots, each 25x100. 3 mortgs, each \$4,500. Oct. 1, due Dec. 1, 1890, 5% 13,500
 Brady, John J. to John F. Gantz. Suydam st. P. M. Oct. 4, due April 4, 1892, 5% 400
 Brown, William to Andrew P. Culver. Eastern Parkway. P. M. Oct. 7, installs. 340
 Burwell, Charles D. to Edward S. Hawke. Saratoga, N. Y. State st, Nos. 168 and 170, s s, 48.3x100x49x100. Oct. 11, 5 years, 5% 12,000
 Bush, Wesley C. to The Mutual Life Ins. Co., New York. Hancock st, n s, 25 w Sumner av, 11 lots, together 210x100. 11 mortgs., each \$6,500. Oct. 8, 1 year, 5% (Correction.) 71,500
 Same to same. Hancock st, n w cor Sumner av, 25x100. Oct. 8, 1 year, 5% 16,000
 Barghusen, Peter to Bernard Weil. Roebling st, w s, 80 n North 6th st, 20x75. Oct. 10, 6 months. 150
 Cardoza, Solomon P. to Blythebourne Improvement Co. 59th st. P. M. Oct. 10, 3 years, 5% 425
 Carl, George mortgagor with Barbara Carl mortgagee. Extension of mort. Oct. 4. nom
 Same with same. Similar extension of mort. Oct. 4. nom
 Cary, Edward to Elizabeth L. Cary. Cumberland st, w s, 359.4 s Fulton st, 12.6x100. Sept. 16, due Sept. 1, 1890, 5% 2,500
 Cody, Catharine widow to Charles Hoyler. Nelson st, s s, 125 e Court st, 20x100. Oct. 1, 1 year. 300
 Comfort, Virgil to Charles F. Hunt. 9th st, n s, 125 e Court st, 15x100. Sub. to mort. \$1,400. Oct. 10, 6 months. 275
 Calvary Baptist Church to The Brooklyn Savings Bank. Sumner av, n w cor Decatur st, 100x80. Oct. 14, 1 year, 5% 27,000
 Cashman, John, mortgagor with Mary C. Adams exr. Charles D. Adams mortgagee. Extension of mort. at reduced int. July 15. nom
 Conway, John F. to The East Brooklyn Savings Bank. Bedford av, w s, 60 n Myrtle av, 20x25. Oct. 14, 1 year, 5% 2,000
 Crawford, George W. to Arthur T. Sullivan guard. Marian Place. Bergen st, s s, 160.6 e Hoyt st, 20x100. Oct. 10, 5 years, 5% 3,600
 Charleson, John to The East Brooklyn Co-operative Building Assoc. McDonough st, s s, 135 w Hopkinson av, 20x100. Oct. 15, installs. 1,000
 Clark, Margaret to Cornelia M. Cammann and ano. exrs. William Cammann. North 7th st. P. M. Oct. 1, 1 year, 5% 2,000
 Collins, Charles H. to The Mutual Life Ins. Co., New York. 9th st, n s, 20 w 4th av. 2 lots. 20x67, with title to court-yard in front. 2 mortgs., each \$5,000. Oct. 3, 1 year, 5% 10,000
 Same to same. 4th av, w s, 67 n 9th st, 33x60. Oct. 3, 1 year, 5% 6,000
 Same to same. 9th st, n w cor 4th av, 20x67, with all title to court-yard in front. Oct. 3, 1 year, 5% 9,000
 Commes, Jacob to Abraham Rochewonitz. North 7th st, n e s, 125 s e Wythe av late 2d st, 22.2x100. Mar. 19, note. 275
 Conklin, Brewster to Stephen B. Sturges. Concord st, n s, 200 e Jay st, 25x137. Oct. 5, demand. gold, 5,000
 Dailey, Mary wife of and John J. to Sophronia M. Fickett. 8th av. P. M. Sub. to mort. \$1,600. Oct. 8, installs, 5% 800
 Duryea, Ann E. to Charles G. Hall. Ainslie st, n s, 175.6 e Union av, 17.6x100.3x20.8x 100.1. Oct. 10, installs. 1,050
 Daley, Bridget, to Hannah Cruttenberg. Graham av, s e cor Jackson st, 32.3x75. Oct. 14, 5 years, 5% 6,000
 Dettmar, Jacob, to Joseph J. Froehlich. Powers st, n s, 175 e Judge st, 25x130.4x26.8x 139.9. Oct. 9, 3 years, 5% 3,500
 Dexter, Sarah M. to Alice M. Dexter. 10th st, s s, 211.8 e 6th av, 16.8x100. Oct. 1, 1 year. 400
 Doty, Hannah E. widow to C. M. Dorothea Joost. Ainslie st, n s, 49.3 w Keap st, 50x50. Oct. 14, 3 years, 5% 1,500
 Dowling, Michael to The Title Guarantee and Trust Co. Myrtle av. P. M. Oct. 14, 1 year, 5% 3,500
 Dudenhausen, Antonia to Elizabeth Metzen. Central av, west cor Jefferson st, 25x100. Oct. 10, due Nov. 1, 1890, 5% 500
 Daniels, Teresa M. wife of Henry L. to William Mackenzie, Bowden, Eng. Lefferts pl, n s, 305 e Grand av, 20x90. Oct. 10, 1 year, 5% 900
 Dietrich, Eliza E. wife of Ernst G. W. to James D. Lynch. Bay 32d st. P. M. Sept. 16, 1 year, 5% 840
 Dundas, Henry to East River Savings Inst. South Elliott pl, w s, 142 s De Kalb av. P. M. Oct. 10, 1 year, 5% 15,000

Erickson, Ida J. to Elizabeth Bergen and ano. exrs. John G. Bergen. 4th av, north cor 36th st. P. M. Sept. 23, 1 year. 9,500

Finlay, James to Thomas H. Smith. Flatbush av, s e cor Prospect pl, runs west along st 164.3 x again west 64.5 x southeast 72.5 to av, x north 160.11. Oct. 14. 2,358

Same to same. Same property. Oct. 14. 1,500

Froelick, Louis W. to William H. Harris and ano. exrs. Edward H. Marsh. Sterling pl, s w s, 295.5 n w 6th av, 20x100. Oct. 12, 1 year, 5%. 4,000

Fabian, Minnie wife of and Henry to Esther Hymes. Greene av. P. M. Oct. 11, 2 years. 1,150

Flanagan, James and Henry P. Kernan to Cornelia M. Cammann and ano. exrs. William Cammann. Stone av, w s, 80.8 n Pacific st, 19.4x80. Oct. 1, 1 year. 2,500

Flanagan, James and Henry P. Kernan to Emma L. Howard and Ida W. Bragaw. Stone av, w s, 61.4 n Pacific st, 19.4x80. Oct. 1, 3 years. 2,500

Same to Charles P. Gilson. Stone av, w s, 22 n Pacific st, 20x80. Oct. 8, 3 years. 2,000

Same to John M. Stearns. Same property. Sub. to last mort. Oct. 8, 3 years. 500

Same to Martha H. and Mary A. Valentine. Stone av, w s, 42 n Pacific st, 19.4x80. Oct. 1, 3 years. 2,500

Same to Clara E. Cobb. Stone av, n w cor Pacific st, 22x80. Oct. 10, 3 years. 3,500

Gallagher, Mary wife of and Hugh to The Howard & Fuller Brewing Co. 10th st, n s, 150 e 3d av, 20x100. Oct. 11, 1 year. 500

Geiger, Anna to Richard F. Carpenter. Central av, n e s, 50 n w Jefferson st, 25x100. Oct. 10, 3 years, 5%. 3,000

Gibbins, Austin P. to Mary E. Gibbins. 14th st. P. M. Sept. 16, 3 years, 5%. 15,000

Gilder, Laura A. to Jennie S. Wyckoff. 10th st, No. 429, also all other real estate of mortgagor. Oct. 9, due Feb. 1, 1890. 265

Gillies, John to The Greenpoint Savings Bank. West st, n e cor Greene st, 50x100. Oct. 5, 1 year, 5%. 4,000

Gollner, Ervin G. to Caleb S. Woodhull. Throop av, n e cor Hancock st, 100x90. Oct. 12, demand. 11,000

Graf, Louis to Henry S. Hollingsworth. Reid av, w s. P. M. Oct. 10, due Oct. 1, 1892, 5%. 3,000

Gros, Harman to Joseph C. Loughery. Hudson av, w s, 200 s Lafayette st, 25x100. 2d mort. Nov. 7, 1888, 7 years, 5%. 1,000

Gleeson, Annie and Josie to Josephine C. Drake. Pacific st, s s, 205 w Albany av, 20x100. Oct. 15, due Nov. 1, 1892. 500

Good, Samuel R. to William E. Bidwell. Ralph av, n w cor Bainbridge st. P. M. Oct. 15, 1 year. 16,800

Graham, John to Owen Clark. Newburgh, N. Y. Gates av, n s, 200 w Lewis av, 25x100. Aug. 1, 2 years or sooner. 500

Hatch, Alletta J. to Mary A. Miller. Van Siclen av, e s, 175 n Sutter av, 25x100. Oct. 12, 5 years. 600

Haviland, Lizzie wife of and Augustus to Isaac S. Cruft, Boston, Mass. Prospect av, s s, 225 e 6th av, 25x100.2. Oct. 4, due Sept. 30, 1894, 5%. 3,000

Hinckley, Susan wife of and Charles to The City Savings Bank, Brooklyn. McDougall st, n s, 275 e Hopkinson av, 25x100. Oct. 12, due Nov. 1, 1894, 5%. 3,500

Hyde, Wilbur R., to Horace F. Burroughs and Marvin Cross, of H. F. Burroughs & Co. Scholes st, n w cor Waterbury st, 50x100. Sub. to mort. \$9,000. Oct. 14, due Feb. 1, 1890. 250

Hart, Aaron J. to Hewlett T. McCoun, Glen Head, L. I. Van Siclen av, e s, 100 n Belmont av, 50x100. Oct. 8, due Oct. 1, 1892, 1,300

Hartung, Agnes to Emma J. Mason. Powers st, s s, 181.3 e Graham av, 18.9x75; Powers st, s s, 157 w Humboldt st, 18x100. Oct. 1, 2 years or sooner, 5%. 1,000

Henry, Charles J. to John A. Latimer and ano. trustees Hosea Webster dec'd. Smith st, s e s, 20 n e Pacific st, 2 lots, each 20x80. 2 morts., each \$1,000. Oct. 10, 1 year, 5%. 2,000

Same to same. Smith st, s e s, 60 n e Pacific st, runs southeast 80 x northeast 20 x again southeast 20 x northeast 20 x northwest 100 to Smith st, x southwest 40. Oct. 10, 1 year, 5%. 11,000

Hevey, Owen to Sarah V. wife of Richard H. Benson. McDonough st, n s, 200 w Sumner av, 20x100. Oct. 1, 3 years, 5%. 6,000

Hohns, Henry to The Union Dime Savings Inst. New York. 7th av, e s, 25 s w 14th st, 25x97.10. Oct. 10, due Nov. 1, 1894, 4 1/2%. 4,900

Houghton, Mary E. wife of and Thomas F. to John Q. Adams. President st. P. M. Oct. 12, 5 years or sooner, 5%. 4,200

Huebel, Otto H. to The Fulton Co-operative Building and Loan Assoc. Van Buren st, n s, 100 e Throop av, 25x100. Oct. 10, installs, 5%. 5,000

Hymes, Esther to The Williamsburgh Savings Bank. Greene av, n w s, 256.3 s w Evergreen av, 18.9x100. Oct. 11, 1 year, 5%. 1,450

Harris, Julia S. to Almon Gunnison and ano. trustees Curtis B. Lowerre dec'd. Marion st, n s, 156.3 e Howard av, 18.9x100. Oct. 15, 1 year, 5%. 2,000

Hughes, Edward to Henry Harrison. Seigel st, No. 169, n s, 75 w Bushwick av, 25x80. Oct. 16, 1 year. 500

Hurlimann, Mary A. to Rebecca Hickman. Nevins st, e s, 40 n Baltic st, 20x75. Oct. 12, 3 years. 1,600

Isbill, Charles to William J. Sayres. Madison st, s s, 395 e Lewis av, 2 lots, each 19x100. 2 morts., each \$5,500. Oct. 15, due Nov. 1, 1892, 5%. 11,000

Irvine, Evelyn to The Franklin Trust Co. guard, Evelyn M. A., Henry A. Edward M. and Lawrence C. Dalley. Tompkins av, n w cor Hancock st, 20x75. Oct. 11, 1 year, 5%. 11,000

Same to same. Hancock st, n s, 75 w Tompkins av, 20x80. Oct. 11, 1 year, 5%. 7,500

Same to same. Tompkins av, w s, 20 n Hancock st, 3 lots, each 20x75. 3 morts., each \$7,500. Oct. 11, 1 year, 5%. 22,500

Johnson, Peter R., William A. and Elizabeth J. Purdy to The National Savings Bank of Albany. Washington st, s e cor Myrtle av, runs south 23 to Fulton st, x southeast 47.8 x east 45.6 x east 49.9 x north 50 to av, x west 109.3. Sub. to mort. \$41,000. Oct. 5, 1 year, 4%. gold, 9,000

Juvenal, William A. to George S. Gelston. Prospect pl, north cor Gelston av, New Utrecht. P. M. Oct. 5, 5 years, or sooner. 900

Juvenal, William A. to Sarah M. wife of Samuel A. Juvenal. United States av, west cor Prospect pl, 99x116.3; Gelston av, north cor Prospect pl, 99x116.3, New Utrecht. Oct. 1, 3 years or installs, 5%. 750

Joyce, Mary wife of and Myles to The Greenpoint Savings Bank. Oakland st, e s, 204.2 n Van Cott av, 25x100. Oct. 15, 1 year, 5%. 3,000

Kavanagh, Murtha H. to The Title Guarantee and Trust Co. Freeman st. P. M. Oct. 15, 1 year, 5%. 1,500

Kilzean, Martha to Clara E. Haug. South 3d st. P. M. Oct. 14, 5 years, 5%. 600

Kelly, Margaret wife of and Peter to Harriet Aymar, Norwalk, Conn. Patchen av, w s, 20.6 s Decatur st, 19.6x80. Oct. 14, due Nov. 1, 1892. 4,000

Same to Susan P. Embury. Patchen av, w s, 40 s Decatur st, 19.8x80. Oct. 14, due Nov. 1, 1892. 2,500

Kenny, Martin to Matilda McLean. Dean st, n s, 250 e Schenectady av, 25x107.2. Oct. 9, 3 years, 5%. 600

Knierim, George to Jacob Keidel. Bennett av, w s, 225 s Gay st, 25x100. October 15, 6 months. 102

Kuelling, John to George Breit. Hendrix st, e s, 250 s Fulton av, 25x100. July 1, 5 years, 5%. 1,500

Kiffe, Hermann H. to Augustus F. Thompson. Livingston st, s s, 900 e Smith st, 25x100. Oct. 9, demand. 10,000

Kimball, Edmund to Judith W. Richardson. 6th av. P. M. Oct. 9, 1 year. 5,000

Lindsay, Emma L. to James D. Lynch. 85th st, New Utrecht. P. M. Sept. 10, 1 year, 5%. 735

Lochhead, Alexander, New Utrecht, to Lillia F. Murray. 21st av, n w s, 332.6 n e Cropsey av, 60x96.8. Oct. 12, 5 years, 5%. 1,000

Lynch, James E. to Peter Doelger. Atlantic av, n s, 40 w Hicks st, 20x70. Oct. 1, 2 years, 5%. 2,000

Landers, E. Imund to August Bergener. Quincy st, s s, 314 w Reid av, 18x100. Oct. 12, 3 years, 5%. 3,500

Lawrence, Robert and James V. to Garrett W. Van Cleaf. 75th st, s s, 210 w 15th av, 40x100. Oct. 14, 3 years. 1,000

Leonard, Thomas to Bedford Co-operative Building and Loan Assoc. Carroll st, n s, 280 w Bedford av, 45x50x56x83.5. Oct. 7, 10 years, installs. 1,000

London, Samuel to George P. and Enoch Jacobs, of George P. Jacobs & Co. Williamson av. P. M. Oct. 15, installs. 1,000

Latour, Charles J. to Joseph Eppig. Barbey st, s w cor Van Brunt av, 25x100. Oct. 15, 2 years or sooner, 5%. 250

Lincoln, Jonas A. to The Mutual Life Ins. Co., New York. Hopkinson av, w s, 100 n McDonough st, runs north 83.7 x northwest 22.3 to Macon st, x west 84.9 x south 100 x east 100. Oct. 15, due Oct. 16, 1890. 3,000

Same to same. Chaucey st, s s, 200 w Howard av, 100x100. Oct. 15, due Oct. 16, 1890. 3,000

Same to same. McDonough st, s s, 100 w Saratoga av, 100x100; McDonough st, s s, 320 w Saratoga av, runs south 100 x west 20 x south 100 to Decatur st, x west 40 x north 100 x east 20 x north 100 to st, x east 40. Oct. 15, due Oct. 16, 1890. 5,400

Same to same. Saratoga av, n w cor Decatur st, 100x300; Decatur st, n s, 100 e Howard av, 220x100. Oct. 15, due Oct. 10, 1890. 15,600

Mallett, Wilhelmina wife of Edwin A. to Jeremiah Milman. Lee av, e s, 88 n Rodney st, 22x100. Oct. 14, 3 years, 5%. 8,000

Matheson, A. Ross to The Brooklyn Trust Co. Clason av. P. M. Oct. 15, 1 year, 5%. 1,500

Maguire, Charles E. to Gilbert S. Thatford. Stone av. P. M. Sub. to mort. \$2,000. Oct. 11, 3 years. 350

Same to Henry Gartelmann. Same property. Oct. 11, 3 years. 2,000

Same to Gilbert S. Thatford. Belmont av, s e cor Watkins st. P. M. Sub. to mort. \$3,000. Oct. 11, 3 years. 500

Same to Henry Gartelmann. Same property. Oct. 11, 3 years. 3,000

McBride, Robert J. to Frederic A. Kursheedt. Jefferson av, s e cor Stuyvesant av. P. M. Oct. 15, 1 year. 3,000

Same to William J. March and ano. exrs. Same property. Oct. 15, 1 year. 9,000

McCarthy, Thomas F. to Rosa and Julia Levy. Bushwick av. P. M. Sept. 1, installs. 700

McCauley, Anna wife of and Patrick J. to

Hamilton Co-operative Building and Loan Assoc. Court st, w s, 20 n Huntington st, 20 x80. Oct. 15, installs, 5 1-5%. 4,500

Meyer, Christina to Benjamin J. Warner. Newell st. P. M. Oct. 10, 3 years. 1,900

Morris, Montrose W. to The Mutual Life Ins. Co. of New York. Hancock st, s s, 184 e Marcy av, 22x100. Sept. 30, 1 year, 5%. 11,000

Same to same. Hancock st, s s, 140 e Marcy av, 22x100. Sept. 30, 1 year, 5%. 10,000

Same to same. Hancock st, s s, 162 e Marcy av, 22x100. Sept. 30, 1 year, 5%. 11,000

Same to same. Hancock st, s s, 206 e Marcy av, 22x100. Sept. 30, 1 year, 5%. 10,000

McGann, Richard to Maria L. Brown. Lexington av. P. M. Oct. 12, due Oct. 1, 1892, 5%. 3,000

McGuinness, Patrick T. to James H. Madden. Douglass st, s s, 275 e Nevins st, 25x100. Oct. 8, 3 years. 1,000

McKeever, Edward to Julia A. McKeever. Meserole av, s s, 75 e Newell st, 50x100. Oct. 11, 3 years. 1,000

McNamara, Miles H. to James D. Lynch. 85th st, New Utrecht. P. M. Oct. 1, due Oct. 9, 1891, 5%. 735

McWhinney, Thomas A. to Jacob Aronson. Carroll st, n e s, 175 n w 3d av, 25x100. Oct. 4, note. 306

Meier, Carl H. R. to Theodore A. Smits. Crescent av, e s, 125 s Liberty av, 50x100. Oct. 9, 5 years. 800

Miller, Sarah A. wife of and Andrew to Title guarantee and Trust Co. Brooklyn av, n e cor Pacific st, 100x100. Oct. 11, demand. 36,000

Mintonye, Mary L. wife of William to Alfred J. Pouch. Knickerbocker av and Van Voorhis st. P. M. Sept. 24, 3 years. 2,000

Moore, Isabella H. wife of and Henry B. to Williamsburgh Savings Bank. Decatur st, s s, 85 e Throop av, 4 lots, together 90.11x120, 4 morts., each \$9,000. October 11, 1 year, 5%. 36,000

Moores, Robert L. and Charles A. Le Quesne to James C. Brower. Putnam av, n w s, 200 n e Broadway, 5 lots, each 20x100. 5 morts., each \$3,445. Oct. 1, 6 months. 17,225

Morse, Joseph to William E. Kay. Windsor pl. P. M. Oct. 5, due April 5, 1892, or installs. 750

Murphy, Francis to Julia Wood. Milford st, w s, 130 n Sutter av, 20x100. Oct. 8, 3 yrs. 700

McGrath, Edward to Bedford Co-operative Building and Loan Assoc. President st, s s, 275 w New York av, 18x131x47x127.9. Sept. 3, 10 years, installs. 200

McKane, John Y. to Susan M. Van Namee. Lots 83, 84 and 103 and 104 map 329 lots James W. Voorhies, Coney Island, Gravesend. May 20, 3 years. 3,500

McLoughlin, Michael to Alfred C. Clark, Cooperstown. Flushing av, n s, 144 w Broadway, 21.4x73.9x23.3x64.2. Oct. 9, due March 31, 1890, 5%. 500

Maille, John F. to Mary K. Kerz. Prospect pl, n s, 205.10 e Troy av, 30.4x155.7. Oct. 3, due Jan. 1, 1894, 5%. 1,600

McAteer, Francis to John F. Peppard. Hull st, n s, 425 w Saratoga av, 16.8x100. Sub. to morts. \$1,650. Oct. 15, 5 years, 5%. 900

McCartin, Henry J. to William E. Bidwell trustee Robert Thompson, Jr. Lafayette av, s s, 216 w Bedford av, 18x100. Oct. 16, 3 years, 5%. 2,000

Metcalfe, Fannie E. to Patrick J. Rowan. Waverley av, e s, 491.8 n Myrtle av, 16.8x100. Oct. 15, 3 years or sooner, 5%. 1,400

McGrath, Lawrence to The Equitable Co-operative Building and Loan Assoc. 46th st. P. M. Oct. 14, installs, 5%. 4,750

Miller, Charles A. to The Title Guarantee and Trust Co. Oakland st, e s, 41.8 s Nassau av, 33.4x75. Oct. 16, 1 year, 5%. 3,500

Nilson, Nils P. to The Brooklyn City Co-operative Building and Loan Assoc. 61st st, n s, 140 w 12th av, 20x100. Oct. 9, installs, 5%. 2,250

Naeber, Charles, George Harper and Henry S. Hollingsworth to Nancy Pearce et al. exrs. Hosea O. Pearce. Stockton st. P. M. Oct. 15, 5 years, 5%. 15,000

O'Conner, John to Catharine wife of Emile Burdux. Diamond st, w s, 209.10 n Van Cott av, 25x100. Oct. 15, 3 years, 4%. 1,600

Olsen, Ola to Rachel J. Wemple and ano. exrs. Jay C. Wemple. Sullivan st, w s, 100 n w Richards st, 25x100. Oct. 14, 3 years, 5%. 3,500

O'Sullivan, Patrick and Ann his wife to Fanny P. Brainerd. 39th st, n s, 150 e 6th av, 25x100.2. Oct. 12, 3 years. 600

Osborne, Russell to Mary Stuart. Fennimore st, n s, 100 e Nostrand av, 40x100. Oct. 7, due Jan. 1, 1895, or sooner. 500

Pinder, Joseph to James W. McDermott. 3d av, n w s, 20.2 n e 36th st, 20x100. Oct. 11, due May 1, 1890. 250

Powell, G. Winslow to The Bradley & Currier Co. (Lim.) Union st, w s, 150.6 n w 9th av, 49x95. Sub. to morts. \$50,000. Oct. 8, 1 year. 4,300

Same to James D. Rankin and James Ross (of Rankin & Ross). Same property. Sub. to morts. \$50,000. Equal lien with last mort. Oct. 8, 1 year. 8,308

Perkins, John W. to Noah Tebbetts. Buffalo av, n w cor Butler st, 27.9x100. Oct. 12, 6 months. 210

Poole, William H. to William F. Lawrence. Jamaica av, n s, 100 e Miller av, 32.6x229 to Sunnyside av, x51.6x228.4. Oct. 15, 5 years, 5%. 2,500

Preston, William I. to Sarah D. Kingsley. Raymond st, w s, 169.3 n Myrtle av, 25x100.5. Oct. 14, 3 years, 5%. 2,000

Table with multiple columns listing names, addresses, and amounts. Includes entries for various individuals and companies across different counties like Kings County.

KINGS COUNTY.

Table listing names and amounts for Kings County, starting with Oct. and including names like Anderson, Arnold, Baur, etc.

Table of judgments with columns for case number, name, and amount. Includes entries like 'Bamber, Isaac—C A Blohm' and 'Brophy, Nellie M—Eliz G Sullivan'.

Table of judgments with columns for case number, name, and amount. Includes entries like 'The Brooklyn Incandescent Electric Light Co' and 'The Mutual Electric Mfg Co'.

Table of judgments with columns for name, date, and amount. Includes entries like 'Wagstaff, Thomas H—The Merchants' Nat Bank of the City of N Y'.

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

KINGS COUNTY.

October 11 to 17—inclusive.

Table of judgments for Kings County with columns for name, date, and amount. Includes entries like 'Beaudet, Homer J—J Fallon' and 'Gaylor, Edward F—G W Tice'.

SATISFIED JUDGMENTS.

NEW YORK.

October 12 to 18—inclusive.

Table of satisfied judgments for New York with columns for name, date, and amount. Includes entries like 'Arctander, Arthur—John Lawrence' and 'Bates, Wells H'.

MECHANICS' LIENS.

NEW YORK CITY.

Table of mechanics' liens for New York City with columns for case number, name, date, and amount. Includes entries like 'One Hundred and Thirtieth st, s s, 140 e 7th av' and 'Manchester & Philbrick agt Isaac E. Wright'.

Howland, W M. 25 E 11th... J Howland. 250
 Hunt, Mrs. ... J J McGrorty. 209
 Jacobs, Rebecca and Eva. 204 W 44th... J Baumann. 3,302
 Jenks, C W. 232 E 38th... Wheelock & Co. Piano. 250
 Johnston, H. 150 E 49th... J Baumann. 304
 Julich, Emma and Blanche Stewart. 161 E 106th... S I Herschmann. 303
 Jones, Jr, A. 207 E 104th... J Moriarty. 142
 Jones, Victoria A. 315 W 82d G A Stearns. 325
 Kaiser, J. 130 Cannon... Fidelity I & G Co. 159
 Kelly, Annie. 288 W 18th... T Willis. 135
 Keenan, Agnes. 439 W 50th... Cowperthwait & Co. 283
 Kennedy, Annie. 1866 9th av... Wheelock & Co. Piano. 375
 Knight, Fannie A. 80 W 91st... Wheelock & Co. Piano. (R) 137
 Krauss, Amelia. 47 W 27th... Cowperthwait & Co. 1,792
 Kreiner, Gretchen. 327 E 109th... Spies Bros. Landsmann, L... A Mayer. Sewing Machines. 250
 Lane, G. 333 E 125th... H Israel & Sons. 132
 Lange, C. 103 E 12th... H Manheimer. 500
 Lichtenstein, E. 370 W 29th... E O Callahan. 144
 Love, Maria E. 2330 2d av... Wheelock & Co. Piano. (R) 45
 Lawson, Mary. 162 W 136th... J Baumann. (R) 212
 Lewis, Hattie... Gately & W. 350
 Loley, Emily, and Mrs R Gans... Gately & W. 100
 Manning, T J. 18 E 32d... J H Snyder. 210
 Marcus, J. 405 Grand... T Willis. 192
 Mathews, Mrs. S. 79 W 47th... Wheelock & Co. Piano. 180
 McCabe, Bridget A. 366 9th av... R M Walters. Piano. 305
 McDermott, Annie. 214 W 46th... T Kelly. 1,118
 McKeon, Mary. 216 E 45th... T Kelly. 173
 Metcalf, C R. 238 E 30th... Fennell & Pye. 122
 Moore, E P. 175 W 45th... N L C Kachelmacher. (R) 1,475
 Muller, E. 866 1st av... Thoesen & U. 189
 Murray, G. 537 W 125th... Thoesen & U. 140
 Madden, Eliz and J J. 243 E 105th... R Silverman. 100
 Masterson, J S. 1905 Madison av... H J Cawley. 3,275
 Mathien, L. 231 W 134th... O Farrell & H. 363
 McCaffrey, J F. 216 W 67th... O Farrell & H. 146
 McCord, T B. Boston road... Cowperthwait & Co. 228
 McCully, Maria. 258 W 55th... J Baumann. 154
 McDermott, Annie. 214 W 46th... T Kelly. 748
 McDonald, Mary J. Jerome av and 171st st... T Kelly. 186
 Merton, Rene. 205 W 31st... Cowperthwait & Co. 896
 Miller, Katherine C. 75 E 55th... A Blumensiel. (R) 2,000
 Molin, Charlotte. 249 W 21st... M Manges. 118
 Mooring, B. 341 W 34th... J J Coogan. 1,093
 Mosher, W J. 482 Hudson... Wheelock & Co. Piano. (R) 56
 Mulcare, J. 328 E 71st... Cowperthwait & Co. 125
 Murphy, Jennie L. 218 E 83d... R Silverman. 135
 Murphy, Kate. 204 W 61st... Wheelock & Co. Piano. (R) 70
 Nelles, W W. 155 6th av... G B Treadwell. 250
 Nelson, Mary. 262 W 43d... Wheelock & Co. Piano. (R) 170
 Nickens, E. 131 W 32d... T Kelly. 217
 Norris Bros. 432 W 13th... Cowperthwait & Co. 343
 Neu, Marion. 140 W 57th... S H Fishplate. 2,550
 Otemann, H. J. J. McGrorty. 474
 Oakes, C A. 151 E 41st... S Williams. 130
 Palmer, Minnie P. 121 E 36th... Spies Bros. (R) 151
 Paulson, Emma J. 254 W 34th... J Baumann. (R) 184
 Phelan, C. 107 E 104th... J Baumann. 129
 Prinz, W F. 27 Sheriff... Cowperthwait & Co. 215
 Prendergast, M. 343 W 22d... T Willis. 260
 Putterman, A. 187 Madison... Simpson & P. Piano. 325
 Rice, L D. 116 E 92d... T Kelly. 180
 Rowland, Julia L. 150 E 40th... T Willis. 351
 Raap, B. 370 W 53th... O Farrell & H. 239
 Ralph, R. 141 E 96th... Cowperthwait & Co. 116
 Rawls, Julia P. 163 W 23d... J Berlin 800
 Reid, Emily... 439 W 57th... J Baumann. 412
 Rieder, J. 327 West... A Hahn. Piano. 235
 Ross, T M. 148 E 84th... Cowperthwait & Co. 256
 Sanchez, Marie. 1134 9th av... J Baumann. 124
 Sherman, Fannie. 142 W 33d... M Manges. 314
 Smith, Addie. 301 W 47th... Wheelock & Co. Piano. (R) 20
 Spero, Rose. 71 E 121st... J Baumann. 163
 Steinheimer, Augusta... G Wolfe. 100
 Stern, E. 1603 Lexington av... Cowperthwait & Co. 174
 Stone, M A. 126 W 53d... Alexander Bros. 1,016
 Strauss, A. 590 7th av... J Baumann. 230
 Sullivan, Maggie C. 63 W 132d... J Baumann. 192
 Salyer, Minnie V. 43 W 12th... T Willis. 241
 Sanchez, Nana. 1234 9th av... J Baumann. 127
 Sauer, E M. 123 E 58th... Fidelity I & G Co. 600
 Saxton, Harriett J. 216 W 34th... A Pearson. 344
 Scofield, Anna B. 15 Broad... J Gregg. 138
 Slevin, P F & S. 117 9th av... E O Thompson. 128
 Smith, W T. 1837 Lexington av... P & W Ebling. Piano. 108
 Stewart, F. 1416 9th av... N Y Furn Co. (R) 125
 Sweet, Victoria. 213 W 49d... V A G Russell. 215
 Taylor, W. 289 Pearl... T Willis. 108
 Thatcher, Ella J. 947 9th av... J Baumann. (R) 101
 Tracey, C. New Brighton, S I... T Willis. 225
 Treadwell, Mary. 153 E 106th... J Moriarty. (R) 287
 Tausig, P. 18 E 8th... J Baumann. 142
 Taylor, Alice. 104 W 61st... J Baunnaun (R) 202
 Thierfelder, E. 171 W 4th... J F Manges. 150
 Tibbitts, Kate. 562 11th av... J Baumann. 216
 Tucker, Cornelia. 120 W 3d... F J Brechtel. 234
 Valentine, Julia S. 1966 7th av... J Baumann. 293
 Van Wormer, Lizzie. 116 W 29th... J F Manges. 326
 Voss, Mary. 56 Stanton... Mary Frick. 2,800
 Van Campen, Mary R. 2 W 29th. Havana Nat Bank. (R) 17,733
 Von Sack, Cecelia. 101 W 52d... R M Walters. Piano. 315
 Voss, Emma. 337 2d av... J Moriarty. 155
 Vrignaud, L. 37 Grove... N Y Furn Co. 109
 Walker, Annie. 320 E 57th... J Moriarty. 298
 Walton, Ray. 140 W 33d... R M Walters. Piano. 350
 Weinstein, S. 80 Suffolk... H S Eisler. 106
 Wagner, V J. 308 W 135th... Cowperthwait & Co. 161
 Walton, Ray. 140 W 33d... J Baumann. 920
 Weedmann, J. 127 Chrystie... Cowperthwait & Co. 117
 Welch, E. 367 W 23d... S Williams. 125
 Whitney, W H. 45 W 35th... Julia Purdy. 1,200

Wilkins, J H. 705 6th av... J Baumann. 1,423
 Williams, Annie. 251 Bleecker... W J Ruddell. 100
 Wilson, Maud. 170 W 54th... H Israel & Sons. 203
 Wood, Charlotte P. 487 5th av... J Baumann. 664
 Wright, Caroline. 53 W 24th... J & J Dobson. 325
 Wyman, W H. Hotel Manhattan, 6th av, cor 28th st... J & J Dobson. 224

MISCELLANEOUS.

Avery & Co. 104 Fulton... Mosler Safe Co. Safe. 100
 Bauer, W. 193 Washington... S Littman. Barber Fixtures. 189
 Baumann, Kate. 1494 Lexington av... Couper Milling Co. Store Fixtures. 36
 Bayot, E. 701 6th av... Mosler Safe Co. Safe. 125
 Beck, Morris. 62 Columbia... Peiser Beck, Tailor Fixtures. 200
 Bigelow, J H. West 4th st, near 6th av... J Burkhard. Horses. 600
 Baldwin, J F. Monroe st... J Neber. Horses. Trucks, &c. 340
 Beckett, J, survivor of Beckett & Bradford. 35 Vesey... W O Platt, exr. Machinery. (R) 5,600
 Bernard, G. 332 1st av... G Lordi. Barber Fixtures. 40
 Blayer, S H. 74 Canal... J Zeisler. Printing Office. 300
 Blewett, Jennie. 2050 7th av... C R Beekman. Oyster Saloon. 2,000
 Braun, Kunigunda. 129 Canal... D Weil. Cigar Fixtures. 1,000
 Brown, W H. 872 6th av... G H Bellows. Horse and Wagon. 900
 Barrett, W C and H C. Barrett House, Broadway and 43d st... S C Harriot. Hotel. (R) 20,000
 Canary, Timothy. 513 E 19th... Thos Canary. Horses, Carriages, &c. 1,500
 Castaldi, L. 228 Av B... M Lisanti. Barber Fixtures. 75
 Crafey, Catharine. Kingsbridge, N Y... T Gallagher. Horses, Trucks, &c. 500
 Carpenter, J H... P Barrett. Truck. 200
 Caswell, W. 752 Union... Ophelia P Odell. Drug Fixtures. 2,000
 Conner, W M. Broadway and 26th st... P N Spofford et al trustees. St. James Hotel Fixtures. (R) secures rent on lease, &c
 Davey, H. 64 Fulton... J P Bennett. Machinery. 150
 Di Mella, F. 512 Courtlandt av... T Colia. Grocery. 200
 Durand, W P. 7th av and 58th st... G F & E C Swift. Horses, Wagons, &c. 1,498
 Davis, W H. 388 6th av... J McLean. Fish Store. 63
 De Groot Electric Co. 66 1/2 Liberty... Marvin Safe Co. Safe. 235
 Ebstein, D. 48 Delancey... P Reidenbach. Wagon. (R) 75
 Edwards, A. 354 Washington... J Pyle. Horses and Trucks. 2,000
 Earle, Ellen M. 1490 10th av... Oxley, Giddings & Enos. Gas Fixtures, &c. (R) 363
 Elder, D B. 258 W 22d... S Knapp & Co. Carpets. (R) 101
 Ernst, F. 245 E 111th... H Dahnke. Horse and Wagon. 200
 Fisch, J. 63 Willett... K Fisch. Horse and Wagon. 70
 Freeman & Schwartz... Wilmurt & Jarvis. Horses. 500
 Gutman, A. 18 Forsyth... A Rosenthal. Horse and Wagon. 300
 Goldner, M. 174 Rivington... D Zabinski. Store Fixtures. 100
 Grasmuck, J. 312 E 75th... Mosler Safe Co. Safe. 150
 Guckenbuhler, D. 670 3d av... M Kellner. Barber Fixtures. 110
 Hammett, W A. 101 W 93d... S Knapp & Co. Carpets. 635
 Hamker, D. 511 W 43d... H Steeneck. Grocery. (R) 300
 Hartshorne, J W. 142 E 59th... Hincks & J. Cab. (R) 100
 Hawes, J H. 1601 West Farms road... P Prybil. Machinery. 117
 Hay, P. 58 Centre... G H Sanborn & Sons. Paper Cutter. 450
 Haug, J B. 2d av and 47th st... C G Keator. Horses, Wagons, &c. 1,503
 Herman, A. 221 E 3d... J Zlatohlavak. Bakery. 500
 Hess, H, and J Fries. 332 Broome... F Fries. Store Fixtures. 275
 Higgins, D C... Armstrong & Co. Coach. 450
 Holthusen, R C. 420 E 75th... A C Holthusen. Bottling Machinery, Horses, &c. 2,400
 Jaeger, F J A. 629 Madison av... J W Tufts. Soda Fountain. 400
 Jaff, Julia. 201 Chrystie... Henrietta Sommerfeld. Cigar Store. 325
 Kanna, J. 207 E 85th... J Purvogel. Horses. 425
 Keller, F J. 280 Broadway... Mosler Safe Co. Safe. 204
 Kraemer, A. Jerome Park... W C Schmidt. Horse Grammarcy. 1,000
 Same. Monmouth Park... same. 3 Horses. 1,000
 Kuhl, L P. 819 Broadway... Johnson Peerless Works. Machinery. (R) 200
 Kissel, W. 1695 1st av... J Weiss. Barber Fixtures. 27
 Kunze, F J. 562 1st av... Tarrant & Co. Drug Fixtures. 144
 Ludwig, V. 283 3d av... W Krapf. Drug Fixtures. 1,125
 Lacina, F. 425 E 72d... S Bauer. Bakery. (R) 200
 Leonhardt, H. 11th av and 33d st... Anchor B Co. Bottling Business. 3,026
 Same... E Weinberger. Same. 1,574
 Lynch, J. 234 W 35th... Smith & Sills. Grocery. 112
 Manchauer & Lehman. 100 Orchard... C Kiehl. Printing Office. 600
 Marino, B. 39 Catharine... L Shapiro. Diamonds. 322
 McDonald, Margt. 55 W 18th... Hincks & J. Cab. (R) 225
 McIntosh & Co. 151 11th av... C B Rogers & Co. Wood Working Machinery. 315
 Menzel, O. 126 Park av... L Romer. Barber Fixtures. 250
 Mettenheimer, W. 6th av and 45th st... McKesson & Robbins. Drug Fixtures. 1,601
 Monroe, M. New York Harbor... E Root. Canal Boat Margaret M Root. (R) 263
 Moscow, M. 116 Ludlow... I Cohn & Bro. Grocery. 110
 Mueller, F A. 665 11th av... Josephine Arns. Barber Fixtures. 25
 Muir, A B. 2d av and 169th st... Marvin Safe Co. Safe. 120

Michaelis & Znicke. 23 E 14th... J O Payne. 40 Pianos and 1 Organ. 5,500
 Neukirch, P. 1215 3d av... A Adler & Co. Bakery. (R) 300
 N Y Leather Findings Co. 388 Pearl... A C Manning & Co. Gas Engine. —
 Neumann, W F. 354 College pl... H D Mould. Horses, Wagons, &c. 164
 Nickels, J. 1077 9th av... Magdalena Ahr. Cigar Store. 500
 North, F J. 459 Willis av... A C Tyler. Bottling Fixtures. (R) 827
 O'Brien, B. 182 Thompson... Hincks & J. Cab. (R) 200
 O'Donnell, J. 563 W 47th... J Campion. Horse and Harness. 750
 Overin & Markert. 122 W 54th and 50 E 41st... A Markert, Sr. Horses, Carriages, &c. 22,102
 Oesthimer, J. 108 Lewis... A Rubie. Store Fixtures. 250
 O'Reilly, F. 211 Elizabeth... Nuffer & Lippe. Coach. (R) 166
 Price, F S. 161 E 113th... W S Price. Machinery. 1,500
 Peck, C S. 4 W 28th... Marvin Safe Co. Safe. 120
 Plumer, W. 435 E 115th... V Gies. Blacksmith Fixtures. 200
 Purviance, W E & Co... Anthony & Co. Photographic Apparatus. 1,125
 Quincy, J D. 287 Broadway... Caroline Klebisch. Law Office Furniture, &c. (R) 413
 Recves, F. 1779 3d av... E Roberts. Restaurant. 500
 Rumpsa, R. 100 Orchard... J Dellert. Horse and Wagon. 50
 Rosenthal, J. 286 East Houston... I H Rosenfeld. Coffee Saloon. 1,100
 Ray, Max. 29 Eldridge... Betty Seiler. Sewing Machines. 100
 Ross, K. 152 Delancey... Rosa Kreisman. Butcher Fixtures. 75
 Russell, J. 137th st, e St Anns av... W Decker. Horses and Trucks. 1,000
 Sarzin, T. 238 Bleecker... Hall's Safe and Lock Co. Safe. 105
 Stumool, E. 223 Av A... F Weiss. Store Fixtures. (R) 1,100
 Swetland, H M and J H McGraw. 113 Liberty... American Railway Publishing Co. Machinery. (R) 6,667
 Sause, R E. 160 E 34th... Herrick & Bergen. Folding Settees. 931
 Schaumburg, M. 462 9th av... Couper Milling Co. Bakery. 259
 Seaman, C H. 149 W 124th... J H Bates. Horse, Wagon, &c. 260
 Shelton, C O. 14 John... Mosler Safe Co. Safe. 299
 Shipman, J W. 59 Tribune Building... T S Fitch. Office Furniture. 400
 Sica, Fedele. 2192 1st av... L Conforti. Grocery. 265
 Siemering & Baum. 793 2d av... Mosler Safe Co. Safe. 210
 Silberstein & Son. 113 Mercer... Mary McManus. Silk Machinery. 50,000
 Silberstein, M & S. 113 Mercer... H M Cohen. Machinery, Stock and Fixtures. 10,000
 Slonaker, A G. 431 Canal... T H Burch. Drug Fixtures. 2,000
 Smith, Ann. River av and 150th st... Martha J Smith. Glass Manufactory. 300
 Smith, F F. 356 E 112th... C Meyerhoff. Machinery. 1,000
 Sprey, A. 422 E 13th... J Weiss. Barber Fixtures. (R) 47
 Sweetman, Mary M. 35 Carmine... G & M Bamberger. Store Fixtures, Furniture, &c. 178
 Schaefer & Neumuller. 4 Union sq... H Schmitt. Hotel Hungaria. (R) 8,250
 Telker, Augusta. 114 Lawrence... W F Trautwein. Bakery. 600
 Thorp, W H. 128 W 20th and 149 Sullivan... J B Thorp. Livery Stables, Horses, Carriages, &c. (R) 16,607
 T. New Mfg. Co. Av B, s w cor 20th st... A C Morrill. Lease, Machinery, &c. (Correction.) 20,000
 The Interchangeable Tool Co, New York... American Loan and Trust Co, New York. Letters Patent, Rights, Privileges and Franchises. 20,000
 Tillmann, H J. 139 Bowery... G Froelich. Tailor Fixtures. 100
 Vatigen, Catharine. 1532 1st av... United Confectioner's Assoc. Store Fixtures. 419
 Wolfer, J J. 165 E 120th... Emily E Cronk. Horse and Truck. 250
 Walsh, M. 21 Park row... La Faye & Donaldson. Newspapers, Sunday and Weekly Democrat. 3,000
 Williams, C J. 59 E 59th... S Knapp & Co. Carpets. 877
 Wolfer, J... S H Burgoyne. Horses. 75
 Wood, F E. 142 W 39th... D B Dunham. Coupe (R) 325
 Zaiser, A. 615 1st av... P Goss. Barber Fixtures. 250
 Zimmer, L. 43 1st av... C Schwartzkopf. Cigar Fixtures. (R) 267

BILLS OF SALE.

Ahlbach, J. 1877 3d av... Barbara Moltz. Bakery. 1,000
 Briggs, C W. 311 8th av... Pheobe F Davis. Int in Photographic Business. 750
 Brooks, S B. 154 Maiden lane... A R Wyman. Machinery. 208
 Carmichael, M E. 253 W 15th... M A Tofts. Paint Store. 725
 Davies, T. 396 West... J Perth. Restaurant. 749
 Di Mella, T. 512 Courtlandt av... S A Cohn. Grocery. 200
 Ellick, J S... Celia Ellick. Laundry. nom
 Fischer, B & Co. 511 W 43d... J Steffens. Grocery. 300
 Hede, P P. 201 E 107th... Matilda Kahn. Butcher Fixtures. 78
 La Faye, G E and E A Donaldson. 21 Park row... M Walsh. Newspapers Sunday Democrat and Weekly Democrat, with all rights, &c. 5,000
 Lappert, Bella. 309 E 79th... S Hirschfeld. Furniture. nom
 Same. 337 E 75th... S Hirschfeld. Cigar Factory. nom
 Same... same. Book Accounts. nom
 Lilley, W J. 1569 9th av... Clara E Lilley. Store Fixtures. 300
 Markert, A, Sr. 122 W 54th and 50 E 41st... Overin & Markert. Horses and Carriages. 22,102
 Menton, D J. 42 W 62d... Dennis Menton. Carpenter Shop. nom
 Meyer, L. 1487 3d av... A Lueschloss. Wine and Spirit Store. 193

Table listing property owners and values in Kings County, including Miraso, N. 274 6th av... M O Carrubio. Shoemaker Shop. 45

KINGS COUNTY.

OCTOBER 11 TO 17—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures with names like Burns, J.E. 357 Kent av... Obermeyer & L. 350 and Cuyck, W.A. 220 McDonough... S Liebmann's Sons. (R) 500

HOUSEHOLD FURNITURE.

Table listing household furniture with names like Allaire, J.T. 285 Jefferson av... F G Smith. 384 and Beckley, W. 226 10th... J Mullins. 193

Table listing property owners and values in Kings County, including Pate, F.E. 834 Willoughby av... R Silverman. 150 and Penny, Mrs A. 114 Adelphi... I Mason. 304

MISCELLANEOUS.

Table listing miscellaneous items with names like Ahrlich, J.H. 103 Johnson... W Grandeman & Sons. 750 and Beyer, C.W. 150 Sackett... J Hahn. Barber Fixtures. 650

Table listing property owners and values in Kings County, including Howland, J.H. 103 Johnson... J H Ahrlich. 200 and Hess, Rosa... J G Tutthill. Paper Business. 60

ASSIGNMENT OF CHATTEL MORTGAGE.

Table listing chattel mortgage assignments with names like Harrison, H J to J Grau. (L C Moehring, Aug. 7, 1889.) 10

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County with names like Adams, W B—A V Crane e s old Bloomfield road 155 n 2d av 25x100. \$5,500 and Abbe, Christian—E W Rankin et al, Stirling st. 1

Table listing names and addresses, including Monroe, R H - The Emerald and Phoenix B Co of N Y, Lewis st 1; Moore, E C - C J Wilson, Hawkins st 1,333; Moore, W T - P J Nulty, North 8d st 850; etc.

Table listing names and addresses, including Pitcher, J R - H O Keller, Milburn (Corrects error in last issue) 48,312; Parish, Henry, Jr - M T Ludlow, West Orange 5,000; Quale, Michael - J W Condit, Orange 300; etc.

Table listing names and addresses, including Mallette, Maria F - L F Mallette, J City; Maloney, Patrick et al, by sheriff - R Johnston, Kearney 500; Martin, J C - W Kunle, J City 850; etc.

MORTGAGES.

Table listing mortgage details, including Abeles, Sarah - The Washington B & L Assoc, Priuce st 3,400; Allen, Samuel - The Mutual Life Ins Co, East Orange 17,000; Arnold, Henry - The American Ins Co, Wickliffe st 1,500; etc.

Table listing CHATTEL MORTGAGES, including Allen, L C, 173 Mulberry st - I A Norris, saloon, 2,200; Bangert, H A, 8 Bedford st - Hills Union B Co, saloon 1,200; Bemis, E E, Broad st - S Meyer, horse and wagon 175; etc.

Table listing JUDGMENTS, including Axt, Wm - J W Gill 3,118; Curry, Bridget - W F O'Byrne 494; Duer, Patrick - S Froehlich et al 510; Masche, Herman et al - M Sayre 267; etc.

HUDSON COUNTY. CONVEYANCES.

Table listing conveyance details, including Anthony, H T by exr - E & H T Anthony & Co, J City \$3,000; Baker, C G by guard - Anna E Braden, J City 575; Baxter, C E - Charles Warman, North Bergen 175; etc.

MORTGAGES.

Table listing mortgage details, including Anderson, Esther O - Mary E Van Riper, Bayonne, 3 years 3,700; Autz, Albertine - C Lange, Hoboken, 3 years 600; Axford, W H - J J Buckley, 1 year 1,500; etc.

CHATTEL MORTGAGES.

Charles, A Striebeck, Union—Anna Reutter, saloon fixtures.....	750
Dinon, Thomas, Harrison—P Hauck, saloon.....	500
Garms, J H—H W Rusch, saloon.....	500
Hauck, George—Ballerman & Son, piano.....	163
Jacobus, Mary E—J Mullins & Co, furniture.....	236
Kiesewetter, August, Hoboken—L Kiesewetter, piano, horse, wagon, &c.....	500
Klune, Catharine and Herman, Hoboken—G Ringler, saloon.....	1,587
Knowles, Zeppanah, Kearney—J Knowles, stock and fixtures Turnpike Hotel.....	600
Lewis, E H—C Blizzard, saloon fixtures.....	600
Meakin, William—E G Stewart, furniture and store fixtures.....	600
Mierdierch, J H and Eliza Weise, Guttenberg—C C Clausen Rock Cellar Park Brewery, horses, wagons, brewery, &c.....	6,000
Nixon, John—Kraaker Bros, piano.....	175
Offerman, J H—Hill's Union Brewery, saloon.....	1,683
Osterhaus, Theodore, Hoboken—Fidelity I & G Co, furniture.....	100
Rapp, Adolph—The Brunswick-Balke-Collender Co, billiard tables.....	400
Wickel, William, West Hoboken—Geyer's Brewing Co, saloon fixtures.....	115
Williamson, A D—The Fidelity Indorsing and Guarantee Co, furniture.....	100
Witter, Frank—Victoria Oliskei, grocery store.....	50
Zeigenbalz, Alexander, Bayonne—C A Bettman, barber shop.....	250

BILLS OF SALE.

Dilloway, Godfrey att'y for Francis Weber, mortgagee, Union Hill—Francis Weber, stock and fixtures for castle, farm house, platform and grounds of Schutzen Park.....	1,025
Goettel, Jacob—M S Aquilera, buggies, wagon.....	500
Nichols, L T and J W Parker—Wells Bros, horse, wagon, &c.....	175

JUDGMENTS.

Bahr, John—Lombard, Ayres & Co..... costs	41
Schutz, Wilhelmina, admrx of—Caroline Gschwind.....	177
Baur, C A—Wood & Menagh.....	362
Van Boskirk, John—Admrs of Joseph Coffey....	720
Walsh, James—J O'Connor.....	286

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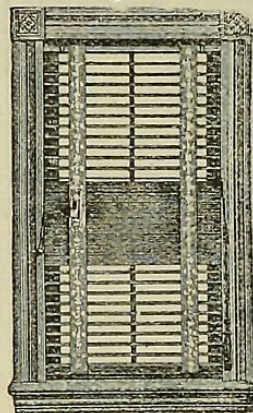
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