

REAL ESTATE RECORD AND BUILDERS' GUIDE.

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It has been argued throughout the fall that the activity in business—an activity which interpenetrates nearly every trade alike, and which has not, as yet at all events, verged upon inflation—warranted an advance in stock values. Consequently observers from time to time have been at something of a loss to explain the lack of response to the improved business conditions which has characterized Wall street during that period. Finally, however, it is beginning to be realized that the very conditions which would warrant speculative activity have hitherto prevented it. Capital can be used to a better advantage in trade—and hence to trade it flows. This is clearly shown by the course of the money market for the last three months. There undoubtedly has been a shortage of loanable funds, and the bears, taking advantage of this opportunity, have used every means to magnify and artificially to increase the scarcity—a proceeding that was so cleverly managed that not even Secretary Windom could relieve the money market. This fact, helped by the undeniable unwillingness of investors to rush to Wall street with their money, as they once did, has prevented a continuous buying movement. This, indeed, is the only explanation left. The significance of such facts as the activity in iron, the increased railroad earnings, the prosperity of the Fall River cotton mills, and our large exports cannot be denied. If Wall street does not recognize them, it simply means that Wall street is not ready to recognize them. When the Street is ready the response will be unmistakable. Doubtless, throughout the whole winter, the uncertainty as to the actions of Congress will be a disturbing element; but, ultimately, it will be an element which will be more likely to advance than to depress values. Moreover, it should not be forgotten that the capital which English investors are and will be sending over here, although it does not directly affect stock values, will in the end tend to advance them, for the sellers will have to put the capital out somewhere, and will doubtless, for a time at any rate, use it to purchase the handy and easily negotiable securities that exchange in the New York market. Then the importance of the direct buying of European investors has been underestimated. For years they have steadily been absorbing securities. Denver & Rio Grande in the time of Woers-hoffer was dealt in to the extent of 75,000 shares a day, whereas now 200 or 300 shares represent the daily average. St. Paul is by no means the active stock it used to be, and Louisville & Nashville is steadily being absorbed by foreign buyers. Union Pacific also is being taken out of the New York market in the same way. The process will be continued in the industrial securities, and certificates which now fluctuate five points a day will be securely held in London and Berlin. When the buying movement comes—as come it must—its pace will be accelerated by the firmness with which such stocks are held.

Announcement comes from Washington that the Secretary of the Treasury, on Tuesday last, directed the United States Attorney-General to institute proceedings for the condemnation of as much of the Bowling Green blocks in this city as the appropriation of two millions of dollars will acquire, for a site for a new Appraisers' Warehouse and for a new Custom House. It will be recollected that after Secretary Windom's decision, a few months ago, in favor of this site, he delayed the matter to give a hearing to the retail dry-goods merchants and others who protested against a down-town location of the Appraisers' Warehouse. The steps now about to be taken will probably put an end to all controversy, although some dire threats have been made by parties having interests in other locations as to what they will do in case the Secretary adheres to his first selection, as he has now done.

The moralist inevitably makes an appearance when a disaster occurs, and only too frequently adds affliction to affliction. The men who ache to "draw a lesson" from any calamity that befalls the world are not likely to miss the opportunity to sermonize that the great fire in Boston affords, and so long as the public mind is in a mood to contemplate the misfortune that has visited the Hub, will undoubtedly preach and demonstrate, with the wisdom of

hind-thought, how easily such a conflagration might have been prevented by this means or by that. The principal fact which the Boston fire discloses, and discloses so distinctly that it is almost needless to point it out, is that the modern fire-proof building is mainly a delusion. It may be a less combustible structure than those that are not regarded as "strictly fire-proof," but the experience of Boston shows not only that a fire can originate in such edifices (the contrary of which, of course, has never been held), but it can utterly consume them and spread to others so rapidly that, in spite of the efforts of a well-equipped fire department, aided by a rain storm of uncommon severity, within four hours several acres of buildings can be completely gutted. The fact is startling. Yesterday morning the consensus of opinion among architects was that many of the buildings in the district burned could not be destroyed by any fire that could be conceived as likely to occur. Indeed, on the very morning of the day of the conflagration the Boston *Herald* said editorially: "While it will not do to speak too confidently concerning the future, one is none the less justified in believing that a great sweeping conflagration is altogether impossible in the newly-constructed business district of Boston, and this, too, in spite of the fact that the buildings are, as a rule, higher and larger than those which occupied these sites prior to our great fire. There are parts of our city which have not been thus improved, where the buildings are similar in many respects to those which seventeen years ago dissolved in a heap of ruins almost as soon as the great mass of flame struck them. But as fast as the requirements of trade or the results of age cause these old structures to be torn down and replaced by new ones, the effect of our building laws comes into play, and the new edifices, if not fire-proof, are at least so far fire-resisting as to make their speedy destruction by an interior fire improbable, and their quick consumption by a sweeping conflagration impossible." A few hours later the fire-proof building owned by Jordan, Marsh & Co. was in flames, and Boston was struggling with a fire in the very section referred to, only less destructive than the great conflagration of 1872.

The fire-proof building is not likely to prove in extreme cases a more reliable structure in New York than it did in Massachusetts. This city is exposed to the danger of a conflagration quite as disastrous and costly as the one that visited Boston on Thursday, and is not a whit better prepared to cope with it. Our fire department is perhaps the most efficient of our municipal organizations, but plainly its power needs augmenting in some way, if, despite all it could do, several million dollars worth of business buildings could be destroyed by fire. There are many persons, of course, who will say no such conflagration could very well happen down town in New York, but many people would have stoutly affirmed the same thing of Boston on Wednesday last, and on Thursday morning the Boston *Herald* actually did declare as much. The loss in Boston represents an investment in perpetuity of at least \$300,000 per annum. An expenditure of half that sum to increase the efficiency and power of her fire department might have made it possible to confine the fire to the building in which it originated. New York should be provided with a water system that would render fire engines unnecessary; there should be more hydrants than there are, and at least a certain number of them should be equipped with hose ready for immediate use. The elevated roads, too, should be employed as an adjunct to the fire department for the transportation of fire engines in case of a general call, so that they could be concentrated where needed in a much shorter time than is necessary at present. It should not be a difficult matter to institute a system of rapid transportation for fire engines on the elevated roads. For a proper consideration the Manhattan Company would doubtless be willing to provide at different points on its lines, and keep in readiness for use at any time, freight cars and the necessary appliances for hoisting and lowering the engines.

Periodically the attention of the public is directed to the tenement question in New York by some book, or by some review or newspaper article, which bring to light once more the misery of the tenement house poor. Jacob I. Riis, in the December *Scribner's*, writes with the authority of an expert on the matter. The article is not indeed statistical, but simply an illustrative account of personal observations and experiences in the down-town tenement house district. It does not recommend any measures of relief, being indeed sceptical of the means that are being taken to cleanse and renovate the filthy places, and he is probably right. The Health Board of this city has done and is undoubtedly doing a valuable work. As Mr. Riis says: "It is no longer lawful to construct barracks to cover the whole of a lot. Air and sunlight have a legal claim, and the day of the rear tenement is past. Last year a hundred thousand people burrowed in these inhuman dens, but some have been torn down since. Their number will decrease steadily until they all have become a bad "tradiuion of the heedless past." On the other hand, there are places above 14th street and even in Harlem which are as bad as the worst in the lower part of the city. The overcrowding still continues; and,

unfortunately, it needs more than laws and Health Board regulations to do away with it.

It may be objected to Health Board regulations and laws that, useful as they undoubtedly are, they do not always approach a problem from quite the right point of view. They aim at suppressing the evil facts instead of modifying the conditions that are responsible for those facts. The thousand and one horrors of tenement house poverty are due, of course, to overcrowding. This overcrowding is not due to accidental circumstances; it is not removed by creation of parks or the erection of sanitary buildings. On the contrary, if provision is not made for the people who are forced to seek new dwelling places because of these parks and sanitary tenements the overcrowding is increased. In New York there is a tendency, as Mr. Riis points out, to get rid of the worst districts down town by constant encroachment upon them for business uses. Such a tendency obviously only shifts the point of overcrowding, which is certain to be transferred to some district or districts farther up town. But is it possible for the State entirely to remove this herding of men? We should answer the question most certainly in the affirmative. It can be done by giving people the means to get away at a low enough expense. We do not find the same evils in Philadelphia or Minneapolis. We should find them in New York if it was not necessary for a great many people forced to live within a very limited area. Can this necessity be removed? But here we are again at the old question of rapid transit. It may as well be admitted that facility of transportation would not do away directly with all the evils, because, although they are at root due to the cause mentioned, still one evil leads to another, and where we find one man forced into a dirty place, another will follow because of its very dirtiness. It is just here that the Health Department regulations would come in and complete the work by the facility of transportation.

We give elsewhere an account of the excellent and, considering the occasion, timely address delivered last Tuesday by W. H. Sayward at the opening of the new rooms of the Building Trades Club on 23d street. It is undoubtedly true that New York builders have not yet recognized the value of exchanges, not only as organizations for the protection of the trade and the consolidation of its power and its influence for the accomplishment of any common purpose, but as organizations for facilitating business. The exchanges in Boston and Philadelphia are organizations of a much higher class and are much more effective than those in this city. Considering how much larger the interests involved in building are in New York and how much more powerful and beneficial an exchange such as the one in Philadelphia would be here, it is strange that any occasion exists for remarks such as Mr. Sayward made on Tuesday. A permanent building exhibit which he spoke of as an important part of the Philadelphia Exchange is in a fair way of being established here on a much grander scale than in the City of Brotherly Love; but we need the technical school that is there and the enterprise, the organization and the public spirit that is behind the Philadelphia Exchange.

Mr. Sayward, however, was not so happy in his remarks when for a moment he stepped into the domain of economics. These little excursions into the "dismal science" must be attractive, for so many attempt them nowadays, but they are dangerous. Political economy seems to have been originated to reveal the deficiencies of the average intellect. Mr. Sayward said that the building trades should recognize the inevitable and join in the movement to shorten the hours of labor. Good. The tendency in all countries is towards a shorter working day, and if the speaker had confined himself to this broad, general statement, his position would have been tolerably safe. Unfortunately he gave not only his judgment and advice, but he stated his reasons. He said the working day should be shortened because there was not sufficient work to "go round" among all laborers if the longer day were maintained. This means, of course, that the laborers for whom there is not at present continuous work are to be given more to do at the expense of either (1) the employer or (2) the workman who to-day is continuously employed. If one or the other will consent to this, well and good. No one can object. But it is hardly to be expected that either will. Employers will not pay as much for eight hours' labor as for ten, unless the shorter hours increase the efficiency of labor, in which case, despite the shorter hours, there will be no greater demand for labor, and the unemployed will remain unemployed. Industrious laborers, moreover, are not likely to forego an hour's wages for the sake of their brethren, and if by means of organization they should force employers to pay for eight hours of work as much as they hitherto paid for ten hours, the price of the article made will be increased to the public. Some one will have to pay, and the question arises whether it would not be juster and in the end better for each portion of mankind to bear its burdens than to force others to share them.

This, of course, does not exclude voluntary assistance or the kind offices of Charity. If we should be forced to an eight-hour day in order to give work to the unemployed, what should we do with the unemployed that there would surely be sooner or later in spite of the shorter day. Make it still shorter? And if so, where should the reduction of the hours cease? The eight-hour day is not to be advocated on these grounds, but on others of a firmer character.

Inequalities of State and Local Taxation.

The committee of five persons, appointed at a meeting of the Boston Executive Business Association held last April, to consider the question of taxation for the city of Boston, have made public their report, which presents with remarkable clearness and force the injustice and inequality of the systems of State and local taxation in vogue in this country as seen in its working in Massachusetts and in the city of Boston. This report is of especial interest and significance prepared as it was by a committee composed of members of five different business organizations and representing the combined association of the chief business organizations of Boston.

The committee in the first place recommends the abolition of all taxes now imposed on personal property for local purposes, on the just grounds that they are inequitable and are in flagrant violation of the constitutional declaration of Massachusetts that taxes shall be proportionate and reasonable, as well as of the statutory law of that State which requires that they shall be according to ability. The injustice of the system is shown by the fact that while the aggregate value of personal property in that State is, according to the opinion of the soundest men, three or four times that of real property, real property bears over three-fourths of the taxes—and this when the law provides that real and personal property shall be taxed equally as to value. The committee, further, take the position held by many large real estate dealers in Boston, and in other great business centres, that the abolition of local taxes on personal property will not in the end place a heavier burden on real estate, inasmuch as capital will thus be induced to invest in this class of property—the buildings and the improvements thereon being exempt from taxation—and its value thereby greatly increased. Yet, while subscribing to this view, the committee recognize that such a proposed change would be generally misunderstood and that the feeling against it would be very great, therefore, to offset opposition, certain modifications and the substitution of other taxes in place of the local personal property tax are recommended. Accordingly they propose as the first measure for the relief of real estate that the State should relieve the city and towns of the share of State and county taxes which they now pay, the State to meet the loss in revenue from this source by a tax upon collateral inheritances and bequests and a direct succession of tax upon the personal property of every estate as it shall be properly appraised in the Probate courts of the State. These taxes, against which no taxpayer could rightfully protest, would, in the estimation of the committee, bring into the treasury of the State a revenue fully equal to that now paid by the cities and towns for State and county purposes. As a further consideration in favor of real estate holders it is recommended that in the assessment of the valuation of real estate a discrimination should be made against real estate used for business and in favor of agricultural property and dwelling houses. The present income tax upon business, stocks of goods and capital in trade in vogue in Massachusetts is condemned on the grounds that it is in violation of the law which forbids taxing incomes derived from property subject to taxation. The committee favor, however, a tax on incomes derived from professions, trades, employments, or from personal property not subject to taxation in excess of two thousand dollars, but do not recommend this tax for the reason that they do not deem it necessary. Increased revenues commensurate with the rapid growth of cities and towns in Massachusetts with which to provide for better schools, streets, parks, etc., is recognized, and investigations are urged regarding the sale of licenses and franchises to liquor saloons and to private street car, gas and electric companies, with the view of receiving from the granting of these privileges larger receipts.

The views relating to taxation set forth in the report of this committee corresponds in the main with those which the soundest economists and most advanced thinkers have been advocating for a long time. The fact that these recommendations, sound and in accord with economic principles, were arrived at through careful investigations into the workings of existing tax laws by a committee of representative business men, certainly gives encouragement to the prospects of a better adjustment of the burden of taxation than at present exists in our States and cities.

The injustice and inequality of the present system of levying taxes for State and city purposes is felt even more in the State of New York than in Massachusetts. The aggregate valuation of property subject to taxation in this State is published at about three thousand five hundred millions of dollars. Of this amount the returns of the assessor show that only one-tenth is represented by personal property. Yet no sane person doubts that the value of personal property in this State far exceeds that of real estate. The

phenomenal growth of this city in the last few years, the vast improvements of all kinds going forward attest the fact that the value of personal property is rapidly increasing, yet this is scarcely shown by the assessors' books. Each year real estate is forced to bear a constantly increasing proportion of the burden of State and local taxation. The injustice of this lies in the present system of taxation, and it is time that more thorough investigations are made into its workings in our own State and city for the purpose of a more equitable distribution.

Every Congress has one or two matters which occupy the greater part of its time, which cause endless debates, and result in little or no decisive action. Parliament has its Irish question; our last Congress had the Mills bill; the coming Congress a number of different questions. The first session of the fiftieth Congress was the longest on record, but even before it meets the first session of the fifty-first promises to be longer still. There will be the problem of the World's Fair location primarily to be disposed of, and over it the fight promises to be, if not prolonged, at all events bitter. Then how many other questions are there to be settled? how many inequalities to be adjusted? In the first place there will be the surplus and the derivative problem of the tariff. It is extremely doubtful if any legislation can be secured on this first and important problem. The Senate bill of the last Congress will doubtless form the basis of the discussion, but it is very doubtful whether it will be passed and sincerely it is to be hoped that it will not. A not less important question will be that of silver, over which the debate will certainly be long and acrid, and the action meagre. The fact is, that with the House so evenly divided and the differences of opinion so wide among members of the same party, it is probable that the coming session will beat even the magnificent record of two years ago for talk and for inaction. The matter of subsidies will, of course, come up, and is more likely to be settled than almost any matter of equal importance. The Republicans seem pretty unanimous on the necessity for some government assistance to our commerce, and it is very much to be hoped that this assistance will be wisely given. The list, however, is not yet exhausted. Amendments to the Interstate Commerce Law will probably be introduced and discussed, while some other security for our national bank circulation than government bonds will shortly have to be found. At present we are confronted with the spectacle of a continual increase in the number of banks and a continual decrease in their aggregate circulation.

It will be remembered that at the close of the second session of the last Congress, the desirability of increasing the pay of Congressmen was pretty thoroughly discussed, and nearly every paper, even the economical *Sun*, agreed that an increase was justifiable. It is very probable that the present Congress will not waste very much time before passing a bill to bring about this very necessary increase, for even the House in certain circumstances can appreciate the necessity for prompt action. They will, of course, date the increase from the beginning of the next Congress, for the experience of previous bodies has clearly shown the unwisdom of legislating too much to the direct advantage of oneself. The increase is undoubtedly needed, not so much, however, by Congress as by certain other departments of our government. It is true we pay our legislators more than any other nation on earth; but as we pay them at all only on the assumption that the State needs all their time and owes them support, this support should be made equal to the sum which the majority of them could earn in business—which is certainly more than \$5,000 a year. That sum alone does not suffice to support a Congressman and his family in a comfortable way, particularly if the latter is brought to Washington. But as we have said, if Congressmen deserve an increase other officers deserve it to an equal, if not a greater extent. This is particularly the case with our District and Circuit Judges, who are paid so pitifully that good lawyers can seldom be induced to accept the positions. The salaries of the Cabinet officers should be doubled, so should the salary of the President. The social obligations of our Chief Magistrate are not, indeed, onerous enough or expensive enough to warrant the enormous emoluments paid abroad; but it is right that he should have a sum that not only will provide for every possible expense, but which will even leave something over, so that if he be a poor man he will be to a certain extent independent when he leaves office.

Not long since, at a meeting of the Bar Association, the question of relieving the Supreme Court of some of its surplus work was considered, and it was decided to recommend not an increase of the number of justices, which would not improve matters to any appreciable extent, but a restriction of the number of cases which would come under its jurisdiction. It is not improbable that before many years are out a reform similar in end to the one proposed to relieve the Supreme Court will have to be considered to relieve Congress of much vexatious work which it is at present obliged to perform. Every legislative body in the world has a

great deal more to do than it has time to do it, and this condition of things is aggravated in this country, because there is no regularly-constituted governing committee in the House which can give important bills precedence and restrain the rank and file from overloading the calendars with measures that will never be reached. Thus we suffer in this country more than in any other from the right of every member to introduce an unlimited number of bills on the one hand, and the impossibility on the other for the whole body to act on one tithe of them. Much time would be saved if the special pension bills and the disputed election cases were left, the former to an administrative, the latter to a judicial officer. Congress should not waste its time over bills involving an expenditure of a few hundred dollars. Mr. Cleveland was very much blamed for occupying himself with such two-penny legislation; but obviously the fault did not lie with him, but with the system that gives him such duties. So it is with contested elections. They give rise to heated debates and displays of partizan spirit which are humiliating in the extreme. Instead of being left to the decision of a biased House, which may in some cases have the strongest reasons to decide in favor of one individual irrespective of the rights of the case, they should be put in the hands either of the Circuit Judge of the district or of some specially constituted tribunal, as they are in England.

A National System of Irrigation.

When Major Powell first recommended to the Committees of the House of Representatives an appropriation for surveying the arid districts in the West, with a view to irrigating and reclaiming these seemingly profitless deserts, it was suggested in the columns of this paper that the national government ought not only to make the survey, but undertake the work. It is agreed by all hands that a system of irrigation, if possible, etc., well planned, would give value to lands at present worthless, and would consequently be enormously profitable to its projectors. The districts rendered tillable by the means of this system would have a manifest advantage, other things being equal, over a district which depended for its water supply on the caprice of the weather. Hitherto efforts both in India and Egypt to construct works similar in aim to the ones projected in this country, but, due to local conditions, different as to the engineering methods, have been singularly successful. In that country, under the direction of Colonel Moncrieff, an annual addition to the cultivated area of some 150,000,000 square acres is being made, and the amount of money required to obtain these results has been comparatively small—a sum which, according to engineers, could be still further reduced in this country because of the better configuration of the land for the purpose. In India the benefits derived from the irrigation works have been still larger. These facts are not complete; but they are none the less significant. The canals in the Punjab, for instance, are five in number, and are what is called perennial; that is, they are flowing throughout the whole of the year. The total investment is about \$22,300,000, and the value of the crops raised last year in the 1,210,667 acres of irrigated area \$14,287,000.

If the advantages then of these canals are palpable, the direct profits of the investment which their projectors obtain are more so still. A few examples of these profits go far to show to what extent our Western irrigating project, if left in the hands of private individuals, may become the means of great gains. The old western Jumna Canal, before it was reconstructed, paid the government of India 25 to 27 per cent. on the original capital outlay. At present the net return amounts only to 7½ per cent., apparently, because the new constructions are for the time being unproductive. But this example is of small significance compared with that of a couple of inundation canals, the net annual returns on the capital of which are respectively 60 and 171 per cent. Well may a New York financial journal say: "When one of these waterways is finished, the stockholders have nothing further to do than receive enormous dividends which flow in on them like water." If private companies in this country are permitted to obtain these enormous profits, dividends will, indeed, "flow in like water" in more senses than one.

But the question is: Should capitalists be allowed to gather these rich irrigation fruits? In so far as an enterprise involves risk, energy in raising the necessary capital to carry it through, and a new idea for which its projectors deserve the credit, it is perfectly fair that this enterprise should receive returns amounting to far more than the ordinary rate of interest on the original expenditure. No one begrudges an inventor, or a company behind an invention, a rate of return that bears a large percentage to the capital sunk in the plant. No one begrudges the projectors of a railway line which is more or less of an experiment, and which consequently requires men of courage and energy to build an unusually large dividend on the investment. In these cases the mental qualities which made the enterprise possible have a market value which, it may be added, they are pretty sure to get. But if these irrigation works fall into the hands of private individuals there will be no excuse whatever for a rate of return larger than that

which the same capital could obtain loaned out in the ordinary way. It was a government officer that suggested the improvement; it will be a government survey that has rendered it possible, and, we may add, it will be government lands that will receive the largest benefit. Consequently, it is the government that should get the return, or, more correctly, it is the government that should see that these returns are so limited that the farmers who settle on the lands will get their fair share. It is expected that the report of the Senate Investigating Committee will recommend either the government ownership of the irrigation works or government supervision over their construction. It is to be hoped that the expectation will not fall short of fulfillment. Our national authorities have the right and power to assume charge of the whole improvement. Owning, as the nation does, much of the land which will be benefited, and having possession of the surveys which show what opportunities the configuration of the land offers, a private company wishing to construct the reservoirs and canals will be able to do so only with the consent of the central authorities. Very probably the railways which are built partially through the arid regions will wish to have their share of the possible gains. The government should see that this share is no more than they are entitled to.

Unfortunately an equitable adjustment of the benefits is likely to be prevented by political considerations. The farmers of Nebraska have already declared it to be their opinion that these irrigation works are entirely unnecessary, and will only serve to bring about an increase of production which will virtually injure vested interests. No doubt the same view will be held by the other agricultural organizations on either side of the Mississippi; and as there are signs that the Republican party is losing its grip on those regions it is unlikely the party managers will do anything still further to alienate so powerful a body of voters. The Democratic party, should it control the next House, would be very much in the same position. Past experience has not led us to hope that either organization will rise above the partisan, and, consequently, the sectional view of the matter, particularly as there are no votes to be gained by following the wiser course.

The Central Park site cost the city \$6,666,381, and the construction account and maintenance up to date is about \$18,000,000, while the taxes collected in the wards in which it stands since its creation amount to about \$120,000,000. What the taxes would have amounted to had the Central Park never been brought into existence it is impossible to tell, but in any event it can be seen how much the city is the gainer over and above the cost of the park.

New York has a population estimated at 1,650,000, and it has now about 5,000 acres of park lands, large and small. This gives it a population of about 330 to the acre. London has about 22,000 acres of park land, with an estimated population of 4,500,000, an average of 205 to the acre; besides this there are innumerable squares in the British capital owned by the people who reside on them which are not included in this area. Paris has about 2,500,000 inhabitants and 172,000 acres of park lands or 14 to the acre.

Men and Things.

It is noticeable that Mr. P. T. Barnum finds England, the home of the free-trader, very much to his liking. According to the London correspondent of the Sun, he has been telling the London newspapers what an excellent place London is to live in, how superior are its accommodations to those of the rest of the civilized world, and so on. That all this should be in a protected country is certainly very strange. It will be remembered how our most excellent and philanthropic showman declared that if Cleveland was elected he would forthwith sell his Bridgeport property. I would be far from intimating that this statement was made at that time merely to make a little talk and keep the honored name of Barnum before the public, but that is certainly the most charitable view to take of the matter. When he returns, his confidential talks with the reporters will make interesting reading. I doubt very much if his sturdy Americanism will not get the better of him, and he will tell all about his happy feelings when he once more caught sight of the Statue of Liberty enlightening the world. And we can imagine his utter disgust with the intelligence of the English people if the greatest-show-on-earth should prove such a hollow attraction that Mr. Barnum should not be recompensed for his enormous expenses. That tiger which measured fifteen feet from the tip of his nose to the end of his tail and sixteen feet from the end of his tail to the tip of his nose must, I think, have been in Mr. Barnum's menagerie.

The British Medical Association some time since appointed a committee to make inquiries for the purpose of ascertaining the average age of the different categories of drinkers—that is to say, those who are total abstainers, those who indulge moderately, and those who drink to excess. The following table is the result of inquiries into 4,234 deaths:

1. Total abstainers.....	51 years	22 days.
2. Habitually temperate drinkers.....	63	13 "
3. Careless drinkers.....	59	67 "
4. Free drinkers.....	57	59 "
5. Decidedly intemperate drinkers.....	53	3 "

These figures, such as they are, do not afford very much encouragement to Prohibitionists. Those whose years are cut off soonest are those who drink no alcohol whatever; after them come the drunkards who only exceed them by a trivial year or so, while the greatest average age is reached by those who drink moderately. The figures are, however, open

to the same objection as were similar figures, which went to show that married people are longer lived than single. The presumption is, of course, that only the most healthy people will marry, and consequently that married people will live longer than single, not because they are married but because they are healthy. In reference to drinking, it is hardly true that presumably the most healthy people will drink moderately. But certainly the most healthily minded people, if they indulge at all, will do so in a limited way. And this power over their own appetites is a mental characteristic which will prevent them from excesses in other directions. So we cannot ascribe all the advantage in length of years that a moderate drinker has to the limited quantity of alcohol, but rather to the self-control of which it is an indication. But the fact that total abstainers are the shortest lived of all! Well, I can leave that for a Prohibitionist to explain.

The fusion of All Soul's Church, of which Dr. R. Heber Newton is rector, and the Church of the Holy Spirit, of which Dr. Edmund Guilbert is rector, will join together two of the most important churches, one of the older and one of the younger generation, in this city. Dr. Newton has been well known as a man of great breadth of view, and a sa broad churchman in the fullest sense of the word, while Dr. Guilbert has surrounded himself with a large congregation, whose number are composed very largely of young people of both sexes belonging to the fashionable ranks of New York City. Both churches have wealthy communicants, and the spirit of the one church will leaven that of the other, while that of All Soul's will probably be predominant. With one of the ablest and most popular of preachers, a superb choir, a modern and attractive church and a refined and intelligent congregation, the Madison Avenue Church will become one of the most important in the metropolis. All Soul's, on 48th street, is to be sold and the proceeds devoted to the debt of the Church of the Holy Spirit, which is \$150,000. Dr. Newton's church occupies a frontage of 80 feet, with a depth of 100.4 feet, and should it not be sold to another congregation will be put on the market for sale. The value is placed at \$50,000, and this no doubt represents the worth of the ground without the building, which, indeed, would be useless, except to be used as a church by another congregation.

The erstwhile Cyclorama building on the ground owned by John D. Crimmins on Madison avenue, 58th and 59th streets, has been altered, and will shortly be opened as the "Lenox Lyceum," a rather attractive appellation. It will be ready in about three weeks, when Theodore Thomas is expected to lead his orchestra in it. When a reporter of THE RECORD AND GUIDE took a glance at the interior, the other day, the workmen were putting the finishing touches to it. Two rows of private boxes surround the auditorium, while the main floor itself is to be covered with hundreds of chairs to seat the listeners. The hall is excellently planned for musical rehearsals, orchestral or otherwise, being round in shape and having a dome roof, while the floor and ceiling are of good sounding wood. The place looks as though it could be used for dancing, and it will prove a central as well as a desirable hall for public meetings. The decoration is of a light tone and the aspect is a cheerful one. The main entrance is to be on Madison avenue, near 59th street. It will seat about 2,000 people.

Real Estate Notes.

Up in Harlem there have been erected on the leading streets and avenues many small structures one and two stories in height to supply store accommodations where the demand for apartments is not rushing. There are instances where such buildings have been built to secure an income for owners who have not yet determined on the class of building best adapted for the site.

Between the variety in designs, colors and materials used in the construction of flats and dwellings along the line of the west side "L" road and the neatness and order in which some of the farm gardens which intervene are laid out passengers who keep a look out are much interested.

Auctioneer Peter F. Meyer has been investing in Lexington avenue houses. He bought No. 783, on the corner of 61st street, at \$23,000, and No. 785, adjoining, at \$18,000.

Some idea of the wonderful increase in the value of Harlem lots is obtained by a comparison of prices obtained within a dozen years. Here are a few sales and resales along 8th avenue which tell the story plainer than words can:

8th av, w s, extends from 124th to 125th st, 12 lots.....	1876. \$95,000	1888. \$240,000
8th av, w s, extends from 125th to 126th st, 8 lots.....	1884. 106,750	1886. 140,000
8th av, w s, extends from 127th to 128th st, 8 lots.....	1882. 50,000	1886. 104,800
8th av, w s, extends from 119th to 120th st, 8 lots.....	1886. 65,000	1887. 88,000

The new Lincoln building, on the corner of Union square and 14th street, is much admired. The plot, 51.7x116.10, on which it stands, is leased ground, and the Spingler estate are paid 5 per cent. rental on the basis of a valuation of \$400,000, or \$20,000 per annum on a forty-years' lease. The lessee also pays the taxes and Croton rates. The plans filed gave the cost at \$250,000, but it is believed it will reach nearer \$400,000. It is said that a rental of \$90,000 per annum will be obtained. Devlin & Co. have leased the store floor and basement for ten years at \$30,000 per annum.

There seems to be a demand on the Bowery for cheap lodging houses. Recently plans were filed for two such structures to be built at Nos. 219 and 221, at a cost of \$12,000 and \$11,000 respectively.

The new apartment hotel, the Beresford, on Central Park West, has proved a great success. Although the house has been ready only seven weeks

all the suites have been rented, and there is a reserve list of applicants for apartments.

Jersey City News.

There has been a slight falling off during the past week or two of new plans in the architects' offices, and among real estate men business also shows a tendency to slacken, though prices are firm and well held, with a gradual advance of values in certain sections, especially on the Heights.

The number of plans filed in the Building Department recently, while scarcely as numerous as during previous months, have shown considerably larger figures in the estimated cost of buildings. The most recent news among the architects in regard to prospective work for the building trades is as follows:

The Scotch Mission intends building a frame church, 44x85 in size, on the corner of Manning avenue and Grand street. It will be a Gothic structure and will cost \$6,000. Plans are being prepared by R. W. Sailer.

The New Jersey Car Spring and Rubber Company intend to build an additional story to their factory on the corner of Brunswick and Wayne streets. It will be 160x100 in size. George W. La Baw is to be the architect.

Quite a little heart-burning has been engendered among local architects and their friends over the work for the new Police Headquarters, and considerable wire-pulling is said to have taken place in political circles to secure the selection of an architect. L. H. Broomé seems to have come out on top and has practically obtained the job. His plans show a three-story building, 50x100 in size, without any particular architectural features. It is to be built on the site of the present Police Headquarters in the rear of the City Hall, and will be erected on the corner of Gregory street and Cooper place. In addition to rooms for the Police Commissioners, quarters will be provided for the Building and Health Departments. The cost will be upwards of \$30,000.

A pretty villa is to be built on Idaho avenue, near Academy street, by Geo. L. Bettcher, the architect, who will occupy it soon after his marriage, which is to take place shortly.

Three three-story tenements, with stores on the first floor, are to be built on the corner of Monticello avenue and Emory street. They will be 20x50 each, and will cost the owner, Mrs. Jennie Varick, about \$12,000. Geo. W. La Baw is preparing the plans.

Bonds are to be issued at an early date to defray the cost of the new armory to be built in Jersey City.

During the tearing down of the old Police Headquarters and the construction of a new one, Building Inspector Clarke will be located at No. 146 Sussex street, near Warren street, where builders, architects, owners of property, agents and others will find him daily from 1 to 3 P. M.

The Chancellor's chambers has been the scene of a remarkable law case this week. It was that of the State of New Jersey against the Morris & Essex Railroad Company. In 1865 a supplement to the original charter of the company allowed the construction of a branch road through Boonton and Paterson to the Hudson River, and from the completion of this road in 1867 the company was liable to pay a State tax on its cost of one-half of one per centum. The company returned the cost of the road and the cost of equipment as separate items and paid the tax only on the cost of the road, claiming that the equipments were exempt. In 1884 they paid the tax on \$24,540,597.59 as cost of road, and claimed exemption on \$15,187,444.74. This large exemption claim attracted attention, and by an act of 1886 it was made the duty of the State Board of Assessors to ascertain the correctness of the claim. The company submitted a detailed statement to the State Board, and an expert accountant was ordered to examine the books of the company. From this report the State Board decided that large amounts of property had been charged to the equipment account which were integral parts of the road and not subject to exemption. The State Board reported to the Legislature that the tax and interest thus evaded amounted to \$1,246,393.23.

The following are the principal plans filed recently at the office of the Building Inspector, for new buildings to be erected:

One three-story frame tenement, 25x54, at 309 Grand street, for Patrick McCabe; cost, \$5,030. Two five-story brick stores and tenements, 59x89, on Montgomery, near Warren street, for B. C. Thayer; cost, \$40,000. One five-story brick storehouse, 80x100, for G. F. & E. C. Swift, 148 to 152 9th street; cost, \$20,000. Three five-story brick tenements, 25x80, corner Grove and Grand streets, Hy. A. Heidt; cost, \$31,800. Three five-story brick, 25x80, 2d street, adjoining the latter three, Martin Tomfohrde; cost, \$31,500. Three two-story and attic frame dwellings, together 53.3x34, for Theo. Gubelmann, Montgomery street, 490 west Bergen avenue; cost, \$9,000. Three two-and-a-half-story frame dwellings, 16.8x98, Baldwin avenue, near Church street, Ellen Clifton; cost, \$6,900. One two-story and attic frame dwelling, 24x34, for Chas. Kydd, corner Tonnelly and Sipp avenues; cost, \$6,500. One four-story brick dwelling, 30x55, Montgomery street, corner Water avenue, Agnes Bradley; cost, \$8,000. One one-story foundry, 94x165, Pacific avenue, adjoining Newark & New York Railroad, for Boynton Furnace Company; cost, \$7,000. One four-story brick tenement and store, 34.6x62, Pacific avenue, corner Maple street, John Luhrman; cost, \$14,000. One two-story frame dwelling, 22x36, Atlantic street, near Ocean avenue, A. F. Brughmann; cost, \$3,100. One two-story store, factory and wagon shop, 27x93, Boyd avenue, near West Side avenue, Anna Muller. cost, \$5,000. One three-story frame store and dwelling, 26x53, at 787 Ocean avenue, John Martin; cost, \$5,000. One three-story frame dwelling, 23x41, at 34 Danforth avenue, Adam Reid; cost, \$5,000. Two three-story frame tenements, together 53x55, corner Garfield and Hooper avenues, Simon Flaherty; cost, \$8,800. One three-story frame dwelling, 20x40, Monitor street, near Johnson avenue, Gustav A. Philman; cost, \$4,000.

No system in the world, with the same mileage, can show the enormous traffic of the elevated railroads of New York City. Nearly 180,000,000 passengers were carried during the past year, an increase of 8,000,000 over

the previous year. Of this increase the west side lines showed 5,000,000, a strong evidence of the greatly increasing population on that side of the city. Indeed, the east side cars are so objectionable to many who live east of 5th avenue, that not an inconsiderable number of passengers who live between 3d and 5th avenues take the 6th avenue road whenever they can in preference to the 3d avenue line. But is it not time that the city authorities insisted that passengers should have better accommodations and not be packed in the cars during the busy hours like a flock of sheep in a pen?

The Building Trades Club's New Quarters.

WM. H. SAYWARD ON THE BENEFITS OF EXCHANGES.

One of the most interesting gatherings of builders and building material men that has ever assembled occurred on Tuesday evening. The occasion was the opening of the new quarters of the Building Trades Club, at No. 20 East 21st street. This club was organized a few months ago and already there are on its membership roll the names of most of the prominent firms connected with the building trades. Its object, as expressed in its constitution, is to promote "social enjoyment and friendly interchange of sentiments and views, with a cultivation of agreeable business relations between those who may become members." In addition to that it endeavors to advance the interests of the Mechanics' and Traders' Exchange and to form a central pivot for the preparations that are to be made for holding the Convention of the National Association of Builders in New York in 1891.

The new quarters of the club comprise a suite of three spacious rooms about 20x90. They are furnished in a highly artistic manner. The walls are decorated in hues of terra cotta, and are adorned with etchings and engravings presented by members. Three of these—the Castello San Angelo, Rome; the Bridge of Sighs, Venice, and St. Paul's Cathedral, London—were presented by Marc Eidlitz. There are other valuable pictures, including Schreyer's "Tunisian Cavalier Engagement," "Rural Sounds," a rustic picture—"When the Shadows Veil the Meadows;" one of Jules Breton's Brittany peasant pictures; "Beaching the Life-boat;" a portrait of Longfellow, and numerous others, all selected with good taste. Palm trees and ferns adorn the northern and southern extremes of the rooms, and portières of velvet and satin in rich and pleasing shades hang here and there. There are mantels and mirrors in rich woods, set off by vases and bric-à-brac. The fireplaces are tiled and the floors are richly carpeted, though covered with damask for Tuesday's meeting. Rugs adorn the president's rostrum at the southern extremity. Indeed, there are few, if any, club-rooms in the city that have a richer and more artistic appearance than these.

The members of the reception committee were on hand early to receive the guests. Messrs. H. M. Dickinson, Frank E. Conover, C. A. Cowen, O. M. Eidlitz and H. W. Redfield comprise the committee.

The principal attraction of the evening was an address to be delivered by Wm. H. Sayward, the well-known secretary of the National Association of Builders, who lectured on the "Benefits of Exchanges to the Building Trades." About 150 of the most substantial firms were represented, among those present, beside the reception committee, being Marc Eidlitz, the president of the club; Samuel I. Acken, the president of the Mechanics' and Traders' Exchange; John J. Tucker and Andrew J. Campbell, vice-presidents of the club; A. A. Andrus, probably the oldest builder in New York; A. Meyers, Thos. E. Tripler, A. G. Bogert, Wm. C. Smith, vice-president of the Mechanics' and Traders' Exchange; W. K. Hammond, D. C. Weekes, Jacob S. Brown, Wm. H. Hurst, Chas. Andrus, J. H. Drew, Warren A. Conover, Wm. H. Brennan, O. H. Drew, Joseph Hurst, Daniel E. Herbert, Henry Maurer, Robert C. Martin, of Peck, Martin & Co.; Chas. T. Gallo-way, Stephen M. Wright, secretary of the Society of the Mechanics and Tradesmen, and many others whose names could not be ascertained.

The chair was taken soon after 8 o'clock by Samuel I. Acken, who briefly introduced the lecturer of the evening.

Mr. Sayward, who is a fluent and agreeable speaker, and who delivered his address extemporaneously, said:

"I have traveled 6,000 miles for the National Association of Builders, in the course of which I have come in contact with some of the most prominent men connected with the building trades and examined every building exchange that there was to be seen, and I have come here at the end of my journey, and I want to say to you that there are no men in the country who want so much talking to as to the value of an exchange as you do in New York. Here you are, the biggest city in the Union, and in proportion to your population you have the most insignificant exchange in the country. I have been from Massachusetts to California, and I want to say that the people in the building line look toward New York more than you realize. Chicago may boast as it will, but the people all over the country are proudest of the metropolis. You have all the stuff to make a good and strong organization, and yet Kansas City can beat you. Now, what is an exchange useful for? It is not a place where you should idly waste your time. It should be a place to *save* time, and to transact business with more celerity and to better purpose; a place where architects and others can, at certain hours, make sure of finding the men they want to see to estimate on a job, or to consult on a job in prospect or under way. A builder from Detroit was here recently and wanted to find a certain New York builder. He thought, naturally, that the exchange would be the place, but he had to hunt him all over the city. Now, in Boston they have an Exchange—owned by the members—where they do thing; in a different way. A prominent New York builder came to that city to estimate on a job and he found all the contractors he wanted at the Exchange between the hours of 11:30 and 1 o'clock. A Boston capitalist recently requested his architect to get in estimates for masonwork on a certain day at 1 o'clock. He was suddenly called on urgent business to Europe. He resolved to have the *complete* estimates in at that hour, and the builder was informed at a quarter to 1 of this fact. The latter went round to the Exchange, got a carpenter's estimate, with other estimates, added it to his own estimate for masonwork, with the ordinary allowances, and had the total estimates in just two minutes before 1 o'clock. He secured the job and

made \$5,000 profit on it. That was the result of the mechanics making a point of being on the Exchange at a certain hour. Don't you think it pays? It is as much of a duty and an advantage to me to be there for my fellow-members' benefit as it is his duty and advantage to be there for mine. Gentlemen, we are not living in the beginning of this century. Our fathers thought if they obtained one good job that that was all they could do and all they wanted. But in this latter part of the Nineteenth Century builders must be prepared to do a dozen jobs at the same time, and it is of the utmost importance that they should be able to see the material men at a stated hour at their Exchange. Another point. We builders are conducting the greatest industry in the country. We have never placed ourselves on our proper level. We have been looked upon simply as mechanics. At a recent meeting of the Boston Society of Architects a builder made the statement that building was entitled to rank among the professions. An architect said: 'We have nothing in common with the builder.' Yet only a few days after he sent his draughtsman down to that builder's to find out what strain an 8x14 timber would stand. (Laughter.) Why, from the time we put a pencil to paper on the foundation work till the cap is put on the roof, ours is a profession. I do not speak of the mechanic who puts up the building. I speak of the men who spend their lives working as master mechanics. Speaking about exchanges, look at what Philadelphia has done. She owns her own home. Its first floor is devoted to the exhibition of building materials, appliances, tools, etc. The basement is devoted to a trade training school for boys, and they have begun to build up some American mechanics in ship-shape fashion, and we all know that we stand in need of good American workmen. They rent out their first floor space at \$5 per foot, in all \$15,000 per annum, and the five or six stories above brings them a large office rental. It is an ideal Exchange, as they have under one roof everything connected with the trade, from the turning out of the mechanic to the ownership of the building. If Boston can spend \$250,000 on an exchange, New York ought to be able to spend \$1,000,000. Then look at your yearly dues; they are \$15. Great Scott! Why, this wouldn't last us a month in Boston. You have quite a number of New York builders who come over to us all the time, and it costs us more than that to entertain them when they come to the city of pork and beans. (Laughter.) Your Mechanics' Exchange has a surplus of nearly \$30,000. Now, it doesn't do a blessed bit of good to coddle and hoard it. You want to use the money as a nucleus to build an exchange. Your dues ought to be \$100 a year instead of \$15. Our Exchange in Boston charges \$100, and we have a respectable body, whose opinions are looked up to by the community. Owners consult us as to the good faith and standing of contractors just as they would rely on an inquiry office. We believe in quality, not quantity, and we have refused admission to nearly one hundred applicants. We have got things so far that if a third-rate architect asks us to estimate on his plans and we find them only half-plans and half-specifications, instead of being intelligently drawn and worded, we refuse to estimate on them. We feel that it is an insult to the intelligence of a first-class builder, just as it is a disgrace to any architect, to present such plans and specifications. Of course there are architects and 'architects.' There is another thing you sometimes do in New York. You will estimate on a job, and when the owner and architect have got in the bids they will go around the corner and get another bid lower. They will then come back to you, and not infrequently you will bid on the job a second time to secure it, even if the profit is knocked clean out of it. Now, if you had a strong Exchange here the owner who attempted that would be put so clean out of sight that he would want to go to New Jersey. (Laughter and applause.) Speaking about the National Association, I want to say that it does for each Exchange what each Exchange does for the individual. I will illustrate this. We were threatened with a strike in Boston. We called together all the owners of buildings under way and all the capitalists and others interested, and after talking the matter over thoroughly they told us to stop all work, and that they would back us up—these men with millions—for all they were worth. One man said his building—which was up to the roof—should stay that way ten years, if necessary, before the unjust demands of the strikers were granted. One builder came to us and said: 'My owner insists upon my going ahead.' 'Go back and tell him that if he does he will find the whole Exchange against him,' was our answer. That settled it. The owner caved it, and so did the strikers." Mr. Sayward ended by referring to the great Builders' Convention to take place early in 1890 at St. Paul, and said: "If we are wise men we will anticipate the inevitable by reducing the hours of daily labor. We have got to deal with the problem of the vast numbers of unemployed men all over the country. It is a religious duty imposed upon us to curtail the hours of labor so that they may get employment. When it is considered that 30,000 people own three-quarters of the wealth of the country, we, who employ more men than those in any other industry, should seek to meet the labor difficulty squarely. It is our duty as men and citizens of this great Republic." (Applause.)

Wm. C. Smith and John J. Tucker spoke to a resolution of thanks to the lecturer, the latter saying that a building should be owned by members of the building trades, and suggested a number of \$1,000 subscription for the purpose.

Mr. Martin asked the lecturer if the Boston Exchange used its influence on city ordinances or on State legislation.

Mr. Sayward: "Yes, our Exchange has not only done this, but it was accepted as a guide in establishing our inspection laws, which are similar to your building laws here. The Governor of the State asked us to select one of our members to assist in this work, which was largely relegated to him."

The assemblage was here invited to a collation at Pursell's, next door, where a very sociable time was spent by the men who have put up our great buildings and built up our city. It was after midnight when the guests dispersed.

The Brooklyn Bridge trustees have decided to complete the warehouses under the bridge at an expense of about \$50,000. It is expected that they

will yield an income of between \$5,000 and \$10,000 per annum. The number of passengers who walked or rode over the bridge during October was 3,507,678. The receipts for the month were \$100,781, and the expenditures \$75,516, leaving a surplus of \$25,265.

The Brooklyn Real Estate Exchange.

A meeting of brokers and others interested in establishing the Brooklyn Real Estate Exchange on a firm basis was held at the office of Leonard Moody on Wednesday.

Messrs. Wyckoff, Johnson, Henry D. Smith, Frank Bailey, Stewart, Rowland, Ferry and Haviland, of the Brooklyn Exchange, had been invited and were present.

J. N. Wyckoff was called to the chair, and C. Augustus Haviland appointed secretary.

The secretary, on behalf of a majority of the stockholders of the Exchange, submitted the following statement:

On the 18th day of February, 1889, the Secretary of State issued the preliminary certificate for the organization of this corporation.

On the 6th day of March, 1889, by-laws were adopted and directors elected, and

On the 11th day of March, 1889, certificate of full organization was issued and recorded by the Secretary of State. Soon thereafter it was discovered that many of the leading brokers had not been invited to co-operate in the work of organization and an effort was made by the secretary, and others who felt aggrieved, to induce these gentlemen to join them in the work of building up an Exchange in Brooklyn.

It was hardly to be expected, however, that gentlemen thus ignored before the election of a Board of Directors would lend their aid to make the organization a success while they could have no voice in its management until after another election had been held.

At a later period it was thought advisable to increase the capital stock from 200 shares at \$50 each to 1,200 shares at \$50 each, and by a vote of the stockholders this was done on the 19th of June, 1889.

I am authorized to pledge you, here and now, that a majority of stockholders who are by law authorized to act will gladly aid in placing the control of this corporation in the hands of new parties who may be willing to co-operate in building up an Exchange worthy the name, and in their behalf I now ask you to unite with them in this work.

Brooklyn needs an Exchange, and many of those who have heretofore believed it would be a detriment to their business as brokers to have an Exchange in Brooklyn now frankly admit that they have been laboring under a wrong impression, and we feel assured that when our corporation is under way they will all be with us in the work.

It is now for you to say whether you will come with us before we re-organize or wait until we have opened permanent headquarters.

We propose going on in the work whether you come with us or not. The election of officers for the ensuing year will take place December 9th.

We want you with us now, and we intend that it shall not be truthfully said that we are a "close corporation."

E. F. Linton stated that he was in favor of aiding in any work calculated to make Brooklyn such a city as it should be, and felt convinced that a Real Estate Exchange was now necessary. He suggested that a committee be appointed to report at a future meeting as to the best plan for accomplishing the work.

Leonard Moody, while expressing a belief that an Exchange would not benefit him in a business way, declared that he was willing to co-operate if the purpose was to erect a new building such as Brooklyn and the entire real estate fraternity might be proud of.

After discussion, in which all present took part, Messrs. Linton, Moody, Johnson and Haviland were appointed a committee to formulate a plan as basis of action and to report at a meeting to be held next week.

Important to Property-Holders. BOARD OF ASSESSORS.

No. 27 CHAMBERS STREET,
NEW YORK, Nov. 23, 1889.

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

PAVING.

No. 1.—West End av, from 65th to 69th st, with granite blocks and laying crosswalks.

REGULATING, GRADING, CURBING AND FLAGGING.

No. 2.—12th av, from 133d to 135th st.

FLAGGING AND REFLAGGING, CURBING AND RECURBING.

No. 3.—8th av, w s, bet 112th and 113th sts.

No. 4.—118th st, both sides, from Lenox to 5th av.

No. 5.—Lenox av, e s, from 143d to 146th st.

No. 6.—89th
90th } sts, both sides, from 2d to 3d av.

[The limits embraced by said assessments include all the houses and lots situated as follows, viz.:

No. 1.—West End av, both sides, from 65th to 69th st, and to the extent of half the block at the intersecting sts.

No. 2.—12th av, both sides, from 133d to 134th st.
134th st, s s, extending easterly 387.6 and westerly 269.7 ft. }

No. 3.—8th av, w s, from 112th to 113th st.

No. 4.—118th st, both sides, from 5th to Lenox av, excepting the lots on n of 118th st, 85 ft. easterly from Lenox av and extending 100 ft. easterly.

No. 5.—Lenox av, e s, from 143d to 146th st.

No. 6.—90th st, both sides, from 2d to 3d av.
89th st, n s, extending 110 ft. easterly from 3d av. }

The above described list will be transmitted for confirmation on the 24th day of December, 1889.

NEW YORK, November 26.

FLAGGING AND REFLAGGING.

No. 1.—5th av, e s, from 65th to 66th st.

No. 2.—62d st, n s, from 2d to 3d av; also curbing and recurbing.

No. 3.—Av A, e s, from 87th to 88th st; also curbing and recurbing.

No. 4.—90th st, s s, from 1st to 2d av; also curbing and recurbing.

[The limits are as follows:

- No. 1.—5th av, e s, from 63th st to point abt 150 feet 5 inches northerly.
- No. 2.—62d st, n s, 105 w 2d av and running west abt 50 feet upon lots Nos. 19 and 20.
- No. 3.—Av A, e s, from 88th st to point abt 101 feet southerly.
- No. 4.—90th st, s s, from 1st to 2d av.]

The above-described list will be transmitted for confirmation on the 27th day of December, 1889.

Further subscriptions to the World's Fair Fund, through the Real Estate Exchange, reported till the closing hour yesterday, are as follows: S. F. Jayne & Co., \$250; P. A. Lalor, \$100; Mason A. Stone, \$100. Per F. R. Houghton—Chas. E. Schuyler, \$200; Crombie & McKean, \$200; Wm. J. Willett, \$100; Slawson & Hobbs, \$25; Frank E. Davidson, \$25. Per Hall J. How—Nathan Wise, \$1,000; Morris Steinhardt, \$500. Margt. Campbell, \$500; John J. Burchell, \$500; Burchell & Hodges, \$500; Lambert & Suydam, \$1,000, not \$500 as erroneously reported. Smyth & Ryan have collected over \$30,000, of which \$25,000 was from W. Astor. The Exchange members and their friends have now contributed about \$60,000.

Parties interested in the matter of the grades of East 165th street, from Sherman avenue to College avenue, and the dimensions, angles, etc., of said street, from Sheridan avenue to 3d avenue, in the 23d Ward, are requested to call at the office of the Commissioners of Public Parks, Nos. 49 and 51 Chambers street, before December 2, 1889, and examine a map or plan and profile showing the grades, etc., proposed to be established and make known their views in relation thereto.

Copies Wanted.

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

- Year 1879.—Nos. 578, 691 and 604.
- Year 1880.—Nos. 616, 618 and 619.
- Year 1881.—No. 668.
- Year 1882.—Nos. 726, 727, 728, 729, 730, 752, 770, 771 and 772.

Real Estate Department.

The real estate business is usually transacted in five days of the week and when a holiday intervenes the days for work are reduced to four, with the day before and the day after the holiday more or less shortened, so that the actual time for business is about three days. Owing to Thursday being a holiday this must be classed as a short week, and therefore it is not surprising that the reports of public and private sales are much curtailed. The fact is, there was only one day on which anything approaching a fair business was transacted on 'Change and that day was Tuesday, when the Henderson estate and other desirable parcels were offered. Something over \$600,000 was realized for all the property offered, and of this over \$500,000 was obtained for the estate already mentioned.

The reports gathered from the brokers' offices make a fairly good showing, and not a few of the transactions consummated are of an important character, and will lead to costly improvements.

Trading continues to be the leading feature of the market, as the reports show. We hear the expert traders have been doing exceedingly well. There were no sales held at the Exchange on Monday.

Tuesday was the busiest day of the week; the sales were numerous and partly important, especially the Henderson estate. There was a large attendance and the bidding was lively, although only fair prices were realized. The Henderson estate sale embraced both improved and unimproved property, and brought a total of \$511,700. The terms were cash, otherwise, it is said, larger prices would have been obtained. S. Dessau, the diamond dealer, Timothy Donovan, Builder F. J. Schnugg and Broker H. S. Ely were the largest buyers. Mr. Dessau secured No. 55 Wooster street, southwest corner of Broome street, a four-story brick store, size 18.4 x 72, at \$42,250, and four lots on the southeast corner of Avenue A and 74th street at \$32,550. Mr. Donovan bought fourteen lots on the north side of 72d street, east of Avenue A, at \$55,900, and two on the south side of the same street at \$3,950 each. Builder Schnugg purchased three lots on 52d street, near 11th avenue, at \$6,000 each; two lots on the northeast corner of Avenue A and 72d street at \$18,600, and three on the same street, 548 feet east of Avenue A, for \$13,000. Mr. Ely secured the choicest piece sold, Nos. 62 and 64 Greene street, a five-story brick store, size 49x100. The figure was \$152,500, and the premises are leased to February 1, 1891, at \$12,450 and water tax. It is said that Mr. Ely bought the property for a member of the Henderson family. Four lots on 69th street, west of 8th avenue, were started at \$20,000 and bid in at \$35,500.

Only two sales were held at the Salesroom on Wednesday, and both were unimportant. The attendance was fair, notwithstanding the storm.

Thursday, Thanksgiving Day, the Exchange was closed.

There was only one sale held yesterday. Two lots on 5th avenue, north of 114th street, went for \$18,000 to the plaintiff. Over \$17,835 is due on the mortgage foreclosed.

Richard V. Harnett & Co. will sell on Tuesday, December 3d, the four-story and basement, high stoop, brown stone dwelling, 17.6x55x102.2, No. 61 West 71st street; the three-story and basement brown stone dwelling, 17.1½x50x80, with extension 9x12, No. 1078 Lexington avenue, and the two four-story brown stone dwellings and lots, 20x42x53 each, Nos. 76 and 78 East 77th street.

Smyth & Ryan will sell on Tuesday, December 3d, by order of the executrix of the Nichols estate, the two three-story frame dwellings with lot, 25x100.10, Nos. 66 and 68 East 115th street, and two Astor leaseholds, one a four-story brick store and dwelling, 16.10x65.1, No. 845 9th avenue, and the other a four-story brown stone flat, 18.6x60, No. 370 West 46th street.

On Wednesday, December 4th, Richard V. Harnett & Co. will sell the five-story building, No. 74 Pearl street, southeast corner of Counties slip.

On Thursday, December 5th, L. J. & I. Phillips will sell, by order of the Supreme Court, in partition, and under direction of Emanuel Blumenstiel, referee, the three-story frame buildings at Nos. 50 and 52 Hester street and 30 Ludlow street, southeast corner; the two-and-a-half-story front and six-story rear houses at Nos. 146 Clinton street; the five-story tenement No. 150 Clinton street, and the three-story dwelling No. 153 Broome street. All these parcels are in a section where property is in great demand.

CONVEYANCES.

	1888.	1889.
Number.....	Nov. 23 to 29 inc. 154	Nov. 22 to 28 inc. 233
Amount involved.....	\$2,211,166	\$4,437,396
Number nominal.....	47	46
Number 23d and 24th Wards.....	33	42
Amount involved.....	\$86,611	\$239,045
Number nominal.....	11	5

MORTGAGES.

	1888.	1889.
Number.....	255	254
Amount involved.....	\$2,491,671	\$3,062,942
Number at 5 per cent.....	99	124
Amount involved.....	\$1,129,631	\$1,673,415
Number at less than 5 per cent.....	21	39
Amount involved.....	\$314,000	\$586,000
Number to Banks, Trust and Ins. Cos.....	32	37
Amount involved.....	\$429,000	\$707,000

PROJECTED BUILDINGS.

	1888.	1889.
Number of buildings.....	Nov. 24 to 30 inc. 29	Nov. 23 to 29 inc. 45
Estimated cost.....	\$409,175	\$808,300

Gossip of the Week.

SOUTH OF 59TH STREET.

Mrs. Mary J. Van Doren has purchased a plot, 50x125, on the southwest corner of 5th avenue and 30th street, with the buildings thereon. The terms have not transpired. Plans were filed several months ago for a seven-story hotel to be erected on two lots adjoining the above on the avenue and one on the street, by Mrs. Van Doren, and work has been delayed owing to negotiations which were pending for the corner lots. The hotel will now cover six lots.

M. Robinson & Co. have sold for Solomon Jacobs the two six-story flats, Nos. 150 and 152 East 27th street, to Samuel Langer at \$102,500. Mr. Jacobs takes in exchange a five-story tenement on the northwest corner of Clinton street and Rutgers place, size 27x132, at \$45,000.

The Metropolitan Life Insurance Company are said to be the purchasers of about 100x150, with the buildings thereon, at the northeast corner of 23d street and Madison avenue. The site is occupied by the Barlow, Appleton, Huestis and another residence, and the price paid is said to approximate to \$450,000. The contracts have been signed by F. S. Driscoll, the real estate man of the Metropolitan. The president of the company would not deny the statement that they were going to build, nor would other officers seen talk about it. It is said that a seven or eight-story fire-proof business structure will be erected on the site, which will partly be fitted out for the publishing trade.

It is reported that W. W. Thompson and another have sold All Souls Church on West 48th street, Nos. 137 to 143, size 80x100.5, to the Methodist Society.

Joseph Levy & Son have sold for Charles E. Butler the three four-story double tenements Nos. 245, 247 and 249 West 27th street, at \$45,000. Mr. Butler has held this property for over thirty years. The same firm have sold for Isaac Manheimer the three-story front and four-story rear houses No. 242 West 27th street, for \$13,300, to Joseph I. West.

Isaac T. Meyer has sold for a Mr. Pfaff the four-story building No. 37 Bond street, 25x109, to J. C. Runkle.

Hulbert Peck has sold for Matilda Schlesinger the three-story, high stoop, brown stone dwelling, No. 474 West 34th street, 19.4x50x88, at \$14,000.

P. C. Eckhardt has sold for Wm. Rankin the new five-story improved tenement No. 113 West 53d street, to W. E. Keyes, Jr., at \$33,000.

C. A. Lutz & Co. have sold for Mrs. O. Lauer the four-story, high stoop, brown stone dwelling No. 308 East 15th street, facing Stuyvesant Park, at \$28,000.

Daniel D. Lawson has purchased from Mr. Morrison two lots on the south side of 42d street, between 8th and 9th avenue, at \$36,000, for improvement.

L. Froehlich has sold for the Manhattan Building and Improvement Co. the five-story (three family) flat No. 348 East 42d street, 28x85x100, for \$32,750.

Louis Lese has sold one of the new four five-story brick and stone tenements with stores, on Essex street, between Rivington and Stanton streets, size 25x89, No. 141, at \$41,000, to Charles Lowenfeld.

NORTH OF 59TH STREET.

W. E. D. Stokes has sold the four-story dwelling No. 167 West 73d street for \$67,000 to S. W. Baldwin, of No. 2 Wall street.

D. R. Kendall has sold to Builder Walter Reid a plot of four lots, 102x100, on the north side of 92d street, 100 feet east of 5th avenue, at \$65,000, for improvement.

Isaac T. Meyer has sold for Hyman Blum the westerly front on the Boulevard, between 85th and 86th streets, eight lots in the rear on 85th and 86th streets, four on each street, and one lot, 27.2x100, on the northeast corner of West End avenue and 85th street, on private terms; for the estate of I. Meyer a plot, 58x100, on the west side of 10th avenue, 50 feet north of 82d street, and three four-story dwellings, Nos. 168, 170 and 172 West 75th street, each 20x56, with extensions, lots 102.2, at \$37,500 each.

At an auction sale of the estate of Courtlandt Palmer, held in June, 1888, Timothy Donovan purchased a plot, size 85x125, on the northwest corner of the Boulevard and 109th street for a total of \$28,875. The same lots have recently been sold by Mr. Donovan to Walter Lawrence, Robert E. Dowling, Albert Flake and Charles Blauvelt at \$45,000, showing a profit of \$16,125 or over 50 per cent. At the same sale a plot on the same block, size 46.6x100, on the southwest corner of 110th street, was purchased

by Thomas Woods at \$19,200. Mr. Woods has resold to Messrs. Lawrence et al. for \$25,000, or a profit of \$5,800.

Homer J. Beaudet has sold to Michael Benson the southwest corner of 114th street and 8th avenue, for improvement.

J. Jay Smith has sold for Messrs. Maclay and Davies three lots on the north side of 88th street, 100 feet from Central Park West, for \$36,500.

Picken & Lilly have sold for Builder John Casey two five-story brown stone flats, Nos. 205 and 207 East 88th street, for \$60,000; for Builder Louis Wirth the five-story brown stone flat, No. 2118 Park avenue, at \$28,500, and for P. McMorro one of his five-story stone front flats on East 82d street, No. 62, for \$35,000.

L. Froehlich has sold for the estate of Pauline Sutro the three-story and basement dwelling No. 248 East 61st street at \$12,500.

We hear that Thomas McManus has traded three five-story brick stores and tenements on the southeast corner of 3d avenue and 65th street for Brooklyn property. The terms have not transpired. Broker, Albert A. Curtis.

Peary & Clark have sold for Stephen J. Wright to Mrs. Hall, No. 259 West 130th street, a three-story and basement brown stone dwelling, 15x50x99.11 feet in size, for \$14,500. The same brokers have sold for Mr. Wright to Mrs. Rysby, No. 258 West 131st street, a three-story brown stone dwelling, 15x50x99.11 feet, for \$14,000, and No. 121 West 131st street, a three-story brown stone dwelling, 17x50x99.11 feet, for Mr. Coburn to Mrs. W. Orb for \$18,500.

M. A. Hoppock has sold for Albert Flake two five-story stone front flats, Nos. 129 and 131 West 103d street, to G. V. Smith at \$57,000.

John R. Foley & Son have sold for F. R. Meres, a plot 60x100, on the southwest corner of 118th street and Madison avenue, at \$31,000, to Smith & Menken, for improvement.

Brooklyn.

The Equitable Life Assurance Society has sold the sixteen four and five-story granite warehouses known as Finlay's stores, in the Atlantic Basin on the East River, at foot of Hamilton avenue and King street, for about \$300,000. These stores was sold under foreclosure on November 15th at \$161,000, which sum is many thousands less than is due the Equitable Life on the mortgages foreclosed.

Martin & Bro., of New York, have sold a plot, 72x110, on the northeast corner of Myrtle avenue and Jay street, with buildings thereon, on private terms, to a Mr. Vanderhoof. Messrs. Martin bought the parcel recently.

H. F. Schellbass has sold for Howard M. Smith the plot on the north side of St. Mark's avenue, 250 feet west of Kingston avenue, 60x255.7 to Bergen street, to G. K. Thomas; also for C. Woodhull the plot, 100x107.2, on the north side of Bergen street, 200 feet west of Kingston avenue, on private terms.

Corwith Bros. have sold for Mrs. F. C. Flynn the four lots, with buildings, Nos. 116 to 122 Greene street, to James Cosby for \$7,100.

Chas. Loeffler has sold for Teresia Klein the three-story frame store and flat, 25x55x100, No. 29 Hamburg avenue, to John Bremer for \$8,300; for Mrs. Maggie Schroeder the four-story brick store and flat, with house on rear, No. 203 Graham avenue, to Wm. Linsdorfer for \$12,800, and for Andrew Hahn, the three-story double store, 25x60x85, on the southwest corner of Central and Greene avenues, to Rudolph Leffelmann for \$10,400.

J. P. Sloane has sold for George Collozeus the three-story dwelling No. 100 Huron street, 25x100, to Catherine Eaton for \$2,725.

CONVEYANCES.

	1888.	1889.
	Nov. 22 to 27 inc.	Nov. 21 to 26 inc.
Number.....	215	283
Amount involved.....	\$671,133	\$1,269,417
Number nominal.....	41	51

MORTGAGES.

	1888.	1889.
Number.....	174	222
Amount involved.....	\$534,800	\$765,193
Number at 5% or less.....	94	127
Amount involved.....	\$386,837	\$552,556

PROJECTED BUILDINGS.

	1888.	1889.
	Nov. 23 to 28 inc.	Nov. 22 to 27 inc.
Number of buildings.....	53	52
Estimated cost.....	\$206,483	\$186,395

Out Among the Builders.

W. E. D. Stokes will build five first-class private houses on the southeast corner of West End avenue and 72d street, and six houses on the north side of 72d street, about 100 feet east of West End avenue. The houses will be of different dimensions.

Vice-President Levi P. Morton is having plans prepared by Architect J. E. Terhune for five five-story apartment houses. Three are to be built on the west side of 4th avenue, 25.2 feet south of 120th street, and two on the south side of 120th street, 90 feet west of 4th avenue. The former will each have two stores on the first story, and two suites, containing six rooms each, on each floor above; while the latter will have one family per floor, each suite containing seven rooms and bath-room. Of the houses on the avenue plot, which is 75.9x90 in size, two will be 25.5x73 and one 24.11x73, and the two street houses, which will be built on a plot 45x100.11, will be 22.4x85 and 22.6x85, respectively. The fronts will be of stone on the first floor and basement, with buff brick and terra cotta above. All the rooms will be lighted from the outside, there being a court in the centre of each building. The cost of the improvement is estimated at \$76,000.

Albert Wagner is preparing plans for factory buildings to be erected on eleven lots on 59th and 60th streets, commencing 300 feet west of 10th avenue, five on the former street and six on the latter. On the 59th street front a six-story and basement building, 125 feet front, will be reared. It will have three elevators, two boilers and engines. Outbuildings on 60th street will be built two stories in height, intended for furnaces and varnishing. Other improvements are to be made on the lots later on. The buildings are to be of a first-class character, the floors to be excep-

tionally high and well-lighted for manufacturing purposes. The cost of the improvement to the owner, Asher T. Meyer, is estimated at upwards of \$100,000.

R. R. Davis has plans for four five-story buff brick and brown stone front flats and stores to be built on 8th avenue, southwest corner of 114th street, for Michael Benson, at a cost of \$100,000. The corner house will be 25.11x91, and the others 25x75 in size.

Walden P. Anderson will build seven three-story and basement Lake Superior and Indiana limestone front dwellings, 18x50 feet and extension, on the south side of 93d street, 100 feet east of 10th avenue, at a cost of \$84,000.

J. Averitt Webster is the architect for five five-story brick and brown stone front flats, to be built on the northwest corner of Manhattan avenue and 103d street, for Albert E. Smith, at a cost of about \$97,000. The corner house will be 26x96, the three inside avenue houses 25x86, and the street house 25x87.3 feet in size.

Geo. F. Pelham has plans on the boards for a six-story double tenement, 25x89, to be built at No. 412 Malison street by Wm. H. Ramsay. It will have a buff and Tiffany brick front with stone trimmings. Cost, \$23,000.

Kurtzer & Rohl have drawn plans for two five-story brick and stone flats, 25x89.4 each, with tin roofs. They will be built by August Ruff on the north side of Stanton street, Nos. 192 and 194. Cost not estimated.

Henry Dudley has plans for a five-story store and tenement building, to be erected on the north side of Division street, Nos. 19 and 19½. It will be built of brick and stone and the size will be 25x57. Cost, about \$13,000. Owners, E. & P. Sobel.

Daniel D. Lawson will build two five-story flats on the south side of 42d street, between 8th and 9th avenues.

Smith & Menken will erect a seven-story apartment house on the southwest corner of Madison avenue and 118th street, on a plot 60x100.

A. Spence will furnish plans for five two-story and basement brick dwellings, 15x40, to be built on the north side of 132d street, and 125 feet east of Cypress avenue, for S. M. Saunders, at a cost of \$25,000.

We are informed that McDonough & O'Sullivan will improve the northeast corner of 116th street and Madison avenue. One building will be 30x96, and four 20x72 each.

Walter Reid will erect five four-story brick and stone private dwellings on the north side of 92d street, 100 feet east of 5th avenue, on a plot 102x100.

R. R. Davis is the architect for two five-story flats to be built on the south side of 132d street, 335 feet west of 5th avenue, 25x72 feet in size, for John McChristie, at a cost of \$36,000.

Thom & Wilson are the architects for the six flats to be built by Moore & McLoughlin on the southwest corner of Avenue A and 84th street, as recently reported.

L. & J. Brandt will build four five-story tenements on the northwest corner of Avenue B and 82d street from plans by John Brandt. The corner will be 26x80 and the others 25.4x66 each.

Alfred W. Furnivall, of Astoria, has plans on the boards for a three-story tenement, 25x55, to be built by Chas. Spingler on the west side of Intervale avenue, 30.5 north of 167th street.

R. R. Davis has plans prepared for two five-story brick and stone front flats, 25x72.6 each, to be built on the south side of 132d street, 335 west of 5th avenue, by John McChristie, to cost \$40,000.

F. G. Butcher has plans for a four-story flat, 16.8x84, to be built by E. C. Butcher at No. 268 West 136th street.

F. Wennemer has plans for a three-story and basement brick workshop, 25x80, to be erected on the south side of 87th street, 200 feet west of Avenue B, at a cost of \$5,000, for Franz Mayer.

Hugh McDowell and John E. Heney will build on the north side of 93d street, 100 feet east of 10th avenue, four three-story brown and limestone front dwellings, 17x50 in size. The cost will be about \$15,000 each.

Brooklyn.

Architects and others are invited to submit designs and plans for an Armory for the 13th Regiment, to be erected in Brooklyn. The design and plans considered most meritorious, if accepted and retained, will receive a prize of \$1,000 and the design and plans considered next meritorious a prize of \$500. All necessary information may be obtained at the Mayor's office, Brooklyn. The plans must all be in on or before Friday, December 20, 1889.

We hear that plans are prepared for the erection of five private dwellings to be built on the north side of St. Mark's avenue, between Brooklyn and Kingston avenues.

Out of Town.

BAYONNE, N. J.—Wm. Illensworth will build a two-and-a-half-story ornate cottage, 20x40, on 37th street, near Avenue D, from plans by Geo. L. Bettcher. It will cost about \$3,500.

A. F. Leicht has plans for a two-story frame store and dwelling, 25x40, to cost \$3,500. H. Kern, owner.

BIRMINGHAM, ALA.—Hamilton & Mersereau have drawn plans for a two-story and attic frame dwelling, shingle finish, Colonial style, size 25x66. It will be finished in Georgia pine throughout and cost \$10,000. Owner, C. A. Meissner.

CRANFORD, N. J.—O. S. Teale has drawn plans for a two-story and attic frame dwelling, 30x53; cost, \$5,000. It is to be built by J. F. C. Grow.

HOBOKEN, N. J.—Weber & Drosser have completed plans for a new Roman Catholic Church (St. Peter and St. Paul), to be built on the west side of Hudson street, No. 156. It will be constructed of brick and stone, and in the style of the Renaissance. The roof is to be of slate and the windows of stained glass. It is to be 25x100, and to cost about \$20,000.

MONTCLAIR, N. J.—Martin & Bro. have sold a house and four acres of ground here, known as the Warren Place, to Decatur M. Sawyer.

NEWARK, N. J.—The following are the most important among the building plans filed at the office of the Superintendent of Buildings from November 1st to 29th: D. M. Lyon & Son, Nos. 105 and 107 Com-

merce st, one 5-sty brk brewery, 59.10x80; Paul Bros. Nos. 121 and 123 Miller st. three 3-sty fr dwgs, 16.8x28 each with extension; Ballantine & Co., Nos. 73 and 75 Furman st, one 1-sty brk boiler house, 56.8x49.4; Pennsylvania Railroad Co., Market st., cor N. J. Railroad av, one 1-sty brk waiting-room, 21.4x167; Essex County Lunacy Asylum, South Orange av, one 1-sty brk asylum, 28x28; Henry Glorieaux, Nos. 181 and 183 Brunswick st, three 2-sty fr dwgs, 16.8x23 each with extension, and Nos. 30 and 32 Elizabeth av, three 3-sty fr dwgs, 16.8x34 with extension; J. C. Mussen, Nos. 145, 145½ and 147 Elizabeth av, three 2-sty and basement fr dwgs, 16x32 each; Geo. S. Clark, No. 17 Golden st, one 3-sty fr dwg, 30x62; Ch. Loey, cor 15th av and Bedford st, one 3-sty fr store and dwg, 44x46; City of Newark, cor Springfield st and 15th av, one 2-sty brk police station, 24x32; Edmond Blunt, 6th av and 12th st, one 1 and 2-sty brk brass works, 100x75; Mendel & Lehman, No. 164 Mulberry st, one 2-sty brk refrigerator house, 26x74; J. C. Mussen, Nos. 201 and 203 Milford av, two 2-sty fr dwgs, 52x30; F. W. Helbig, Roseville av and D. L. and W. Railroad, one 3-sty brk saloon and flat, 47x52 with extension; F. Daenick, No. 141 Jefferson st, one 2-sty brk dwg, 22x28; Mrs. L. B. Rowe, Nos. 368 and 370 Summer av, one 3-sty fr dwg, 41x50; F. J. Meeker, No. 337 Ogden st, one 1-sty brk storage house, 25x56.6; Geo. W. Wiedenmayer, Nos. 85-95 Napoleon st, ten 2-sty fr dwgs, 15.6x28 each with extension; Francis Mackin, Nos. 10-14 Komorn st, and Nos. 25, 27 and 74 Bremen st, six 2-sty fr dwgs, 24x32 each; and 570-574 South 18th st, four 2-sty fr dwgs, 14x26 each; Estelle & Taylor, 254 and 256 Summer av, two 3-sty fr dwgs, 20.6x37; Franz J. Kastner, northerly side Bank st, bet 6th and 7th sts, two 3-sty brk dwgs, 35x48.

NEW DORP, S. I.—Hughes & Ross will build a two-story and attic frame cottage, 32x38, after plans drawn by Hamilton & Mersereau. The cost will be \$5,800.

STEINWAY, L. I.—Flemer & Kochler have plans for the Union Church, which was endowed by Wm. Steinway, of New York. Its size is to be 46x90, and the plans will be carried out in stone and frame work. Cost, about \$12,000.

WATERTOWN, N. Y.—Architect C. R. Lamb will have charge of the entire interior decoration of the Flower Memorial Church at this place, and will carry out his own plans and designs in the matter of stained glass windows, wood and metal work, the cost of which will be about \$10,000. The church was built upon plans furnished by W. P. Wentworth, of Boston, and cost \$100,000.

YONKERS, N. Y.—Inspector of Buildings Antony Imhoff, will enter upon his official duties on Monday, December 2d. He will find plenty to do, as there is considerable building going on here.

BUILDING MATERIAL MARKET.

[For Prices see pages v., vii., viii. and ix.]

BRICKS—Some of the trade, we understand, were of the opinion that our last report assumed rather too heavy a tone, but are frank enough to admit the market has fully caught up to it during the current week and may possibly, in some respects, be even a little worse. There appears to be no occasion to materially alter the general line of quotations, but it must be the very best of quality to reach \$7.00 per M, and that is looked upon as an exceptional figure. After a careful canvass of the situation, the impression is obtained that actual consumptive requirements have undergone no important shrinkage this month, and if fully met, would require a considerable amount of stock, but the almost unprecedented continuation of outrageous weather, coupled this week with a general holiday, has so interfered with work that ordinary sources of demand are practically closed. Even that influence, however, might be partly neutralized were it not for the full run of arrivals coming to hand, tow after tow, until the accumulation has become disgustingly liberal, and sellers labor under a disadvantage against which it is difficult even with the best of management to introduce an offset. No one, however, appears to have become so demoralized as to resort to direct pressure, and there is a strain of hope regarding the chances for the early future. Should the clerk of the weather by any chance take it into his head to give us something respectable in his line for awhile, it is almost certain that a demand for brick will develop, while on the other hand it looks as though supplies might become less oppressive. It is generally understood that if boats from far up-river points succeed in making another round trip, it will be their last, and as the Haverstraw makers are dissatisfied with any shading of \$7 there is a probability that they may curtail shipments also. Some of the shrewd dealers are not unmindful of these features, nor of the comparatively low cost ruling, and where there is storage room available quietly pile away such desirable cargoes as they can get hold of. Pales have also been almost too plenty to admit of a clean, close sale, and while the price remains much the same as for some time past it is less solidly supported.

LATH.—No change of a quotable character has occurred since our last, but the market holds its own well, and the reports from receivers retain the old firm and confident tone. Some, indeed, now refuse to sell before arrival, especially of stock a little distance off, believing the natural course of the market sufficiently on the upward scale to warrant such action, and one or two making quite extreme suggestions as to what they expect. It is claimed with an apparently reasonable basis that dealers carry only fair stocks, and if the stories of light shipments be true sellers certainly have the advantage.

LIME.—Arrivals have been somewhat smaller up to present writing, yet without any special complaint arising in consequence. The previous fleet put a considerable amount into the hands of dealers, and as the weather has prevented distribution with any freedom into consumptive channels the accumulation is reasonably full, so that additional arrivals of any magnitude would for the time being prove somewhat difficult to handle. The price, however, remains unchanged, with no one admitting any special allowance in the matter of contracts.

LUMBER.—On the general line of trade doing the conditions remain very much as noted previously

and the market has nothing really newsy. Business in a wholesale way is getting down into smaller compass every week as a natural feature of the season, but the selling side retains advantage readily enough upon anything really desirable, as the contraction of the deal is due more to the lessened supplies and facilities for moving them than to the falling off in demand. Not that buyers could be found for a large and general assortment, but as we have frequently noted there is a great many deficiencies in assortment and stuff that would fill in and could be depended upon to secure a reasonably prompt measure of attention and command full bids. Consumption is keeping up to about expectations; but dealers anticipate that new orders will fall away somewhat until after the turn of the year.

Eastern Spruce appears to be looked upon by receivers as simply a sure sale, with the probabilities against any necessary reduction on the line of value, especially for the better qualities. Once in a while there is something said about spruce being displaced by other woods; but when a substitute is really used it generally turns out to be a case of necessity rather than of choice, and consumers come back to spruce as soon as they can get it. This has been proven a number of times during the season, and is still indorsed by the fact that dealers would pay a big price to obtain additions of large size stock to yard accumulation, who have plenty of other stuff claimed to be "just as good."

Piling remains firm in tone for all standard sizes, and it is claimed that about all now expected forward is practically under engagement. There is a fair quantity in chains; but it has been carefully selected and is under good ownership, with the carrying confident against winter and spring trade. Clothes poles, scaffolding, etc., all retain a firm market and are not in abundant stock.

Hemlock is not in broad or active demand, yet inquiries are frequent enough to give considerable character to the market, and the position is healthy. A great deal of the business is now on the special order which brings out a call somewhat more particular in selection of quality, size and time of delivery, and operators in a position to meet all the exacting requirements have a considerable advantage.

White Pine has a very good general market. Operators so disposed might find an opportunity to pick a flaw in the market here and there, but there are plenty of dealers who find it a good enough wood to handle and the size of some of the accumulations indicates what is expected during the winter and up to the reopening of navigation next season. Furthermore, some of the agents representing interior markets express considerable confidence in ability to place car lots with buyers who, having failed to obtain a drop in value as anticipated, now feel that they must get some stock. Most advices at hand indicate pretty good accumulations of stock, larger than usual at the close of the season.

Yellow Pine continues to be well managed and the market kept in good, healthy condition. Demand seems to fluctuate a little with its favors and dealers occasionally complain, but their loss is pretty sure to be balanced by a gain in some other quarter and a good average maintained. It is expected that transportation facilities will be larger and probably somewhat less costly, but the price of timber is not yet affected thereby.

Carolina Pine is not so generally active as some of the custom having accumulated stock against winter wants is less anxious. Sellers, however, claim that the wood is just as much in favor as ever and consider the business doing as fully satisfactory and report prices sustained without difficulty.

Hardwoods are without any particularly brilliant feature, yet are holding their own with the rest of

Contractors' Notes.

Proposals for building a sea wall on North Brother Island will be received by the Commissioners of the Health Department, at No. 301 Mott street, until 2.30 o'clock P. M., of the third day of December, at which time and place they will be publicly opened and read by said commissioners.

Special Notices.

Thos. L. Sandford, real estate agent and broker, makes a specialty of Broadway and 5th avenue property. He negotiates loans, effects insurance and takes charge of property placed in his care. He gives personal attention and supervision to renting and collecting rents, and does a real estate business in all its branches. His office is at No. 20 West 14th street.

C. G. Martin and Martin & Brother, the well-known real estate operators, have opened an office at No. 10 Wall street, rooms 26 and 27.

In the matter of electric lighting and supplying gas fixtures Bergmann & Co., of No. 65 5th avenue, have achieved a high reputation. Thos. A. Edison, the great electrician, is president of the company, which has fitted up with the necessary electrical appliances many of our important metropolitan buildings. Among these may be mentioned the Corbin and Aldrich Court buildings, the superb residence of Isaac V. Brokaw on 5th avenue and 79th street, Thos. Stokes' house at No. 8 West 53d street, the Broadway Theatre, Amberg's Theatre and a host of other buildings. They supply estimates for lighting all kinds of rooms and buildings.

G. Bickelhaupt, of Nos. 243 and 245 West 47th street, the well-known manufacturer of the Patent Metallic Skylight, has issued a card to the trade, in which he refers to some persons whom he says are doing business under the name of the "Bickelhaupt Skylight Works," and announces that he has no connection with them; that he is the only successor of Adam Bickelhaupt the only one manufacturing metallic skylights. He says the use of the name of the Bickelhaupt Skylight Works is intended to deceive the trade.

Bound Volumes of the Record and Guide.

Subscribers and others can purchase at this office years 1887 and 1888 of THE RECORD AND GUIDE, handsomely bound in half morocco. This is a rare chance for real estate men who cannot afford to wait while their RECORDS are being bound. Volume XLIII., the first half of 1889, or any other single volume in 1888 or 1889, can be had for \$4.75 per volume, or \$9.50 per year.

Strong, neat binders, especially made for THE RECORD AND GUIDE can be obtained at this office. Those of our subscribers who wish to keep a file of the numbers in a compact form and in regular sequence, can have the binder delivered at their office on receipt of order by postal card. The price is one dollar.

the market and sellers appear satisfied. Poplar for general use has the most pronounced demand and really good stock commands full enough rates to give it a firm position though, the reports of cutting on price are still indulged in. Cherry is doing well if fine, also quartered oak, ash and now and then maple flooring. Mahogany is also a prime favorite and gets considerable interior demand. Export trade fair, and especially so in choice goods, the foreign markets having a tendency to slaughter inferior stuff.

Shingles on home account not very active, but now and then get a fair order for cedar or cypress. The export deal, however, is reported in very good shape, and promising to continue on probably comparatively small orders have but now and then some pretty good f. o. b. orders for West India shipments from Southern ports.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern *Lumberman* as follows:

The demand on wholesale yard stocks, and the distribution of lumber from mill to retail dealer and consumer, the country over, since October 1, in spite of the scarcity of cars, has been fully up to the average in former seasons. Whatever may be said about this being a dull year for the lumber trade, the statement here made about recent distributive business cannot be successfully controverted. It is as true of Southern pine as of Northern, and pertains to all sections. The year is closing with a healthy and large demand for assorted stocks from second hands or mills that distribute direct.

The improved requirement has come so late in the season that it has had very little effect on the heavy holdings at white pine producing points. Wholesale dealers had settled it among themselves that they would not this fall do as they did in the closing months of last year—go in for all the stock they could buy. The result has been no bidding up for stocks, and the manufacturers have failed to sell as much lumber on dock for next spring's delivery as usual, and late consignments have not netted as much money as they anticipated. The cargo market on Lake Michigan is likely to close with prices of dimension fully 50 cents a thousand lower than last year at the finish, and common inch \$1 lower. On the Saginaw River the docks are loaded up with lumber, a larger percentage than usual of which is unsold.

The week was a quiet one at the Chicago market docks. The weather had been bad for handling lumber in the yards, and dealers did not like to receive under such circumstances. The result was that such loads as came had to be worked off by a good deal of telephonic and personal solicitation, unless the offering was piece stuff; such lumber has gone quickly enough. One concern was in the market this week for a half a dozen loads of dimension, but it was difficult to get boats to go after the lumber. Sailing craft are lying up after they get in and unload, and the dependence hereafter will be mainly on steam barges. Charters by that means of transportation are not often easily made. The tendency is to an early closing. The prices offered by the yard men are not sufficiently enticing to induce a large shipment from now on.

There is a loud call for good strips, but the supply is meager. Shipments are still largely of coarse inch, which runs a heavy percentage to boards and No. 2 fencing. No. 1 lumber is wanted in quantity larger than is forthcoming.

Piece stuff is still selling at \$9.50 for short lengths, where the tally is fair. The market appears to have hardened at that point, and is likely to remain there until the close of the season. It may be that a few loads will sell at an advance of a quarter as the season is about closing, but there does not appear to be

any influence at work to start prices upward. A cargo of dry piece stuff was lately sold at \$9.75 a thousand.

Upon the Chicago yard market the *Timberman* says:

A leading white pine dealer of this city gives it as his opinion that general stocks will be lighter at the close of navigation this year than last. He had no figures to give, except as to his own yard, which will show about 13,000,000 feet, against 23,000,000 feet a year ago. He stated further that it was an opinion formed from general observation, and the number of inquiries passing between yards.

At any rate, the exchange figures show there was very little difference in the stocks on hand November 1, and the general belief is that shipments this month will be larger, and receipts smaller than in November, 1888.

That trade is good for this season of the year is evidenced by the number of cars being hauled to and from the district. The tracks have been well filled nearly every day, and yard hands are kept busy loading them.

There are no special features to speak of in the hardwood trade this week. Matters are moving along quietly and business is reasonably fair. The aggregate of trade this month has been quite large, but it is still evenly distributed. This may be accounted for by the fact that many of the yards are adopting the practice of not letting a customer go elsewhere if they can make a sale at anything like a reasonable profit, and these yards are doing a good business. Those that insist on having the larger profits must be content with a smaller share of the trade.

CANADA.

The Toronto *Monetary Times* says:

We learn that there is a considerably larger amount than usual of unsold lumber on hand at Ottawa. In the lower grades prices have weakened somewhat. This is accounted for by competition from Michigan. On most classes of lumber, however, prices are more likely to be lower than higher in the near future, and but for the circumstance recently alluded to that the stocks were in the hands of men well able to hold them, a drop in price would have probably come before now.

Stocks of square timber in Quebec are said to be much lighter than the average, so that unless there is a falling off in the demand or an enormous overproduction our fear for the near future of prices of timber may not be realized. The season, so far, in the bush, has been very favorable for the manufacture of timber, and the work is well advanced. One estimate recently published gives 25 per cent. more timber than last year as the probable output, with about 1,500,000 fewer logs, the larger proportion of this drop being caused by Eddy not cutting. It is estimated that in the Ottawa country altogether there are 10,000 men in the bush.

GREAT BRITAIN.

The *Timber Trades Journal* reports:

American Black Walnut.—The condition of trade in this is encouraging; the best qualities are certainly most in request, but all descriptions share in the general improvement.

American Whitewood.—In this there is again a good inquiry for cabinet-making purposes, and we understand that some transactions by private contract have taken place quite recently.

American Oak.—Transactions of late have been more satisfactory both as regards turnover and price. It appears to be the general opinion that by far too large a supply of narrow stuff has been sent forward, as, though there are many uses for it, there is yet a limit to the requirements of the trade here.

American Satin Walnut.—The condition of trade in this has not altered much; figury wood is still inquired for, but plain and poor stuff does not, and indeed is never likely, to sell very freely. A noticeable feature in this year's Clyde imports is the greatly increased amount of spoolwood brought in from America. This new development is having a markedly prejudicial effect on the home producers, some mills being compelled to stop from inability to compete with the foreign supply.

AILS.—Dealings are at times somewhat erratic, because buyers adhere closely to the cautious methods, but generally business is reported as satisfactory and the market in good shape. The supply seems to be well controlled, and there is a continuous hint of further additions to cost, though buyers say they will strongly contest such an attempt. We quote at \$2.10 @ 2.15 per keg for car lots, and \$2.20 @ 2.25 per keg for parcels from store.

PAINTS, OILS, ETC.—Running along the list of staple goods in the way of paints, colors, etc., one of our local jobbers pointed out nearly every grade of prominence as meeting with some attention, while exceptionally, as in the case of leads, there was claimed a full seasonable movement. As a natural adjunct was to be found the report of steady prices all around and an indisposition to force trading, all of which finds natural reflection upon the wholesale market. Linseed Oil has sold somewhat irregularly, but the market was kept well enough in hand to preserve steady values. We quote at 57 @ 58c. for Western, and 60 @ 62c. for City. Spirits Turpentine has advanced somewhat since our last, but the movement of stock is slow and confined mainly to small lots as wanted by dealers. We quote at 46 1/2 @ 47 1/2 c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—Some fair contracts have been made for tar, and about steady rates, but otherwise the market remains quiet. Local supplies are only fair, and holders indifferent operators. We quote Pitch at \$1.40 @ 1.50 per bbl.; Tar at \$2.25 @ 2.50, according to quantity, quality and delivery.

For tables of Building Material prices see pages V., VII., VIII. and IX.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending November 29.

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

RICHARD V. HARNETT & CO.

11th st., No. 213, n s, 431 w 2d av, 25.6x100, five-story brown stone flat, E. B. Levy..... \$37,800

Table listing real estate sales with columns for address, description, and price. Includes entries like '16th st, No. 340, s s, 300 e 9th av, 25x57.9x25.1x 60, four-story brick tenem't with store. John Dalton..... 12,600' and 'Total..... \$650,150'.

OTHER AUCTIONEERS.

Table listing other auctioneers and their sales, including '138th st, s s, 650 e Willis av, 19.8x100, four-story brick tenem't. Henry A. Bogert, as guard. (Amt due \$11,439)..... 7,500'.

BROOKLYN, N. Y.

JOHN F. B. SMYTH.

Table listing Brooklyn real estate sales, including 'Prospect av, Nos. 228 and 230, s s, 100 w 5th av, 33x80.2, four-story brick flat. J. P. Tate. (Mort. \$4,000; rent \$1,248)..... \$10,300'.

OTHER AUCTIONEERS.

Table listing other Brooklyn auctioneers and their sales, including 'Box st, No. 39, n s, 125 e Manhattan av, 25x100, three-story frame dwell'g. Clarence K. Valentine..... 3,500'.

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.

NOVEMBER 22, 23, 25, 26, 27, 28.

Table listing New York City real estate sales, including 'Baxter st, s w cor White st, 76x55.10x75.1x45.5; No. 76, three-story frame store and dwell'g and three-story brick tenem't on rear; No. 78, three-story frame store and dwell'g; Nos. 80 and 82, two two-story frame stores and dwell'gs. Contract. George J. Smith and Daniel O'Neil to Benedict A. Klein. Oct. 30. \$45,000'.

Table listing New York City real estate sales, including 'macher & Ettlinger, a corporation, to the New York Protestant Episcopal City Mission Society. Oct. 10. nom' and 'Beeckman st, n e cor Cliff st, 33x51x33x52. Cliff st, s e s, adj above, 38.6x33x41.6x33. Beeckman st, No. 92, n s, 22.2x06.7x22.2x39.6, four-story brick store. David J. Marrenner to James H. Heroy. Morts. \$64,000. Nov. 19. 95,000'.

City, 122d st, n s, 137.10 e Lenox av, 18.7x
100.11. Nov. 26, due Dec. 1, 1891, 5%. 16,000

Cauldwell, William to THE MUTUAL LIFE INS.
Co. of New York. Alexander av, n e cor
138th st, 100x106. Nov. 25, due Nov. 26, 1890,
10,000

Cohen, Wolf to George F. Cornell. Ridge st,
No. 73, w s, 51.10 n Delancey st, 24.6x66.10.
Nov. 26, 5 years, 5%. 14,000

Cohen, Wolf and Rebecca his wife to Henri
Strasbourg. Same property. Nov. 26, 4
years or installs. 4,000

Clark, Cyrus to THE MUTUAL LIFE INS. Co. of
New York. St. Nicholas av, s e cor 125th st,
89.10x100. Sub. mort. Nov. 23, 1 year, 5%.
15,000

Crittenden, Edward W., Palisades, N. J., to
Ambrose C. Kingsland and ano. trustees for
Kingsland Sutton. 138th st. P. M. Nov.
26, 5 years, 5%. 6,000

Crombie, George T. and John B. McKean to
Henry Rubsam. Eden av. P. M. Nov. 12,
3 years or installs. 500

Cunningham, Patrick to Patrick Cunningham
exr. James Cunningham. Madison av, w s,
181.10 s 130th st, 18x75. Nov. 25, 5 years, 5%.
3,000

Camp, Mary L. to Louis Franke & Co. 5th av,
w s, 130 s 132d st, 19.11x75. Oct. 29, notes.
11,500

Cohn, Rachel wife of Wolf and Isaac Leichtag
to Theodore E. Lyon. 77th st, s s, 25 e 2d
av, 25x102.2. Nov. 20, 1 year, 5%. 3,000

Connor, Robert to The John Kress Brewing
Co. 35th st, n s, 140 e 3d av, 20x98.9. 1/2
part. Nov. 21, demand, 5%. 4,500

Cunningham, Elizabeth G. and Mary M. to
THE POUGHKEEPSIE SAVINGS BANK. 36th
st, No. 109, n s, 130 e 4th av, 25x98.9. Nov.
22, 2 years, 4 1/2%. 20,000

Caldwell, Jane R. wife of and Albert S. for-
merly Stockwell to William Z. Larned trust-
tee Charlotte Brinckerhoff. 8th av, n w cor
97th st, 25.11x100. Nov. 27, 1 year, 5%. 10,000

Christian, Louisa A., East Orange, N. J., to
THE NORTH RIVER SAVINGS BANK. 8th av,
s e cor 34th st, 24.8x64.9. Nov. 27, 1 year,
4 1/2%. 25,000

Carlton, Bukk G. to Austin Gibbins. 47th st.
P. M. Nov. 27, 2 years or sooner, 5%. 4,000

Collar, Charles B. to John H. Eden. Perry av,
s w cor Helt pl. P. M. Nov. 19, due Nov.
19, due Nov. 23, 1892, or sooner, 5%. 592

Dick, Robert to Henry Wiener, Philadelphia,
Pa. 22d st, No. 252, s s, 250 e 8th av, 25x
98.9. Nov. 22, 5 years, 4 1/2%. 7,000

Same to Eugenia Wiener, Philadelphia, Pa.
Same property. This mort. of equal lien
with preceding mort. Nov. 22, 5 years, 4 1/2%.
20,000

Dreyfuss, Solomon and Pauline his wife, Jacob,
Isidor and Matilda to Victoria L. Ingraham.
3d st. P. M. Nov. 19, due Nov. 22, 1884, 5%.
2,000

Same to Harriet P. Brown. Same property.
P. M. Nov. 19, due Nov. 22, 1891, 5%. 500

Decker, Myron A. to John Kauff. Spring Val-
ley, N. Y. 135th st, n s, 204.7 e Southern Boule-
vard, 100x100. Nov. 15, due Nov. 1, 1894, 5%.
15,000

Dickson, Cosslett to The Female Academy of
the Sacred Heart. Convent av, s w cor 130th
st. P. M. Nov. 25, 3 years, 5%. 2,750

Docen, Charles mortgagor with Charles Him-
melmann mortgagee. Extension of mort.
at reduced int. Nov. 22. nom

Doll, Anton to Catharine S. Herrman extrx.
Philip Herrman. 134th st, n s, 225 e Lincoln
av, 50x100. Nov. 25, 5 years, 5%. 5,000

Dreyfus, Julius to Elizabeth M. Crosby. Mon-
roe st. P. M. Nov. 15, 3 years or sooner.
12,500

Drummond, Emily A. U. to Joseph A. Hoyt.
Newark, N. J. 144th st. P. M. Nov. 1, 3
years, 5%. 2,500

Eadie, William R. to Margaret R. French,
Short Hills, N. J. 8th av, w s, 25.2 e 99th st,
25.3x100. Nov. 26, due Dec. 1, 1891. 6,000

Eldredge, Joseph D. to Charles E. Tracy and
ano. trustees James Bogert. Pearl st, No.
247. P. M. Nov. 14, due July 1, 1894, or
sooner, 5%. 18,000

Edgerley, Oscar M. to Charles A. Low trustee
for Evelyn T. Bridgman formerly Low and
Adele T. Low and remaindermen. Suffolk
st, No. 53, w s, 175 n Grand st, 25x100. Nov.
21, due Oct. 1, 1894, 5%. 28,000

Feiner, Solomon and Sarah his wife to Lesser
Lipnik. Henry st. P. M. Sub. mort. \$20,250.
Nov. 20, 2 years. 2,500

Ferris, George F., Lawrence, L. I., to Catha-
rine E. Syms et al. exrs. William J. Syms.
Lawrence st, Nos. 112 and 114, s w s, 50x100.
Nov. 7, 3 years, 5%. 10,000

Fogarty, Margaret mortgagor with James N.
Platt, Suffolk Co., L. I., mortgagee. Ex-
tension of mort. at 5%. Feb. 15, 1887. nom

Frank, David to Matilda Weil et al. exrs. Max
Weil. 116th st. P. M. Oct. 24, due Nov.
25, 1891, or sooner, 5%. 11,500

Fuessel, George G. to Lewis Smith, Northport,
L. I. Reserved right of way, 15 w of N. Y.
& Harlem R. R. Co.'s land and 100 n Valen-
tine av, part plot 8 map Abraham Bassford
estate, West Farms, 24th Ward, 49.11x170.3,
with right of way. Nov. 1, 3 years. 3,000

Fechteler, Amalie to Herman Kormann.
56th st. P. M. Nov. 15, 5 years, 4 1/2%. 20,000

Ferdinand, Clara A. wife of and John E. to
Catharine A. Taylor et al. exrs. Moses Tay-
lor. 125th st, s s, 450.3 e 8th av, 62.3x100.11,
with all title to strip of land adj. on west.
Nov. 22, 3 years, 4%. 25,000

Ferdinand, Clara A. wife of John E. to Fran-

ois L. Ferdinand. 125th st, s s, 450 e 8th av,
62.6x100.11. Sub. to mort. \$25,000. Nov.
22, 1 year or sooner, 5%. 9,950

Flomerfelt, James A. to John L. Cadwalader
and George R. Fearing trustees for Henietta
S. Fearing. West End av, s e cor 75th st,
runs east 41 x south 25.6 x southeast 8.2 x
south 7.8 x west 11.5 x north 12.10 x west 36.5
to av, x north 25. Nov. 19, 1 year, 5%. 21,000

Glass, John to Charles A. Peabody, Jr. 13th
st, s s, 420 e 6th av, runs south 140.5 x east
3.5 x south 21.1 x southeast 2.6 x northeast
13.1 x north 6.9 x east 32.4 x north 153.9
to st, x west 50.1; 10th av, n w cor Bloomfield
st, runs northeast 83.11 to West 12th st, x
northwest 204.7 x south 86.1 x northwest 51.4
x south 99.6 to Bloomfield st, x east 199.2.
Nov. 22, 6 months. 25,000

Glass, John to The Orphans' Home and Asy-
lum of the Protestant Episcopal Church in
New York. 23d st, No. 426, s s, 275 w 9th av,
25x98.9. Nov. 22, due Dec. 1, 1891, 4 1/2%. 20,000

Goodwin, Adraetta widow, Yonkers, N. Y.,
to THE BROADWAY SAVINGS INST. 70th st,
s s, 350 e 9th av, 5 lots, together in size, 100x
100. 5 mort., each \$20,000. Nov. 27, 1
year, 5%. 100,000

Gelshenen, William H. to James McMahon.
77th st, s e cor 9th av. P. M. Nov. 23, due
Nov. 26, 1890. 7,000

Gerken, Henry to THE IRVING SAVINGS INST.
3d av, w s, 76.7 s 85th st, 25.6x102.3. Nov.
26, 1 year, 4 1/2%. 6,000

Same to same. 3d av, w s, 51.1 n 82d st, 25.6x
102.3. Nov. 26, 1 year, 4 1/2%. 5,000

Gershel, Heyman to The Female Academy of
the Sacred Heart. Convent av, w s, 54.2 n
129th st. P. M. Nov. 25, 3 years, 5%. 1,800

Same to same. Convent av, w s, 81.3 n 129th
st. P. M. Nov. 25, 3 years, 5%. 1,800

Gebhardt, Adam to Ida S. Wilmerding. Willis
av, s e cor 137th st, 27x80. Nov. 26, due Dec.
1, 1892, 5%. 22,000

Same to Eliza H. Wallace guard. of C. G. and
Mary I. Wallace. Willis av, e s, 100 s 137th
st, runs north -x80x19x80. November 14,
installs. 14,000

Same to Emilie F. Wallace guard. of R. N.,
Emilie L. and Maury S. Wallace. 137th st, s
s, 80 e Willis av, 18x100. Nov. 14, installs.
12,000

Same to Flamen B. Chandler and C. W. Bangs
trustees Joshua Brookes, dec'd. Willis av, e
s, 27 s 137th st, 27x80. Nov. 26, 3 years, 5%.
15,000

Same to Louis V. Bell and ano. exrs., &c.,
Isaac Bell, Jr. Willis av, e s, 54 s 137th st,
27x80. Nov. 26, 3 years, 5%. 15,000

Same to Anna Burrows trustee for Florence
M. Bagnell. 137th st, s s, 98 e Willis av, 27x
100. Nov. 26, 3 years, 5%. 20,000

Goodman, Louis to The Greenwood Cemetery,
Brooklyn. Eldridge st, No. 143, w s, 100 s
Delancey st, 25x99.10. Nov. 22, due Dec. 1,
1894, 5%. 25,000

Same to Jonas Weil and Bernhard Mayer.
Eldridge st, No. 143, w s, 100 s Delancey st,
25x100. Nov. 22, installs. 3,000

Same to Jacob Rieser. Pike st, No. 25, e s, bet
Henry and Madison sts, 25x111.4. Nov. 20,
due Nov. 21, 1892. 5,000

Gross, Franziska N. to James Carlew. 121st
st. P. M. Nov. 22, due Jan. 10, 1890, with-
out interest. 6,500

Hemmel, John to THE UNITED STATES TRUST
Co. of New York. 7th av, No. 344, w s, 20.9
n 29th st, 19x64. Nov. 22, due Dec. 1, 1894,
5%. 10,000

Henderson, Harold G. to Franklin Harper
trustee. Av B, No. 1680, w s, 20 s 87th st,
runs south 19.2 x west 34.7 x south 4.11 x
west 9.7 x north 15 x east 9.7 x north 9.1 x
east 34.7. Nov. 22, 3 years or installs, 4 1/2%. 3,500

Same to THE TITLE GUARANTEE AND TRUST
Co. Av B, No. 1680, w s, 71.1 n 86th st, 18x
46. Nov. 22, 3 years, 4 1/2%. 3,500

Hahn, Ferdinand C. to Alexander Masterton
et al. trustees Abram Ives. 65th st, s s, 230
w 2d av, 25x100.5. Nov. 25, 3 years, 4 1/2%.
12,000

Hall, Angie S. wife of Charles B. to John Hys-
lop. 74th st, No. 21, n s, 100 w Madison av,
20x102.2. Nov. 25, 1 year. 270

Hendrickson, Julia C. and John W. Cornish to
Elizabeth P. Ingraham. 121st st. Nov. 26,
3 years, 5%. See Conveys. 8,000

Hendrickson, Julia C. wife of Sidney W. and
John W. Cornish to Josephine L. Peyton.
Proposed st, s s, abt 121.9 e Prospect av. P.
M. Nov. 23, 3 years. 3,200

Same to Josephine L. Peyton. Proposed st,
194.9 e Prospect av. P. M. Nov. 23, 3 yrs. 500

Same to same. Proposed st, 219.9 e Prospect
av. P. M. Nov. 23, 3 years. 1,500

Same to same. Proposed st, 294.9 e Prospect
av. P. M. Nov. 23, 3 years. 1,500

Same to same. Westchester av, 344.9 e Pros-
pect av. P. M. Nov. 23, 3 years. 3,000

Same to same. Proposed st, 331.3 e Prospect
av. P. M. Nov. 23, 3 years. 5,000

Same to same. Prospect av, adj W. Chisholm.
P. M. Nov. 23, 3 years. 9,500

Same to same. Prospect av, adj J. McGraw.
P. M. Nov. 23, 3 years. 3,500

Henry, Matthew C. and John Gaynor to Mary
A. Odell. 95th st, s s, 289 e 4th av, 18x100.8.
Nov. 25, due Nov. 26, 1892, 5%. 12,000

Same to same. 95th st, s s, 307 e 4th av, 18x
100.8. Nov. 25, due Nov. 26, 1889, 5%. 12,000

Hernstein, Esther wife of Albert L. to Charles
Frazier, Brooklyn. College av, n w s, 150 n
138th st, 55x125 to Mott Haven Canal, x18.8
x115. Sub. mort. \$4,500. Nov. 23, installs. 7,000

Higgins, Elizabeth to Robert Winthrop. 91st

st, s s, 250 e 5th av, 50x100. Nov. 19, due
Nov. 25, 1894, or sooner, 5%. 15,000

Hollins, Celine S. wife of and Frank C. to
Louisa J. Ashforth. 45th st, No. 12, s s, 208.7
w 5th av, 16.5x100.5. Nov. 23, due Dec. 1,
1892, 5%. 20,000

Huerstel, Julia wife of and Gustave to Annie
Wilkins. Boston road or Morse av, s e s,
121.9 n e 165th st, 119.9x242.10x-x-x96.4x
304.1. Nov. 15, 2 years, 4 1/2%. 5,000

Hyland, Thomas A. and Andrew J. Black-
burn, of Hyland & Blackburn, to P. Ballan-
tine & Sons, a corporation. 3d av, No. 796,
s w cor 49th st. Lease. Nov. 25, note, dem-
and. 2,500

Haskin, John B. to Ellen E. Ward widow,
Roslyn, L. I. Pleasant av, n w cor 121st st,
50.5x100; Park row, n s, 100 e Tryon row, 25
x95.6. Nov. 26, 3 years, 5%. 30,000

Henry, Nicolas to Emma L. wife of Cornelius
H. Van Ness. 60th st, s s, 100 e 9th av, 50x
100.5. Nov. 27, 5 years, 5%. 28,000

Hammer, Ernest to Henry Allen. 137th st.
P. M. Nov. 26, 1 year, 5%. 6,000

Jones, Edward to Kieran B. Daly. Summit
av. P. M. Nov. 27, 3 years, 5%. 384

Jacobson, Morris to Peter Wynen and John C.
Heesters. 2d st, n s, abt 200 w Av C, 24.3x
105.10. Nov. 22, due Nov. 25, 1892, 5%. 12,000

Johnson, Edward to Frederick Johnson, Jerome
av, w s, lots 295 and 296 map Inwood, &c.,
51.4x118.5x50x130.3. Sub. to mort. \$4,500.
Nov. 22, due May 1, 1890, 5%. 550

Jacobus, Edmund Y. to Emma W. wife of Pe-
ter Burdett. 132d st. P. M. Nov. 22, 3
years, 4 1/2%. 3,500

Same to John S. Watkins. Fort Lee, N. J.
Same property. P. M. Nov. 22, 3 years,
4 1/2%. 3,500

Joyce, Edward to James Flanagan. 11th av, s
e cor 37th st, 49.5x100. Nov. 21, demand.
30,000

Kaiser, Barbara to The Lorillard Brick Works
Co. Goerck st. e s, 246.7 n Rivington st,
runs east 100 x north 35 x east 109 to Mangin
st, x north 65.9 x west 100 x south 26 x west
100 to Goerck st, x south 75.6. All title.
Nov. 21, note. 2,500

Kaizer, Adolph S. to Anne E., John W.,
Elizabeth S. and James W. Brice and Anne
M. B. Roberts. 80th st, s s, 330.6 w 3d av.
P. M. Nov. 25, 5 years, 4 1/2%. 12,500

Same to Anne E. Brice. 80th st, s s, 349.6 w 3d
av. P. M. Nov. 25, due May 25, 1891, or
sooner, 4 1/2%. 4,000

Karst, John D., Jr., to Jacob Korn. 38th st, s
s, 200 e 8th av, 75x98.9. Nov. 25, due Dec. 1,
1890, or sooner. 10,000

Same to Alexander Brown, Philadelphia, Pa.
38th st, No. 260, s s, 200 e 8th av, runs south
98.9 x east 35 x north 72.9 x west 0.8 x north
26 to st, x west 34.4. Nov. 25, 3 years, 5%.
38,000

Same to John A. Brown, Jr., Philadelphia, Pa.
38th st, No. 258, s s, 234.4 e 8th av, runs south
26 x east 0.8 x south 72.9 x east 20 x north
98.9 to st, x west 20.8. Nov. 25, 3 years, 5%.
22,000

Same to Frank L. James, London, Eng. 38th
st, No. 256, s s, 255 e 8th av, 20x98.9. Nov. 25,
3 years, 5%. 22,000

Kenny, Richard J. to Enoch C. Beil. Park av,
s e cor 128th st. P. M. Nov. 2, due Dec. 1,
1889. 5,500

Same to same. Same property. Nov. 2, due
Dec. 1, 1889. 15,000

Kervan, Matthew C. and Charles to Julia E.
Cameron. Willis av, s w cor 137th st, 25x
81.6. Nov. 25, due Dec. 1, 1892, 5%. 22,500

Same to same. Willis av, w s, 25 s 137th st, 25x
81.6. Nov. 25, due Dec. 1, 1892, 5%. 13,500

Same to same. 137th st, s s, 81.6 w Willis av,
25x100. Nov. 25, due Dec. 1, 1892, 5%. 12,500

Same to James Kinsey. Willis av, w s, 50 s
137th st, 25x81.6. Nov. 25, due Dec. 1, 1892,
5%. 13,000

Same to same. Willis av, w s, 75 s 137th st, 25
x81.6. Nov. 25, due Dec. 1, 1892, 5%. 13,000

Same to The Bradley & Currier Co. (Lim.).
Willis av, w s, 25 s 137th st, runs south 75 x
west 103.6 x north 100 to st, x east 25 x south
25 x east 81.6. Sub. to mort. \$52,000. Nov.
25, 3 months or sooner. 10,997

Ketchum, James W. to Charles A. Stein.
South st. P. M. May 27, 1 year. 3,000

Kidd, David T. to R. Clarence Dorsett. 120th
st, n e cor St. Nicholas av. P. M. Sept. 5,
demand. 19,000

Same to same. Same property. P. M. Sept.
5, demand. 36,000

Same to Isabella McCormack. Same property.
Sept. 5, demand. 40,000

Kinney, James F. to John J. Reilly. 7th av,
No. 582. Saloon lease. Nov. 25, demand.
2,500

Kirchner, Michael to Francis J. Schmid. 148th
st, n s, 125 e Brook av, 25x100. Nov. 23, 6
months, 5%. 6,000

Krug, William B. and Aimee E. his wife to
Henry V. Parsell and Hannah H. his wife.
Loring av, centre line, 200.10 n 184th st, runs
north 50 x 130. Nov. 25, due Jan. 1, 1891, 5%.
6,500

Kirchner, Catharine, Queens Co., to Conrad
Leimbach, Brooklyn. 87th st. P. M. Nov.
23, due May 1, 1891, 5%. 1,000

Kroupa, John and Barbara his wife to John W.
Decker. Cauldwell av. P. M. Nov. 18, due
March 1, 1890, 5%. 3,500

Klein, Benedict A. to Alfred C. Clark, Coop-
erstown, N. Y. Cannon st, w s, 160 s Hou-
ston st. Nov. 27, 3 years, 4 1/2%. See Conveys.
12,000

- Same to same. Cannon st, w s, 175 s Houston st. Nov. 27, 3 yrs., 4 1/2 %. See Conveys. 18,000
Laughlin, John to Kieran B. Daly. Summit av. P. M. Nov. 27, 3 years, 5 %. 712
Linderman, Sarah, Brooklyn, to Emmet J. Howell, Belleport, L. I., guard. George W. Howell. Front st, No. 174, w s, 66.8 s Burling slip, 19.4x84.8x19.9x86.1. Nov. 26, 3 years, 5 %. 7,500
Lachenbruch, Henrietta wife of David to Josephine wife of George Metcalfe and George Noakes trustees for William and Frank Oliver. 121st st, s s, 100 e Lenox av, 20x100.11. Nov. 26, due Dec. 1, 1892, 4 1/2 %. 10,000
Leavitt, Alice V. to THE SEAMEN'S BANK FOR SAVINGS in the City of New York 28th st, s s, 250 e 5th av, 25x98.9. Nov. 25, 1 year, 5 %. 2,000
Lester, Mary H. widow to George R. Fearing and ano. trustees of Charlotte T. Taylor. Madison av, s e cor 57th st, 159.1x75. Nov. 26, due Dec. 17, 1891, 5 %. 20,000
Lipnik, Lesser to William M. Martin trustee for Francis W. Hutchins. Henry st. P. M. Nov. 20, due Nov. 1, 1894, 5 %. 20,250
Littell, John, Brooklyn, to Richard Croker, Chamberlain New York. 32d st, s s, 237.6 e 8th av, 21.10x98.9. Nov. 25, 2 years, 4 1/2 %. 6,000
Lyman, William to Alexander Hamilton et al. trustees of LIVERPOOL & LONDON & GLOBE INS. Co. in New York. 122d st, Nos. 66-72, s s, 80 w 4th av, 4 lots, each 20x100.11. 4 morts., each \$17,000. Nov. 20, 1 year, 4 1/2 %. gold, 68,000
Leichtag, Isaac and Rache' wife of and Wolf Cohn to THE MUTUAL LIFE INS. CO. OF NEW YORK. 77th st. P. M. Nov. 20, due Nov. 22, 1890, 5 %. 8,000
Lyding, Peter to Charles F. Pfizenmayer. West 10th st, s s, 174.6 e Waverley pl, 27x95x 24.3x95. P. M. Deed not recorded. Nov. 22, installs, 5 %. 18,500
McLaughlin, Mary E. to Samuel Nichols & Son. Morton st. No. 42, s s, 175.2 w Bedford st, 24.4x98x24.10x97. Sub. morts. Nov. 15, 4 months. 975
Miller, William to Frank Williamson, Philadelphia. 112th st, No. 305, n s, 100 w 8th av, 16.8x100.11. Nov. 16, 3 months, note. 860
Monell, Mary to Catherine Newschafer. 81st st, Nos. 237 and 239, n s, 125 w 2d av, 50x 102.2. Nov. 21, 2 years. 3,000
Moses, Ellen M. widow, Hackensack, N. J., to THE BOWERY SAVINGS BANK. Goerck st, e s, 225 n Delancey st, 25x98.2x25x99.4. Nov. 22, 1 year, 4 1/2 %. 7,000
Muldoon, Kate to Manchester & Philbrick. 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 s s 10th st, x west 50.8 x south 23.3 x west 80 to Av D, x south 81.9. Nov. 6, 6 months. 1,600
Same to same. 1st av, s w cor 93d st, 100.8x 100. Nov. 6, 6 months. 1,000
Muldoon, William H. to same. 13th st, n s, 234.9 w Av C, 103.3 (2) x 103.3x108.6x103.3. Morts. \$130,000. Nov. 6, 6 months. 1,000
Same to William S. Lowe. 13th st, n s, 229.6 w Av C, 108.6x103.3. Secures orders. Sub. to morts. \$135,000. Nov. 22. 1,700
Muldoon, William H. to Christian B. Keogh and Henry C. Smith, of C. B. Keogh & Co. 13th st, n s, 229.6 w Av C, 108.6x103.3. Sub. morts. \$130,000. Nov. 21, due Feb. 1, 1890, or sooner. 5,000
Maidhoff, Margaretha wife of and Joachim to Jacob Ruppert. 2d av, e s, 48.1 n 4th st, 24x100. Nov. 26, due May 1, 1890, 5 %. 12,000
McDowell, Hugh and John C. Heney to Francis M. Jencks. 93d st. P. M. Nov. 25, demand. 31,960
McIntyre, Edward T. to George E. Jardine. 61st st. P. M. Nov. 15, 1 year or sooner. 45,000
Meier, Charles to Samuel Kempner. 36th st. P. M. Nov. 25, installs. 2,000
Same to Charles Lanier trustee for Elizabeth G. Bacon. Same property. P. M. Nov. 25, due Dec. 1, 1894, 5 %. 7,000
Meyer, Henry to THE GERMAN SAVINGS BANK, New York. 3d av, w s, 76.8 n 74th st, 25.6x 100. Nov. 21, due Nov. 25, 1890. 25,000
Miller, Henry F. to THE NEW YORK LIFE INS. Co. West End av. P. M. Nov. 22, 2 years, 5 %. 20,000
Mitchell, Peter to Elizabeth M. Vanderbilt. 9th av, s w cor 107th st, 25x100. Nov. 25, due Nov. —, 1892, 5 %. 30,000
Monell, Mary to Max Hessberg. Allen st, w s, 175 s Stanton st, 25x87.6; 88th st, No. 219, n s, — e 3d av, —x102.2x25x102.2. Sub. mort. \$13,000. Nov. 25, 6 months. 5,000
Moore, Maria J. wife of and Hiram to Rosa E. Rainsford. 115th st, s s, 80 e 8th av, 20x100.11. Nov. 14, 3 years, 5 %. 14,000
McDowell, Hugh and John C. Heney to Francis M. Jencks. 93d st, n s, 100 e 10th av, 68x 88.8 to Apthorps lane x68x91.6, with all title in lane. Nov. 25, demand. 2,000
Montag, Christine wife of Michael to Herman Hering. 154th st, s s, 225 e Courtlandt av, 25x100. Nov. 26, 3 years. 1,500
McGirr, Robert J. to William Hall's Sons. 10th av, s e cor 101st st, 100.11x100. Nov. 25, 3 months. 3,500
Mead, Charles H. and Thomas Taft, Cornwall Landing, N. Y., to John Roth. 135th st, n s, 100 e 8th av. P. M. Nov. 27, due Nov. 29, 1890, 5 %. 6,000
Same to John C. Moore. 135th st, n s, 80 e 8th av. P. M. Nov. 27, 1 year, 5 %. 6,000
Moynihan, Daniel C. and Kate F. his wife to Edward Schell. 103d st, s s, 155 e 3d av, 25x 100.9. Sept. 28, demand, 5 %. 3,000
Moore, William J. to Charles F. Bauerdorf. 35th st, No. 445, n s, 512.6 w 9th av, 25x98.9. Nov. 27, due Oct. 1, 1894, 5 %. 2,000
McCullough, John to THE FARMERS' LOAN AND TRUST Co. 2d st, No. 71. P. M. Nov. 26, 2 years, 5 %. 7,500
Moser, Matilda and Annie V. to Charles Boss. 2d av, e s, 25.10 n 109th st. P. M. Nov. 27, installs, 5 %. 10,250
Same to same. 2d av, e s, 50.10 n 109th st. P. M. Nov. 27, installs, 5 %. 10,250
O'Connell, Charles T. to Charles A. Fuller. Boulevard and 100th st. P. M. Sub. to mort. \$6,450. May 18, due Jan. 1, 1890. 9,550
Oakley, Hobart to Antonie Silverstone. 11th av, n e cor 61st st, 100.5x200; 61st st, n s, 300 e 11th av, 100x100.5; Park av, w s, extends from 50th to 51st st, —x75. Nov. 22, 1 year. See Conveys. 12,000
Oakley, Hobart to Stephen H. Thayer. 70th st. P. M. Nov. 15, 2 years or sooner. 28,000
O'Brien, Margaret to Joseph R. Brown. Kingsbridge road. P. M. Oct. 18, 5 years, 4 1/2 %. 4,500
Same to same. Same property. P. M. Oct. 18, 6 months. 500
Oesting, William C. to Charles Lowenfeld. Norfolk st. P. M. Nov. 25, due April 15, 1890, or sooner. 3,500
Osborn, Valeria I. wife of and Robert E. to The Model Building and Loan Assoc. of Mott Haven. Waterloo pl, w s, 161 s 176th st, 34x 70. Nov. 12, installs, 5 %. 2,250
O'Hare, John to Samuel Bernard. 74th st. P. M. Nov. 18, due Jan. 1, 1890, or sooner. 15,000
Same to Newman Cowen. Same property. Nov. 21, due May 1, 1890, or sooner. 20,000
Pohalski, Flora wife of and Henry to THE UNITED STATES TRUST Co., New York. 53d st, s s, 400 w 9th av. P. M. Nov. 21, due Dec. 1, 1894, 4 1/2 %. 15,000
Pohalski, Esther D. wife of and Pincus to same. 53d st, s s, 375 w 9th av. P. M. Nov. 21, due Dec. 1, 1894, 4 1/2 %. 15,000
Same to same. 53d st, s s, 350 w 9th av. P. M. Nov. 21, due Dec. 1, 1894, 4 1/2 %. 15,000
Pomeroy, Mary J., Southport, Conn., to Elizabeth R. Griffin. 45th st. P. M. Nov. 19, installs, 5 %. 21,000
Peck, Henry S. to William H. Phillips trustee Charles C. Hastings dec'd. Washington st, No. 60, and West st, No. 40, begins Washington st, w s, 206.1 n Morris st, 42.8x183.1 to West st, x42.8x182.9. Nov. 25, 3 years, 4 1/2 %. 56,000
Philips, Edward mortgagor with Jonas Weil and Bernhard Meyer mortgagees. Agreement as to manner and time of payment of mortgage. Nov. 15. nom
Powell, Priscilla and Emma L. Watkins, Brooklyn, to George E. Kitching. 37th st. P. M. Nov. 23, 1 year, 5 %. 1,500
Pickering, John to THE MANHATTAN LIFE INS. Co. Boulevard, e s, 24.11 s 151st st, 25x 100. Nov. 27, 1 year, 5 %. 1,000
Pfeiffenschneider, Justus to Charles N. Mendel. 121st st. P. M. Nov. 26, 2 years or installs, 5 %. 1,850
Pereira, Sarah E. to Fannie Stich. 54th st. P. M. Nov. 27, due Dec. 1, 1894, 5 %. 8,000
Rathgeber, Frank and Margaretha his wife to George Ehret. Stanton st, No. 24. Lease. Nov. 26, demand. 2,400
Same to same. Chrystie st, No. 211. Lease. Nov. 26, demand. 2,400
Richards, William H. to Charles F. Moelich, trustee Frederick W. Pachtmann dec'd for A. L. Crane. 19th st. P. M. Nov. 15, 3 years, 5 %. 6,000
Rosenberg, Nathan and Marks to David Cohen. Broome st. P. M. Nov. 27, installs. 1,000
Reilly, Ann wife of and Michael to Sidney H. Stewart. 113th st, s s, 285 e 1st av, 50x100.10. Nov. 23, 1 year or sooner. 1,600
Roe, Alfred to Lucie R. Cassidy, Albany, N. Y. 46th st. P. M. Nov. 22, due Dec. 1, 1894, or sooner, 5 %. 9,000
Rogers, Henry A. mortgagor with John H. Heynen. Extension of mort. at 5 %. Nov. 25. nom
Rohr, Frederick and Mary Hofmann to Gustav A. A. and Hermann Krebbiel. 2d av, w s, 76.8 s 75th st, 25.6x100. Nov. 22, due Jan. 1, 1895. 6,500
Rohrs, Frederick to Otto Hoffeld. 134th st, n s, 100 w Alexander av, 75x100. Sub. morts. \$28,000. Nov. 22, 3 months. 5,000
Scheidberg, Herman mortgagor with Fredrika C. Haag mortgagor. Extension of mort. July 18. nom
Scott, Walter and Albert E. to Dore Lyon. 120th st. P. M. Building loan. Nov. 21, installs. 5,000
Schaefer, Frederick and Margaret his wife to Robert Nicholson. 154th st, n s, 170.3 e Morris av, 25x100. Mar. 9, 3 years, 5 %. 1,600
Schiffel, Henry G. to Sarah H. C. Wilson. 1st av, e s, 40.11 s 121st st, 20x80. Nov. 26, 3 years, 5 %. 8,000
Shafer, Jewett H. to The Female Academy of the Sacred Heart. Convent av. P. M. Nov. 25, 3 years, 5 %. 6,000
Shannon, Margaret to Mary Van Nest. 66th st. P. M. Nov. 4, 1 year or sooner, 5 %. 25,000
Smith, Frank E. to John McBurney. 103d st, s s, 159.6 e 9th av, 40x100. Nov. 26, 6 mos. 6,000
Smith, Nora A. wife of and Frank E. to Morris Mayer. 128th st. P. M. Nov. 20, 1 month or sooner. 3,000
Steinhardt, Morris to Hannah C. Faitoute. 5th av, s w cor 116th st. P. M. Nov. 11, 2 years or sooner, 5 %. 40,000
Stewart, Helen Le R. to THE WASHINGTON LIFE INS. Co. West st, w s, 111.1 n Morris st if extended, runs south to point 75 s Morris st if extended, being pier No. 4, North River, with the bulkhead land under water, &c.— all title; West st, Nos. 22 and 23, s e cor Morris st, 50x—x50x63.7. Nov. 26, due Dec. 1, 1894, or installs, 5 %. 100,000
Same to same. Washington st, Nos. 43 and 45, e s, 25 n Morris st, 50x79. Nov. 26, due Dec. 1, 1894, or installs, 5 %. 27,500
Same to same. Washington st, Nos. 36 and 38, and Morris st, Nos. 21 and 23, begins Washington st, s w cor Morris st, 50x—x50x115.10. Nov. 26, due Dec. 1, 1894, or installs, 5 %. 32,500
Scudder, Susan, South Norwalk, Conn., to Mary H. Mahan, Elizabeth, N. J. Perry st, n s, 105 e 4th st, runs north 110 x east 5 x south 15 x east 15 x south 95 to Perry st x west 20. Nov. 18, 3 years, 5 %. 6,500
Shaw, John C. with James M. Varnum and Richard M. Harison both mortgagees. Agreement as to priority of morts. made by Charles Lapin. Nov. 19.
Smith, Frank E. to Samson Lachmaa. 121st st, n s, 80 w Lenox av, 20x75.11; Lenox av, No. 268, e s, 79.5 n 123d st, 18x75. Nov. 23, due Jan. 23, 1890. 2,600
Steinmetz, Elizabeth to Simon E. and Max E. Bernheimer. 77th st. P. M. Nov. 19, 2 years or sooner. 20,000
Striker, James A. to THE EQUITABLE LIFE ASSUR. Soc., United States. 7th av, n e cor 52d st, runs north 136.8 x southeast 100.10 x south 24.2 x east 200 x south 100.5 to 52d st, x west 300. Nov. 20, due Jan. 1, 1893. 150,000
Stake, Albert, Stapleton, S. I., to Samuel Weil. Pike st, w s, 25 n Monroe st, 24x86. Nov. 21, due Mar. 1, 1890, or sooner. 2,500
Shoveller, William H., Jersey City, N. J., to Charles E. Tripler. 110th st, n s, 75 e Grand Boulevard. P. M. Nov. 27, 2 years, 5 %. 11,000
Same to same. 110th st, n s, 75 w Grand Boulevard. P. M. Nov. 27, 2 years, 5 %. 9,000
Tompkins, Jean E. to Adela C. Halliday. 79th st. P. M. Nov. 22, 4 years or sooner. 4,000
Thornton, Margaret A. to William Hall's Sons. 9th av, w s, 51.2 n 75th st, 51x100. Sub. morts. \$515,000. Oct. 18, 6 months or sooner. 4,850
Thayer, Stephen H. to Hobart Oakley. 102d st, s s, 100 w 3d av, 225x100.10. Nov. 22, 1 year. 11,415
Tisch, Conrad to Francis J. Schmid. 148th st. P. M. Nov. 23, 3 years, 5 %. 3,500
Tragman, Diederich, Brooklyn, to Edwin R. Rider. 124th st, n s, 242.10 e Lenox av, 27.4 x100.11. Nov. 22, demand. 1,000
United States Feather Down Co. to Henry Gerken. Av A, s e cor 75th st. P. M. Nov. 26, due Oct. 27, 1891. 20,000
Same to Henry Hirsch. Av A, No. 1404. P. M. Nov. 26, due Oct. 27, 1891, 5 %. 5,000
Same to same. Av A, No. 1406. P. M. Nov. 26, due Oct. 27, 1891, 5 %. 5,000
Same to Julius Hirsch. Av A, No. 1408. P. M. Nov. 26, due Oct. 27, 1891, 5 %. 3,000
Same to same. Av A, No. 1410. P. M. Nov. 26, due Oct. 27, 1891, 5 %. 7,000
Van Dusen, Emma to David Muir. 54th st, No. 261, n s, 62.6 e 8th av, 18.9x62.11. Nov. 26, due Sept. 1, 1890. 1,200
Vonhof, Charles to THE EMIGRANT INDUSTR. SAVINGS BANK. Forsyth st, w s, 125 n Hester st, 25x100. Nov. 25, 1 year. 16,000
Vallar, William E. to THE NEW YORK LIFE INS. Co. 94th st. P. M. Nov. 22, due Nov. 15, 1892, 5 %. 1,000
Same to George W. Quintard. Same property. P. M. Sub. morts. \$16,500. July 1, due Jan. 1, 1891, 5 %. 6,000
Woolley, James V. S. to THE UNITED STATES TRUST Co. of New York. 92d st, s e cor Madison av, 62.3x100.8. Nov. 22, due Jan. 1, 1891, or sooner, 4 1/2 %. 30,000
Wagner, Albrecht to George Ehret. 3d av, No. 1465. Lease. Nov. 25, demand. 2,500
White, Webster and Stephen P. Anderson to THE METROPOLITAN TRUST Co. of New York. Lexington av, No. 2028, s w cor 124th st, 71x 40. Nov. 20, due Dec. 1, 1892, 5 %. 40,000
Same to Enoch C. Bell. Same property. Nov. 19, 6 months. 2,500
Weed, Benjamin widow, Croton, Conn., to Lewis B. Brown. 137th st, s s, 75 e Alexander av, 51.6x100. Nov. 27, 3 years, 4 % 4,000
Wicks, William and August Roessler to Julius Ehrmann. 1st av, s e cor 32d st, 98.9x100. Nov. 25, due Dec. 1, 1894, 4 1/2 %. 50,000

KINGS COUNTY.

NOVEMBER 21, 22, 23, 25, 26.

- Anderson, Anders J. to Frederick Herbst. 28th st, s s, 450 e 3d av, 25x100.2. Nov. 20, 3 years, 5 %. \$2,500
Anderson, Robert H. to Andrew D. Baird. Vernon av, n s, 345 e Sumner av, 4 lots, each 20x100. 4 morts., each \$2,000. Nov. 25, 1 year. 8,000
Same to same. Vernon av, n s, 325 e Sumner av, 20x100. Nov. 25, 1 year. 2,500
Arntzen, Emma to Charles L. Fithian. Dean st, n s, 260 w Ralph av, 20x107.2. Nov. 25, 1 year. 200
Auer, John to Mary S. wife of Charles R. Baker. Stagg st, s s, 25 e Waterbury st, 25x 100. Nov. 26, 2 years, 5 %. 3,500
Same to Samuel M. Meeker ext. William Wall. Stagg st, s e cor Waterbury st, 25x100. Nov. 26, 2 years, 5 %. 4,500
Bull, Henry C. to Ann Luyster. Oyster Bay, L. I. 20th st, s w s, 150 n w 7th av, 16.8x100.2. Nov. 26, due Dec. 1, 1892, 5 %. 1,600

- Same to Ann Martling, Oyster Bay, L. I. 20th st, s w s, 166.8 n w 7th av, 16.8x100.2. Nov. 26, due Dec. 1, 1892, 5%. 1,600
- Same to Caleb Mott. 20th st, s w s, 183.4 n w 7th av, 16.8x100.2. Nov. 26, due Dec. 1, 1892, 5%. 1,600
- Same to George W. Eastman, Roslyn, L. I. 20th st, s w s, 133.4 n w 7th av, 16.8x100.2. Nov. 26, due Dec. 1, 1892, 5%. 1,400
- Barry, Lawrence to William F. Corwith. Clay st, s s, 100 e Oakland st, 25x100. Nov. 20, 1 year. 300
- Baur, Maria to Foster Pettit. Saratoga av. P. M. Nov. 21, 1 year, 5%. 1,900
- Beaudet, Homer J. with Elizabeth W. Aldrich both mortgagees. Agreement as to priority of morts. made by Mary Tallman. Nov. 18. nom
- Bennett, Johanna wife of and Thomas to Gilliam Schenck. Fulton av, n e cor Essex st, 51.1x133.9 to Arlington av, x50x144.3. Nov. 1, 2 years. 700
- Bergen, Jr., Joseph A. to The Central Co-operative Building and Loan Assoc. Bergen st, s s, 235.7 e Clason av, 20x162.3x22x171.5. Nov. 15, installs. 2,000
- Berry, Alphonso to George E. Nostrand, exr. Adriana Lott. Stewart av, s e cor Clark st, New Utrecht. P. M. Nov. 21, due Nov. 1, 1892. 1,500
- Betts, Hiram W. to Mary J. Schriren and ano. trustees Annie M. Moore. 4th av, e s, 83.4 s 12th st, 16.8x97.10. Nov. 20, due Nov. 1, 1892, 5% gold, 1,900
- Bishop, Eli H. to The Title Guarantee and Trust Co. Putnam av, n e cor Lewis av, 25x100. Nov. 21, 6 months, 5%. 18,000
- Booth, Isabelle B. wife of and John N. to Forseeagen J. Ledoux. Eldert st, n s, 108 w Bushwick av, 144x140. Oct. 31, demand. 12,000
- Same to same. Same property. Oct. 31, due May 1, 1890. 16,000
- Brown, Edward P. to Samuel F. Brown. State st. P. M. Nov. 16, 5 years, 5%. 6,000
- Bruens, Ida C. to Johanna Moesch. Stagg st, s s, 75 w Waterbury st, 25x100. Nov. 22, 5 years. 5,000
- Bergen, Sarah M. to James D. Lynch. Bay 28th st, south cor 86th st. P. M. Oct. 1, due Nov. 23, 1891, 5%. 1,155
- Brady, John J. to Louisa Van Bosch. Myrtle av, s s, 137.4 e Elm st, 29x65.3x25x80. Nov. 20, 3 years, 5%. 4,000
- Brown, Melvin to Nathaniel H. Wolfe exr. Almera B. Wolfe. Prospect pl, n s, 100 w Ralph av, —x—. Nov. 6, due Nov. 1, 1892, 5%. 1,000
- Brown, John T. to The Williamsburgh Savings Bank. Essex st, n s, 270 w Ridgewood av, 20x100. Nov. 25, 1 year, 5%. 1,500
- Cheney, Charles to The East Brooklyn Savings Bank. Steuben st, e s, 212 n Willoughby av, 25x100. Nov. 25, installs, 5%. 2,500
- Cohn, Julia to The Title Guarantee and Trust Co. 7th st. P. M. Nov. 21, 1 year, 5%. 3,000
- Canfield, Thomas to Joseph P. Puels. Sullivan st, n e s, 275 e Conover st, 25x100. Mort. \$7,500. Nov. 1, due May 1, 1891. 1,000
- Chapman, Rebecca wife of and Henry P. to Edward T. Hunt exr. Thomas Hunt. Park pl, s s, 191.3 e 6th av, 16.8x100. Nov. 21, due Nov. 1, 1892, 5%. 6,000
- Chicherio, Carolina to Edmund W. Cole. 87th st, New Utrecht. P. M. Nov. 7, due Nov. 21, 1892, 5%. 560
- Clayton, Ransom F. to The Title Guarantee and Trust Co. Macon st, s s, 218 e Patchen av, 7 lots, each 18x100. 7 morts., each \$4,000. Nov. 21, 3 years, 5%. 28,000
- Same to Bernard Levino and Horatio S. Stewart. Macon st, s s, 236 e Patchen av, 108x100. Nov. 21, due May 1, 1890. 4,200
- Same to same. Ralph av, s w cor Macon st, 100x400. Nov. 1, 6 months. 7,400
- Same to same. Macon st, s s, 110 e Patchen av, 7 lots, each 18x100. 7 morts., each \$700. Nov. 21, 6 months. 4,900
- Comings, Fannie S. to Jeremiah R. Williamson, Little Neck, L. I. 9th st, n s, 195.9 w 6th av, 18x95. Nov. 23, due Nov. 1, 1890, 1,000
- Comstock, Frank V. to George Beach. Chestnut st. P. M. Oct. 29, installs. 1,000
- Conlon, Margaret E. to Mabel A. Roby. 4th av, n w cor 24th st, 150.4x60. Nov. 19, demand. gold, 2,000
- Corner, Charles P. to George W. Heatley. Clermont av, w s, 216.5 n Myrtle av, 21.7x78.2x21.3x78. Nov. 20, 1 year, 5%. 1,000
- Cowperthwait, Frank H. to The Union Dime Savings Inst., New York. Morton st, s s, 165 w Wythe av, runs south 200 to Clymer st, x west 110 x north 100 x east 6.7 x north 100 to Morton st, x east 103.5. Nov. 21, due Nov. 1, 1894, 5%. 50,000
- Curry, Peter to Rufus M. Brundige. St. Marks av, s w cor Vanderbilt av. P. M. Nov. 23, 6 months. 3,500
- Dart, Adelaide A. to Lewis M. Rutherford and ano. exrs., &c., John W. Chanler. Lafayette av, n s, 60 w Tompkins av, 20x100. Nov. 22, 5 years, 5%. 5,000
- Deblitz, August to John H. Z. Dencker. Greenwood av, n s, 75 w East 4th st, 25x100. Nov. 1, 5 years or sooner. 1,600
- Desmond, James to Catharine Buckley. 4th av. P. M. Oct. 7, due May 1, 1892, 5%. 1,500
- Dohrmann, Katie wife of and John to Wainwright Hardie et al. exrs. James Thomson. 40th st, s s, 150 e 3d av, 25x100.2. Nov. 25, 3 years, 5%. 2,000
- Dooley, James to Robert Voorhis. Plot on indef. right of way at Sheepshead Bay, 50x100. Nov. 15, 5 years. 1,000
- Denton, Celia wife of and Leonard to Thomas Everit exr., &c., Valentine Everit. 4th av, s e s, 115.5 n e 10th st, 19x60. Nov. 23, 1 year. 250
- Same to Kate Ashburg. 4th av, s e s, 115.5 n e 10th st, 19x60. Nov. 23, 3 years. 2,000
- Dundas, Henry to Thomas Harward, Union st. P. M. Nov. 22, 3 years, 5%. 8,000
- Same to Robert Shaw. 4th av, w s, 45 n Union st, 25x75. Nov. 26, 3 years. 7,500
- Edward, James B. to The Greenpoint Savings Bank. Manhattan av. P. M. Nov. 2, 1 year, 5%. 2,000
- Edwards, James J. to Edmund W. Cole. 4th av, New Utrecht. P. M. Nov. 7, due Nov. 21, 1892, 5%. 1,260
- Same to Tunis G. Bergen et al. exrs. Garret G. Bergen. 4th av, s w cor 33d st. P. M. Nov. 20, due Nov. 1, 1894, 5%. 3,000
- Same to same. 33d st, s s, 100 w 4th av. P. M. Nov. 20, due Nov. 1, 1894, 5%. 1,600
- Same to same. 33d st, s s, 180 w 4th av. P. M. Nov. 20, due Nov. 1, 1894, 5%. 1,600
- Eichler, Anna M. to Thomas H. Cook. Greene av, No. 1055, n w s, 150 n e Broadway, 20x100. Nov. 22, 2 years. 300
- Faircloth, Jr., Francis M. to Edward A. Lovell. 7th av, w s, 50 s Berke'ey pl, 100x100. Sub. to morts. \$60,000. Nov. 6, demand, 1,000
- Farrell, Jane and Joseph A. to Alexander Underhill, committee Harriet Arthur. Myrtle av, s w cor Steuben st, 30x100. Nov. 21, 2 years, 5%. 1,000
- Fellows, Franklin J. to Sarah H. Powell. 7th st. P. M. Nov. 18, 6 months. 9,000
- Same to John J. Curran. Same property. P. M. Sub. to mort. \$9,000. Nov. 20, due Dec. 1, 1889. 2,950
- Finley, Mary to Francis H. Page. 56th st, s w s, 100 n w 13th av, 40x100.2, New Utrecht. Nov. 21, 3 years. 2,300
- Foley, Jr., John to Marie E. Jacobson. Court st, w s, 130 n Congress st, 20x100. Nov. 22, due Jan. 1, 1891. gold, 1,000
- Fowler, Annie Y. wife of and David H. to Charles S. Whitney and ano., exrs. James F. Whitney. Dean st, n s, 200 w Nostrand av, 124x100. Nov. 21, due May 1, 1890, 5%. 14,000
- Fradley, Minnie to Edmund W. Cole. 5th av and 57th st, New Utrecht. P. M. Nov. 7, due Nov. 21, 18 2 5%. 1,631
- Ford, Mary to Thomas Everit. 4th av, w s, 88 s 14th st, 19.2x54.11x17.1x54.10. Nov. 23, 1 year. 400
- Fowler, Mary E. to Henrietta Mayor. Prospect pl, n s, 125 e Franklin av. P. M. Nov. 16, 1 year, 5%. 6,400
- Same to Maria E. Mayor. Prospect pl, n s, 225 e Franklin av. P. M. Nov. 16, 1 year, 5%. 2,500
- Groppe, John to Jeremiah V. Meserole. Varick av. P. M. Nov. 1, 5 years or installs, 5%. 5,000
- Same to Theodore F. Jackson. Same property. P. M. Nov. 1, 5 years or installs, 5%. 5,000
- Gibbs, Emily R. to Carrie B. Taylor. Kosciusko st. P. M. Nov. 20, 3 years, 5%. 2,000
- Graham, Mary E. to Anne C. Forbes. Kosciusko st. P. M. Nov. 20, 3 years, 5%. 2,000
- Garrahan, Patrick and James to Sarah H. Powell. St. Marks av, n s, 40 w Grand av, 60x100. Nov. 22, 3 months. 14,000
- Goodburn, William F. to James H. Lee, Henry E. Montgomery and James W. Lane, of Brooklyn Door and Sash Co. Stone av, w s, 25 s Somers st, 25x80. Oct. 25, due Jan. 2, 1890. 1,865
- Goodwin, Sarah wife of and Thomas to Williamsburgh Savings Bank. Bushwick av, n e s, 27 s e Greene av, 23x90. Nov. 20, 1 year, 5%. 3,000
- Gorman, Rose wife of and John J. to Theodore F. Jackson. Fillmore pl, n e s, 150.3 e Driggs st, 20x88.6x20.7x83.6. Nov. 22, due Jan. 1, 1891, 5%. 2,000
- Graham, James P. to James D. Lynch. 84th st, New Utrecht. Nov. 20, 1 year, 5%. 1,500
- Grauert, Carlotta A. wife of and Francis to Susanna wife of Thomas R. Davies. Kosciusko st, s s, 241.3 w Sumner av, 18.9x100. Oct. 1, 3 years, 5%. 3,000
- Gross, Joseph to Eliza D. Heatley. Johnson st. P. M. Nov. 21, 1 year, 5%. 1,000
- Haft, Betsey R. to Janet Pirnie and ano. exrs. John M. Pirnie. Vanderbilt av. P. M. Nov. 21, 3 years, 5%. 1,500
- Halsted, Francis S. to Hannah F. wife of Herman E. Saret. Vanderbilt av. P. M. Nov. 21, 1 year or sooner, 5%. 4,250
- Hauck, Frederick to German Savings Bank. Park av, n s, 112 w Delmonico pl, 25x82x36.6x56.4. Nov. 19, due Dec. 1, 1890, 5%. 2,700
- Same to same. Park av, n s, 137 w Delmonico pl, runs north 82 x northwest 14 x southwest 17 x south 82.10 to av, x east 25. Nov. 19, due Dec. 1, 1890, 5%. 2,700
- Hermans, Ellen F. wife of and George to Nancy Pearce et al. exrs., &c., Hosea O. Pearce. 17th st, n e s, 280 s e 5th av, 20x100.2. Nov. 21, 3 years, 5%. 2,800
- Same to same. 17th st, n s, 260 s e 5th av, 20x100.2. Nov. 21, 3 years, 5%. 2,800
- Hotchkiss, Georgiana I. to John L. Young exr. Isaac H. Young. Joralemon st, No. 84, s s, 85.7 w Garden pl, 20.2x53x20x55.10. Nov. 21, 5 years, 5%. 10,000
- Herrschaft, Philip to Williamsburgh Savings Bank. Broadway, n s, 141.3 e Ewen st, 25x78.11x25x69. Nov. 25, 1 year, 5%. 7,000
- Same to James Elkins. Same property. Sub. mort. \$7,000. Nov. 25, 5 years, 5%. 6,000
- Hollmann, Henry to Elbert Neumeyer. Schaeffer st, n s, 87.6 w Knickerbocker av, 12.6x100. Nov. 25, due Jan. 1, 1893, 5%. 1,000
- Holmes, Martha E. to The Setauket Presbyterian Church. Kosciusko st. P. M. Nov. 20, 3 years, 5%. 1,500
- Hough, James H. to Richard J. Godwin. Nostrand av, e s, 87.9 n Stockton st, 25x215. Nov. 26, due Dec. 1, 1892, 5%. 4,700
- Same to Richard J. Godwin trustee for Charlotte Godwin. Same property. Nov. 26, due Dec. 1, 1892, 5%. 1,300
- Hubbard, Martha J. wife of and Charles to The Mutual Life Ins. Co. New York. Greene av, n s, 250 e Bedford av, 20x100. Nov. 21, 1 year, 5%. 5,000
- Johnson, Frank J. to The South Brooklyn Savings Inst. Baltic st, n s, 219.3 e Clinton st, 22x99.10. Nov. 21, 1 year, 5%. 1,600
- Josephs, John T. to The Williamsburgh Savings Bank. Van Cott av, n s, 112.5 w Eckford st, 20x93.11x20.9x99.4. Nov. 25, 1 year, 5%. 2,500
- Kaiser, Adam to John Winkelmann. Grove st, n w s, 289 n e Knickerbocker av, runs northwest 100 x northeast 61 x southeast 11.8 x east 27.1 x southeast 77.10 to st, x southwest 80. Nov. 25, 3 years. 1,200
- Kaplan, Nathan to James D. Lynch. Bay 28th st, west cor 86th st. P. M. Nov. 20, 2 years, 5%. 1,155
- Kaplan, Hyman to Agnes H. Davies. Watkins st, w s, 225 s Belmont av, 75x100. Nov. 25, 2 years. 500
- Kelly, Peter to The Title Guarantee and Trust Co. Degraw st, s s, 182 w 5th av, 57.7x100; Degraw st, s s, 354.7 w 5th av, 115.5x100. Nov. 23, demand, 5%. 31,000
- Kaiser, Adam to David C. Porter. Covert st. P. M. Nov. 20, due Nov. 25, 1890. 1,500
- Kinzler, Herman and Charles Schreiber to Williamsburgh Savings Bank. Skillman av, s s, 150 e Ewen st, 25x100. Nov. 26, 1 year, 5%. 3,000
- Kelly, George to Edmund W. Cole. 86th st, New Utrecht. P. M. Nov. 7, due Nov. 21, 1892, 5%. 1,050
- Kern, Louisa to Jacob N. Herrle. Greenz av. P. M. Nov. 21, 3 years, 5%. 1,000
- Kettelhardt, Henry to Tunis G. Bergen et al. exrs. Garret G. Bergen. 34th st, n s, 280 e 3d av. P. M. Nov. 21, due Nov. 1, 1894, 5%. 800
- Same to same. 3d av, n e cor 33d st. P. M. Nov. 21, due Nov. 1, 1891, 5%. 2,000
- Konwenhoven, Caroline wife of Johannes C. to George W. Pinckney. Gravesend Neck, n s, adj land of Sarah Van Cleef, 177.6x200x176.7 x196.9, Gravesend. Nov. 21, 3 years. 600
- Kupfer, Emil and Ernestine his wife to Martha C. McWilliams. Harman st, s s, 230 w St. Nicholas av, 20x100. Nov. 22, 3 years, 5%. 1,500
- Lampe, Frederick to The Germania Savings Bank, Kings County. Fulton st, n s, 137.5 w Navy st, 21x70x24x83. Nov. 21, 1 year, 5%. 10,000
- Le Beau, Theodore M. and John Feusch to Michael F. and Mary Reilly. Ridgewood av, n s, 50 w Elton st, 25x100. Nov. 16, due May 1, 1892. 2,200
- Lowther, Sarah E. wife of and John R. to William M. Kingsland trustee Daniel C. Kingsland. Nostrand av. P. M. Nov. 20, 5 years, 5%. 10,000
- Lundequist, William H. to Edmund W. Cole, Nashville, Tenn. 4th av and 86th st, New Utrecht. P. M. Nov. 7, due Nov. 21, 1892, 5%. 1,155
- Lamb, James W. to Thomas H. Clowes, Hempstead, L. I. Broadway, s w s. P. M. Nov. 25, 1 year. 2,000
- Lausser, Frederick and Kate to Martin Benner and Charlotte his wife. Penn st. P. M. Nov. 26, 2 years, 4%. 2,000
- Lawler, Sarah E. to James McCann. Clay st, s s, 150 w Oakland st, 50x100. Nov. 20, 5 years or installs, 5%. 1,500
- Learned, Catharine L. to The Brooklyn Society for the Prevention of Cruelty to Children. Prospect pl, s s, 123.10 e 5th av, 20x100. Nov. 26, 3 years, 5%. 1,000
- Leonhardt, Katharine wife of and Albin to Abraham W. Martin. Alabama av, w s, 225 n Liberty av, 16.8x100. Nov. 25, 2 years, 5 1/2%. 1,500
- Lucas, William to John H. G. Friedel. Essex st. P. M. Nov. 20, 3 years. 200
- Lang, Max to The Franklin Trust Co. Washington av, e s, 130.10 s Greene av, 58.3x120. Nov. 25, due Nov. 1, 1892, 4 1/2%. 35,000
- Matchett, Thomas to Amanda B. Waterbury. 22d st, s s, 150 w 5th av, 25x100. Nov. 25, 2 years. 2,000
- McCormick, Edward J. to The Mutual Life Ins. Co. Fulton st, n s, 102.7 w Franklin av, runs north 70.9 x again north 19.11 x west 17.6 x south 9.3 x again south 73.4 to st, x east 20.4. Nov. 25, 1 year, 5%. 4,500
- Mulvihill, Margaret to Hannah Barlow. Reid av. P. M. Nov. 22, 1 year or sooner, 5%. 1,500
- Murdock, Florence M. to James G. Johnson. Quincy st. P. M. Nov. 23, installs, 5%. 3,500
- Murphy, John and William G. to Charles Zellhofer. South 3d st, s w cor Havemeyer st, 100x95. Sub. morts. \$41,000. Nov. 20, 5 years. 3,000
- Mullen, John to John M. Duffy. 1st st, n e s, 268 s e Bond st, 20x—x20x63. Nov. 20, due July 1, 1890, 5%. 125
- Same to Patrick Collins. Same property. Nov. 22, due Jan. 1, 1891, 5%. 875
- Mayer, John M. to Edward L. Snyder and ano. exrs. Samuel F. Engs. Blake av, n e cor Elton st, 45.6x73x45.6x70. Nov. 19, 2 years. 2,000
- McElroy, Mary wife of and James to James

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY

NOVEMBER 22 TO 28—INCLUSIVE.

Shevlin, Greene av, n s, 140 w Evergreen av, 20x100. Nov. 22, due Sept. 22, 1892, 5%. 1,500	bridge st, n s, 450 e Reid av, 18.9x100. Mort. for \$1,000. Nov. 23, due 6 months or sooner. Secures note for 714	Bates, Charles K. admr. Mary L. Bates to Sandford H. Steele and Charles K. Bates nom
Same to same, Greene av, n s, 180 w Evergreen av, 20x100. Nov. 22, due Sept. 22, 1892, 5%. 1,500	Styler, Solomon to Nathaniel H. Wolfe as exr. Almira B. Wolfe. Prospect pl, n w cor Ralph av, 97.9x100x100x100. Nov. 6, due Nov. 1, 1892, 5%. 800	Bradhurst, Henry M. to Henry M. Bradhurst and ano. exrs. Elizabeth T. Bradhurst. \$22,750
McGinn, John G. to Stephen C. Halstead. 43d st, n s, 90 w 4th av, 40x100.2. Nov. 20, 1 yr. 500	Sands, James M. to Richard J. Godwin. Decatur st, s s, 619.7 e Tompkins av, 19.6x79.4x 19.11x74.11. Nov. 21, due Dec. 1, 1892, 5%. 6,000	Brenon, Edward and Catharine to William D. Tweddle exr. Thomas B. Tweddle. 10,050
Mehrtens, Carsten J. to Henry M. Bischoff. Atlantic av, n s, 75.1 e Hendrix st, runs east 50.1 x north 108 x west 25 x south 25 x west 25 x south 86. Nov. 18, 3 years. 2,000	Same to William E. Bidwell trustee Robert Thompson, Jr. Same property. Nov. 21, 1 year. 1,000	Bussing, Jr., John to Mary E. Fairbanks. 2,500
Mickelborough, Matthew to Lucas Glokner. Willoughby av, s s, 238.8 e Nostrand av, 19.4 x100. Nov. 21, due Dec. 1, 1892, 5%. 2,000	Sass, Ernest to Tunis G. Bergen and ano. exrs. Garret G. Bergen. 32d st, n s, 260 w 5th av. P. M. Nov. 20, due Nov. 1, 1894, 5%. 1,750	Brown, Joseph O. exr. to Elizabeth C. Kenyon. 12,000
Muller, John D. to Edmund W. Cole. 5th av and 85th st, New Utrecht. P. M. Nov. 7, due Nov. 21, 1892, 5%. 1,102	Same to same. 32d st, n s, 100 w 4th av. P. M. Nov. 20, due Nov. 1, 1894, 5%. 2,500	Baird, Robert B. to Lawrence, Frazier & Co. 25,000
Same to Sidney V. Lowell. Carroll st. P. M. Nov. 19, due Nov. 21, 1890. 1,000	Same to same. 4th av, s w cor 32d st. P. M. Nov. 20, due Nov. 1, 1894, 5%. 2,500	Barnes, Mary C. to Mary A. wife of William T. Manning. 4,000
Newnham, Mary wife of and Thomas F. to Tunis G. Bergen et al. exrs. Garret G. Bergen. 34th st. P. M. Nov. 22, due Nov. 1, 1892, 5%. 800	Sawyer, Amanda M. wife of William M. to Crawford C. Smith. Bergen st, n s, 405.1 w Bond st, 19.5x100. Nov. 22, due Nov. 1, 1892, 5%. 3,500	Same to Emma M. wife of Lewis B. Brown. 4,000
Nilsson, Ola and Daniel Ferry to Sarah H. Powell. Baltic st, s e cor Columbia st, runs east 145.5 x south 104.10 x west 80.1 x north 1.3 x west 59.2 to Columbia st, x north 105. Nov. 22, 3 months, 5%. 10,000	Schlep, Louis C. to Elizabeth W. Aldrich. Fulton st, s s, 100 e Rockaway av, 20x100. Mort. \$8,000. Nov. 16, 1 year. 500	Campora, Louis to Lawrence, Frazier & Co 22,000
Nugent, John R. to The Brooklyn Mutual Building and Loan Assoc. Van Buren st, n s, 375 e Lewis av, 19x100. Nov. 20, installs, 5%. 2,800	Schneider, John to William H. Statesir, Woodhaven, L. I. Railroad av, s w cor Weldon st, 25x100. Oct. 5, due Oct. 1, 1890. 500	Camp, Hugh N. to Henry M. Bradhurst and ano. exrs., &c., Elizabeth T. Bradhurst. 33,000
Orr, John A. to George H. Roberts. Midwood st, s s, 225 e Rogers av, 40x100. Nov. 25, 5 years, 5½%. 2,000	Schneider Louis H. to The Daily News Building, Savings and Loan Assoc. 10th st, s s, 116 w 9th av, 19x100. Nov. 21, installs, 5%. 6,675	Cenci, Eleanora L., Rome, Italy, to James M. Jackson. 7,000
Porter, William, Jr., to David C. Porter. Vanderbilt av, s w cor Park pl, 122x103.6. Nov. 23, 3 years, 4½%. 15,000	Same to Thomas Brown. 10th st. P. M. Nov. 11, installs. 3,400	Crimmins, John D. to Thomas E. Crimmins. 4,000
Power, Anna M. to The Union Dime Savings Inst. Gates av, s s, 160 w Patchen av, 20x100. Nov. 25, due Nov. 1, 1892, 5%. 2,000	Scott, David H. to Adrian M. Suydam. Putnam av, n w s, 90 s w Evergreen av, 20x100. Sub. to mort. \$3,000. Nov. 22, 3 years, 5%. 500	De Mott, Sarah J. formerly Burt to Charles Himmelmann. 8,000
Petterson, Charles to Roseanna and James Hargrove, 39th st. P. M. Nov. 20, 3 years, 5%. 600	Same to The Williamsburgh Savings Bank. Putnam av, n w s, 90 s w Evergreen av, 2 lots, each 20x100. 2 mort. each \$3,000. Nov. 22, 1 year, 5%. 6,000	Decker, John W. to R. Clarence Dorsett. 1,500
Phillips, Juan B. C. to Robert L. Moores and Charles A. Le Quesne. Putnam av. P. M. Nov. 20, 1 year. 500	Smith, George H. to Mathew Robb. McDougal st. P. M. Nov. 21, 1 year, 5%. 1,700	Dennis, Frederic S. and ano. exrs. Katharine A. Rockwell to Frederic S. Dennis and ano. trustees Katharine A. Rockwell. nom
Pike, Julia A. wife of and William A. to Elias J. Hendrickson, Jamaica, L. I. Madison st. P. M. Nov. 26, due May 1, 1892. 1,500	Smith, William W. N. and Adeline K. his wife to Marshall M. Tucker. 58th st, s s, 160 w 13th av, New Utrecht. P. M. Nov. 21, installs. 330	Same, as trustees Katharine A. Rockwell to Fannie R. Dennis. nom
Pitt, John R. mortgagor with Gustav Freygang mortgagee. Extension of mort. Nov. 20. nom	Same to Kate Cowenhoven. Same property. Nov. 21, 3 years. 1,000	De Florez, Pedro R. exr. Mary A. C. de Florez to Ambrose K. Ely trustee for Katharine K. C. Lyman. 5,000
Pulling, Albert I. to James D. Lynch. 84th st, New Utrecht. P. M. Nov. 19, due Nov. 20, 1890, 5%. 350	Smyley, Catharine R. to Charles F. A. Hinrichs. Fort Greene pl, e s, 104 s Lafayette av, 21x84.11. Nov. 21, 3 years or sooner, 5%. 7,500	Ewarts, William M. et al. exrs. Henry S. Fearing to Henry de F. Weekes trustee for Walter S. Andrews. 15,000
Quin, Josephine to Charles S. Taber and George C. Case. Van Siclen av. P. M. Nov. 18, due Feb. 1, 1890. 3,600	Steingotter, Philip and Elisabetha his wife to Joseph, Henry and Charles Liebmann. Bushwick av. P. M. Nov. 19, due Nov. 19, 1891, 5%. 4,000	Eisner, David L. admr. Elise Eisner to Mary wife of Charles May, Brooklyn. 1,776
Ransom, Ida M. wife of James F. to John J. Curran. Fiske pl, w s, 153.6 n Garfield pl, 21.6x96. Nov. 16, note. 400	Stout, Harry to Tunis G. Bergen and ano. exrs. Garret G. Bergen. 4th av, n e cor 32d st. P. M. Nov. 20, due Nov. 1, 1894, 5%. 750	Gebhard, William H. exr. Frederick C. Gebhard to August Limbert trustee for Mary I. Neilson. nom
Same to same. Fiske pl, w s, 132 n Garfield pl, 21.6x96. Nov. 16, note. 400	Tallman, Edwin R. to Lorillard Brickworks Co. Marion st, n s, 325 e Saratoga av, 38x100. Sub. to mort. Nov. 19, 1 year. 3,000	Gavin, Michael and Mary J. his wife to Thomas Garry, Brooklyn. 13,000
Rhodes, Elather S. wife of Frank W. to Deborah Wilson. Wilson st, s s, 270 e Lee av, 20x100. Nov. 15, 3 years. 1,500	Tate, Margaret E. wife of and Augustus C. to George J. Collins. Madison st, s s, 140.8 w Throop av, 20x100. Sub. to mort. \$6,000. Nov. 23, note. 500	Guggenheimer, Eliza to Salomon Marx. 2,500
Robbins, Thomas H. to Edward L. Spencer. St. Marks av, n s, 100 w Underhill av, 25x131. Sub. to mort. \$7,500. Nov. 20, due Dec. 1, 1889. 2,000	Taylor, Arthur to John Holsten. Macon st, s s, 342.6 w Stuyvesant av, 17.9x100. Nov. 22, due Dec. 15, 1892, 5%. 4,000	Hall, Thomas R. A. and William H. of William Hall's Sons, to Charles E. Hall. 1,700
Same to The Butler Hardware Co. Lewis av, n e cor Lexington av, 100x100. Nov. 22, installs. 1,047	Tempel, Anton to Henry Roth. Ewen st. P. M. Nov. 21, installs, 5%. 2,600	Halsey, Stephen B. exr. William B. Bolles to John J. Halsey, Long Island City. 16,200
Robinson, George S. to Peter Donald. Macon st, s s, 80 w Patchen av, 5 lots, each 19x100. 5 mort., each \$4,000. Nov. 21, due Nov. 22, 1894, or sooner. gold, 20,000	Tasso, Giovanni to Susannah Hunt. President st. P. M. Nov. 25, 2 years, 5%. 2,000	Heynen, John H. to Charles Griffer et al. trustees Samuel Willets. 5,000
Robinson, Sherman to Edward Rogers. Putnam av, n s, 215 w Lewis av, 20x100. Nov. 18, due Nov. 20, 1893, or sooner, 5%. 2,850	Taylor, Frank H. to Title Guarantee and Trust Co. Gates av, s s, 43.9 e Lewis av, 18.9x80. Nov. 13, 1 year, 5%. 5,000	Hoyt, Susan E. et al. exrs. Joseph B. Hoyt to Susan E. Hoyt et al. trustees for Susan E. Hoyt. 5 assigns. nom
Rockefeller, Mary F. and Mary L. Wake widow to Elizabeth T. Rockwell, South Woodstock, Conn. President st, s s, 383.4 w Columbia st, 16.8x100. Nov. 16, 2 years. 2,500	Same to same. Gates av, s s, 25 e Lewis av, 18.9x80. Nov. 13, 1 year, 5%. 5,000	Same to Susan E. Hoyt, Sandford, Conn. 5 assigns. nom
Rockefeller, Mary F. individ. and extr. John P. Wake to same. Ainslie st, n s, 83.4 w Bushwick av, 20x100. Nov. 16, 2 years. 2,500	Van Tuyl, Jr., Andrew P. to Lydia A. Boucher. Lewis av, e s, 60 n Lexington av. P. M. Nov. 26, demand. 3,000	Hunter, Katharine R., Pelham Manor, N. Y., to James N. Platt, Suffolk Co., L. I. 10,000
Reed, Hannah wife of and William A. to Bridget T. Dunn. Blake av, s w cor Linwood st, 46x100. Nov. 23, due May 23, 1897, or sooner, 5%. 3,000	Same to Marie A. Maben. Lewis av, n e cor Lexington av; Lexington av, n s, 80 e Lewis av. P. M. Nov. 26, demand. 6,000	Hubert, William to Louisa Rohrs. 1,500
Ransom, Ida M. wife of James F. to Thomas and Robert Edgerton. Fiske pl, w s, 112 n Garfield pl, 20x96. Nov. 20, installs. 1,150	Van Winkle, Annie A. to Title Guarantee and Trust Co. Lexington av, s s, 291 w Nostrand av, 16x100. Nov. 21, 1 year, 5%. 2,500	Hendrickson, William, Baldwins, L. I., to Albert W. Seaman trustee Eliza Eagle. 1,700
Raymond, Frank S. to Julia E. Bergen. Pacific st. P. M. Nov. 25, 2 years or sooner. 500	Vehrlen, Josephine wife of and Benjamin to William O. Moore et al. exrs. Abraham Underhill. Fulton av, s e cor Elton st, runs south 115.2 x east 100 x north 25 x west 50 x north 100.6 to av, x west 51. Nov. 16, 5 years or installs. 6,500	Same to same. 1,300
Riggs, Anna E. to Henry Weil. Furman av. P. M. Nov. 25, installs, 5%. 1,750	Walsh, William to Tunis G. Bergen and ano. exrs. Garret G. Bergen. 4th av. P. M. Nov. 20, due Nov. 1, 1894, 5%. 2,400	Jackson, James M. to Addison Thomas et al. trustees Peter L. Ronalds. 7,000
Rourke, Sarah and Isaac Rosenthal devisees Lena Solomon to Stephen S. Williamson. South part of old lot 6 map common lands of Gravesend, begins at south line of school house lot where same is intersected by west line of New York and Brighton Beach R. R. Co.'s land, runs west 41 x south 95 x 41 x 95. Nov. 22, 3 years or installs. 800	Wigand, Sophia widow to Edward H. R. Lyman and ano. trustees Alice B. Cary. 7th av, w s, 50 n Union st, 40x95. Nov. 22, 3 years. 15,000	King, Charles E. exr. &c., Caleb Morgan to Edward J. Runk. 1,500
Schnibbe, Louis to Frederick Mahnken et al. exrs. Henry Schriefer. Lexington av. P. M. Nov. 18, due Oct. 15, 1892, or sooner. 7,500	Wunderlich, Charles to Andreas Thoma. Meeker av, No. 54, s s, 213 e Graham av, 24x 100. Nov. 15, 3 years. 300	Koop, Johannes trustee Pauline Jackson to The Farmers' Loan and Trust Co. trustee for Pauline Jackson. nom
Salmond, James, Jr., to Joseph Hegeman. Chester st, w s, 275.6 n Sackett st, 24.6x100. Nov. 22, due Jan. 1, 1893. 1,500	Wegmann, John to The German Savings Bank, Brooklyn. Varet st, n s, 150 w Humboldt st, 25x100. Nov. 25, due Dec. 1, 1890, 5%. 3,000	Krause, Harry G. to George A. Haggerty. Lewisohn, Julius, Hamburg, Germany, to Samuel M. and Simon Schafer, of Schaffer Bros. nom
Schmid, Ernest G. to William S. Hurley. Hamburg av, w s, 75 s Troutman st, 25x100. Nov. 23, 1 year, 5%. 603	Walling, Thomas to William T. Smith and ano. trustees Thomas T. Smith. Quincy st, n s, 300 w Sumner av, 40x100. Nov. 23, due Nov. 1, 1894, 5%. 15,000	Lipnik, Lesser to Henry M. Greenberg. 2,500
Shaw, Henry T. to The Greenpoint Savings Bank. India st, s s, 100 w Manhattan av, 25x 100. Nov. 23, 1 year. 500	Wittman, Rudolph C. to James H. Pettinger trustee for Watson & Pettinger et al. Atlantic av, n w cor Jerome st, runs north 109.11 x west 95 x south 25 x east 47.6 x south — to Jerome st, x east — to beginning. Nov. 23, installs. 8,712	Lounsberry, Sarah W., and James S. and Luther S. Elmer exrs. Ephraim S. Woodruff to Martha Burrows. 1,800
Silverberg, William to Wilham Johnston. Nostrand av. P. M. Nov. 20, due Nov. 22, 1894, 5%. 5,000	Same to Watson & Pettinger. Atlantic av, n s, 47.8 w Jerome st, —x91x47.6x89.6. Nov. 23, installs. 1,926	Lynch, Sarah to James D. Leary. 6,120
Stewart, Delphine to Leopold Brandies. Rain-	Yarber, Ernest D. to Emeline F. Tebbetts. Marion st, s s, 100 w Saratoga av, 135x100. Nov. 23, demand. 800	Same to same. 1,335
		McEachen, Mary E. to Laura Adler. nom
		Meyer, Arthur L. to Henry R. Winthrop trustee. 18,407
		Manne, Henry to Nathan Federgreen. nom
		McCormack, Isabella M. to Mary M. Stone. Same to Elizabeth B. Stone. 2,866
		McShane, William individ. and surviving partner of William McShane & Co. to Julian J. G. McShane and ano. exrs. for Henry McShane. 4 assigns. nom
		Morris, Abraham to Leopold Haas. 3,350
		Meyer, Carsten H. to George H. Von Deilen. 10,000
		Mitchell, Peter to Lawrence, Frazier & Co. 15,000
		Same to same. 16,000
		Ormiston, Thomas S. exr. Fannie McCormack to Mary M. Stone. 2,879
		O'Reilly, Michael to Thomas O'Reilly. 7,000
		Pearson, Margaret to Mary Pearson widow. Same to same. 1,750
		Same to same. 6,000
		Powell, Priscilla to Sarah A. Ely. 3,000
		Rinaldo, Isaac to Marks Rinaldo. 2,750
		Rohrs, Louisa to Anna M. Romer. 1,500
		Runk, Edward J. to Louise F. Runk. 1,500
		Rollins, Daniel G., Surrogate New York, to William M. Ivins, Chamberlain New York. 4 assigns. nom
		Richardson, Jessie B. to Arnold and Edmund Kohn. 2,060
		Swift, Humphrey H. to Bertha W. Swift trustee. 5,000
		Swift, Bertha W. trustee to Henry de F. Weekes. 5,000
		Schreiner, George to Abraham Kaufmann. 6,500
		Simon, Charles to Robert G. Gregg. 462
		Shaw, John C., FINDERNE, N. J., to The West Side Bank. nom

Smith, Alexander to Sarah Smith his wife. consid. omitted
The Female Academy of the Sacred Heart to Joseph F. Stier. 10 assigns. 26,877
Same to Henry R. Beekman. 2 assigns. 3,815
Same to Eliza M. Sloane. 7 assigns. 14,975
The Female Academy of the Sacred Heart to Robert Winthrop. 10,913
Same to same. 11,159
Title Guarantee and Trnst Co. to Cortlandt de P. Field. 7,000
Vermilye, Charles A. to Theophilus A. Browler. 2,019
Same to same. 707
Ward, George E. to Edward L. Snyder and ano. exrs. &c., Samuel F. Engs. 6,000
Waitzfelder, Lena to Richard H. Casey. 3,042
Wells, James N. trustee Clement Moore to James Condie. 1,401
Williams, Moses T. to John M. Williams. 10,218
White, John and John B. Rebol trustees Lewis J. White to Wilfred L. White. Assigns 7 morts. nom

KINGS COUNTY.

NOVEMBER 21 to 26—INCLUSIVE.

Alber, Mary to John H. Scheidt. \$400
Beaudet, Homer J. to Elizabeth W. Aldrich. nom
Clement, Nathaniel H. to Edward J. O'Flynn. 3,750
Cassidy, William H. et al. exrs. Mary A. Cassidy to William H. Cassidy. 4,500
Same to Maria E., Cecilia J. and Josephine Cassidy. 3,500
Drake, John J. to Bertha Duryea. 1,200
Same to same. 700
Darling, Daniel P. to The Dime Savings Bank of Brooklyn. 3 assigns. 18,000
Grauer, John G. to Emilie Huber. 12,000
Same to Otto Huber. 13,000
Same to same. 5,500
Hauser, Matthias to Jacob Goepferrish. 2,000
Herr, Charles and William Clemett to Charles Herr. 2,850
Hoyt, Susan E. et al. exrs. Joseph B. Hoyt to Susan E. Hoyt et al. trustees for Susan E. Hoyt. nom
Same to Susan E. Hoyt. nom
Ireland, John H. to Ida C. Ireland. nom
Jahn, Gustave A. to Edwin Packard, trustee for Elizabeth H. Callender. 2,000
Kissam, W. Ryerson to Elizabeth Kober. 5,500
Same to same. 5,500
Koop, Johannes trustee Pauline Jackson to The Farmers' Loan and Trust Co. trustee Pauline Jackson. nom
Lloyd, Henry exr. John H. Lloyd to The Union Trust Co., New York. 5,000
Lewis, Lester A. to Whitman W. Kenyon. Macpherson, Cordelia E. extrx. Gardner G. Yvelin to Maria Runyan. 3,200
McNeil, John to Kittie Denison, Newark, N. J. 2,000
Mitchell, Mary P. to Alice B. Cooper. 2,033
Myers, Caroline to Maurice Meyers. 3,500
Ogden, Alfred to The People's Trust Co. 8,000
Same to same. 16,000
Powell, Sarah H. to Sarah L. Frost. 3,000
Same to Mary G. Field, Portchester, N. Y. 3,000
Same to Esther A. Frost. 3,000
Same to Joann W. Sewall. 2,750
Penfield, George J. to Hugh Woods. 5,750
Quackenbush, Ellen J. to Arthur K. Buxton. 1,500
Reilly, Anna M. widow to C. H. Winslow. 1,000
Rofkar, John exr. John Bond to James W. B. Rockwell and ano. exrs. Catharine E. Rockwell. 3,500
Simon, Joseph exr. Joseph Simon to Elisabeth McSorley. 3,000
Smith, Howard J. to Sophia C. Smith. 600
Smith, Morton B. exr. Joseph W. Hilyard to James H. Tully. 3,000
Stelle, Joseph B. to The Long Island Bank. 1,000
Thattford, Gilbert S. to George R. Poole. 1,000
The Dime Savings Bank of Brooklyn to The Mut. Life Ins. Co. 3,000
Title Guarantee and Trust Co. to The Brooklyn Female Employment Society. 5,000
Same to Hagemeyer & Brunn. 8,000
Same to same. 9,000
Same to The Mutual Life Ins. Co. 2 assigns, each \$5,000. 10,000
Same to The East Brooklyn Savings Bank. 4,000
Same to Mary H. Powers. 8,000
Same to The East Brooklyn Savings Bank. 10,000
Same to Nellie M. Tousey guard. Ralph, Elizabeth and Louis Tousey. 720
Tebo, William M. to Michael and Richard Gibbons. 1,171
Union Trust Co., New York, committee John H. Lloyd to Henry Lloyd exr. John H. Lloyd. 5,000
Vanderveer, John A. and Charles exrs. Abraham Vanderveer to The Dime Savings Bank of Brooklyn. 6,000
Vogel, Henry to Euellia Crandall. 6,000
Wayland, E. Julia to Arthur K. Buxton. 1,500
West Brooklyn Land and Improvement Co. to The Title Guarantee and Trust Co. 2 assigns., each \$2,500. 5,000
Williamsburgh Savings Bank to William Ulmer. 4,603
Same to same. 3,580
Wilson, Robert to Emily V. Daly. 150
Wolf, Katharina to Rudolph Kunzer. 2,500

of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

NEW YORK CITY.

Nov.
26 Achelis, Thomas J } J P Morgan.... \$608 70
26 Achelis, John
26 Ashton, T Edward—Wendell Leach 124 34
26 Anspach, Aaron—Julius Catlin.... 720 45
26 Aarons, Louis—W H Lee..... 823 26
27 Austin, Richard W—Manuel Knauth 127 26
27 Anstey, Henry L—Simon Desau... 60 68
27 Agar, James—L A Damson..... 102 83
27† Alexander, Leopold—A H Berrick. 59 50
27 Alliger, Elijah—George Peirce... 321 01
27 Aborn, Sargent—George Bleistein... 1,561 24
29 Adams, Edward—Maria Brann.... 22 50
29 Angel, Frank W, exr Phebe H Chace—W S McCormick..... 54,680 56
23 Boyer, Mary V—Paul Belz..... 283 87
23 Browne, Edward—Henry Schiffer.. 120 44
23 Boles, George J—Louis Krug..... 102 50
23 Brown, Andrew—Mechanics and Traders' Bank..... 5,593 36
25 Bragg, Henry T, Jr—Emma L Davies, extrx..... 717 16
25 Bohan, Cornelius—G W Venable... 89 78
25 Bogart, William H P—C H Stone-bridge..... 165 21
25 Baillie, Hannah—F B Thurber..... 90 73
26 Bliss, Josie A—Thomas Sullivan... 359 55
26 Beale, Alfred—W S O'Connor..... 276 47
26 Bradbury, Charles—Isaac Hendrix. 762 35
26 Both, Herman—H A Smith, exr.... 75 1f
26 Brown, Richard F—Mathew Dean... 399 46
26 Buckley, Martin—H E Janes..... 63 29
27 Brown, Grant H—J V Cockroft.... 107 50
27 Beuermann, Louis F—T H Mulch... 87 36
27 Brown, Patrick—T H Rohdenburg. 155 87
27* Baumgart, Michael M } G u s t a v Baer, Isaac Falk..... 286 03
27 Boylan, Terence C—T B Kerr..... 181 65
29 Bruce, Wallace—Louis Windmuller Connelly, John } Union Rattan Conalen, Daniel T } Mfg Co.... 902 45
23 Contanseau, Ludovic—H H Yard... 20,216 58
25 Cuff, Patrick—E J Flynn..... 180 81
25 Cole, Rosalvo F—Ernst Kirstein... 143 85
25 Cole, Charles R—George Stanton... 995 77
26 Coleman, Charles M—Phœnix Glass Co..... 143 98
27 Crane, Michael—M M Valentine... 169 71
27 Courter, Alphense A—W F Widmayer..... 1,402 80
29 Cuyck, Walter A } W M B Gracuyck, Katharine F } venhorst... 524 65
29 Creagan, Michael J—Louis Windmuller..... 555 08
29* Casey, James—Joseph Jacobs.... 31 30
29 Chase, Phebe H, extrx George K Chace—W S McCormick..... 54,680 56
22 De Witt, Peter—E A Ridley... costs 40 34
23 De Kraft, William R—Rudolph Einbiger... 251 90
23 Daniels, Leonard H—R C Williams. 92 21
23 Drew, James B C—Ogden Brower... 399 93
25 Dietrich, Charles—G W Venable... 106 70
26 Dunker, John F } Sarah Stake.. 400 52
26 Dunker, Katharina }
26 Donovan, William J—Cherouvy Printing and Publishing Co..... 92 96
26 Day, Orrin W—G W Van Slyke..... 225 93
26 Dalzell, R E—H V Raynor..... 77 55
26 Dady, Michael J—Ansonia Brass and Copper Co.... 2,620 19
27 Davidson, Adolph—Simon Dessau... 205 00
27† De Lavalette, Amelia M—J J Thornley..... 181 36
29 Dunkly, William B—Michael Lynott 78 05
29 Davis, Alva E—A A Pottier..... 137 38
26 Ebberts, Barbara—C A Burgess.... 109 50
27 Ellinger, Arnold—N J Walsh.... 2,017 88
23* Frost, Mahlon S } Eleventh Ward Frost, Edward J } Bank..... 241 43
25 Foley, Mary Ann—C S Hunter..... 29 05
25 Fackler, George W—Third Nat Bank of Cincinnati..... 1,952 25
25 Fowler, William, Jr—Samuel Streit 1,370 01
25 Frost, Mahlon S—N L Roosevelt... 1,424 05
25 Fhege, August—Joseph Pool, assignee..... 209 15
26 Frost, Mahlon S } Wm McDonough Frost, Edward I }
26 Furber, Charles W—Albert Blackburn..... 135 61
27 Finkle, Alexander I—Henry Rafalsky..... 237 00
27 Freeman, George E—G R Brown... 216 00
27 Fischer, Hugo—J G Powers..... 229 77
27 Fenelon, Thomas R—James Bond... 551 61
29 Ferguson, James H, individ and exr of Henry W Lovejoy—Louis Windmuller..... 555 08
29 Fhee, George—M B Edinger..... 428 00
23 Garrison, Ferdinand C—S L Laderer..... 114 77
25 Grossman, Carl—G W Venable.... 156 35
26 Greene, John—Lamson Consolidated Store Service Co.... 113 03
27 Grimke, William H—G R Brown... 269 83
27 Gunther, Samuel—Rudolph Schoverling..... 672 66
27 Goddard, Alice S Ely—J D Crimmins..... 438 00
27 Gippert, Frederick—Charles Kaufman..... 189 57
27 Gruhn, Harriett—C M Evarts..... 120 31
29 Gardner, Patience M—James Philp. 3,122 10

29 Gahan, Aloysius C—T C Oslyn.... 38 08
29 Goldschmidt, Charles—Emil Oelbermann..... 110 18
29 Gibbons, Rose M—Oscar Taussig... 580 70
23* Hafelfinger, Mary—Lewis Steinhardt..... 31 30
23 Hunter, William T—Campbell Printing Press Mfg Co..... 165 65
23 Herrick, James F } Riverside Holbrook, Francis W } Bank... 246 67
23 Hoernberg, John H—J C Gavagan.. 143 63
25 Hearne, Charles C—Charles Edgar. 84 50
25 Hoyt, William R—Franklin Brass Co..... 73 37
25 Hurley, Joseph C—G E Guerrier... 818 44
25 Halsey, John D—A V Marckwald.. 68 09
25 Hartt, Henry A—H R Bayne..... 91 61
25 Herzberg, Moritz—F B Thurber... 296 05
26 Heshinowitz, Isaac—Harris Plager. 429 22
26 Hunt, John A—Mutual Watch Co... 40 50
26 Heshinowitz, Isaac—Mark Hirsh... 131 22
26 Haw, William—Martin Smith..... 132 28
26 Hourigan, Patrick J—J E Thompson..... 1,156 07
26 Hoyt, Noah B—Jacob Bossert..... 122 00
26 Hurd, George A—Karl Kahnweiler 116 81
26 Hayes, Richard F—R S Roberts... 1,261 13
27 Humphrey, Asahel W, admr—Jacob Oppenheimer..... 1,911 29
27 Hansell, William S—T D Anderson. 2,290 41
27 Hill, Robert—Richard Gaffney.... 45 50
27 Heshinowitz, Isaac—Simon Pollack 319 65
29 Holz, Ernst—William Peter..... 322 42
29 Hazard, Rowland N } J R Caswell Hazard, John C } 9,675 01
29 Heinemann, Oscar—Emil Oelbermann..... 110 18
29 Hauff, Herman—George Mackenzie 174 65
29* Haupt, Baptist—M B Edinger..... 428 00
23 Isham, Harry S } E P Durant. . 332 72
23 Isham, Frederick A }
26 Janssen, Frank—Andrew Ward.... 121 97
26 Jacobs, Rachel—David Rosenberg. 731 89
26 the same—W E Tefft..... 695 21
29 Jacobs, Rachel—J L Fransen..... 87 97
23 Krahe, George H—Nason Mfg Co. 143 88
23 Kretner, William—G V N Baldwin. 47 83
25 Kilpatrick, James } Nat Bank of Kilpatrick, Walter F } Newburgh 2,035 26
25 Kern, Fred—Henry Hahn..... 96 34
25 Kahn, Louis—Edward Marscheider 286 52
25 the same—Abraham Vanderbeck..... 223 80
26* Kilpatrick, } The Nat Tradesmen's Bank of New Haven 1,854 65
26 Kilpatrick, }
27 Krentzel, Henry—Carl Doring..... 328 59
27 Klinker, Herman D—Valentine Cook..... 147 91
29 Kerby, John } A B Muir..... 366 34
29 Kerby, John E }
29* Kesner, Albert—Henry Kraus..... 1,203 57
29 Kilpatrick, Walter F—Twelfth Ward Bank, N Y..... 1,805 83
23 Levy, Julius A—Herman Stein.... 495 51
25 Lynch, Terence J—Charles Weimann..... 103 12
25 Laurosch, Wilhelmina—Karl Koeniger..... 112 00
25 Lapenta, Guiseppi—Gustav Aschenbrenner..... 113 24
25 Lenendowsky, John—F B Thurber. 101 28
26 Levy, Israel—Hugo Meyer..... 1,070 84
26 Lange, Charles, treasurer Calvary Baptist Mission Sunday-school—E B. Holbrow..... 162 62
26* Lemlein, Philip—Philip Appel.... 27 50
27 Lederer, Jacob } Thomas Quayle 837 35
27* Lederer, Abraham }
27 Lambert, Edward—C F Holtz..... 48 17
29 Lovejoy, Henry W, } Louis Wind-individ and exr } muller..... 555 08
29 Lovejoy, Susan C }
29 Lett, Margaret M } Julius Candel.. 1,710 23
29 Lett, William F }
23 Michelson, Isaac, an infant by guard—Joseph Applegate..... 89 84
23 Miller, John—A L Lascelles... costs 85 03
26 Mack, Simon } Harriet B Wil-Mayer, Ferdinand } merding.... 6,522 94
26 Mack, Henry S }
26* Mayer, Benjamin } the same.... 5,570 60
26* Mayer, Ferdinand }
25 Menendez, Jose—John Kress Brewing Co..... 94 65
25 Marsden, Yates—William McKenna 88 00
25 Moriarty, Patrick J—John McCann 226 32
26 Manson, Sinclair } William Grif-manson, Mary } iths..... 86 55
25 Mulroney, William—R C Brower... 314 32
26 Muller, Carl—J P Morgan..... 608 70
26 Martin, Charles G } Hattie W Bliss 385 40
26 Martin, William C }
26 Marchbank, Henry B—A T Compton 1,712 23
26 Mayers, Isaac—B W Wolf..... 72 82
27 Morton, W O—E M Fox..... 87 15
27 Moll, Hannah—Rudolph Schoverling..... 672 66
29 Muench, Ludwig—Henry Kress... 1,203 57
29 Mackinnon, Catharine—John Kearney..... costs 109 11
29 Meyer, Bernard—Joseph Jacobs 31 30
29 Mortimer, Edwin M—H T Peirce... 72 66
29 Mangold, Magdalena—H W Cordts. 142 87
25 McKenzie, John } Elizabeth McPherson, Duncan } Lewers.... 1,129 01
26 McCallum, Douglas—Campbell Printing Press Mfg Co..... 248 88
26 McGovern, Joseph—Isaac Roth.... 102 87
27 McMannus, Patrick H—J W Haaren..... 777 19

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those

Table listing names and addresses in Kings County, including McDonald, George A—G R Brown, McEntee, George H—A B Muir, Mackinnon, Catharine D—John Kearney, etc.

Table listing names and addresses in Kings County, including Smith, George W—Richard Vom Hofe, Tannenbill, Frank A, Jr—Annie Yeamans, Thurber, Samuel M—F B Thurber, etc.

Table listing names and addresses in Kings County, including Fuller, Robert C—D McCarthy, Farley, Charles B—C Kenyon, Frost, Mahlon S—N L Roosevelt, etc.

KINGS COUNTY.

Table listing names and addresses in Kings County, including Nov., Armstrong, B J C—Kate Vause, Ames, Frank W—R M Fleming, etc.

SATISFIED JUDGMENTS.

NEW YORK.

November 23 to 29—Inclusive.

Table listing names and addresses in Kings County, including Aaron, Emil—Daniel Goldschmidt, Alter, Joseph—Charles Lewis, Armstrong, Abner—C W Benson, etc.

Table listing names and addresses with associated numbers, including entries like 'Same—same (1888)', 'Kelly, Thomas P', 'John Roche agt Henry Fogleschmidt', etc.

Table listing names and addresses with associated numbers, including entries like 'John Roche agt Henry Fogleschmidt', 'Alexander Colter and Solomon Oppenheim', 'Sixty-eighth st, No. 148', etc.

Table listing names and addresses with associated numbers, including entries like '26 Warwick st, w s, 140 n Livonia av, 20x100', 'Same agt Mary O'Donnell, owner, and Franz V. Anderson, contractor', etc.

SATISFIED MECHANICS' LIENS.

Table listing names and addresses with associated numbers under the heading 'SATISFIED MECHANICS' LIENS.', including entries like 'Nov.', '23 Thirteenth st, n s, 88 w Av C, 250x103.8', etc.

KINGS COUNTY.

Table listing names and addresses with associated numbers under the heading 'KINGS COUNTY.', including entries like 'Allen, John—J W Rhodes. (1889)', 'Bennett, P F—Frederick Muller. (1889)', etc.

Table listing names and addresses with associated numbers under the heading 'KINGS COUNTY.', including entries like 'Nov.', '21 Rockaway av, e s, 100 n Belmont av, 25x100', 'R. Cummings' Sons agt L. Ratner, owner and contractor', etc.

Table listing names and addresses with associated numbers under the heading 'KINGS COUNTY.', including entries like 'Nov.', '23 Thirteenth st, Nos. 338-342, s s, abt 172 e 2d av, 84 ft. front. Johann Braun agt Zimmermann and Charles Bromme', etc.

MECHANICS' LIENS.

Table listing names and addresses with associated numbers under the heading 'MECHANICS' LIENS.', including entries like 'Nov.', '23 Ninety-sixth st, n s, 200 w 9th av, 125x100', 'Patrick Goode agt John C. Graham, owner, and Clark & Dolan, contractors', etc.

Table listing names and addresses with associated numbers under the heading 'MECHANICS' LIENS.', including entries like 'Nov.', '23 Ninety-sixth st, n s, 200 w 9th av, 125x100.11', 'Patrick and J. J. Farley agt John C. Graham, owner and contractor', etc.

Table listing names and addresses with associated numbers under the heading 'MECHANICS' LIENS.', including entries like 'Nov.', '22 Hancock st, s s, 321.6 e Reid av, 36x100', 'The New York Gas Fixture Co. agt Charles L. Pashley, owner and contractor', etc.

† Cancelled of record by order of Court. * Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

Table listing names and addresses with associated numbers under the heading 'KINGS COUNTY.', including entries like 'Nov.', '22 Hancock st, s s, 321.6 e Reid av, 36x100', 'The New York Gas Fixture Co. agt Charles L. Pashley, owner and contractor', etc.

25+Same property. Frederick Bratz agt same. (Aug. 27, 1889).	9 99
25+Same property. Valdemar Just agt same. (Aug. 27, 1889).	16 00
25+Same property. Fritz Schmidt agt same. (Aug. 27, 1889).	13 69
25+Same property. Charles Ebbeson agt same. (Aug. 27, 1889).	12 21
25+Same property. Ignatz Dittmayer agt same. (Aug. 27, 1889).	6 66
25+Lorimer st, w s, 195 n Norman av, 25x100. Francis O. Christian agt Mr. Maxwell, owner, and John Fallon and Philip Bonifate, contractors. (Aug. 27, 1889).	37 00
25+Same property. Ignatz Dittmayer agt same. (Aug. 27, 1889).	29 23
25+Same property. Charles Ebbeson agt same. (Aug. 27, 1889).	17 76
25+Same property. Gottlieb Straehl agt same. (Aug. 27, 1889).	9 00
25+Same property. Karl Kutt agt same. (Aug. 27, 1889).	18 87
25+Same property. Karl Greisinger agt same. (Aug. 27, 1889).	6 51
25+Same property. Fritz Schmidt agt same. (Aug. 27, 1889).	15 54
27 Lexington av, s e cor Lewis av, being Nos. 631 and 633 Lexington av and Nos. 201-207 Lewis av. The Butler Hardware Co. agt Thomas H. Robbins, owner and contractor. (Nov. 15, 1889).	347 82
27 Fulton st, s e cor Hemlock st, 153x78. Richards & Taylor agt Bertil O. Gronen, owner and contractor. (June 17, 1889).	83 08
27 Fulton st, s e cor Hemlock st, 50x100. R. Cummings' Sons agt same owner and contractor. (June 27, 1889).	188 98

+Discharged by order of Court.

BUILDINGS PROJECTED.

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

Copies of the laws relating to the construction of buildings in this city can be obtained at the office of THE RECORD AND GUIDE in pamphlet form. Price, 25 cents.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Bank st, No. 46, five-story stone tenem't, 20x79, tin roof; cost, \$13,000; Wm. Rankin, 253 West 51st st; ar't, J. W. Cole. Plan 1911.
 Bedford st, No. 48, five-story stone tenem't, 22.6x65, tin roof; cost, \$12,000; Wm. Rankin, 253 West 51st st; ar't, J. W. Cole. Plan 1913.
 Madison st, Nos. 84 and 86, two five-story and basement brick and stone flats, 25x90 each, tin roofs; cost, \$19,000 each; Albert Stake, Stapleton, S. I.; ar't, A. I. Finkle. Plan 1917.
 Stanton st, Nos. 228 and 230, five-story brick and stone flat, 33.4x56.4, tin roof; cost, \$32,000; ow'r and ar'ts, Schneider & Herter, 48 Bible House. Plan 1906.
 Worth st, Nos. 125 and 127, n s, seven-story brick store, 50.1x87, tin roof; cost, \$60,000; Frederick Woehr, 29 2d av; ar'ts, Buchman & Diesler. Plan 1924.
 West Broadway, No. 43, three-story brick store and lofts, 16.6x50, tin roof; cost, \$6,000; Philip McDowell, 214 9th av; ar't, M. C. Merritt; m'ns and c'rs, McMurray & Co. Plan 1927.
 Willett st, No. 116, five-story and basement brick and stone flat, 25x88.6, tin roof; cost, \$22,000; August Ruff, 56 Norfolk st; ar'ts, Schneider & Herter. Plan 1923.

BETWEEN 14TH AND 59TH STREETS.

31st st, Nos. 339, 341 and 343 W., two five-story brown stone flats, 25x88.6, tin roof; cost, each, \$22,000; M. H. Gillespie, 339 West 47th st; ar't, F. A. Minuth. Plan 1914.

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

72d st, s s, 313 e 1st av, four five-story brick flats, 25x88, tin roof; cost, \$20,000 each; Jno. McLean, 73 East 109th st, and Jno. J. Molly, 78 East 115th st; ar't, A. Spence. Plan 1902.
 106th st, s s, 100 w Madison av, five-story brick and stone tenem't, 20x80, tin roof; cost, \$12,000; ow'r, m'ns and c'rs, J. W. Warner and Chas. Stevens, 106th st and 5th av; ar't, Wm. Graul. Plan 1903.
 Av B, n w cor 83d st, four five-story brick flats and stores, 26.2x76 on corner, others 25.-x80 and 64, tin roofs: cost of corner building \$20,000, others \$15,000 each; Schreiner Bros., 512 East 84th st; ar't, E. Wenz. Plan 1909.
 83d st, n s, 80 w Av B, five-story brick flat and store, 18x72, tin roof; cost, \$15,000; ow'r and ar't, same as last. Plan 1910.
 83d st, s s, 198 w Av B, six five-story brick and stone flats, 25x68 each, tin roofs; cost, \$16,000 each; Geo. Schreiner, 512 East 84th st; ar't, E. Wenz. Plan 1925.
 Av B, w s, 51.4 s 83d st, two five-story brick flats and stores, 25.6x70 each, tin roofs; cost, \$16,000 each; Louis Lochman, 545 East 84th st; ar't, E. Wenz. Plan 1926.

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

100th st, n s, 75 e 10th av, five-story brick and stone flat, 25x58.6, tin roof; cost, \$16,000; Jno. C. Barth, 31 West 99th st; ar't, J. W. Cole. Plan 1912.
 102d st, s s, 100 e 9th av, five five-story flats, stone to second story, brick and stone above, 30x75, tin roof; cost, \$25,000 each; Clarence Bishop, Clifton, N. J.; ar't, J. E. Dwyer; m'n, G. H. Chamberlain; c'r, A. Gordon. Plan 1905.
 95th st, n s, 100 e 10th av, and 96th st, 100 e 10th av, two five-story brick and stone flats, 50x90.8 each, tin roofs; cost, \$42,000 each; F. W. Styles, 269 West 134th st; ar't, S. M. Styles. Plan 1920.

NORTH OF 125TH STREET.

135th st, No. 183 W., four-story basement and cellar brick and stone dwell'g, 25x26 and 43.6, tin roof; cost, \$8,000; Wm. Whitehead, 2301 7th av; ar'ts, Berg & Clark. Plan 1921.
 135th st, No. 184 W., four-story basement and cellar brick and stone dwell'g, 25x30 and 42, tin roof; cost, \$8,000; ow'r and ar't, same as last. Plan 1922.
 159th st, 38½ n of northerly line of 159th st and 1½ w of westerly line of 8th av, on docks, one-story iron boiler and engine-house, 33½x41, corrugated galvanized iron roof; cost, \$7,000; Manhattan Railway Co., 71 Broadway; ar't, Asst. Engineer Manhattan Railway Co.; m'n, J. D. Crimmins; iron work, J. B. & J. M. Cornell. Plan 1904.

23D AND 24TH WARDS.

Tiffany st, e s, 200 n 165th st, two-story frame dwell'g, 20x34, tin roof; cost, \$2,500; Fred'k Korner, cor Tiffany and 165th sts; ar't, M. J. Garvin. Plan 1908.
 Courtlandt av, w s, No. 721, 31 n 155th st, one-story frame store, 19x35, tin roof; cost, \$2,000; Jno. Struckman, 719 Courtlandt av; ar't, S. F. Berry; c'r, A. Wier. Plan 1918.
 Creston av, w s, 140 s 181st st, one-story frame dwell'g, 20x30, shingle roof; cost, \$1,200; P. B. Peterson, 471 East 148th st; ar't and c'r, T. T. Peterson. Plan 1907.
 Morris av, n w cor 152d st, four-story brick flat and store, 25x75, tin roof; cost, \$15,000; Francis Habelitz, 309 East 8th st; ar't, M. J. Garvin. Plan 1915.
 Morris av, w s, 25 n 152d st, four-story brick flat, 25x-, tin roof; cost, \$12,000; Jos. Eagan, 533 East 148th st; ar't, M. J. Garvin. Plan 1916.
 Bronx River, west bank, 500 n Westchester av, two-story frame stable, shingle roof, 42x20; cost, \$600; N. K. Freeman, 1534 West Farms road; ar't, C. C. Churchill. Plan 1919.

KINGS COUNTY.

Plan 2451—Fulton st, n s, 138 e Lewis av, one one-story frame shop, 11x25, felt roof; cost, \$20; ow'r, John Reilly, Elton st, near Atlantic av.
 2452—Madison st, n s, 125 e Throop av, one three-story brick dwell'g, 25x55, tin roof, iron cornice; cost, \$6,000; ow'r, Henry B. Hill, 1161 Fulton st; ar'ts, A. Hill & Son.
 2453—Truxton st, n w cor Stone av, one four-story brick tenem't, 20x50, tin roof, wooden cornice; cost, \$8,000; ow'r, Thos. H. Smith, 1903A Atlantic av; ar'ts, A. Hill & Son.
 2454—Truxton st, n s, 20 w Stone av, four four-story brick tenem'ts, 20x50, tin roofs, wooden cornices; cost, \$7,000 each; same as last.
 2455—Seigel st, n s, 150 e Ewen st, one four-story frame tenem't, 25x70, tin roof; cost, \$6,000; ow'r, David St. r'n 132 Cook st; ar'ts, Schrempf & Loeffler; br, Henry Loeffler, Jr.
 2456—Dresden st, w s, 200 n Arlington av, one two-story frame dwell'g, 22x32, tin roof; cost, \$2,000; Patrick Spain, 192 York st; br, D. Laing.
 2457—27th st, n s, 115 w 4th av, four three-story brick tenem'ts, 16x50, tin roofs, wooden cornices; cost, \$3,000 each; M. Dalton, 27th st, near 4th av.
 2458—De Kalb av, n w cor Hamburg av, one one-story frame store, 25x48x26.8x41.8, tin roof; cost, \$300; Paul Kob, 173 Central av; br, George Ochs.
 2459—Elizabeth st, s s, 200 w Otsego st, one one-story frame shop, 45x93, gravel roof; cost, \$900; Handren & Robins, 126 Washington st, New York; br, A. Dyck.
 2460—13th st, n s, 96 w 7th av, one three-story brick stable, 25x75 tin roof, wooden cornice; cost, \$6,000; ow'r and ar't, George A. Van Orden, 418 17th st; br, not selected.
 2461—De Kalb av, n w cor Waverley av, three three-story and basement brick dwell'gs, 20x57, tin roofs, iron cornices; total cost, \$40,000; Joseph Fahyes, cor Clinton and De Kalb avs; ar't, M. W. Morris; br, P. Cleary.
 2462—18th st, n s, 400 w 3d av, one one-story frame shed, 40x23.8, gravel roof; cost, \$1,000; ow'r, ar't and br, South Brooklyn Saw Mill Co., cor Hamilton and Prospect avs.
 2463—18th st, n s, 400 w 3d av, one one-story brick boiler room, 16.8 and 20x108.6, gravel roof; cost, \$2,000; same as last.
 2464—Scholes st, n s, 75 w Waterbury st, one one-story frame chicken house, 13x15, tin roof; cost, \$45; ow'r, G. Bruns, 84 Stagg st.
 2465—Lincoln av, e s, 50 n Adams av, one two-story and attic frame dwell'g, 21.6x26, shingle roof; cost, \$2,500; ow'r and br, William G. Osborn, Welden st, cor Crescent st.
 2466—Bergen st, No. 125, n s, 75 w Hoyt st, one one-story brick shed, 25x75, tar and gravel roof, brick cornice; cost, \$350; ow'r and br, Geo. W. Ihrig, 278 South 3d st; ar'ts, Bellard & Crowell.
 2467—Covert st, n s, 150 e Evergreen av, seven two-story and basement frame (brick filled) dwell'gs, 18x40, tin roof; cost, \$2,500; ow'r and br, Wm. H. Barton, 36 Vigelius st; ar't, J. E. Dwyer.
 2468—Monroe st, n s, 200 e Sumner av, one one-story brick shed, 10x60, tin roof; cost, \$400; ow'r, Wm. Crozier.
 2469—2d av, w s, 230 n 9th st, one one-story brick office, 20x30, tin roof; wood cornice; cost, \$500; The Hart Bagging Co., on premises; ar't, D. E. Harris; br, not selected.
 2470—Thatford av, w s, 100 n Sutter av, one one-story frame stable, 11x20, tin roof; cost, \$150; Ph. Rothberger, on premises.
 2471—Prospect pl, s s, 174.4 e Franklin av, one one-story brick dwell'g, 23 and 31x16, gravel roof; cost, \$500; ow'r, ar't and br, F. J. Ashfield, 631 St. Marks av.

2472—Stockton st, s s, 175 w Marcy av, three three-story frame (brick filled) dwell'gs, 25x56, tin roof; cost, \$4,500 each; ow'r and br, Geo. Straub, 807 Willoughby av; ar't, Th. Engelhardt.
 2473—51st st, n s, 350 e 6th av, one one-story frame stable, 25x40, felt roof; cost, \$350; Morris Fitzgerald, 56th st, near 3d av; br, H. Stafford.
 2474—Rochester av, n w cor St. Marks av, one three-story frame (brick filled) dwell'g, 23x45, tin roof; cost, \$3,500; Edward Wolkie, cor Buffalo av and Butler st; ar't, J. D. Bogert; br, A. Zink.
 2475—Rock st, n w cor Morgan av, two three-story frame (brick filled) dwell'gs, 25x57, tin roofs; total cost, \$9,500; J. A. Rice, 32 Bogart st; ar'ts, Schrempf & Loeffler.
 2476—Harman st, s s, 220 w Wyckoff av, one one-and-a-half-story frame stable, 15x15, tin roof; cost, \$50; Niel McNulty, on premises.
 2477—Prescott pl, w s, 120 n Atlantic av, one one-and-a-half-story frame stable, 23x16, gravel roof; cost, \$335; James Atkinson, Herkimer st; br, O. S. Totten.
 2478—Dresden st, w s, 100 n Ridgewood av, one one-story barn, shingle roof; cost, \$20; A. Schneider, on premises; br, C. Riger.
 2479—Banker st, e s, 120 s Calyer st, one two-story frame factory, 41x61, felt and gravel roof; cost, \$1,500; Clark D. Rhinehart, Sheriff's office; ar't, J. C. Snackenberg; brs, Randall & Miller.
 2480—Greenpoint av, one one-story ferry house, 40x21, tin roof; cost, \$1,000; The Tenth & Twenty-third Street Ferry Co., on premises; ar't and br, Bonnington.
 2481—Kosciusko st, n s, 200 e Reid av, two four-story brick dwell'gs, 25x60, tin roofs, iron cornices; cost, \$10,000 each; ow'r, ar't and br, Peter Johnson, 21 Kossuth pl.
 2482—Sheffield av, e s, 125 s Liberty av, one two-story and attic frame dwell'g, 20x30, tin roof; cost, \$2,000; George Lebert, on premises; ar't, L. Schillinger; br, F. Gundermann, Jr.
 2483—Ralph av, e s, 125 n Atlantic av, one one-and-a-half-story frame stable, 20x15, tin roof; cost, \$150; I. Geossert, 11 Suydam pl; br, O. S. Totten.
 2484—Prospect pl, No. 1257, n s, bet Troy and Schenectady avs, one one-story frame shed, 10x10, gravel roof; cost, \$25; E. L. Morrison, 1263 Prospect pl.

ALTERATIONS NEW YORK CITY.

Plan 2067—8th st, No. 317 E., one-story extension, 20x30, and walls altered; cost, \$1,700; Mrs. Catharine Herlich, on premises; m'n, F. Schaaf; c'rs, Lehmann & Passholz.
 2068—8th av, No. 904, interior alterations; cost, \$150; Wm. Bell, exr., 302 West 54th st; c'r, W. Flock.
 2069—William st, No. 102, interior alterations, walls altered; cost, \$425; W. B. Dana and J. G. Floyd, on premises; ar'ts, G. H. Skidmore; c'r, J. Loving.
 2070—Highbridge road, n s, 150 w Valentine av, building extended; cost, \$240; ow'r and ar't, A. L. Washburn, Fordham, N. Y.; c'r, C. E. Newton.
 2071—29th st, Nos. 406 and 408 E., walls altered; cost, \$200; Mary Goodwin, 304 East 30th st; ar't, D. W. King.
 2072—73d st, No. 51 E., building raised, interior alterations and walls altered; cost, \$2,800; H. C. Rosenbaum, 115 East 78th st; ar'ts, Cleverdon & Putzel; c'r, J. Miller.
 2073—1st av, s e cor 72d st, one-story extension, 10x7.2; cost, \$100; G. Lange, 160 East 78th st; ar't, J. Brandt.
 2074—Pearl st, Nos. 358 and 360, raised one story, interior alterations and walls altered; cost, \$3,000; Josiah Partridge, 179 Prospect pl, Brooklyn; ar't, W. Hull.
 2075—128th st, No. 157 E., walls altered; cost, \$200; Hart estate, J. J. Nestell, exr., 257 Lenox av; ar't, Insurers Automatic Fire Extn. Co.
 2076—125th st, No. 31 W., walls altered; cost, \$1,400; A. J. Martin, Catskill, N. Y.; ar't, G. H. Griebel.
 2077—15th st, No. 12 E., one-story and basement extension, 22x4, interior alterations and walls altered; cost, \$3,000; W. J. Demorest, 21 East 57th st; ar't, C. B. J. Snyder.
 2078—Prospect av, e s, 391 n Westchester av, to be raised and moved 75 ft to the front, interior alterations, walls altered, doors and windows cut, &c.; cost, \$5,000; W. M. Jackson, Rye, N. Y.; ar't, R. E. Rogers.
 2079—Grounds of St. Johns College, Fordham, N. Y., one-story extension, 20x24, interior alterations and cellar concreted; cost, \$1,600; Board of Trustees St. John's College, Fordham, New York; ar't, m'n and c'r, B. Sheridan.
 2080—105th st, No. 403 E., building raised and brought forward abt 35 feet, cellar and basement to be extended, 22x21.8, cost, \$1,000; Jane Auld, on premises; ar't, A. Spence.
 2081—Madison av, No. 543, three-story extension, 11x27.8, with oriel window; cost, \$5,000; Theodore Moss, on premises; ar'ts, J. B. McElfratrick & Sons; m'ns, J. & L. Weber.
 2082—Market st, No. 30, roof raised, new store front and walls altered; cost, \$3,000; H. Weinstein, on premises; c'r, H. Horenburger.
 2083—Bayard st, No. 51, new plate glass store front; cost, \$500; Anna Rugen, on premises.
 2084—Maiden lane, Nos. 51 and 53, raise one story and walls altered; cost, \$7,000; Sam'l Trimble, 92 4th pl, Brooklyn; ar't, J. H. Farnsworth.
 2085—Spring st, No. 99, place 500 gallon tank on roof; cost, abt \$500; E. H. Carter, 10 Wall st.
 2086—Lispnard st, No. 35, one-story extension, 25x10; cost, \$500; Mary A. Manley, Summit, N. J.; c'r, M. Bowler.

Table listing real estate transactions in New York City, including property addresses, names of parties, and dates. Entries include East Broadway, No. 211; Henry Grossman; 15-12 years, from Dec. 1, 1889.

Table listing real estate transactions in New York City, including property addresses, names of parties, and dates. Entries include McGuire & McKenna, 460 West .. T C Lyman & Co.; Meyer, J. 551 Pearl... Bachmann B Co.

HOUSEHOLD FURNITURE.

Table listing household furniture transactions, including names of parties and addresses. Entries include Allison, Margaret, 110 Greenwich av... J Baumann; Ayling, Harriet A. 439 W 34th... O'Farrell & H.

Table listing household furniture transactions, including names of parties and addresses. Entries include Lesser, W. 214 E 77th... J Baumann; Martin, Mary K. 174 W 58th... I H Tefft.

CHATELS.

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

NEW YORK CITY.

NOVEMBER 23 TO 28—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures transactions, including names of parties and addresses. Entries include Bloom, J. 40 South... W Thompson. Restaurant; Byrne, T. J. 2451 3d av... A Hupfel's Sons.

MISCELLANEOUS.

Table listing miscellaneous transactions, including names of parties and addresses. Entries include Allen, W. E. J Snodgrass. Ice Route, Horses, Wagon, &c.

Table listing miscellaneous transactions, including names of parties and addresses. Entries include American Development Co. 45 Broadway... Marvin Safe Co. Safe.

Table listing various businesses and individuals in Kings County, including names like Henl, M. 86 E 4th...C Hamma, Drug Fixtures, and assignments of chattel mortgages.

KINGS COUNTY.

NOVEMBER 21 to 26—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures, including Bambi, N. 18 Union... HB Scharmann.

Table listing various businesses and individuals in Queens County, including names like Berger, A. 161 Leonard or 85 Stagg... F Ibert.

HOUSEHOLD FURNITURE.

Table listing household furniture items and businesses, including Adrian, R. 2266 Atlantic av... O'Connor & Treacy.

MISCELLANEOUS.

Table listing miscellaneous items and businesses, including Anderson, Hilda. 948 Herkimer... A Johnson.

Table listing various businesses and individuals in Westchester County, including names like Jenkins & McCowan. Campbell Press Mfg Co. Press.

BILLS OF SALE.

Table listing bills of sale, including Bermann, H. 586 Broadway... P Peters.

ASSIGNMENTS OF CHATEL MORTGAGES.

Table listing assignments of chattel mortgages, including Iba, C to S Liebmann's Sons B Co.

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, including Allen, W L—H Van Duyn, Waverly pl.... \$1.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Goldsmith, Meyer, B. Strauss, s s Mercer st 25 e...

MORTGAGES.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Attridge, Thomas—E Mulford, Orange...

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like The Courvoisier Wilcox Mfg Co—W R Alling...

CHATTEL MORTGAGES.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Basile, Nicholas, 91 Mercer st—M Perna...

JUDGMENTS.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Flynn, Thomas—Wilkinson, Gaddis & Co...

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Ackerman, Susan G—C Billings, J City...

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Parker, Joseph, Jr—Mary J Mackie, Kearney...

MORTGAGES.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Bancker, Ella A—W M Clayton, Bayonne...

CHATTEL MORTGAGES.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Adams, W D and Sophia, West Hoboken...

BILLS OF SALE.

Table listing names and addresses in the first column, with corresponding numerical values in the second column. Includes entries like Fischer, Edward, Bayonne—C J Farr...