

REAL ESTATE BUILDERS
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There is very little change to be noticed in the business situation. In the stock market and the principal departments of trade the usual midsummer inactivity prevails. The indications, however, are that we shall have an early fall season. The exports of gold are likely to be less than they have been, owing to the large increase in the supply of bills. The crop outlook, upon which, after all, the future principally depends, must be pronounced on the whole satisfactory, if not excellent. A large corn crop seems again not improbable; and this will mean heavy traffic for the railroads and a big increase in our live-stock supply. We are still feeling the benefits of the abundant corn harvest of last year in the large cattle shipments now being made—all the steamship accommodation to Europe for many weeks ahead being engaged. Another year of large crops could not fail to stimulate business and have a generally beneficial influence on the prosperity of the country.

More than once attention has been called to the demand by builders for lots south of 23d street as sites for flats and tenements. This demand has led to an increase in the price of available lots, and as high as \$20,000 was paid for lots on some of the side streets. This will be acknowledged to be a high figure, but now we have to record that it has been exceeded. Two lots on West 12th street, near 6th avenue, have changed hands at \$22,500 each, and the buyer covenants not to interfere with the light of adjoining buildings and to set the flats back some distance from the building line. Although it looks somewhat extravagant to pay such prices for lots for tenements and flat purposes, such builders as have confined their operations to the district in question have found a ready sale for the houses produced and have invariably commenced new work when able to secure the lots. After paying for the lots and putting up the buildings the figures which must be obtained from purchasers necessarily allow the latter a comparatively low interest on investments.

The State Board of Equalization have requested Commissioner Coleman to send to them the assessments made by the City Assessors on 2,000 pieces of property in New York. The assumption, of course, is that the selection was made haphazard, and that the proportion which the assessments hold to the true value of these pieces of property is good for the entire city. The selection, however, is made with considerable care for the interests of the State outside of the city. The scales which the Board of Equalization use have always had only one side to them. The two thousand pieces of property are as carefully selected as the top layer of strawberries in a huckster's basket. Any one with only a moderate knowledge of New York realty would find little difficulty in choosing a number of parcels that would show apparently very low assessments. Week after week property is transferred at fictitious figures, and, for the sake of deception, deeds are recorded containing the bogus consideration. All that would be necessary to make out a *prima facie* case of under-assessment would be to select property that had been treated in this way and the property adjacent to it, and then compare the assessment with the assumed value of the property as established by the sale. It might be asked, "What better proof of value could be given than the actual cash paid?" A has transferred his tenement at a bogus consideration to a "dummy." It is worth, say \$50,000, but the price put in the deed is \$75,000. It is easy enough to show, then, to any one who does not understand the tricks of the trade, not only that A's house has been assessed at too low a figure, but B's, adjoining, has been so treated. These bogus transfers are to-day one of the greatest evils in the real estate business. They create distrust and confusion. The official records are made the basis of "shyster" transactions. Real estate men, jealous of their reputation and interests, should bestir themselves to get a law passed making it illegal and punishable to state a fictitious consideration in a deed. If a purchaser wishes to keep his affairs private let him state the price paid as "nominal;" but he has no right to prostitute the city records for his own gain. Some time ago THE RECORD AND GUIDE

had a bill introduced at Albany to this end, but though it came near passing it was ultimately defeated in a way that seemed to indicate that the measure was touching detrimentally somebody's interests. There is, however, more need for such a bill to-day than ever, and an effort to pass one might be successful.

Now that the salt combination, or "trust" as it is loosely called, known as the North America Salt Company, is definitely established, we shall no doubt, as the price of salt advances, hear from certain quarters that it is all due to the "tariff;" and we shall be told once more that if it were not for the tariff we should need no trust legislation; but should be as free from monopolistic trade combinations as Great Britain is. More than once we have shown the folly of these assertions. There is no occasion to go into the controversy as to the merits of free trade and protection. Free trade may be sound, or protection may be sound; but this statement about trusts and the tariff is palpably absurd. There are trusts and trade combinations in England just as there are over here. In the first half of this year the capital of new trust companies registered in London amounted to nearly \$124,000,000, which certainly indicates that trusts are not doing so badly as one might suppose in a country where "they don't exist because of free trade." There is a salt combination in England known as the "Salt Union." Its capital is \$20,000,000, though at the time of subscription the British public, that knows nothing of trusts except as a distant American institution, applied for the securities to the extent of \$200,000,000—a sum nearly equal to the capitalization of the lead, sugar, cotton oil, distillers and cattle feeders, and American cattle trust in this country. What nonsense it is then to continue to ascribe the existence of trusts wholly or principally to the tariff.

Reviewing the building figures published in THE RECORD AND GUIDE at the first of this month the *Financial Chronicle* says: "The new (railroad) mileage built in 1887 was distinctly the largest for any single year in the history of the country. The new building projects in New York in the same period were also exceptionally large. The reaction in 1888 in both cases followed from a like cause—that is, the work had been overdone, and a halt became necessary. But here the parallel ceases. In the sections where railroad building has been most active in recent years, inducements for further new ventures seem to have been entirely withdrawn, and numerous and potent influences are working against an early resumption of activity. From these special difficulties attending investments in railroad undertakings, real estate operations of course have been free. These latter have not been hampered in that way, and though the experience of many builders and real estate investors during 1887 and 1888 was far from encouraging, yet the effect upon the public mind was less disastrous and damaging than the similar unfavorable outcome of railroad transactions. Special parties have suffered losses, but confidence in the growth of New York City has remained unimpaired. It is perhaps questionable whether this sudden upward start again in new building projects is desirable or wise."

In the last week of March THE RECORD AND GUIDE analyzed the remarkable activity which commenced early this year, and warned those concerned that it was not warranted by the condition of the market. Nothing has occurred to call for a modification of this opinion. The activity in building has continued, but the condition of the market has not materially improved. The immense amount of work done in 1886, and especially in 1887, overstocked the market, and the quieter times in 1888, while they bettered the situation somewhat, did not by any means justify a resumption of the phenomenal activity of 1887. Yet that is what has happened. Eliminating the fictitious plans filed in 1887, due to the contemplated change in the building law, the amount of new construction this year may be regarded as the largest in the history of the city, the filings for every month, with the exception of March and April, having been more than a million dollars in excess of those of 1887. The figures for March and April, 1887, however, form no good basis for a comparison, and there is little doubt that if we could eliminate all the plans filed, not for the purpose of building, but to hold on to the more favorable conditions of the old laws, we should find that even in these two months 1889 has been as active as 1888. It is impossible for conservative operators to be satisfied with the situation. A lively market in the fall is needed to remove many dangers ahead. Our article published on March 30th is worth re-perusal by our readers.

The Indianapolis *Sentinel* echoes the general feeling of hostility to railroads, which exists out West, when it says: "The existing system of over-capitalization imposes a tremendous and intolerable burden upon the people, and is at the root of what is popularly known as the 'railroad problem.' Mr. Henry V. Poor, the highest authority on railroad statistics, computes that of the capital stock, bonds and other evidences of indebtedness issued by the railroads of the country, amounting, at the close of 1883, to \$7,495,471,311, at least \$2,000,000,000 represents what is known as 'watered stock,'

Another estimate, based on the returns up to 1886, placed this watered stock at \$3,000,000,000. Hundreds of millions of dollars are paid by the people in the form of dividends and interest upon these fictitious securities. There is need of drastic legislation by all the States and by Congress to put a stop to this abominable evil. Railroads are necessities, and conscienceless 'financiers' should no longer be permitted to employ them as instrumentalities for the systematic robbery and oppression of the people." Without denying that there is a great deal of unwarranted watering done by the "financiers" whom the *Sentinel* complains of, there is a side to the matter of "watering" that is seldom if ever looked at by the public, who as a rule is ready to refuse at all times to corporations the rights which it demands for itself. For instance, a farmer in the West who should invest \$10,000 in a farm, or the editor of the *Sentinel*, if he should put a like sum in a newspaper plant, and should find that after a lapse of time that it was worth say \$20,000, would be indignant if any one were to tell him that he was not entitled to the increased value; that he "imposed a tremendous and intolerable burden upon the people," and that "drastic legislation" was needed to prevent the "systematic robbery and oppression." But what is the watering of stocks but a means for obtaining the increment in value of a railroad or other corporation? Directors prefer to water stock to double its amount and pay 5 per cent. on it than to pay 10 per cent. in an honest, straightforward way. The public is responsible for this by denying to corporations the increment which in its own affairs it takes readily enough. It would be much better if, instead of passing ineffective laws limiting dividends, the public, without grumbling, allowed companies to pay whatever dividend was earned. The chances are this would stimulate competition. At all events it is almost impossible to pass a law that will deprive a corporation of the most it can possibly earn. If the stock is not watered, or something of the kind done, the surplus of earnings above the amount necessary to pay the limited dividend will be spent upon costly betterments, large salaries, etc. The most effective way, perhaps, to limit the earning capacity of a railroad is for the State to fix the maximum rate, but even this cannot be made to work entirely successfully.

Mayor Grant has done well in giving official countenance to the movement for holding the Exposition in 1892 in this city. The feeling throughout the country in favor of an Exposition is so strong that we may regard it as practically decided that there will be one. The principal matter remaining to be settled is the choice of a site. Is it to be Washington or New York? The question seems to have been narrowed down to this. Other cities have been proposed, but none can be regarded as a serious rival to these two—the Political and the Commercial capitals of the country. Apart from all local prejudice, there is little doubt that the majority of Americans would vote to-morrow in favor of New York. In a matter of this kind New York is to the United States what Paris is to France, London to England, Vienna to Austria. It is the site, the metropolis, the centre of wealth and commerce. Washington, however, has pushed her claims so energetically that at the present moment she has the better position in the race, being, if not ahead, at least, as yachtsmen say, "well to windward," and it is plain that if New York is to be the site of the Exposition she must *do* something, and not merely talk through the newspapers of the enormous capacity of her hotels, etc. In this Exposition business, as in many other affairs, the money side of the matter is one of the most important, and our citizens, if they want to see the next World's Fair in one of the new parks across the Harlem, must put their hands pretty deeply into their pockets. A large contribution befitting the wealth of the metropolis would do more to settle the matter than anything else would. If we want the Exposition we must pay for it.

But, having obtained it, there are several problems to be solved in making it a success. It is plain that the Exposition could not be a success without adequate rapid transit facilities. This is really quite as important as the hotel accommodation to which the daily papers are devoting so much space. The buildings will, no doubt, be in one of the new parks across the Harlem; but no matter where they may be the majority of visitors will expect to reach them by some means of transportation. To-day we have not proper facilities for transporting our own population. All the principal lines in the city are striving to carry twice as many people as they decently ought to. There is no parallel in the world for the disgracefully overcrowded condition of many of our roads—yet we call ourselves a highly civilized and enterprising people. But what shall we do when several hundred thousand visitors above the ordinary are in the city, all of them needing transportation, and that all concentrated along certain lines. An Exposition with our present rapid transit facilities would be a failure, and it would deserve to be such. Mayor Grant has given this subject some study; so has the daily press. Both came to the conclusion some time ago that the common sense act of increasing the facilities we have until something better is provided should not be tolerated, and that it would

be preferable for the city to remain in its present condition than allow the elevated roads to double their capacity by adding a third track to their lines and building a "loop" at the Battery. With the Exposition in view, how do they propose we shall meet the difficulty? Every rapid transit scheme promising us ample accommodation that has ever been proposed, even the Mayor's own scheme, has died a natural death, or has been killed at Albany and in the courts.

The Post-office Building.

Postmaster-General Wanamaker, Secretary of the Treasury Windom, and Supervising Architect Windrim, spent Wednesday last in examining the Post-office building in this city, to decide on changes that are proposed to be made to the interior of the building to secure increased facilities for the transaction of business, the ever increasing volume of mail matter having finally overtaken the capacity of the building as at present arranged, after only fifteen years of occupancy, although it was supposed at the time of erection that the size of the building would provide ample accommodation for a stretch of fifty years from its completion. Extending over a number of years past, the late Postmaster Pearson and the local Superintendent of Repairs have earnestly urged alterations and additions to be made to the interior of the building, the better to accommodate the post-office force and for public convenience, and it looks now as though a united and successful effort will be made by the departments at Washington to secure from Congress a sufficient appropriation to carry out the work.

Mr. Wanamaker is reported as being in favor of selling the present post-office building to the city, if possible, for a municipal building, or to the highest bidder, and building a new post-office further up town. But several years would probably elapse before Congress would make an appropriation for a new Federal building, the land secured and the structure completed. The city is in too great need of accommodation for its own departments to wait that length of time.

The act authorizing the erection of the present Federal building was for a Court House and Post-office. Without action is taken by Congress the entire building cannot be appropriated for post-office purposes and the courts turned adrift, and if the present building should be sold and a new post-office erected, there must also be a new United States Court House built, or both accommodated again in one structure. As it stands, however, the present building cannot be sold to a private purchaser, for the deed from the city to the general government of the land upon which the building stands expressly provides that if the premises shall at any time cease to be used for a Post-office and Court House, or for some one of them, or if the same shall be used for any other purpose than so stated, then all right, title, estate and interest therein shall revert to and be reinvested in the city. The building cost about eight and three-quarter million dollars, exclusive of the land, which cost about half a million dollars more, making about nine and a quarter million dollars as the total cost for land and building. Nor could a private purchaser afford to pay anything like its original cost to obtain an adequate return from the investment, as the inside capacity of the building is small compared with its apparent enormous size from the outside, being triangular in shape and having excessively high stories.

It would seem, then, that the United States is not likely to dispose of its present building, nor is there any need of removing therefrom the general post-office or the courts. What this city needs is additional sub-post-offices—at least twenty stations in all—and in buildings specially erected for the purpose and owned by the government, and these stations connected together and with the general office by pneumatic tubes. Each of the present stations does as large a post-office business as is ordinarily transacted in a city of one hundred thousand or more inhabitants, and they should be and can be treated as distinct from each other both in receiving and sending away mail matter. Obviously there are a good many details connected with the perfecting of such a plan, such as inducing business firms and others to insist that their correspondents shall address letters "Station A, New York," or "Station B," etc., so that mail matter will come direct to the proper station in sacks so marked, instead of in sacks first to the general office. The increasing area of the city will ultimately compel some such arrangement, and the sooner it is entered into and time given for its development and perfection the better for prompt and safe mail connections in the future.

The great business interests of this city have no desire to see the general post office removed from its present location for many years yet. The narrow roadway owned by the government on the north side of the building is too contracted for the huge mail wagons that bring to, and carry away from, the mails, and the Postmaster is desirous that the government obtain possession of the sidewalk which lies between the roadway and Mail street proper, so that the increased space can be covered over with a one-story iron and glass shed, and the mails received and dispatched under cover. As every man, woman and child in this

city is directly interested in giving to the post-office all reasonable space for the transaction of its business, probably public sentiment will not object to the sidewalk in question being given up. One thing it is safe to predict, the Federal building will remain where it now is, and be occupied as it now is for a generation or two to come at least.

English Municipal Government.

Efforts for improved city government in this country seem to tend invariably towards the omnipotence of the Mayor. In England, however, good government has been sought and measurably attained by the opposite policy—that of making the Mayor a figure-head, and giving almost absolute power into the hands of a council composed of a single chamber. The Councilmen are elected for three years, one-third retiring each year by rotation. They in turn elect one-third as many "Aldermen," who hold office for six years, sit with the Councilmen and have equal rights with them. This uni-cameral council elects the Mayor for a single year. The latter official has only such remuneration as the council chooses to give him; he has no appointive power whatever—not even the right to name the committees of the council—nor can he veto any ordinance. In fact he does very little as Mayor, except to attend to the "dignity business." After serving a year he usually resumes his place as a common Alderman.

To an American such an omnipotent council would seem to be capable of nothing but generating jobs. Yet an American editor, who recently devoted considerable time to a personal examination of the English municipal system, thinks that this simplicity is one of its chief merits. "The system is as simple, logical and effective as the American system is complicated and incompatible with harmonious and responsible administration. City government in America defeats its own ends by its systems of checks and balances, its partition of responsibility, and its grand opportunities for the game of hide-and-seek. Infinitely superior is the English system, by which the people give the entire management of their affairs to a big committee of their own, which they renew from time to time."

Vacancies in the departments of English city governments are usually advertised, and applications are received, not merely from the locality where the man is wanted, but from all over the Kingdom. A Chief of Police for a small town may be chosen from a lower rank in the Police Department of a larger; or, on the other hand, a man who has distinguished himself at the head of a department in a small place may be promoted by being called to a similar position in a larger city. Competitive examinations are not resorted to, but other means are taken of determining the comparative fitness of the candidates. The science of administration is sufficiently well understood so that there are definite professional standards by which applicants may be tried. As in this country there are standards by which we can tell a good judge from a bad one, and as our people will not, as a rule, tolerate a bad one, so in England similar tests and a similar determination produce like results in administrative affairs.

Another important matter in which English policy contrasts with ours is that of quasi-public works. H. C. Adams insists that the best way to purify city governments is not to abolish as many of their functions as possible. On the contrary, give them plenty to do, and all citizens will then be constrained to see that they do it well. English experience seems to confirm the wisdom of this view. In a former number we gave some of the figures regarding monopolies of local service in English cities. It may be added that one-third of all the gas consumed in the British islands is manufactured by local authorities. Municipal works have steadily reduced the selling price and increased the consumption. The price of gas in the large towns is from 50 to 75 cents per 1,000 feet; and this price is said to yield a profit of about 5 cents per 1,000 to the municipality. It is very significant that the public works, while supplying only one-third of the total amount of gas, are reaching nearly as many consumers as the private companies reach, and are supplying two-thirds as many public lamps. This means that the poor are users of gas from public works to nearly twice the extent that they use private gas, and that the streets are much better lighted in the towns that have the public supply. London, which is also outside the operations of the general corporations act, is still supplied by private companies; but such towns as Glasgow, Birmingham, Manchester, Leeds and York own their own gas works. Edinburgh has recently bought out the private companies at a high figure.

Great Britain has a little less than 800 miles of street car lines, of which 233 miles have been constructed and are owned by the local authorities. Neither Liverpool, Glasgow, Manchester, Salford, Birmingham nor Sheffield allows any private company to lay rails in the streets. The tracks are usually laid by the cities and then leased to operating companies. In Glasgow the terms of the lease provide for (1) full interest upon the cost of the lines, (2) a percentage for a renewal and repair fund, (3) a sufficient annual amount for a sinking fund to repay the total capital outlay within the period of the lease, and (4) a moderate mileage rental.

The conditions in an English city differ somewhat from our own because there the proletariat is not easily available for campaign purposes. The franchise is, in fact, a four or five-fold chaos, the lists of voters varying according to the various purposes for which the election may be called. Those who have received public poor relief during the year are rigidly excluded from the franchise; a striking contrast to Baltimore, where an attempt was recently made to vote the entire almshouse population.

It is not intended to hold up the English municipality as a perfect model, for many relics of the Middle Ages still cling to it; but merely to call attention to certain suggestive contrasts.

Our Impartial Observer—The Trust Stocks.

Most of the discussion which goes on in the newspapers about the danger of investing or speculating in these securities is best described by the term "flapdoodle." If anyone is ignorant of what this word means the intelligent reader can inform him, on my authority, that it is the bait with which gudgeons are most surely caught.

The newspapers are shocked at the "over-capitalization" of the industrial stocks, and ask what can be the value of a stock which is watered four for one.

This talk is in reality the reflection of a good deal of what the financial writers pick up in certain brokers' offices. To listen to this stock exchange chatter, one would suppose that watering stocks was an entirely unprecedented occurrence in American "financial" circles. It might be supposed that these moralists of the "street" had determined to frown down with all the indignation their severe virtue could command the first introduction of such methods.

May I venture to suggest that American railroad stocks have been diluted before this; there are even persons yet living who remember to their sorrow the increase of the capital stock of the Central & Hudson River Railroad, at a time when they were unfortunately "short."

In more modern times and in the last ten years a great many railroad stocks have been increased by stock dividends which were nothing less than pure "watering" operations. Notably was this the case with Louisville & Nashville & Rock Island. But to go back to the original creation of American railroad securities; in the inception of these undertakings, how many of their capital stocks, it may well be inquired, represent any material contribution in cash? It would be very hazardous to say that any of them were ever paid for originally at 20 per cent. of their par value. And of late years, in all the creation of new railroad enterprises, their capital stocks have been almost uniformly given away as a bonus for subscriptions to the stock of construction companies. The State of New York authorizes the incorporation of railroads and permits them to exercise the right of eminent domain on the munificent cash contribution of \$100 paid in for each mile of road proposed to be built. There is but little doubt that, taking the railroads of New York State as an entirety, this would about represent what the cash contribution to their capital has been. This would probably be true of the entire railroad system of the United States. The only exceptions are in the instances where counties or towns have subscribed to the capital stocks at par, but this has only been a round about method of donating so much money towards their construction. No one, however, seems to remember this in the current agitation about trust capitalization, nor has it ever been alleged against railroad stocks as investments or speculative foot-balls. The truth is that the value of the trust stocks, like the railroad stocks, or any other securities, depends altogether upon their earning capacity. It by no means follows that because so many manufactories have been purchased for so many dollars that the aggregated plant may not be worth more than the sum of each of them collectively. If, for example, the business conducted individually has been unprofitable and by means of their consolidation or harmonious working increased efficiency of direction is secured at remunerative prices, this very result may legitimately authorize a large increase of capital to represent a vast increment in earning money for the shareholders. Just as there was some reason in the excuse made by the late Commodore Vanderbilt for the issue of additional capital stock by the Central & Hudson Railroad to represent betterments and additions not charged to construction account because of the increased earning capacity they gave, so does the fact of the consolidation *per se* or the very fact of the creation of the trust (if it be justified by the event) afford legitimate excuse for the creation of new capital. Something has in fact been evolved by the organization of a profitable industry before unprofitable, and which had no existence as a profit-making employment of capital. This certainly authorizes the issue of securities to represent the capital so created.

The industrial securities are in one respect in much better condition than most of the American railroad enterprises, in that they have none of the enormous loads of watered capital in the shape of inflated mortgages and debentures ahead of their capital stock paying high rates of interest to be deducted from their profit before the stockholders have any return.

Nor are the trusts fighting like Kilkenny Cats for their share of a traffic which does not increase proportionately with the number of companies amongst which it has to be divided.

The management of the trusts will certainly compare favorably with that of the railroads which are constantly at the mercy of rate-cutting employes over which they seem so far to have been either unable or unwilling to exercise any control.

The talk about public hostility to trusts rests on no better foundation in fact than do the fears of the railroad stock manipulators and their brokers about the dreadful fate in store for the wicked speculators in trust stocks. This alleged hostility has no existence out of the columns of certain newspapers with personal or political purposes to serve by pretending that there is a great public disturbance in the minds of the public on the subject.

I have an excellent opportunity to ascertain the opinions of workingmen,

conservatives and radicals, on all economic subjects (about which they are much better informed than the general public have any idea). Their feeling in regard to the rapid organization of industry into trusts may be summed up thus: The conservative laboring men believe that the rapid increase of trusts is merely part of the general economic evolution of business which must ultimately be for the benefit of the workingman by minimizing the incentive of competition to cut down wages, and they believe, therefore, that they can better expect to secure reasonable compensation from a profitable industry than from an unprofitable one. It certainly is true that reductions in wages invariably succeed over-competition resulting from declining demand or over-production, or sometimes from both. The trust system is hostile to either influence, and ought therefore to steady the rate of wages. The radical workingman, such as the Socialists, hails the organization of trusts as an evidence of the truth of his theories, and considers their creation as a vast step toward the ultimate conduct of all industries by the State.

It is not difficult to see that the recent activity in industrial securities in Wall street, and the very general interest which the investing and speculating public at once took in their fluctuations, must have disturbed a good many schemes of the railroad manipulators. There is, in fact, an irrepressible conflict between speculation in railroad stocks and operating in "industrials." The old modes of influencing fluctuations will have to be superseded by entirely new ones, and the proverb is antique that "it is hard to teach an old dog new tricks." No more will the "rate war" affright the ears of the average speculator in trust stocks as it did his confrere of the railroads, nor will the condition of Mr. Jay Gould's digestion have any public interest.

Much of the power which the railroad "magnates" erst exercised in stock speculation is likely to be transferred to Congress, for the tariff is a matter of the most vital importance to most of the industries which have been organized into trusts.

It will have to be a more virtuous Congress, however, than any we have lately had, for the "arguments" which the trusts are likely to bring to bear to be without overwhelming effect. It does not seem likely, therefore, that any interference is to come from legislation with the profits which the trusts seem to have in sight. CHRISTOPHER WALTON.

That Excessive State Tax.

OVER-ASSESSING NEW YORK NEARLY \$120,000,000.

New York taxpayers have a vague idea that the State Assessors have taxed this city too highly, and thus made them pay moneys which should have come out of the pockets of the county taxpayers. But they will be a little more interested and concerned to know that the State Assessors in one year alone—1887—forced them to pay taxes on \$119,725,885 more than they ought to have paid by law. And this is the little story:

Robert Hall, a taxpayer and citizen of the City and County of New York, brought suit against Abram S. Hewitt, E. V. Loew, Hy. R. Beekman and Michael Coleman, enjoining them from paying taxes into the State Treasury for New York County on more than a valuation of \$1,380,824,940, which was the total assessed valuation of the county, sworn to as being over 65 per cent. of the full value in 1887. The State Assessors, however, taxed the county on a valuation of \$1,500,550,825, which was nearly \$120,000,000 more than they should legally have imposed. The State tax was 2.7 per cent., and the amount imposed was \$3,573,900.76, while it should have been \$3,250,640.87, so the complaint alleges. The taxpayers were therefore saddled with a payment of \$323,259.89 over and above what the law required. Hence the action by Taxpayer Hall, and hence the refusal of Comptroller Myers, Mr. Loew's successor, to hand over that sum unless ordered to do so by the courts.

But the story is not ended. It appears from the complaint that on the first Tuesday in September, 1887, four of the State Assessors met at the office of the Secretary of State, at the Capitol, Albany, and held a meeting to determine the assessments for each county in the State for the ensuing year. Now there are ten officials appointed by law to fix the amount and the rate of the State tax, and as there were only four present, the complaint states that there was not a quorum, six members having been absent. Notwithstanding this, business was conducted just as though a quorum really were present, and an adjournment was taken until October 6, 1887. The table of equalized assessments had in the meantime been printed, with the amounts to be assessed to each county, and this table was presented at the adjourned meeting and ratified, despite the fact that no meeting had taken place in the interim at which a quorum could be present to lawfully settle upon the assessments. The law demands that the assessors shall fully post themselves as to the necessity for an increase or decrease in every county; in a word, it requires that each assessor shall fully understand the matter in its minutest bearings. The complaint urges that these officers not only did not perform their duty according to the law, but that they were unable to perform it, as they did not have the requisite knowledge and information in their possession at the time. Not only did they charge New York City and County with taxes on a valuation of nearly \$120,000,000 more than was just, but they reduced the assessed valuation of Kings County by \$22,909,788 in a year which saw about the greatest building and real estate movement which the City of Churches and its suburbs have ever experienced. This reduction, by the way, is said to have been due to the efforts of Mayor Chapin on behalf of the city of which he is now Mayor. Mr. Chapin was then Comptroller of the State.

The matter is now before ex-Judge Countryman, of Albany, who has been appointed referee in the case, and it will remain to be seen whether the city will have to pay the State \$323,259 more than is justly due.

Failure of Joseph Schwartzler.

The five houses built by Joseph Schwartzler on 97th street, south side, 105 feet west of 3d avenue, have been transferred to his creditors, among whom are Wm. Dempsey, John H. Sturk, August Jacob, P. Reynolds and Valentine Moeslein, in settlement of their claims against him.

Our Badly-Paved Thoroughfares.

THE GRAND BOULEVARD'S CONDITION.

The article which appeared in THE RECORD AND GUIDE on the 13th inst., describing the topography of the lots along the Grand Boulevard, between 59th and 86th streets, also called attention to the bad condition of the roadway on that fine thoroughfare. The attention of the Board of Estimate and Apportionment has been called this week to the importance of properly paving the Boulevard, and Mr. W. E. D. Stokes appeared before the board on Thursday to urge the appropriation of \$100,000, out of the \$1,000,000 allowed by law, to pave that thoroughfare. In a letter to Commissioner Gilroy he points out that the curbing, flagging and macadamizing of the Boulevard cost the property-owners benefited some \$500,000 per mile, the most excessive assessment ever levied, and states that the property-owners claim that the time has now arrived for the city authorities to make good the promise made by their predecessors of twenty years ago, that a proper surface should be later on placed upon the present foundations, the powers of that day having only put a temporary surface on the roadway. Mr. Stokes says that the west side district, including Wards Nos. 12, 19 and 22, in 1878 paid taxes on \$257,470,000, and in 1883 on \$517,269,000, an increase of over 100 per cent., being 40 per cent. of all the city taxes. He says that the taxes of each of these wards are larger than those of any other ward, and that this has resulted from the extraordinary improvements made in them during the last few years. He asks that the Boulevard shall first be paved between 72d and 110th streets, and suggests that an asphalt pavement would be the most suitable one to lay down. In a hasty measurement of the Boulevard, between those streets, he found that 67,000 square yards would be required to be covered, and he says that this could be done, with asphalt, for \$100,000, with a bonded guarantee to keep the road in repair for five years included.

Commissioner Gilroy thoroughly agreed with Mr. Stokes that the Boulevard badly needed repaving. The only drawback to an asphalt road at present was that the great number of building carts which used the Boulevard would probably destroy the roadway very quickly. Mr. Stokes thinks this should not prove a barrier, as the contractors will keep the road in repair, anyway.

THOSE OBSTRUCTING RAILROADS.

It will be remembered that a few weeks ago we reported that Commissioner Gilroy had written to the railroad companies, asking them their intention in reference to using cable or electric motors, as now allowed by law. The object in view was to ascertain how far the city would be justified in repaving streets where horse railroads now run, as any change in power after the streets were paved would partly destroy the regularity of the newly-laid pavements. The city authorities wanted to know about this beforehand, so that they could lay the pavements after, and not before, the changes were made by the street railroads. The replies sent in by the roads are indefinite and unsatisfactory, and Commissioner Gilroy advises that the street improvements be therefore postponed. He recommends, however, that the following streets shall be repaved and repaired:

With granite blocks on concrete foundations: Cedar, from Broadway to Greenwich street; Reade, between Elm and Washington streets; Thomas, between Church and Hudson streets; Worth, from Broadway to Hudson street; Leonard, from Broadway to Hudson street; Franklin, from West Broadway to Washington street; Lighthouse, from Canal to Greenwich street; Bleeker, from Bowery to Crosby street; Elizabeth, from Bleeker to Bayard street; Spring, from Bowery to Broadway; Broome, from Lewis to Ludlow street; Ludlow, from Canal to Stanton street; Eldridge, from Division to Houston street; Broome, from Centre street to Broadway; Horatio, from Greenwich avenue to West 4th street; Cliff, from Ferry to John street; Platt, from Pearl to William street; Cedar, from Pearl to Nassau street; Stone, from William to Broad street; Broad, from Exchange place to Pearl street; Bridge, from Broad to State street; Howard street, from Broadway to Mercer street; 13th, between Avenue B and 5th avenue; Greenwich avenue, from 8th avenue to West 13th street; Lexington avenue, between 21st and 32d streets, between 34th and 35th streets and between 59th and 97th streets.

With asphalt on concrete foundation: Lexington avenue, between 42d and 59th streets; Broad street, from Wall street to Exchange place.

With asphalt on the present stone block pavement: Mulberry, between Houston and Bleeker streets; 25th, between Broadway and 6th avenue; 32d, between 4th and 5th avenues; 33d, from 4th avenue to Broadway; 36th, between 4th and 6th avenues; 37th, between 4th and 6th avenues; 38th, between 5th and 6th avenues; 43d, between 6th avenue and Broadway; 46th, between Madison and 6th avenues; 47th, between Madison and 6th avenues; 48th, between Madison and 6th avenues; Park avenue, between 34th and 40th streets; 67th, between 4th and 5th avenues; 68th, between 4th and 5th avenues.

In support of his recommendation to cover with asphalt the present stone block pavements, Commissioner Gilroy stated that he had ascertained that asphalt pavements laid in this manner in Washington had proved very successful. It had certainly proved to be a very desirable pavement, especially for private residence streets and thoroughfares, as it affords both noiseless and pleasant driving.

A Question as to Commission.

Editor RECORD AND GUIDE:

DEAR SIR—Kindly enlighten me about the proper amount which I am entitled to as commission under the following circumstances:

Where I rent for ten years at \$5,000 per annum, property valued at \$100,000, the tenant having the privilege of purchase any time within one year, how is a broker's commission to be arrived at? Should 1 per cent. on the entire rental, \$50,000, be charged now, and, in case the tenant avails himself of his privilege of purchase, what additional compensation would I be entitled to?

It is fair to say that the tenant is now making such extensive alterations that he would not be justified in doing unless he fully intended purchasing. The owner has proposed to pay commission at the rate of 2½ per cent. on the first year's rental, and at the expiration of that time, in case the property is sold, then to pay the regular 1 per cent. commission on purchase price.

Should I accept his offer now or wait until the first year has expired and then adjust the commission? What is the usual method when privileges to purchase are given? Very respectfully,

MANHATTAN.

ANSWER.—The broker's compensation depends on the agreement expressed or implied, in respect to it, between him and his employer. In

the absence of a statement of this agreement, or of the general usage in the trade in respect to such cases, we can do no more than make a few suggestions covering the questions presented. We think the transaction between the landlord and the tenant for the purpose of estimating the broker's present compensation is a hiring absolute for one year, upon which he is entitled to his compensation now; also an option to the tenant to buy, which, if exercised by him, will, when so exercised, entitle the broker to his compensation on the sale, and at the usual rate for sale; but if not exercised, then the broker, at the expiration of the year, will be entitled to the commission on the other nine years' rental, at the rate of commission and payable at the time and in the manner agreed on, or according to the established usage in the trade.

The making of the improvements by the tenant is not, we think, an election by him to purchase.

The broker can safely take the commission in the first year's rental now offered by the landlord, but he should, to avoid question, incorporate in his receipt which will evidence the transaction a statement that the amount of his commission on the sale, or on the other nine years' renting, is reserved until the election by the tenant to purchase; or until the expiration of the year allowed for such election; and for the same precaution this paper should be signed by the landlord.

Dispossession for Non-Payment of Rent.

Editor RECORD AND GUIDE:

DEAR SIR—Will you kindly favor us, through your journal, with the present law relative to dispossessing for non-payment of rent and for holding over, with the mode of procedure? and greatly oblige, very truly yours,

MARQUAND BROS.

ANSWER.—The law on this subject will be found in Sections 2231 to 2265, both inclusive, of the Code of Civil Procedure, and the decisions of the courts. It would be impracticable to publish all these sections and the construction of them by the court. If there be any particular question under this subject we will, if it be presented, answer it with pleasure.

Men and Things.

West side real estate men have settled, in their own minds, that the only place to hold the Exposition of 1892 is somewhere in the 12th Ward.

The tax rate for next year will be \$1.95, so Deputy-Comptroller Storrs informed a reporter of THE RECORD AND GUIDE. This is good news for the taxpayers.

The reduction in the tax rate is 0.27 per cent., as compared with this session. This will reduce our tax payments next year nearly nine cents on the dollar.

The reduction is due to the measure passed through the Legislature last session, enabling the city to use certain sums out of the Sinking Fund toward payment of interest and the redemption of debt. This will amount to about \$2,000,000, so Comptroller Myers informed a reporter of THE RECORD AND GUIDE, and taxpayers will therefore have \$2,000,000 less taxes to pay in 1890.

John D. Crimmins, Angelo L. Myers and others filed an agreement last week, restricting all the lots on 110th, 111th, 112th and 113th streets, extending from a point 100 feet west of 7th avenue to a point 100 feet east of 8th avenue.

The Manhattan Elevated Road should do something to their structure between 125th and 135th street stations. The rattle of the whole structure when a train passes over it is so great that it is impossible to hear a person speak two feet away. Real estate men complain that this noise, made unendurable by open windows in summer, has decreased the demand for 8th avenue houses.

Fifth and Madison avenues, above 130th street, are likely to become business and tenement house avenues in the not distant future. As business along the Harlem River increases the demand for laborers assumes larger proportions, and the laborers, in their turn, create a district for cheap tenement houses. This destroys the privacy and quietness that are essential to successful residence streets.

The Daft Electric Company, who have been experimenting with the electric motor on the Ninth Avenue Elevated Road, are building a car which will weigh more than twice what the present one does. With the machine now in use, which weighs nine and a-quarter tons, they have attained a speed of thirty miles an hour with a train of four cars attached, and it is claimed that this engine will do the work of a steam locomotive weighing about twenty-two tons. The electrical engine now being built is to weigh nineteen tons, and to draw a train of eight cars at or above a speed of thirty miles an hour. The officials of the electric company say that there is a saving of over one-half in the actual expense of running trains by means of their system as against steam, that the wear and tear on the elevated structure is much less because of the lighter weight of the engine, that the motion is easier and the means of generating power cleaner than that now in vogue, and, finally, that it is only a question of a very short time when the Manhattan Company will sign a contract for enough machines to supply all their lines. Col. Hain, of the Manhattan Company, says he knows nothing about any approach toward a contract for electrical machines, because the experiments made thus far have been far from satisfactory. The experiments have all been made at the expense of the motor company, who will be at a total loss unless future ventures prove more successful.

Public officials of this city and vicinity often develop a trait that is supposed to be entirely foreign to the American character—stupidity.

Not only do they avail themselves of all the red-tape afforded them by rules and regulations to tie citizens up in a knot, but when there is no fixed way for doing a thing they, nine times out of ten, do it in the most inconvenient fashion. Large Croton water pipes, 4 feet in diameter, have for the past week lain, end close to end, in the gutter on the north side of 125th street, between 5th and Lenox avenues. There is not a single break in the long line, and it is impossible for a man to squeeze between any two pipes, much less for a wagon to back up for delivery of any goods. The occupants of this block, mostly storekeepers, have been put to great inconvenience by this short-sighted carelessness, and excretions have been "both loud and deep."

A new hydraulic brick is now manufactured in eight different shades of red and brown which, on cheap houses, is designed to supply the place of brownstone or sandstone for trimmings. The shades of color run from a rather dark brown to a reddish hue and at a superficial glance might well be taken for the stones the place of which they supply.

The iron beams for the first floor of the Manhattan Athletic Club House have been placed in position.

The Health Department have at last ordered an inspection of the condition of the "L" road retiring rooms. Many of them were unfit for use for a great part of last winter and spring, and there should be better accommodation for the public.

Mayor Grant should insist upon the Hudson River Railroad dispensing with soft coal or in some way doing away with the smoke from their engines. This has for a long time been a nuisance and has stopped many of our wealthy citizens from building costly homes on Riverside Drive. Modern science has enabled us to have smokeless engines, and the Hudson River Railroad is rich enough to afford the cost of making the change.

The purchase by Cornelius Vanderbilt of the two houses at Nos. 750 and 756 5th avenue has two reasons; the one being that he wishes to enlarge his residence, the other being that he wants to save the houses from being turned into business or club buildings, like three or four of those on the Jones estate block opposite. In a recent article on the purchase of the Bonner lots, we pointed out that Messrs. Huntington, Astor, Whitney, Vanderbilt, and probably others in the immediate neighborhood, would eventually find it necessary to purchase the two blocks to the north and south of them if they wished to maintain their private character and not be surrounded by business buildings which these houses would otherwise certainly be altered into in course of time.

The disappearance of Wm. S. Mercer, who has been building seventeen houses on 88th and 93d streets, has caused quite a stir on the west side. A number of mechanics' liens have been filed on the property, as will be noticed in our weekly list of liens in another column.

The Jerome Avenue Railway Company has just been incorporated, with a capital of \$200,000. It is to run from Jerome avenue, at or near the terminus of the bridge across the Harlem River, and known as McComb's or Central Bridge. A double track will run from that point to Woodlawn Cemetery, a distance of five miles. The directors are J. Romaine Brown, Frank Yoran, William B. Whitney, Henry Campbell, Moses Mehrbach, Adolph C. Horbacher, James H. Sullivan, William Chapman, John Whalen, Thomas E. Crimmins, Hugh N. Camp, Richard A. Cunningham and D. Lowber Smith, nearly all of them gentlemen known in real estate circles.

Plans were filed at the Building Department during the week for a three-story brick Reformatory for Women, to be erected on a plot at Inwood bounded by 213th and 214th streets and 14th avenue. The building, which is 204.6x160 feet in size, is to cost \$250,000, and will be in charge of the Sisters of St. Mary.

Under the new order of things in the Health Department, aspiring plumbers have the opportunity they have been so long looking for, viz.: that of serving the public as inspectors of plumbing in the Department of New Buildings. Already they are beginning to contest their assertive right with the graduates of the School of Mines—and successfully, too, it appears—the board having recently filled up some vacancies on the staff by the selection of plumbers from the list of eligible candidates sent in by the Civil Service Examining Board.

Building Association Notes.

There has not been very much doing in the associations throughout the past week. The week before was so unusually active that the loaning facilities of the associations are for the time exhausted, and in consequence a period of dullness has succeeded. Nothing further has happened as to the suit about the liability of the associations to taxation, and until that is settled all other possible events in the association world are comparatively unimportant.

New Jersey it seems, like New York, is waking up to the value of the associations. According to the *Home Seeker* some 60,000 citizens of that State are interested in the movement, and the shareholders are obtaining great benefits from it. Numerous small investors from New York possess such implicit confidence in these Jersey organizations that they have invested largely in the nearby institutions of Hudson County, where thirty associations enjoy a prosperous existence.

It is in and about Newark that the associations cluster more than in any other part of the State. The first was started twenty years ago, while now there are forty-four of them and all prosperous. Doubtless the healthy

character of the present building movement in Newark is largely due to the influence of the associations. There is an absolute minimum of speculative house construction going on in that city, nearly all of the new dwellings being put up by their occupiers. In New York City it is patent that the very reverse is the fact. Not only must the builder step in and make his profit, but lately there has sprung up still another interloper, the house merchant, who also will need his commission. A man who builds his own house in an intelligent, economical way, will save these commissions—an economy among others which the associations help him to make.

Among the Jersey associations there is one of the largest in the country. This is the People's Building and Loan Association of Harrison, established sixteen years ago. The population of Harrison is about 10,000, all of them industrious workmen. There are 3,500 shareholders in its association, and the present commonwealth is estimated at 650,000. Its reports for the past few years show earnings on the shares for the average time of investment to be 10 per cent.

Personal.

Wm. S. Anderson returned last week from a trip to Lake George and Saratoga. He will visit Ocean Grove later in the season.

L. Froehlich is summering at Asbury Park. He comes to town every day.

B. L. Kennedy will leave on Thursday for the Adirondacks, where he will remain during August. He will take up his quarters at the Mirror Lake House, Lake Placid.

Jos. McGuire is at Blue Mountain Lake, in the Adirondacks. Architect John G. Prague is cruising on his yacht, the well-known "Anaconda." Mr. Prague seems to take as much interest in yachting as he does in building.

Maurice V. Freund is spending the summer at Peteler's, Staten Island, coming to town almost daily.

Walton Storm, lawyer, alderman and philo-athlete, is residing for the summer at Monmouth Beach.

Walter E. Scott and Ed. Scott, of the firm of Libby & Scott Bros., are summering at Elberon.

James L. Libby has just returned from a yachting and fishing trip in Barnegat Bay and will take weekly trips to White Plains for the remainder of the season.

C. T. Ames is at his cottage at Long Branch. Mr. Collins, of the Health Department, has returned after a two weeks' sojourn at Lakeville, Connecticut.

Charles G. Dobbs will read THE RECORD AND GUIDE at East Moriches, L. I., during the summer.

M. Frohmann is staying at the Colonnade Hotel, Asbury Park. Lewis Myers, the real estate dealer, is at the West End, Long Branch.

Thos. Moffat is spending the summer at Allendale, N. J. E. J. Sause, Jr., is spending the summer at the Lynwood House, Bay Shore, L. I., coming to town daily.

H. H. Cammann is staying at his summer cottage at Merrick, L. I. coming to town frequently.

Morris Wilkins has been on several trips to Highland Mills, N. Y. Sinclair Myers divides his evenings between Long Branch and Orange.

Morris Littman, the real estate operator, will shortly leave for Sharon Springs.

Philip A. Smyth, of Smyth & Ryan, is in California, his objective point being the Yosemite Valley.

Geo. H. Scott is spending the summer at his cottage at Woodbridge, N. J., coming to town frequently.

Manager Hardwick, of the Real Estate Exchange, is spending his two weeks' vacation at his place at Madison, N. J. His pet recreation is tennis, which he plays well.

Superintendent of Buildings Thomas J. Brady will leave the city on Monday for a vacation of three weeks or a month. He will first visit Oceanic, near Seabright, N. J., and will then go to Amenia, Dutchess County, N. Y. His object in visiting these places is to be in easy reach of the city.

The members of the Building Material Exchange will remain at their posts during the dog days. They prefer to make hay while the sun shines, and it sheds its brightest rays for them in the summer. The winter is their slack season and they then go South to rusticate. They are very busy just now filling orders, due to the activity in building this season.

Real Estate Department.

There has been a sort of infantile spurt in the market this week, as though the expiring light of a busy season had suddenly flickered up at the last. A few good sales are reported, and these, with the sales on 'Change, are both a little more numerous and important than those of last week. Yet, when all is said, the market is a summer one, for everybody who can get to the country has gone, and only those who are forced to be in the city on business remain behind.

On Monday only one sale was announced, and this was adjourned. On Tuesday the gathering was quite considerable for this time of the year. Richard V. Harnett had exchanged the shores of Babylon for the auctioneer's stand, and sold four lots on 33d street, 100 feet west of Lexington avenue, to T. E. D. Power, the well-known real estate operator. They range from 21 to 24x80 in size, and brought \$15,400 each. He also sold two lots on 34th street, 95 feet west of Lexington avenue, size 23x117.6 each, which were also secured by Mr. Power at \$33,500 each. Seventy-five per cent. of the money was allowed to remain at 4 per cent., a valuable desideratum, as only \$32,150 out of the \$128,600 paid for the six lots will have to be paid cash down. Among the other sales of the day was that of No. 359 Front street, running through to No. 382 South street, two six-story tenements, on a lot 25x140, offered under foreclosure, which went to the plain-

tiff at \$28,000. Geo. H. Miller purchased 100x100.11, with old buildings, on 113th street, east of 10th avenue, for \$19,750. The sale of "The Palisade" on West 56th street was adjourned till the 26th inst.

On Wednesday, Scott & Myers sold the southwest corner of Madison avenue and 32d street, a four-story stone front dwelling, on a lot 24.9x94.8, to Judge P. H. Dugro for \$52,200, which is about half the price a similar property on the same corner on 5th avenue, one block away, would have brought. S. De Walltears secured No. 17 Hester street, a five-story tenement on the northwest corner of Suffolk street, with lot 25x75.1, at \$40,300; No. 11 Suffolk street, adjoining, with a brick and frame building on a lot 25.1x75, brought \$18,500, M. Rowenstein being the purchaser.

On Thursday, the only sale made was that of No. 388 4th avenue, a four-story tenement on a lot 21.6x85, which went to W. R. Maloney at \$27,200.

On Friday, the adjourned sale of the Palisade was to have taken place, but it was announced that the property has been withdrawn for the present. Three four-story houses which were to have been sold under foreclosure were also withdrawn.

CONVEYANCES.

Number.....	1888.	1889.
	July 20 to 26 inc.	July 19 to 25 inc.
Amount involved.....	171	178
Number nominal.....	\$1,822,865	\$2,340,950
Number 23d and 24th Wards.....	57	43
Amount involved.....	37	50
Number nominal.....	\$122,800	\$136,612
	7	13

MORTGAGES.

Number.....	1888.	1889.
	July 21 to 27.	July 19 to 26.
Amount involved.....	311	243
Number at 5 per cent.....	\$2,139,193	\$3,024,102
Amount involved.....	97	98
Number at less than 5 per cent.....	\$927,038	\$1,117,086
Amount involved.....	17	33
Number to Banks, Trust and Ins. Cos.....	\$331,029	\$694,156
Amount involved.....	47	30
	\$629,200	\$670,250

PROJECTED BUILDINGS.

Number of buildings.....	1888.	1889.
	July 21 to 27.	July 19 to 26.
Estimated cost.....	51	44
	\$649,500	\$708,150

Gossip of the Week.

SOUTH OF 59TH STREET.

Howard MacNutt has sold the house of the Rev. Samuel D. Burchard, of "Rum, Romanism and Rebellion" fame, No. 24 West 40th street, 22.6x75x98.9, for \$55,000 to Dr. W. R. Gillette.

Wm. R. Mason has sold for Havens & Winters the five-story stone front improved tenement No. 347 West 35th street, 25x88x98.9, to Dr. J. Scott Aitkin for \$33,000, and for Mrs. Mary Cannon the front and rear brick and frame tenements Nos. 240 and 242 West 35th street, plot 50x98.9, for \$30,000.

E. Michaelis & Son report that Frederick Sackett has sold Nos. 312, 314 and 316 Henry street, to Loonie & Parker for \$35,500.

Ames & Co. have sold for Charles Langsmith the two five-story brick double tenements at Nos 422 and 424 West 56th street, 25x65x75 each, on private terms.

Weil & Mayer have purchased No. 306 Delancey street from Adler & Hermann for \$10,250. Broker, M. Kahn.

M. Lowenstein has sold for Mrs. Hugel the five-story double brick tenement and stores at No. 57 Clinton street, 23x about 65x100, to George Kohlenbusch for \$28,000, and for Justus H. Zimmerman the five-story brick tenement and store at No. 260 Stanton street, 15x86x100, to Mr. Eisenburgh for \$19,250.

NORTH OF 59TH STREET.

Libby & Scott Bros. have sold for W. E. Scott the four-story, high stoop, brick and stone front residence on the northwest corner of West End avenue and 74th street, 23x67, and a one-story and basement butler's pantry extension, to James G. Johnson for \$55,000.

J. A. R. Dunning has sold for John W. Haaren the five-story double apartment house No. 305 West 126th street, 24.6x76x99.11, to Mrs. Clara Bryce for \$28,000, and for the latter to the former the five lots on the northeast corner of 5th avenue and 131st street, 99.11x125, for \$50,000.

The eight lots comprising the front on the west side of 10th avenue, between 80th and 81st streets, have been purchased by Peter Mitchell, of P. & D. Mitchell, from M. V. Freund and others, at the reported figure of \$103,000. Mr. Freund some time since purchased the front under contract, paying \$50,000 to Catharine A. Cammann for the four lots on the northwest corner of 80th street, and \$49,000 to the estate of Max Weil for the four lots on the southwest corner of 81st street, \$99,000 in all. Mr. Mitchell will sell the lots for improvement. H. H. Cammann & Co. were the brokers in the first sale and Ames & Co. in the second sale.

Isaac Kuhn has sold for Nathan Wise the plot of eight lots on the north side of 124th street, running through to the south side of 125th street, commencing 140 feet east of 4th avenue, to Henry Morgenthau and others, who intend to improve the property. The consideration named in the contract was \$175,000.

J. J. Plummer has sold for Henrietta Waelering the five-story brick flat No. 156 West 105th street, 29.6x87x100.11, to Isabella J. Foghill for \$40,000.

Charles Emmett has sold for Adler & Hermann the three five-story flats and stores at Nos. 1630 to 1634 9th avenue for \$78,000.

Ralph S. Townsend has sold the three-story and basement stone front dwelling on the southeast corner of West End avenue and 100th street to T. B. Stewart, the retired furniture manufacturer, for \$24,000.

John W. Haaren has sold to Herman Klouinger the five-story flat No. 474 Lenox avenue for \$27,500. The building is 25x72x85 feet in size. The same operator has sold No. 305 West 126th street, the last of thirty five-story flats, to Mrs. Brice for \$27,000. The house is 25x74x100 feet in size.

James E. McDonald has bought the plot, 100x199 feet, situated on the

northeast corner of Tinton avenue and 147th street, from the Georgi estate, for \$6,000. He will improve the same immediately with two-story dwellings.

Louis H. Hallen & Co. have sold for Mrs. Louisa Rosenheimer the two-story and basement brick house No. 413 East 114th street, 17.5x50x100, to E. Don O'Fris for \$6,500.

J. H. Hunt has sold for E. C. Preiss the three-story house No. 267 West 70th street, to J. E. Powers for \$18,000.

John J. Kavanagh has sold for John Casey one of his new five-story brown stone flats on the north side of 88th street, between Park and Lexington avenues, 25.8x86.8x100.8½, for \$32,500.

John J. Kavanagh has sold for Moore & Brennan one of the three houses erected by them on north side of 87th street, between Madison and Park avenues, for \$20,000.

Picken & Lilly have sold for F. Dannemann the four-story brown stone flat on the southeast corner of Lexington avenue and 82d street to H. C. Strahmann for \$30,000, and for Wm. Picken one of his two-story and basement private dwellings on 134th street, east of Willis avenue, to A. S. Smith for \$8,500.

Barnett & Co. have sold for A. Smith the three-story, high stoop, brown stone front house, 21x55x100, No. 12 West 122d street, to John H. Gregory for \$26,500 cash.

Brooklyn.

J. P. Sloane has sold for Richard Jones the two three-story dwellings Nos. 54 and 56 Oakland street, 16.8x46x75 each, to Charles Miller for \$7,000.

J. S. Sturdevant has sold for George Covert to Milton R. Johnson the two lots, 43.9x100, with house, stable and greenhouse, Nos. 255 and 257 Marion street, for \$5,500.

Corwith Bros. have sold for Chas. Jackson the lot on the north side of Calyer street, 26 feet west of Newell street, to Michael Finnegan for \$600.

CONVEYANCES.

	1888.	1889.
	July 19 to 25 inc.	July 20 to 24 inc.
Number.....	236	248
Amount involved.....	\$993,283	\$770,208
Number nominal.....	45	79

MORTGAGES.

	1888.	1889.
Number.....	216	179
Amount involved.....	\$700,172	\$928,624
Number at 5% or less.....	118	94
Amount involved.....	\$438,256	\$538,951

PROJECTED BUILDINGS.

	1888.	1889.
	July 20 to 26 inc.	July 21 to 25 inc.
Number of buildings.....	88	86
Estimated cost.....	\$332,610	\$993,075

Out Among the Builders.

James Brown Lord is the architect for the building to be erected by Charles C. Delmonico, on Beaver and South William streets, as reported in this column on the 20th inst. It will be eight stories high, the fronts being of brick, stone and terra cotta. The restaurant will occupy the first floor and part of the second, and the remainder of the building will be rented out for office purposes.

Potter & Robertson, Huss & Buck, Heins, La Farge & Kent, and W. Halsey Wood, the four architects whose plans have been chosen for the new Protestant Cathedral, have been requested by the trustees to send in elaborate drawings, showing ground plan, front and side elevations, longitudinal section and perspective, transverse section, etc. They are to be sent in complete by February 1, 1890. The Cathedral will very probably be built piecemeal.

John C. Burne has plans for five five-story buff brick, Euclid stone and terra cotta flats, to be erected on the northeast corner of 5th avenue and 131st street, for John W. Haaren, at a cost of \$105,000. The corner house will be 25x81 feet, the street house 26x69, with an extension of 13x7 feet, and the three other avenue houses 25x69, and extension 13x7 feet. These with five other houses noted in this column last week will cover the block front from 131st to 132d street.

R. R. Davis will furnish plans for three five-story flats to be erected on the north side of 106th street, 100 feet west of Central Park West, for Hannah E. Fonner, at a cost of \$100,000. Two of the houses will be 27.6x100, and the other 20x100. The lots are 186 feet deep, and the 85 feet in the rear of the flats will be used as a court. The same architect will build a two-story brick extension, size 19x38 feet, to Dr. John C. Beekman's house, No. 21 West 122d street. The cost will be \$5,500.

Elias Wiener has purchased four lots on the south side of 126th street, 75 feet east of the Boulevard, and will, in all probability, improve them by building some elegant apartment houses.

B. W. Berger has completed plans for three double five-story tenements, to be located at Nos. 325, 327 and 329 West 44th street, 400 feet east of 9th avenue. The lots are 25x100.5 and the houses will be 25x89. The material used will be brick and brown stone, with tin roofs. Cost, \$20,000 each. Alphonse Hogenauer is the owner.

Fay & Stacom will erect three five-story tenements on Nos. 74 and 85 Cannon street, from plans furnished by Rentz & Lange. The lots are 80x80 and two of the houses will be 27x69, and one 26x69.6. They will have room for four families on a floor, no stores, and the fronts will be of brick, stone and terra cotta. Total cost, \$75,000. The same architects have drawn plans for Loonie & Parker for a five-story double tenement at No. 219 Madison street. The lot is 26x100. The house will be 26.1x88.6. Accommodations are afforded for four families on a floor. The fronts will be of brick, stone and terra cotta. Cost, \$18,000.

Walter S. Price will build four five-story brick flats on the west side of 5th avenue, 25 feet north of 132d street, from plans by Cleverdon & Putzel. Three of the houses will be 27x84, and the other will be 20x79.

Kurtzer & Rohl are at work on two first-class five-story flats, for Hugo Gorsch, at Nos. 207 and 209 East 87th street, about 100 feet east of 3d

avenue. One will be a double flat, 26.6x88, the other a single flat, 18.6x77. They will contain private halls, all improvements, and the fronts will probably be of brick, stone and terra cotta. The estimated cost for the double flat is \$20,000; for the single, \$12,000.

James E. McDonald will build seven two-story and basement frame dwellings on the northeast corner of 147th street and Tinton avenue, at a cost of \$18,000. Two houses will be 16x45, and the five other buildings 20x45 feet.

E. Wenz is the architect for two five-story brown stone tenements and stores to be built on the west side of Avenue B, 51.2 feet south of 82d street, for John Huber, at a cost of \$40,000. The buildings will be 25.6x66.

Geo. B. Pelham has the plans under way for two five-story brick and stone front tenements and stores, 24.9x84 each, to be built by Weil and Mayer on the north side of 8th street, 231.9 west of Avenue C, to cost \$32,000; and for the same owners a similar tenement, 25.1x91 in size, to be built at No. 124 Cherry street, to cost \$18,000. The same architect has plans for a five-story tenement and store, 25x70 and 25x20, to be built on the south side of 68th street, 150 west of West End avenue, by John F. Behlmer, to cost \$19,000.

Henry Morgenthau and others will improve eight lots on the south side of 125th street and the north side of 124th street, commencing 140 feet east of 4th avenue.

J. C. Burne has drawn plans for Wm. Broadbelt for one five-story flat house, to be erected on the north side of 12th street, 189.6 feet east of 6th avenue which will be 50x64.8.

Carrie E. Meres will build one five-story flat, 26.8x56, on the southeast corner of 134th street and Madison avenue. The plans were designed by Andrew Spence.

Wm. Howe has drawn plans for eight five-story flats, between 103d and 104th streets, on Central Park West. The two corner buildings are 26x90 feet, the two central ones 24.1x86, and the remaining four are to be 25x85. The owners are J. B. Fuller & Son.

Richard Berger has designed the plans for Adelaide Gutman, who will build a five-story flat at No. 97 Clinton place, to be 25x47 in size.

Henry V. D. Black has received James E. Ware's plans for one five-story flat, with store to be built on the west side of Willis avenue, 25 feet south of 146th street. The building is to be 25x93.

J. H. Valentine has prepared plans for a five-story flat, 26x75, to be erected by Wm. Bell on the south side of 84th street, 99 feet west of 10th avenue.

Fred. Lohse has drawn plans for two three-story flats, 19x45, for Kramer Bros., to be erected on the north side of East 158th street, 27 feet east of Melrose avenue.

D. F. Liemann will erect a four-story flat on the east side of Broadway, 64.8 feet south of 130th street, size 37.1½x37.4x19.8x32.4, from the plans of Geo. Keister.

Henry Bruns has drawn plans for one five-story flat with store, to be built at 626 East 150th street, 250 feet east of Courtlandt avenue, for Christian Vordran, and is to be 25x70.

The Trinity corporation intends to build a church on part of the old Hudson street graveyard.

Brooklyn.

W. and T. Lamb, Jr., have been awarded the contract for building the Union League Club House, corner of Bedford avenue and Dean street, at \$121,000. The basement has been excavated. The foundations will be started at the end of the week.

Ground will be broken for the Montauk Club House about the 1st of August. The plans, by F. H. Kimball, promise a striking example of the Venetian style, a decided contrast to the Romanesque which will surround the club house.

Sibel & Miller have finished plans for a block of four-story apartment houses, with stores, on the corner of Atlantic and Bedford avenues, for E. G. Blackford. The frontage on Bedford avenue will be 60 feet and on Atlantic 150 feet. The fronts will be of Collaburg fancy brick with red stone trimmings. They will cost about \$75,000.

Frank E. Hart, who recently purchased the block front on Arlington avenue, from Cleveland to Ashford street, will improve the same by the erection of Queen Anne cottages of different designs, on plots of 40x100.

W. F. Goodburn will build a four-story brick dwelling, 25x55, on Somers street, near Stone avenue, to cost about \$6,000.

Out of Town.

BRONXVILLE, N. Y.—Ground has just been broken for a two-story and attic frame house, 32x40, to be built by Anson A. Gard, the New York lumberman, on Gard avenue, Ormond Park, from plans by H. S. Rapelye. It will cost \$5,500.

BRIDGEPORT, CONN.—Col. F. A. Mason will build a dwelling house in the Old Colonial style, from plans furnished by F. H. Kimball.

DUNWOODIE, N. Y.—Architect W. W. Harrington, of Mount Vernon, is preparing plans for an ornate villa, 32x34 in size, to be built by R. L. Bogardus at Dunwoodie Heights, which adjoins the property of James Gordon Bennett. It will be a two-story and attic frame, and will cost, with improvements, about \$5,000. It will be built on a plot of seven lots recently purchased by the owner on the northeast corner of Yonkers avenue and Alida street.

Joseph W. Archer will shortly commence the excavations for a two-and-a-half-story frame dwelling to be built on the west side of Dunwoodie street, about 200 feet north of Yonkers avenue. It will cost about \$3,500, and will have all the improvements. The house will overlook the Sound and the Palisades, and will be some 400 feet above tidewater.

FORDHAM, N. Y.—Robert H. Oakley is having plans prepared by W. W. Harrington for a two-story and attic frame dwelling, which he intends to build here.

FAR ROCKAWAY, L. I.—E. G. Blackford is soon to build a bank at the corner of Catherine and Carnaga streets. The buildings will be 25x53, and will have brick and stone trimmings; cost \$10,000. The first floor will

be fitted for banking purposes, everything being in hard wood. Sibel & Miller are the architects.

MADISON, N. J.—James A. Webb is building an art room in his house, from plans furnished by H. Hooker, of New York.

MAST HOPE, PA.—The Forest Lake Association will shortly begin an extension to their present club-house. It will be 39 and 35x122, and will be nearly four times larger than the building now on the site. The club has a membership of over forty, and owns about 2,500 acres of shooting and fishing lands. The dining-hall in the extension is to be 35x40.6 in size. Plans are being prepared by Geo. F. Pelham.

NEW ROCHELLE, N. Y.—Plans are being prepared by Architect H. S. Rapelye for a two-story frame building, 40x40 in size, to be built near the depot by F. T. Davis. It will have stores in the first floor and offices above.

NEW LONDON, CONN.—F. H. Kimball, of New York, has completed plans for a handsome new theatre to be called "The New Lyceum," seating one thousand. The safety arrangements are the same as prescribed by the New York laws. It will be very complete in appointments, the decorations will be above the average, and the front will be brick and terra cotta. The cost is estimated at \$30,000.

PELHAM, N. Y.—The sketches of Architect Walter F. Sickles for a new Court House, to be built here, have just been accepted. It will be a two-story and attic frame building, 20x40 in size, and will have a jail in the basement. It will be built near the school house, and will cost about \$4,500.

STONINGTON, CONN.—F. H. Kimball is designing the new Baptist Church. The Old Colonial style, so familiar to the neighborhood, has been followed. Wood is to be used and the cost will be from \$15,000 to \$18,000.

TOMPKINSVILLE, S. I.—Marshall & Walters have drawn plans for an addition to St. Paul's Episcopal Church, which is to cost \$14,000. The addition is to embrace a study for the rector, a choir, main rooms and galleries.

WESTCHESTER, N. Y.—Mrs. F. Buckel will build a two-story and attic frame dwelling, 28x42, from plans by Lawrence & Peek, of Mount Vernon, to cost \$4,600.

Special Notice.

Messrs. Chas. R. Weeks & Bro., of No. 74 Murray street, have been appointed the sole agents in the United States for the glazed or enameled

brick manufactured in Kilmarnock, Scotland, by Messrs. J. & M. Craig. The Craig fire-brick and clay are well known in American markets; but while the Craigs have manufactured enameled brick for twenty years, they have only recently been introduced in this country, although sold in large quantities in all parts of Great Britain. They are made in various shades and colors, and the glazing is very brilliant. It is claimed by the agents that 725 Scotch brick give the same surface as 1,000 of American size. Messrs. Weeks & Bro. furnish prices and samples on application.

Paul F. Gonan has been elected a stock member, and Morris V. Freund, A. Ward Benedict, Benjamin Homans and L. Froehlich have been elected annual members, of the Real Estate Exchange.

President Cruikshank, of the Real Estate Exchange, W. W. Astor, John D. Crimmins, W. E. D. Stokes and others prominent in real estate circles, are on the committee appointed by the Mayor on the forthcoming Exposition.

Back Numbers Wanted.

Fifteen cents apiece will be paid at the office of THE RECORD AND GUIDE, 191 Broadway, for copies of this paper bearing the following numbers:

Year 1886.—No. 933.

Year 1887.—Nos. 931 and 932.

Year 1888.—No. 1035.

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 XLII., the last half of 1888, or any other single volume, 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.

BUILDING MATERIAL MARKET.

BRICKS.—Some evidences of disappointment continue to be found on the market for Common Reds. Sellers do not positively lose ground, yet they as yet fail to regain an advantage that will permit them to assume any degree of independence, and it is not unusual to have an odd cargo so placed that a little allowance has to be made before custom is secured. It was the calculation last week that there would be a comparatively moderate run of supplies for some time to follow, and that has been realized; but a corresponding shrinkage in the demand has also taken place, and was not counted upon. Buyers have resorted to no special bearish effort; indeed, all in all, have acted fairly enough, but a natural and legitimate business measure induced them to make use of such advantage as could reasonably be obtained. We make few changes in the line of quotations, but the top figures on all makes represent exceptional quality and are 12½¢ per M above the average run of cargo rates. Of late the floating supply is reported as having worked down very well again, which naturally imparts a somewhat steadier feeling, yet we notice an absence of inclination to indulge in any very buoyant calculation as though receivers were a little uncertain about demand and awaiting further developments. An occasional hint about the possibility of speculative builders finding it somewhat difficult to carry out their plans in full is sometimes given, but beyond that no reason for a diminution in consumption is suggested. At primary points work is still said to be going ahead with much vigor, and it is understood that the committee appointed at the late meeting of brickmakers to arrange for date when general production shall cease, has as yet made no report. Pales are selling very well, and the former general range of prices is reported, though most sellers say \$3.50 is about the best they can do.

HARDWARE.—There is not much general animation as yet, but the tone of the market is promising. Certain out-of-town custom is commencing to be felt, and there is also a fair flutter on local call in which builders' hardware takes quite a full part with every reason to expect a further increase, as the period for actual consumption is close at hand and preparations must be made for it. Other lines of goods will, however, no doubt secure proportionate attention. The offerings are ample in quantity and assortment and values generally pretty steady. At a recent meeting of the Wrought-Iron Pipe and Boiler Tube Manufacturers' Association a general advance in valuation was made and the following are published as the revised figures: Butt-Welded Pipe, 50% discount; Lap do do, 62½% do; Butt do do (galvanized), 41½% do; Lap do do, 50% do; Casings, 5½ inches, 60% do; all other sizes, 57½% do; Boiler Tubes 1½ inches and smaller, 52½% do; do, 2 inches and larger, 57½% do; 2½ inch Line-Pipe, 17c. per foot net; 3 do do, 22c. do do; 3½ do do, 27c. do do; 4 do do, 32c. do do; 5 do do, 49c. do do; 6 do do, 62c. do do; 7 do do, 76c. do do; 8 do do, \$1.04 do do; 9 do do, \$1.30 do do; 10 do do, \$1.35 do do; 11 do do, \$1.75 do do.

LATH.—The general market stands practically the same as last week and about the only noticeable feature is that receivers in predicting moderate arrivals of available stock have struck it once at least. Some few goods come to hand, but the most majority of them appeared to be under engagement, while anything in position to be offered found really prompt sale and commanded former rates without difficulty. Dealers, in some instances, claim to be reasonably well supplied, but that is not a general feature, and at about current cost it is believed any ordinary offering from first hands can be placed.

LIME.—We find a little change for the better in tone of reports, receivers noting a quicker and fuller demand that not only takes up current arrivals promptly but could dispose of a larger quantity if available,

and some buyers desire to book their orders against cargoes afloat. On Eastern the prices continue to be maintained under the compact with manufacturers, and other goods remain steady through reflected influence.

LUMBER.—As a whole the local market is lacking in animation, and especially as regards really new demand. Quite a full amount of stock is being delivered into the consumptive channel, but principally upon contract, and buyers are not now inclined to open up fresh negotiation with any freedom. About the best selling stuff of late has been finishing lumber of various kinds, building operations having moved beyond the use of the coarser grades. Dealers are in turn rather slow customers and inclined to indulge in more or less close selection, especially from such goods as White Pine, upon which the usual varied opportunities for negotiation are presented, though there is no great anxiety manifested on the part of sellers to press matters severely. The market is now pretty well understood by most agents, and it does not take them long to make a canvass and decide whether to redouble efforts or pull out and await a more propitious period.

Eastern Spruce varies in tone according to quality, but probably no more so than usual at this season of the year. The heavy pressure of consumption has passed, and while there is a great deal of stock still being used, not much of it is handled on really new demand, and probably the majority of dealers are fairly provided against current wants so far as average quality is concerned, and when anything only fair or inferior is offered they find an opportunity for the display of considerable indifference, and now and then some crowding on values. The tender of a specification containing a liberal proportion of large-sized sticks, however, meets with very ready response, and there is a very fair number of specials constantly awaiting bids, with buyers rarely objecting to full former figures. Local custom, indeed, is seldom found refusing to negotiate on large stuff, but will, when it can, endeavor to strike an average by forcing the medium and low grades.

Piling shows no really new features. Once in awhile, when the arrivals may happen to run pretty full, a watchful, shrewd buyer can pick up an odd cargo at something a trifle off, but the larger receivers generally refuse to concede, and if they unload and put stock in chains the holding becomes more determined than ever.

Hemlock is meeting with very fair demand, but any impression that may have been entertained regarding positive scarcity no longer being tenable, buyers show less anxiety, and full former rates are about all that can be expected. There is, however, apparently no loss of advantage to sellers on either Pennsylvania or Northern stock, so far as standard goods at least are concerned, and there seems to be a great deal of faith in ability to carry the market along about where it is to the end of the season.

White Pine is reported upon in a manner to indicate that little or no change is going on in the general conditions of the market, except possibly that business is somewhat less satisfactory for all kinds of stuff except box boards. Against actual consumption dealers seem to be excellently well provided, with more stock coming forward on contract, and therefore attempts to place further large amounts at the moment are in most cases a failure. Agents and salesmen, however, seem to have the market down pretty fine and abstain from any move that would be likely to convey to customers an impression of anxiety to realize or the probability of lower rates.

Yellow Pine does not seem to afford basis for much complaint, and indeed, according to some reports, the trade as a body would seem to be a veritable happy family. Demand, however, in many cases is certainly of a rather cautious character, and buyers who can stand off are doing so on the impression that some of the recent indications point to better terms before the end of the season. The actual local consumption is quite on a parity with the amount of other standard

grades of lumber, possibly a little fuller for some of the heavier kinds of work, and a great many special orders come out from time to time.

Carolina Pine is not quite so much on the "boom" as some of the recent reports have represented, yet there is no doubt a good general trade doing, and some of the manufacturers may be slightly behind hand with their orders. The market certainly seems to be well managed, with noticeable features to be found in the absence of complaint about inferior quality and in the manner in which values are sustained.

Hardwoods sell moderately, the custom coming in part from dealers and in part from the larger consumers for local manufacturing purposes, and, in a general way, the offering equals the outlet. Poplar shows a continued irregularity in price, but most other grades are fairly steady. The best selling stock still appears to be found in quartered oak and in ash, but quality must be first class to obtain full rates, faulty goods meeting with little favor for any outlet. The foreign movement is a little uncertain though apparently not inclined to increase.

Shingles meet with a very good general demand and retain a healthy market. Consumption is well up to the volume expected at all points depending upon this locality for a supply, and operators claim that on the pretty full deals already made for export this season they stand a good chance of duplication of orders.

GENERAL LUMBER NOTES.

THE WEST.

The Chicago *Timberman* comes to us enlarged, beautified, and so far as it was possible improved in its general make up. Long may it wave. We extract as follows:

If one were to take the reports that come from different parts of the country, and attempt to drain from them a resume of the lumber trade, difficulties innumerable would stand in the way. The fact is that reports show wide variance, and while from one point comes word of general activity and every prospect for prosperity that is to last, from other points comes word of quietness and even stagnation. Still, a fair unbiased glance over the market with the different conditions that go to make up prosperity or dullness, develops this much, that the lumber trade is in better shape as a whole than is any other branch of trade. With all the discouragements that have followed close since the opening of 1889, the truth is that the volume of trade has been large, and dealers have only to pin tight to the faith that is theirs.

Speaking of hemlock there wasn't much of it cut until three years ago, but it is evidently finding favor now. From 60,000,000 to 100,000,000 feet of it is being cut annually in Michigan, as nearly as I can get at it, chiefly into piece stuff and boards, planks, and some timbers. It is in fair demand for roof boards and coarse fence boards. It makes better studding than timbers. It is more durable for that use. But put into whatever form, carpenters and builders kick hard against its use, because it slivers so much. Seasoned hemlock is not any heavier than seasoned pine.

On the Chicago cargo market:

It was evident that an advance in the price of lumber and shingles was impossible this week. Nothing in the way of short piece stuff brought more than \$9.50, and the countenances of the buying side of the market, as well as their conversation, indicated that they were in mood to pay more than that figure at the present time, and they didn't hope to find it necessary to do so later in the season.

There has been no great abundance of piece stuff on the market this week and it was impossible to get more than \$9.50 for short lengths. Occasionally, where there was a sprinkling of longer pieces, the figure was increased a little, but there are those on the market who profess to believe that trades had been made at as low as \$9.25, but they were not traceable, however.

The Northwestern Lumberman, writing upon the Chicago yard trade, says:

One of the larger dealers, in speaking of overstocks and the proposed remedial reduction, gives it as his opinion that there never has been, and never can be, too much high grade lumber in this market.

The Mississippi Valley Lumberman says of the general lumber situation:

Trade is still in the halting stages. Although the volume of demand in the ordinary channels of consumption is very nearly up to the standard at this time of the year, there is a good deal of complaint heard that the market lacks life and buoyance.

THE SOUTH.

The Southern Lumberman publishes a paper read by A. E. Baird before the Commercial Club of Nashville, Tenn., from which we extract the following:

The supply of timber within reach of this market is sufficient to meet the demands of trade for many years. The leading timber is yellow poplar, of a very superior quality, and while this valuable wood always grows scattering, there is still standing within an easily accessible area, many millions of feet that only requires a full appreciation of its value and fair prices to bring to this market.

In addition to poplar, Nashville has a large and steady trade in walnut, cherry, ash, oak, hickory, gum, elm and red cedar.

Ash is still abundant, and is largely used for agricultural implements and furniture, and about thirty million feet are handled annually in this market.

Oak of the finest quality is abundant and of a beautiful grain, but a comparatively small amount is manufactured, partly because its great weight and ruling prices will not justify long shipments, and partly because there is but small demand for the low grades.

ENGLAND.

The London Timber Trades Journal says:

American Black Walnut.—In this a fairly good trade is being done. The better grades of quality are mostly in request. Inferior descriptions, with which most yardkeepers are fully stocked, move off slowly.

We notice a considerable quantity of squares have lately been landed, some of which can only be described as utter rubbish.

American Whitewood.—This trade is experiencing a satisfactory run just now; not only is there a good call for goods of from medium to prime qualities, but inferior stocks are likewise moving off better.

American Satin Walnut.—The demand for some time past has fallen off very much, and is restricted almost entirely to better class stuff, of which, however, there seems to be no stock.

American Oak.—There is a steady demand with fully-maintained prices ruling. Logs are not nearly so salable as lumber; of the latter we notice what appears to be a very prime parcel of planks and large-sized squares just now being landed.

METALS.—The American Iron and Steel Association has prepared the usual statement of the production of pig iron during the first half of the year with comparisons.

The Bulletin of the Association says:

The production of pig iron in the first six months of 1889 was larger than in any preceding six months in the history of the American iron trade.

The total production of pig iron in the United States in the first six months of 1889 amounted to 4,107,899 net tons of 2,000 pounds, or 3,667,767 gross tons of 2,240 pounds.

Table with 3 columns: Production, Net tons, Gross tons. Rows for First half of 1888, Second half of 1888, and First half of 1889.

Our increased production of pig iron in the first half of 1889 was wholly in those kinds which are used for general foundry and mill purposes.

Table with 3 columns: First half of 1888, Second half of 1888, First half of 1889. Rows for Gross Tons—Total production and Bessemer pig iron.

Foundry and mill... 1,841,584 2,010,295 2,248,416

Our production of pig iron in the first half of 1889 was divided among the fuels used as follows, in comparison with similar details for the last half of 1888:

Table with 3 columns: Last half of 1888, First half of 1889. Rows for Fuel used—Net tons, Bituminous, Mixed anthracite and coke, Anthracite alone, Charcoal.

Total... 3,886,004 4,107,899

The stocks of pig iron which were unsold in the hands of manufacturers or their agents on the 30th of June last, and which were not intended for the consumption of the manufacturers, amounted to 502,934 gross tons, against 300,144 gross tons on the 31st of December last, an increase of 202,790 gross tons in six months.

The exact number of furnaces which were in blast on June 30 last was 288, and the number out of blast was 293; total, 581.

AILS.—Actual consumption is good, and, if anything, on the increase, with the market more or less favorably influenced. Manufacturers and dealers, however, appear to be a little sensitive and nervous and while rates have a sturdy look buyers have not altogether lost advantage, especially on large parcels.

PAINTS, OILS, ETC.—No business of any great magnitude is doing at the moment. In the regular course of trade orders quite a little stock can be placed, but buyers move without hurry and rarely handle more goods than are likely to be used within a period of ordinary credit limits.

TAR AND PITCH.—Some little jobbing trade occasionally presents itself, but as a whole the market is of a light and unimportant character, with values a trifle nominal.

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 July 26.

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

Table of real estate sales including 33d st, n s, 100 w Lexington av, 48x80, vacant; 33d st, adj, 21x80. Same; 33d st, adj, 30x80. Same; 34th st, s s, 95 w Lexington av, 46x117.6, vacant. Same; 37th st, No. 244, s s, 300 e 8th av, 18.9x98.9, three-story brick and stone dwell'g.

*143d st, n s, 450 w 7th av, 25x99.11, three-story frame dwell'g. Jane O. Thompson. (Amt due \$1,305)..... 6,000

Table of real estate sales including Hester st, No. 17, n w cor Suffolk st, 25x75.1x25.1x75, five-story brick tenem't. S. De Waltarss; Suffolk st, No. 11, w s, 75.1 n Hester st, 25.1x75x25.3x75, four-story brick tenem't and two-story frame house on rear. M. Rowenstein; Madison av, s w cor 32d st, 24.9x94.8, four-story stone front dwell'g. Judge P. H. Dugro.

OTHER AUCTIONEERS.

Table of auction sales including Front st, s s, 200 w Jackson sq, 25x140 to South st, being No. 359 Front st and 382 South st, two six-story brick stores and tenem'ts. Augusta U. von Klenck. (Amt due \$32,569)..... 28,000

BROOKLYN, N. Y.

Table of auction sales including Hancock st, No. 461, n s, 225 e Sumner av, 20x100, three-story brick and stone dwell'g. William S. Wright. (Morts., &c., \$2,383)..... \$1,000

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.

JULY 19, 20, 22, 23, 24, 25.

Academy st, w s, 137.8 n Vermilyea av, 165.9x32.6x169.1 to Kingsbridge road, x 3.8. Isaac Sommers to Patrick Divver. July 13.

Bowery, No. 239, e s, 76.2 s Stanton st, 23.8x112.1x22.9x109.10, three-story brick store and dwell'g. James Cruikshank and ano. exrs. John F. Delaplaine to Julia A. Chase. July 16. \$40,000

Canal st, Nos. 134 and 136, s s, 75 e Bowery, runs east 45.8 x south 75 x west 46.2 x north 24.8 x west 1.3 x north 50.4, five-story brick "Pythagoras" Hall. Foreclos. George B. Newell to David Cohen and Isaac Blumberg. July 19. 57,400

Catharine st, No. 58, w s, 132.9 s Madison st, 22.5x65x22.1x65, four-story brick store and tenem't. Nathan Armuschefsky to Banned Friend. M. \$18,000. July 22. See 73d st. 32,000

Carmine st, No. 79, n s, adj land of Trinity Church, 24x—, three-story brick dwell'g and store. Hugh J. Grant to Benjamin M. Stilwell. Deed on execution. July 19. 250

Centre st, Nos. 46 and 48, e s, 29.4 s Pearl st, 44.7x48.3 to Park st, x50x73.6, two five-story brick factory buildings. Rebecca Lichtenstein to Thomas Russell. Morts. \$45,000. July 6. other consid. and 1,000

Centre st, No. 62, e s, 62.7 s Worth st, 17x91.10 x17.9x87.6 with strip adj on south, three-story brick factory and three-story brick factory on rear. Partition. Jacob A. Cantor to James Livesey, Hoboken, N. J. July 9. 21,000

Commerce st, No. 9, n s, 123 w Bleecker st, 21x40, three-story brick front frame dwell'g. John H. Sturken to Mary Horler. Mort. \$3,000. July 20. 5,425

Delancey st, No. 168, n s, 25 e Clinton st, 25x60, two two-story brick stores and dwell'gs. William H. Jacobs to Gustave Jacobs. July 23. 12,250

Downing st, n s, 221 w Bedford st, 39.1x90, No. 57, five-story brick building; No. 59, three-story brick dwell'g. Hugh J. Grant to Benjamin M. Stilwell. Deed on execution. July 19. 600

Division st, No. 27, s s, 317 e Catharine st, 25x69.5x25x69.2, five-story brick store and tenem't. Esther D. wife of Pincus Pohalski to Anthony R. Dyett. Mort. \$20,000. July 23. 13,000

Elizabeth st, No. 190, e s, 89 n Spring st, 25x100, five-story brick store and tenem't and five-story brick tenem't on rear. Serafino Magliola to Abraham Solomon. July 23. 32,000

Elizabeth st, No. 249, w s, 260 n Prince st, 20x92.6, two-story frame and brick stable. John Blixen to Charles le Ray de Chaumont de St. Paul. June 6. 10,500

Grand st, No. 57, s s, 42 e South 5th av, 22x67, three-story brick store and dwell'g. Anna wife of and John I. Lawrence, Islip, L. I., to Magalena Haas. July 15. 20,000

Grand st, No. 579, s s, 93.4 w Corlears st, 16.8x83.5x15x75.3, five-story brick store and tenem't. Ellen Grimes to Frank Nollmann. July 1. 11,000

Horatio st, No. 58, s s, 75.11 e Greenwich st, 19.11x50, three-story brick dwell'g. Richard P. Norris to Mary A. Norris. Mort. \$4,000. July 28. 10,500

Lewis st, No. 94, e s, 50 s Stanton st, 25x100, three-story brick store and tenem't and three-story brick tenem't on rear. Henry

Wittkowski and Charles Cohen to Charles and Ferdinand Stern. Mort. 8,000. July 19. 13,000

Ludlow st, Nos. 82 and 84, e s, 60 n Broome st, 40x65.7, two five-story brick stores and tenem'ts. Pincus Lowenfeld to Henry Rendel. Mort. \$36,000. July 13. 41,100

Madison st, No. 295, n s, 23 w Montgomery st, 23x68, two-story brick dwell'g. Thomas Bell exr. Mary E. Bell to Philip Sammet and Abraham Alexander. July 15. 10,500

Same property. Thomas Bell individ. and guard. William A., Cora, Mary A. and Thomas Bell, Jr., to same. Q. C. July 15. nom

Mangin st, No. 70, e s, 138 s Rivington st, 20.8 x100, three-story brick store and dwell'g. Susan or Susanna Blatt devisee John C. Blatt to Margarethe Gosch. Mort. \$2,000. July 24. 6,800

Mulberry st, No. 110, e s, 150 n Canal st, 25x100. 100

Mulberry st, No. 112, e s, 175 n Canal st, 25x100. 100

Two five-story brick (stone front) stores and tenem'ts. Joseph Kassel, Brooklyn, to Abraham Kassel, Brooklyn. All liens. July 17. 65,000

Old slip, No. 23, w s, 26.8x19.2, five-story brick store. Partition. Augustus T. Gillender to Benjamin F. Dunning. July 22. 13,900

Pearl st, n w s, 27 n e John st, 28x197.2 to Cliff st, x28.10x195, error, No. 241 Pearl and 16 Cliff, two four-story brick store houses. Adrian Van Sinderen, Brooklyn, to Adrian Van Sinderen trustee William Lawrence. July 17. val. consid

Pell st, No. 20, n e s, 24.6x75. 100

Pell st, No. 22, n e s, 24x82.8x23.6x72.8. 100

Six-story brick factory. Pell st, No. 24, n e s, 25.4x91x25x91, one and four-story brick (frame front) factory. Interior lot in rear of No. 20 Pell st, 75 n of Pell st, runs north 3.8 x southeast 24.6 x west 24.6, vacant. Adelia Burr individ. and with James J. Foraker exrs. Joseph T. Burr to Christopher Kelly. Re-recorded. May 1. 31,000

Rivington st, No. 225, s s, 75 w Willett st, 25x100, four-story brick store and tenem't. Barbara wife of and Frederick Huff to George Storer and Barbara his wife. Mort. \$12,500. July 20. 23,800

Walker st, No. 34, begins Walker st, n s, 50.1 Church st, No. 309, e Church st, runs north 74.11 x west 50 to Church st, x south 24.11 x east 25 x south 50 to Walker st, x east 25.1, five-story brick (iron front) store, James Cruikshank and ano. exrs. John F. Delaplaine to Jacob Bookman. June 36. 82,000

Water st, s s, 26 e Market slip, 60x160 to South st; Nos. 223 and 223 1/2 South st, two three-story brick stores and tenem'ts; No. 224 South st, portion of three-story brick factory; No. 435 and 437 Water st, frame shed, lumber yard and stable; No. 439 Water st, three-story brick factory. Theodore K. Hazard, Laura L. Ruton, Emily T. Wallace, Lucretia S. Beach and Alice H. Richmond heirs Jabez H. Hazard to Ambrose K. Ely. June 22. 41,750

Same property. Theodore K. Hazard admr. &c. Jabez H. Hazard to same. July 22. 41,750

Water st, s s, 129.3 w Pike slip, 40x160 to South st; No. 457 Water st, two-story brick stable; No. 459 Water st, two-story brick factory and iron yard; South st, Nos. 234 and 235, two three-story brick factory buildings. Theodore K. Hazard, Laura L. Ruton, Emily T. Wallace, Lucretia S. Beach and Alice H. Richmond heirs Jabez H. Hazard to Ambrose K. Ely. Mort. \$15,000. June 22. 25,000

Same property. Theodore K. Hazard admr. &c. Jabez H. Hazard to same. Mort. \$15,000. June 22. 25,000

Watts st, No. 7, s s, 250.2 e Varick st, runs south 46.6 x southeast 10 x northeast 12 x east 6 x north 38 to Watts st, x west 21.2, three-story frame store and tenem't. Henry Fischer to Charles Wiebke. July 22. 7,000

West st, e s, 70.5 s Jane st, 22.5x80, four-story brick dwell'g and store and part of one-story frame kiln on rear. Annie E. wife of and Robert Pollock, Strabane, Ireland, to Patrick Malone. Q. C. July 1. 8,000

11th st, No. 630, s s, 283 w Av C, 25x94.9, five-story brick tenem't. Conrad Witt to Heinrich Hofmann and Magdalena his wife. Mort. 19,500. July 1. 28,450

12th st, No. 43, n s, 181.4 w Broadway, 25x117.5 x26x124.6, four-story brick dwell'g. Daniel Winant, Brooklyn, to Daniel Birdsall, Brooklyn. July 8. 32,000

12th st, Nos. 65, 67 and 69, n s, 189.6 e 6th av, 50x103.3, three two and three-story brick buildings and three one-story frame buildings on rear. Margaret P. wife of and David W. Fenton and Samuel M. Pringle to Nathan Hofheimer. July 8. 45,000

12th st, n s, indef. gore formerly a part of Union road, runs northwest from st 88.4 x south 40 x southeast 68.3 to beginning; also lot adj on west, 63x100, indef. 6th av, s w cor 11th st, runs west 56.10 x westerly 4 x south 31.6 x east 31.6 to av, x north 9.6; also, A house and two lots on West 11th or Hammond st and house and lot on Mulberry st - very indefinite. Aaron D. Patchin, Albany, N. Y., to Thomas Pringle. Q. C. July 22, 1839. 10,000

19th st, No. 329, n s, 380 w 1st av, 20x92, three-story brick dwell'g. William D. Atkins to George Weiss. July 20. 14,500

19th st, No. 159 W. Agreement as to encroachment. Charles Hollings with Charles Beyer. July 16. nom

19th st, No. 161, n s, 103.1 e 7th av, 23.1x90, three-story brick dwell'g and stores. James Cruikshank and ano. exrs. John F. Delaplaine to Charles Beyer. June 26. 14,000

22d st, n s, 200 e 4th av, 25x98.9. Release dower. Lucy B. Robinson widow to Robert Johnson. July 24. nom

25th st, No. 52, s s, 123 e 6th av, 27.6x98.9, four-story brick dwell'g. Ezra H. Winchester, Portland, N. H., to Charles Main, San Francisco, Cal. 1/2 part. July 20. 12,500

25th st, No. 52, s s, 123 e 6th av, 27.6x98.9, four-story brick dwell'g. Charles Main to Eyna H. Winchester, Portsmouth, N. H. July 9. 25,000

27th st, No. 531, n s, 395 w 10th av, 25x98.9, three-story brick factory. Foreclos. Delano C. Calvin to Noah B. Shute. July 24. 6,375

30th st, n s, 200 e Lexington av, -x98.9x53.4x98.9. Release mort. New York Lumber and Wood Working Co. to Thomas J. Walsh. July 19. 2,000

Same property. Release mort. Julius Lipman and Peter Wittner to same. July 19. 13,958

31st st, No. 145, n s, 250.8 e 7th av, 25x125.6x26.4x124.10, four-story brick store and tenement and four-story brick tenem't on rear. William F. Pecher to Louis de Bebian. Mort. \$8,500. July 23. 22,000

39th st, No. 226, s s, 510.2 e 8th av, 21.1x98.9, three-story stone front dwell'g. Emma L. Stanley widow to Cornelias A. Talman. July 19. 21,000

41st st, No. 120, s s, 260 w 6th av, 20x98.9, four-story stone front dwell'g. Charles F. Smillie to Lillian E. Scofield. B. & S. July 18. 21,000

49th st, No. 134, s s, 449.6 w 6th av, 25.6x100, three-story brick stable and dwell'g. Deed on execution. Hugh J. Grant to Benjamin M. Stilwell. July 19. 100

50th st, No. 540, s s, 500 w 10th av, 25x100.5, five-story stone front tenem't. David C. Seltmann to Michael Rush and Mary his wife. Mort. \$13,000. July 10. 21,000

53d st, No. 330, s s, 300 w 1st av, 24.6x100.5, five-story stone front dwell'g. William Greenthal to John E. Ahrens. Mort. \$15,000. July 20. 21,000

54th st, No. 321, n s, 225 e 2d av, 25x100.5, five-story brick tenem't and three-story brick tenem't on rear. Bernhard Eybel to Marie Reichert. Mort. \$8,000. July 15. 24,500

56th st, Nos. 414 and 416, s s, 225 w 9th av, 50x100.5, two five-story brick flats. Laura A. wife of and Isaac W. Macklay, Yonkers, N. Y., and May wife of and William E. Davies, Demarest, N. J., to William Schneider. July 13. nom

Same property. William Schneider to Laura A. wife of Isaac W. Maclay and May wife of William E. Davies. Mort. \$28,000. B. & S. C. a. G. July 19. nom

58th st, No. 335, n s, 260.6 w 1st av, 18.6x100.5, five-story stone front flat. David Steiner to Mark Blumenthal. Mort. \$11,000. July 19. 17,500

59th st, No. 55, n s, 206.8 e Madison av, 16.8x100.5, four-story stone front dwell'g. Francis G. Landon to John Heyman. Mort. \$16,000. July 15. 20,500

61st st, No. 159, n s, 200 e 10th av, 30x100.4, five-story brick flat. Thomas J. L. McManus to Reuben W. Ross. B. & S. C. a. G. Mort. \$36,500. Jan. 29. nom

63d st, Nos. 127-131, n s, 113 w Lexington av, 42x100, three three-story stone front dwell'gs. Herman Wronkow to Griffen Tompkins, Brooklyn. Mort. \$25,500. July 25. 45,000

63d st, n s, 100 w 10th av, 125x100.5, vacant. Elizabeth W. Aldrich widow to Louis H. Myers, Brooklyn. June 1. 40,000

three-story brick dwell'g. Foreclos. Henry A. Robinson to Robert K. Prentice. Mort. \$12,000. July 23. 1,650

64th st, No. 161, n s, 228 e 10th av, 18x100.5, four-story stone front dwell'g. Foreclos. Charles A. Jackson to Richard S. and William M. Sayer, Jr. Mort. \$18,000. Mar. 28. 1,000

64th st, Nos. 103-123, n s, 25 w 9th av, runs west 200 x north 100.5 x east 179.5 x south 41.3 x again south 64.10, eleven four-story stone front dwell'gs. James M. and George H. Brown, Howard Potter and John S. Schultze to George De F. Lord. Q. C. June 28. nom

65th st, No. 248, s s, 200 e 11th av, 25x100.5, two-story frame dwell'g and store and three-story frame dwell'g on rear. Contract. James Nible to Mary A. Bingold. June 24. 6,000

68th st, Nos. 305, 307 and 309, n s, 125 w 11th av, 75x100.5, three five-story brick tenem'ts. Dudley J. Russell, Elizabeth, N. J., to Samuel Parnson, Brooklyn. Mort. \$4,500, taxes and assessm'ts. July 2. exch

68th st, No. 305, n s, 125 w 11th av, 25x100.5. Samuel Parnson, Brooklyn, to Julius Holz. Mort. \$15,000, taxes and assessm'ts. July 8. 18,000

69th st, No. 305, n s, 100 w 11th av, 25x100.5, five-story brick flat and stores. Release mechanic's lien. Jacob Klingenstein to Elizabeth O'Toole. July 22. nom

Same property. Release mechanic's lien. James Hartley to same. July 22. 106

Same property. Release mechanic's lien. Daniel Kelly to same. July 17. 165

Same property. Release mechanic's lien. John L. and Archibald Culbert, of Culbert Bros., to same. July 22. 93

Same property. Release mechanic's lien. Joseph W. Binney to same. July 17. 150

Same property. Release mechanic's lien. Jacob Klingenstein to same. July 12. 100

Same property. Leopold Friesen to Elizabeth O'Toole. Q. C. a. G. July 10. 387

Same property. Thomas Smith to same. Q. C. Feb. 28. nom

Same property. Elizabeth O'Toole to Moses F. Fowler, White Plains, N. Y. Mort. \$15,710. July 9. 27,710

71st st, No. 92, s e cor 9th av, 20x75, three-story stone front dwell'g. John J. Ryan to Ada L. wife of Robert E. Westcott. Mort. \$18,000. July 25. 29,500

73d st, No. 334, s s, 150 w 1st av, 25x102.2, five-story brick tenem't and stores. August Reuning and Julius Kiel to Herman Cohen. Mort. \$16,000. July 22. 21,500

73d st, Nos. 213 and 215, n s, 160 e 3d av, 50x102.2, two five-story stone front tenem'ts. Banned Friend to Nathan Armuscheffsky. M. \$31,000. July 15. See Catharine st. 46,500

Same property. Nathan Armuscheffsky to Moses Schlansky. Mort. \$34,000. July 22. 46,500

73d st, No. 172, s s, 175 w 3d av, 25x102.2, three-story frame dwell'g. Kate wife of John Casey to Frank P. Perkins. Mort. \$11,000. July 17. 15,000

75th st, s s, 200 e 9th av, 0.6x102.2. James T. Hall to Charles Weinberg. July 9. 1,000

76th st, No. 43, n s, 82.6 e Madison av, 12.6x102.2, four-story stone front dwell'g. Frederick O. Stanfield to Hope G. Stanfield. B. & S. July 8. nom

77th st, No. 17, n s, 136.8 w Madison av, 16.8x102.2, four-story stone front dwell'g. John P. R. Wells to William W. Smith. Mort. \$22,000. July 17. 30,000

78th st, No. 146, s e cor Lexington av, 20x72.2, three-story brick dwell'g. Margaret B. Leavy to Jane A. Wildey. July 19. nom

78th st, No. 442, s s, 169 w Av A, 25x102.2, four-story brick tenem't and stores. Max Borger individ. and trustee of Cecilia Pokorny to Cecilia Pokorny. C. a. G. May 31. nom

Same property. Cecilia wife of and Max Pokorny formerly Pecare to Solomon Abraham. Mort. \$13,250. July 22. 15,500

80th st, s s. Party wall agreement. Sigmund Oppenheimer to Isidor Kaufman. July 1. nom

82d st, No. 147, n s, 367.6 e 10th av, 17.6x102.2, three-story stone front dwell'g. Ida Meyer widow to Jane A. wife of Charles F. Wildey. July 17. nom

Same property. Jane A. wife of Charles F. Wildey to Margaret B. wife of Joseph Leavy. June 24. 21,500

83d st, No. 416, s s, 256 e 1st av, 25x102.2, five-story brick tenem't. Jacob Platt to Susanna Blatt. Mort. \$12,000. July 24. 20,000

85th st, No. 166, s s, 175 e 10th av, 50x55.4x50.1 x53.1, two-story frame dwell'g. Frank A. Stevens exr. Adolphus Andreas to Edna A. Gage. July 13. 15,000

85th st, s s, 100 e 10th av, 75x102.2. Cancellation of contract. Simeon E. Church to Frank A. and Adolphus E. Stevens. July 2. 500

86th st, n s, 225 w Av B, 50x138.10x50x139.3, vacant. Charles G. Landon and ano. exrs., &c., Benjamin H. Hutton to Elmire Normandin. July 20. 13,000

Same property. Elmire Normandin to New York Mothers Home of the Sisters of Misericorde. Mort. \$13,000. July 25. nom

87th st, No. 161, n s, 120 e Lexington av, 26.8x100.8, five-story brick flat. Peter Peterson to Louis R. Grabowsky. Mort. \$19,000. July 15. See Av A. exch

87th st, n s, 113.4 e Lexington av, 6.8x100.8, vacant. Peter Peterson to Louis R. Grabowsky. Q. C. July 15. nom

88th st, n s, 550 e 9th av, 50x100.8, vacant, abandoned foundations. Foreclos. Rollin M. Morgan to Matilda Weil et al. exrs. Max Weil. July 19. 20,000

88th st, s s, 100 w West End av, 125x100.8, vacant. Francis M. Jencks to James B. Gunn. C. a. G. July 19. 50,000

92d st, No. 48, s s, 364 e 9th av, 18x100.8, four-story brick dwell'g. Patrick Farley to Maria T. Waters widow. Mort. \$18,000. July 25. nom

94th st, s s, 175 w 8th av, 25x100.8, vacant. Timothy Donovan to Thomas Auld. Assessments. July 17. 11,206

Same property. Thomas Auld to Ira O. Miller. Mort. \$10,206. July 18. 11,206

94th st, s s, 125 w 8th av, 75x100.8, vacant. Ira O. Miller to Mary wife of James Gault. Mort. \$25,442. July 22. 41,000

94th st, No. 175, n s, 82 e 10th av, 18.6x100.8, four-story stone front dwell'g. Minnie G. wife of and Ferdinand S. Ferguson to John A. Brown, Hoboken, N. J. Mort. \$15,000. July 15. 30,750

97th st, Nos. 148-160, s s, 105 w 3d av, 195x100.11, seven five-story stone front flats. Oscar T. Marshall to Joseph Schwarzler. B. & S. July 19. nom

97th st, s s, 105 w 3d av, 186x100.11. Release mort. Oscar T. Marshall to William Dempsey. July 18. 60,000

97th st, s s, 105 w 3d av, 27.1x100.11. William Dempsey to Valentine Moeslein. M. \$16,000. July 19. 23,000

97th st, s s, 132.1 w 3d av, 26.11x100.11. Same to August Jacob. Mort. \$16,000. July 19. 23,000

97th st, s s, 186.1 w 3d av, 27x100.11. Same to

John H. Sturk and William Wilkening. Mort. \$16,000. July 19. 23,000
 97th st, s s, 265 w 3d av, 26x100.11. Same to Nathaniel Wise. Mort. \$16,000. July 19. 22,000
 97th st, s s, 159.1 w 3d av, 27x100.11. Same to Patrick Reynolds. Mort. \$16,000. July 19. 23,000
 97th st, s s, 265 w 3d av. Agreement altering building loan contract. Nathaniel Wise with William Dempsey. July 18. nom
 97th st, s s, 291 w 3d av, 1x100.11. Release mort. Wilbur F. Washburn to William Dempsey. July 19. nom
 97th st, No. 56, s s, 520 w 8th av, 20x100, four-story brick dwell'g. Cornelius H. Tallman to Emma L. Stanley. July 19. 30,000
 98th st, No. 41, n s, 300 e 9th av, 16.8x100.11. Release mort. Edward Cunningham to John More. July 10. nom
 98th st, s s, 475 w 8th av, 150x100.11, six five-story brick flats. John T. Hanning to John Carter and Mary J. his wife. Morts. \$108,000. July 18. nom
 104th st, s s, 70 e Madison av, 50x100.11, vacant. Frederick H. Allen to J. Allen Townsend. Morts. \$8,000. July 25. 12,000
 105th st, No. 156, s s, 225 e 10th av, 29.6x100.11, five-story brick flat. Henrietta Waeterling widow and Louisa wife of and John Schnoeering to Isabella J. Foghill. Mort. \$11,000 and taxes. July 22. 40,000
 106th st, No. 236, s s, 225 w 2d av, 25x100.11, two-story frame building on rear. Ellen M. wife of and James O'Connell to Michael J. Bannon and John Feehan. Mort. \$4,000. July 25. See Park av. 8,000
 110th st, 111th st, 112th st and 113th st, at point 100 w 7th av and extending to point 100 e 8th av. Agreement restricting buildings. John D. Crimmins with Angelo L. Meyers et al., owners of above premises. July 18. nom
 111th st, No. 28, s s, 75 w Madison av, 25.3x100.11, five-story stone front flat. Margaret Manney to Francis McKenna. Mort. \$16,000, taxes and assessm'ts. July 20. See 115th st. 28,000
 112th st, No. 127, n s, 570 w 3d av and 75 w Lexington av, 25x100.10, three-story frame dwell'g. Bertha wife of and David Newmark to Abraham Davis. Morts. \$7,000. May 31. 8,750
 112th st, n s, 595 w 3d av, 0.10 1/2 x 100.10. Susan S. Sparks widow, Brooklyn, and Louis F. Wadsworth, Plainfield, N. J., to same. Q. C. June 26. nom
 113th st, s s, 350 e 6th av, 50x100.11.
 112th st, n s, 350 e 6th av, 50x100.11.
 Washington st, No. 283, e s, runs east 75.6 to 9-foot alley, x north 8 x west 21.6 x north 16.2 x west 54 to Washington st, x south 22. Chambers st, No. 176, s s, 21x59 to alleyway, x 21x59.
 Washington st, s e cor Desbrosses st, 25x100. Charles st, No. 149, n s, 22x103.5 to an alley, x 22x103.3.
 Thomas st, s s, 66.8 w West Broadway, 33.4x100.
 70th st, No. 10, s s, 225.9 e 5th av, 20.9x100.5. Erastus Titus to Erastus Titus, Jr. July 19. gift
 115th st, No. 409, n s, 75 e 1st av, 20x75.10, four-story brick dwell'g. Francis McKenna to Margaret Manney. Mort. \$4,000. July 20. See 111th st. 12,000
 115th st, s s, 245 e 5th av, 100x100.11, vacant. Marx and Moses Ottinger to Joseph Bielemeier, Brooklyn. Morts. \$14,600. July 25. 32,000
 119th st, s s, 460 e Lenox av, 125x100.11, vacant. Elisha G. Selchow to Lottie L. wife of Harvey N. Dean. Morts. \$29,030. July 8. 42,000
 Same property. Lottie L. wife of and Harvey N. Dean to Thomas J. Robinson. Morts. \$29,030. July 19. 42,000
 120th st, Nos. 62-66, s s, 194 e Madison av, 71x100.11, three five-story stone front flats. Lottie L. wife of Harvey N. Dean to Oliver A. Mudge. Mort. \$52,000. July 19. 74,000
 120th st, No. 61, n s, 216.8 w 4th av, 16.8x100.11, four-story brick dwell'g. Henry J. McGuckin to David Weisburger. Mort. \$7,000. July 24. 15,500
 122d st, No. 210, s s, 130 e 3d av, 25x100.11, five-story brick tenem't and stores. John Bannen to George Jaus and Emil F. Eitel. Mort. \$19,000. July 10. 28,000
 122d st, n s, 296 w 1st av, 21x100.11, three-story frame dwell'g. Charles S. Simpson to Stephen Van Nostrand. Q. C. July 11. 65
 Same property. Abian S. Beekman to same. Q. C. July 19. nom
 Same property. Stephen Van Nostrand to Poline Byk. July 20. 3,750
 Same property. Poline Byk to Fanny Lutter. Mort. \$3,500. July 22. 4,400
 130th st, No. 47, n s, 335 e 6th av, 20x99.11, four-story brick (stone front) dwell'g. Rowland F. Hill assignee of Kerr & Smith to Eliza M. Smith. May 28, 1883. nom
 133d st, s s, 185 e Lenox av, 50x99.11, vacant. Thomas H. Tantum to Charles Trueman. July 20. 11,500
 135th st, Nos. 12-18, s s, 185 w 5th av, 100x99.11, four five-story brick flats. Foreclos. Henry A. Robinson to Andrew T. Judge. July 25. 23,400
 Same property. Andrew T. Judge to John W. Haaren. Morts. \$56,000. July 25. nom
 137th st, s s, 100 e 7th av, 25x99.11, two-story frame dwell'g. Daniel McAnerney to Arthur C. Moreland. B. & S. July 22. nom
 Same property. Arthur C. Moreland to Amelia A. McAnerney. B. & S. July 22. nom

142d st, n s, 250 w 8th av, 64.11 to Manhattan av, x100.6x56x99.11, vacant. Jennie Caldwell to James C. Caldwell. C. a. G. July 2. nom
 142d st, s s, 100 w 8th av, 50x99.11.
 142d st, s s, 200 w 8th av, 50x99.11. Two two-story frame dwell'gs. Foreclos. Louis Cohen to William N. Crane. Mort. \$7,000. May 14. 14,000
 144th st, No. 450-466, s s, 94.5 w Convent av, 155.7x99.11, nine three-story brick dwell'gs. Foreclos. William H. Willis to William H. De Forest, Jr. July 22. 63,600
 147th st, Nos. 303 and 305, n s, 75 w 8th av, 50x99.11, two five-story brick flats. Release judgment. James S. and George F. Simpson to Harry Graham. July 16. 200
 Same property. Harry Graham to Charles Oberhauser. Morts. \$25,100. July 1. 36,000
 149th st, n s, 100 w 10th av, 200x99.11, vacant. Mary E. Field widow to John J. Mahony. May 28. 21,150
 149th st, n s, 100 w 10th av, 25x99.11. John J. Mahony to Mary E. B. Field. B. & S. July 17. 2,700
 164th st, n s, 169.8 w Edgecombe road, 25x139.6 x 25.3x136.1, two-story brick dwell'g. Charles A. Briggs, White Plains, N. Y., to Jane wife of Owen Dennin. B. & S. C. a. G. July 19. 1,000
 Av A, No. 1631, s w cor 86th st, 26.8x75.9, four-story stone front tenem't and store. Louis R. Grabowsky to Peter Peterson. Mort. \$15,000. July 18. See 87th st. 28,000
 Edgecombe av, No. 34, e s, 107.4 s 137th st, 17.6x90, three-story brick dwell'g. Dore Lyon to Fannie E. Garrison. Mort. \$13,000. July 16. nom
 Lexington av, No. 2024, w s, 71 s 124th st, runs west 40 x south 2 x west 50 x south 27.11 x east 90 to av, x north 29.11, five-story brick flat. Release mort. Enoch C. Bell to Webster White and Stephen P. Anderson. July 17. nom
 Same property. Webster White and Stephen P. Anderson to Mary E. Kelso. Mort. \$22,000. July 16. 32,000
 Same property. Release mort. William D. Lent to same. July 22. 2,500
 Lexington av, No. 833, e s, 80.5 s 64th st, 20x70, four-story stone front dwell'g. Esther wife of and Joseph Hanner to Francis Ashton. July 18. 25,500
 Lexington av, No. 1111, e s, 85.2 n 77th st, 17x70, three-story stone front dwell'g. Margaret B. Leavy to Simon Marx. Mort. \$5,000. July 25. 13,500
 Manhattan av, No. 142, s e cor 106th st, 17.3x70, three-story brick dwell'g. Release dower. Jane A. Brown widow to Minnie G. wife of Ferdinand S. Ferguson. July 15. nom
 Same property. Jane A. Brown et al. exrs. John Brown to same. 2-5 parts. Mort. \$12,000. July 15. 8,000
 Same property. John A. Brown, Hoboken, N. J., to same. 2-5 parts. Mort. \$12,000. July 15. 8,000
 Same property. James Lamb, Hoboken, N. J., to same. 1-5 part. Mort. \$12,000. July 15. 4,000
 Manhattan av, No. 130, e s, 100.11 s 106th st, 16.4x86.10, three-story brick dwell'g. Jane A. Brown et al. exrs. John Brown to Ferdinand S. Ferguson 2-5 parts. Mort. \$9,500. July 15. 6,400
 Same property. John A. Brown, Hoboken, N. J., to same. 2-5 parts. Mort. \$9,500. July 15. 6,400
 Same property. James Lamb, Hoboken, N. J., to same. 1-5 part. Mort. \$9,500. July 15. 3,200
 Same property. Release dower. Jane A. Brown widow to Ferdinand S. Ferguson. July 15. nom
 Same property, also Manhattan av, s e cor 106th st, 17.3x70. Release mort. Jane A. Brown et al. exrs. &c., John Brown to John A. Brown. July 12. nom
 Naegle av, centre line, n w s, 330 s w Ellwood st, 100x228.10x130.5x12.7-1-9 part.
 84th st, n s, 275 w 10th av, 25x102.2-1-9 part; also,
 All title in all estate, real and personal, of which Patrick Brennan died seized; also, Plot beginning on centre block, bet 84th and 85th sts, 102.2 n 84th st and 300 w 10th av, runs west 50, x south 22 x east 50 x north 22-1-9 of this.
 Martha S. wife of and James R. O'Beirne to Francis W. Eagan. All liens. July 1. 3,000
 Park (4th) av, w s, 75.11 n 106th st, 25x75, vacant. Release mort. Thomas R. A. and William H. Hall, of William Hall's Sons, to Michael J. Bannon and John Feehan. July 13. 600
 Same property. Michael J. Bannon and John Feehan to Ellen M. O'Connell. Morts. \$9,500. July 25. See 106th st. 15,750
 Prescott av, e s, 100 n Emerson st, runs north 586.9 to Spuyten Duyvil Creek, x southeast - x south-west 240 to st, x west 88.5 x north 100 x west 100 to beginning, with land under water. Darius G. Crosby, Scarsdale, N. Y., to Marian wife of Christian F. Schramme and Karl Thalmann. July 22. 24,000
 Same property. Agreement that above property was conveyed to parties of 2d part as joint tenants and as to management. Marian Schramme with Karl Thalmann. July 23. nom
 Prescott av, e s, 259.3 n Emerson st, runs north 427.6 to Spuyten Duyvil Creek, x southeast - x southwest 146.3 x west 165.9, with land under water. Mary G. Waters, Yonkers, N.

Y., to Darius G. Crosby, Scarsdale, N. Y. July 15. 5,000
 St. Nicholas av, No. 734, e s, 56.6 s from centre line 147th st, 17x65 to centre line old Kingsbridge road, x18.4x71, three-story stone front dwell'g. George Daiker to Adeline F. wife of William W. Detrick. Mort. \$10,000. July 25. 19,000
 West End av, e s, 75.8 n 96th st, 50.6x100. Release mort. John F., Charles, Adrian, William and Matthias Feitner and Ann E. Walker to Elizabeth S. Jackson. May 15. 60
 West End av, No. 203, w s, 23 n 74th st, 19.2x100, three-story brick dwell'g. Adelia F. Hammond to Lillian E. La Vake. Mort. \$25,000. July 13. 3,500
 West End av, No. 201, n w cor 74th st, 23x100, three-story brick dwell'g. Edward W. Scott to James G. Johnson. C. a. G. Mort. \$35,000. July 12. 55,000
 1st av, n e cor 105th st, 75.7x91, one-story shanty and vacant. Edward C. Sheehy to Joseph E. Rogers. May 31. 24,000
 1st av, No. 563, w s, 59.3 n 32d st, 19.9x70, four-story brick store and tenem't. Theodore Lewis to Rachael Halpern. Mort. \$6,500. Dec. 21, 1888. 15,000
 1st av, No. 1100, e s, 25 n 60th st, 25x100, five-story brick tenem't and stores. Foreclos. Abraham L. Jacobs to Lucy J. Yule. July 11. 700
 3d av, No. 1914, w s, 50.5 s 106th st, 25.3x100, five-story stone front tenem't and stores. Abraham S. Herzog to Moses Sulzberger. 1/2 part. Mort. \$21,000. July 19. 17,750
 3d av, No. 943, e s, 80.5 n 56th st, 20x80, five-story brick tenem't and stores. Minnie wife of Sigmund Glauber to Lazarus Mannheim. July 22. nom
 Same property. Bonete Mannheim to Minnie wife of Sigmund Glauber. B. & S. July 22. nom
 7th av, e s, 50.5 n 111th st, 50.5x100, vacant. Hamilton Odell and Thomas S. Van Volkenburgh to Charles H. Pinkham, Jr. Mort. \$8,000. July 2. 20,000
 7th av, n w cor 128th st, 174.11x75.
 7th av, s w cor 129th st, 25x75. Vacant, new flats projected.
 David Frank and Mayer Goldsmith to Frank E. Smith. Morts. \$75,000. July 1. 110,000
 7th av, No. 2269, e s, 74.11 s 134th st, runs south 25 x east 75 x north 27.7 x southwest 3.5 x west 71.5, five-story brick store and tenem't. Frederick Hawkins to George Gerlach. Mort. \$18,300. July 15. 26,250
 Central Park West (8th av), w s, 48.2 n 82d st, 20.8x100. Release mort. Thomas R. A. and William H. Hall of William Hall's Sons to Jacob M. Newman. July 20. nom
 Same property. Release mort. Same to same. July 20. nom
 8th av, w s, 50 s 148th st, 25x75, five-story brick store and tenem't. Release mort. John J. Macdonald to Harry Graham. July 20. nom
 Same property. Release judgment. Same to same. July 19. 200
 Same property. Harry Graham to George W. Kniffin. Mort. \$15,100. July 20. 20,000
 9th av, No. 1652, e s, 50.4 s 96th st, 25.2x93.2x25.4x95.8, five-story brick flat and stores. Mary E. Bleakley individ. and trustee Thurlow W. Bleakley to Joseph M. Lichtenauer. Q. C. and release. Nov. 29, 1882. nom
 9th av, w s, 25 s 67th st, 0.4x100. Release mort. James Flanagan to Michael Giblin. June 20. nom
 9th av, No. 101, n w cor 64th st, runs west 25 x north 64.10 x again north 41.3 x east 28.10 to Boulevard, x south 33.9 to av, x again south 71.7, five-story brick flat and stores. James M. Brown et al. exrs. James Brown to Amos R. Eno. June 28. 51,000
 Same property. James M. and George H. Brown, Howard Potter and John S. Schultze to same. Q. C. June 28. nom
 11th av, No. 563, w s, 75.5 s 43d st, 25x100, four-story brick store and tenem't. Grace M. Norris to David I. Doremus. Mort. \$12,500. July 24. nom
 Interior lot, begins in centre line bet 64th and 65th sts, 28.10 w Boulevard, runs south 41.3 x north to point 29 west from Boulevard, x east 0.2 1/2, gore. George De F. Loid to Amos R. Eno. C. a. G. July 17. nom

MISCELLANEOUS.

Appointment of guardian of Frederick A. M. Schieffelin. Charles M. Schieffelin appoints George E. and Benjamin O. Chisolm. July 25. nom
 General release, especially as to claims under will of Frank A. Stevens. Thomas C. Jones to Frank A. and Adolphus E. Stevens. July 3. nom

23d and 24th WARDS.

Boston road, south cor 169th st, -x-13x125. Agnes Macauley, Brooklyn, to Leah H. Gedney. July 16. 1,500
 Clifton st, n s, 151.6 e Tinton av, 19.4x100. Foreclos. Samuel Greenbaum to George Stein. July 8. 2,500
 College st, s s, 50 w Frederick st, runs south 142.3 to Pelham av, x west 76.5 x north 57.2 x west 50 x north 100 to College st, x east 125. Louisa J. wife of and David Morgan to Hugh Doon. July 19. 4,100
 Frederick st, n e cor Bayard st, 24th Ward, 50x87.6. Rosa wife of and Louis Grube, Unionport, N. Y., to Daniel O'Connell. July 23. 900
 Grenada pl, n s, 145 w Erneschiff pl, 25x152.6x26.2x144.9. William S. and Charles W. Op-

dyke to Josephine La Grassa widow. July 23, taxes, &c. 475
 Garden st or Gardner av, s w s, lot 60 map South Belmont, West Farms, 50x100. Mary E. wife of Charles V. Halley to Edward Newman. July 19. 900
 Kingsbridge road, proposed, n s, 72.4 w Creston av, runs north 98.5 x west 24 x still west 4 x north 22 x west 20 x south 116.9 to road, x east 48.2. Henry J. Cammann trustee and Charles L. Cammann to Walter E. Andrews. July 9. 2,100
 Same property. Charles L. Cammann to same. July 9. nom
 Ryer st, lots 417-420 inclus. map building lots at Fordham of Charles Berrian, 100x176.2x 100x168.10. Henry S. Trenchard, Yonkers, to Mary Meha or Melia. June 25. 1,600
 Wadsworth st, s s, 100 w Jerome av, 25x100. Release mort. Francena B. Partridge to John J. Bannan and John Effinger. July 15. 326
 Same property. John J. Bannan and John Effinger to Mary E. Murray. July 15. 700
 Waverly pl, s w s, 250 n w Prospect st, 24th Ward, 100x102.9x100.2x98.6. Thomas W. Strong, Jersey City, to Frederick Wagner. All liens. B. & S. June 27. 2,000
 Same property. Frederick Wagner to William N. Wagner. B. & S. Mort. \$800. July 24. 1,300
 Waverly pl, s w s, 250 n w Prospect st, 24th Ward, 50x102.9x50.1x100.6. Frederick Wagner to Catharine Wagner. Mort. \$1,200. July 24. 1,200
 147th st, s s, 125 w St. Anns av, 25x100. Harriet G. wife of and Joseph Hartman to Theresa Robe. July 18. 2,250
 149th st, s w cor Cypress av, 25x100. Edward F. Sims to William Armstrong. Mort. \$2,000. July 19. 1,800
 159th st, n e s, 172 n w Courtlandt av, 25x100. Bernard P. Kernan to Elizabeth A. Kane. C. a. G. Correction deed. July 25. nom
 164th st, s s, 64.6 e Brook av, runs northwest 16.8 x southwest — to av, x south — x northeast 87. Newbury D. Lawton, New Rochelle, N. Y., to August Witt. July 24. 2,000
 164th st, s s, 47.10 e Brook av, runs northwest 16.8 x southwest — to av, x south — x northeast — to beginning. Charles O'Connor to August Witt and Katharina his wife. Mort. \$1,400. July 2. 2,500
 167th st formerly Home st, n s, 158 w Union av, 17x124x17x123. Catherine Ritter to Margaret A. O'Rourke. Mort. \$1,500. July 19. 2,850
 167th late Home st, n s, 102 w Union av, 18x121 x18.1x120. John A. Knox to Margaret A. O'Rourke. Mort. \$1,600. July 20. nom
 170th st, s s, 195.6 w Franklin av, 18.11x117.2x 18.9x118. Carrie wife of and David Steinfeld to Louisa R. Dieckman. Mort. \$3,000. July 18. 5,500
 Av B, s w cor 3d st, 100x100.6, 24th Ward. Foreclos. William Watson to Joseph S. Judge. Rerecorded. Nov. 23, 1888. 1,415
 Bathgate av, w s, 157.1 s 180th st, 21.1x—x21.1 x94.3. Jarvis B. Smith to Cordelia L. wife of Charles G. Dale. Mort. \$2,500. July 16. 4,800
 Brook av, w s, 25 s 143d st, 50x90. Frederick Rohrs to William A. Weber. Mort. \$24,000. July 20. 34,000
 Brook av, s e cor 164th st, runs southeast 31.2 x southwest to av, x north to beginning. Newbury D. Lawton, New Rochelle, N. Y., to August Witt. July 24. 2,000
 Berrian av, w s, 250 n Elizabeth st, 50x100. Benjamin F. Gerding to Catherine and Ellen Dougherty. July 3. 1,000
 Cambreleng av, n w cor William st, 75x87. Henry M. Bowyer, Charlotte J. Montanye, Coralyn B. Waterbury and Josephine A. Young heirs Mary T. Bowyer to Hugh Doon. Rerecorded. June 30, 1887. 750
 Courtlandt av, n e cor 150th st, 95.5x100. Justina Hartman widow and Mary Mantel both formerly Siehling and Wilhelmina Siehling heirs Michael Siehling to William A. Hus-tace. B. & S. July 17. nom
 Same property. Herman M. Siehling by Justina Hartman guard. to same. July 17. nom
 Creston av, e s, 73.7 s Donnybrook st, 45x74.1x 45x76.2. Henry J. Cammann trustee and Charles L. Cammann to Julia Toher. July 9. 802
 Same property. Charles L. Cammann to same. July 9. nom
 Creston av, e s, 238.7 s Donnybrook st, 120x 75.3x120x74.8.
 Creston av, e s, 118.7 s Donnybrook st, runs east 74.1 x south 0.5, x south 19.6 x still south 20 x west 74.4 to av, x north 40. Henry J. Cammann trustee and Charles L. Cammann to Sarah A. Lisk. July 9. 4,260
 Same property. Charles L. Cammann to same. July 9. nom
 Madison av, n e cor 174th st, 100x120. Foreclos. Monmouth G. Hart to Mary A. Treanor. Mort. \$3,000 taxes, &c. May 27. 1,925
 Madison av, n e cor 174th st, 50x100. Release mort. Thomas H. Purdy, Harrison, N. Y., to Mary A. Treanor. July 15. nom
 Same property. Mary A. Treanor to Charles H. Bull. June 26. 3,700
 Monroe av, s e cor Spring st, 100x100. John W. Hannan to Michael J. Phalon. July 23. 5,500
 Morris av, w s, 79.6 n Denman st, runs west 25 x south 0.6 x west 75 x north 14.4 x east 100 to av, x south 13.10. Mary A. wife of and

Patrick J. Brick to Mary Connolly. July 1, 725
 Morris av, s w cor 161st st, 50x125. Prudena wife of and Thomas D. Murray to George W. Murray their son. July 23. gift
 Prospect av, e s, lot 64 map Woodstock, 23d Ward, 81x—x—. Albert F. Schwannecke to Laura B. wife of Edward J. O'Connor. B. & S. Mar. 8. 7,000
 Ryer av, e s, 137.10 n 184th st, 25x174.4x abt 25 x176.2. Mary Melia to Adam Woehr. B. & S. C. a. G. July 23. 600
 Stebbins av, s e cor 167th st, 25x78.7x44.10x 69.2. Sarah M. wife of and Lyman Tiffany to Patrick McCann. July 9. 1,150
 Union av, w s, intersection old n s Home st, 30.6x100. Hetti wife of John A. Knox to Margaret A. O'Rourke. July 20. nom
 Same property. Margaret A. wife of Thomas O'Rourke to Sarah E. Baker. July 20. 5,500
 Washington av, w s, 200 s 167th st, 66x150. Simon Adler and Henry S. Herrman to Horatio D. Wiswell and John O'Brien. Mort. \$5,000. July 23. 8,000
 Willis av, w s, 33.4 s 143d st, 16.8x100. Margaret Kelly and ano. exrs. James Kelly to Isaac Levy. Mort. \$4,000. July 18. 9,000
 2d av, n s, 180 w 2d st, 40x100, 24th Ward. Ephraim B. Levy to Juliana wife of Jacob B. Bogert, Hoboken, N. J. July 22. 610
 2d av, s s, lot 78 partition map Hyatt farm. Florence B. wife of and Edward J. Friedlander to Bernard Gallagher. July 25. 240
 Lots 465 and 466 map S. Cambreleng et al., Fordham. Stephen C. Powell, Newport, R. I., to Louisa J. Mrcgan. Q. C. July 17. nom
 Lot in 24th Ward, begins at s e cor of a plot of land belonging to Sarah Y. Jackson, runs north 179.5 x west 20 x north 10.8 x east 150.9 x south 206.6 x west 50, except parts taken for Ridge av and 184th st. William D. Peck to Henry E. D. Jackson. July 22. 6,500
 Plot 74 on damage map for acquiring title to Railroad av East from Harlem River to 161st st, 23d Ward. Release mort. William E. Gladstone guard. Mary A. R. Jones to The Mayor, &c., New York. March 14. nom
 Same property. Release mort. Elenora I. Martindale to The Mayor, &c., New York. March 14. nom
 Same property. Release mort. Margaret Dennerlein to same. June 10. nom

LEASEHOLD CONVEYANCES.

Mott st, No. 4. Assign. lease. Thomas L. Lee to Quong Hong Luong & Co. nom
 Vesey st, No. 90. Assign. lease. John Brown to John Elsey. 550
 15th st, s s, 169 e 1st av, 25x103.3. Franklin H. Delano et al. trustees for John J. Astor to Henry Moeller. 20 years, from May 1, 1889, per year, taxes and 400
 Same property. Assign. lease. Henry Moeller to Barbara Moeller. 16,000
 19th st, s s, 475 w 2d av, 25x92. Assign. lease. Richard M. Bent to Robert M. Lang. nom
 Same property. Consent to assign. lease. Hamilton Fish to R. M. Bent. nom
 20th st, s s, 125 w 10th av, 25x91.11. William T. Clement C., Katharine T., Maria T. B. and Casimer de R. Moore individ. and committee Catharine V. C. Moore and Mary C. Ogden to James Miller. 21 years, from Aug. 1, 1889, per year, taxes and 280
 29th st, s s, part lots 23 and 24 map R. Ray, 16.8x98.9. Assign. lease. Ann wife of Robert Marshall to Robert Marshall. nom
 49th st, n s, 800 w 5th av. Consent to assign. lease. Trustees of Columbia College to William H. Davis. nom
 55th st, s s, 186.1 w 8th av, 17.2x100.5. Laura H. wife of Franklin H. Delano and said Franklin H. and Daniel D. Lord trustees of Laura A. Delano to Marie E. Vose. 20 years, from May 1, 1889, per year, taxes and 310
 105th st, Nos. 136 and 138 W. Assign. lease. John H. Quackenbush to William H. Nelson. 3,000
 Same property. Assign. lease. William H. Nelson to Francis H. Flagge. nom
 6th av, Nos. 136 and 138. Assign. lease. George F. Klonarides to Eltore Calone. nom
 Lot 54 map Fisher farm, West Farms, 24th Ward. David Cromwell, Treasurer Westchester Co., to Mary McAuliffe. Tax lease 1,0,0 years. 6,500

KINGS COUNTY.

JULY 18, 19, 20, 22, 23, 24.

Adams st, e s, 120 n Myrtle av, 48x102.9. Benoit Hollenrieder, Jamaica, L. I., to George Walker. Mort. \$10,000. See Fulton st. exch
 Barbey st, e s, 175 s Eastern Parkway, 50x100. Thomas Porter, Montclair, N. J., to Frank J. Walsh, New York. \$800
 Bergen st, n s, 150 w New York av, 150x214.5 to Dean st, hs & ls. Katharina wife of George Kinkel to Robert W. Gleason. 36,000
 Bergen st, s s, 150 w Albany av, 50x110. Richard Ingraham to Albert V. Porter. 8,740
 Broadway, n e s, 21 n w Moffat st, 19x80, h & l. Rudolph Reimer to Frank W. Ames. B. & S. and C. a. G. nom
 Same property. Frank W. Ames to Rudolph Reimer. Mort. \$7,000. nom
 Broadway, No. 688, south cor Whipple st, 22x 76.10x21.5x71.9, h & l. Ludwig Bauer to Salomon and Ferdinand Mayer. Mort. \$7,000. 25,000
 Broadway, s w s, 70 s e Thornton st, 25x—x11.9

x19.11x85.1, h & l. Sigmund Eisenbach to Anna wife of Sigmund Eisenbach. nom
 Broadway, north cor Moffat st, runs northwest 21 x northeast 80 x northwest 19 x northeast 20 x southeast 40 to Moffat st, x southwest 100. Robert S. Neely to Frank W. Ames. All liens. 16,000
 Same property. Frank W. Ames to Frederick Schirmeister. Mort. \$10,000. 16,000
 Broadway, n w cor Moffat st, 40x100. }
 Moffat st, w s, 100 n Broad way, 20x100. }
 Benjamin F. Lewis to Frank W. Ames. Confirmation deed. nom
 Broadway, n rth cor Moffat st, runs north-west 21 x northeast 80 x northwest 19 x northeast 20 x southeast 40 to Moffat st, x southwest 100. Release mort. Benjamin F. Lewis to Frank W. Ames. nom
 Broome st, n s, 50 w Humboldt st, 25x78.5. Caroline widow, Louis, August and William Ilges and Anna Lutke heirs John Ilges to Charles Engert. Mort. \$525. 1,050
 Butler st, s s, 550 e Underhill av, 50x100. City of Brooklyn to James T. Williamson. 1,280
 Chauncey st, n s, 68.2 e Hopkinson av, 19.10x 100. Elizabeth Thornton widow to Nathaniel H. Clement. 1,100
 Conover st, w s, 20 s Wolcott st, 16x100. Foreclos. Frederick Van Wyck to Bridget Kennedy. Mort. \$1,000, and int. from Aug. 1, 1888. 3,475
 Dean st, n s, 232 w Stone av, 68x107.2. Winant V. P. Bradley to Henry M. Kennedy. Mort. \$2,250. 4,700
 Dean st, s w s, 241.8 s e Smith st, 20.10x100. Otto Meyer to Annie Meyer. 2,500
 Decatur st, n s, 180 e Sumner av, 100x100. Franklyn Kelly to George B. Stoutenburg. 10,000
 Decatur st, n s, 180 e Sumner av. Agreement restricting character of buildings on rear of lots. Same to same. nom
 Douglass st, s s, 250 e Underhill av, 25x250 to Degraw st. City of Brooklyn to James Beatty. 1,000
 Douglass st, s s, 256.8 w 5th av, 20x100, h & l. Thomas C. Smith to Alfred Boote. Mort. \$3,800. 5,000
 Douglass st, n s, 150 w Clason av, 25x131. Edward F. Brown, New York, to Frederick A. Fuhrmann. 1,200
 Eastern Parkway, n s, 25 w Schenck av, 25x 100, h & l. Hannah Blumberg to Pauline Levy. nom
 Eastern Parkway, south cor Thatford av, 25x 100. Jacob Lipps to Abram Fyuklstien, New York. 400
 Elm st, s e s, 280 n e Broadway, 20x69.11x20x 70.4, h & l. August Wulfing exr. Fanny E. Rosengarden to Alexander Rosengarden. Mort. \$2,300. 4,000
 Elm st, n s, 275 w Hamburg av, 25x100, h & l. James Church to Louis Weltz. Mort. \$4,500. 6,200
 Elton st, w s, 250 n Dumont av, 150x84. Silas Tuttle to Edward R. Vollmer. 1,200
 Freeman st, s s, 150 e Manhattan av, 25x100, h & l. Cornelius J. O'Brien to Peter Bierschen. 3,100
 Front st, Nos. 25-29, n s, 42.3 e Dock st, runs north 109.10 x east 5.6 x north 1.8 x east 51.10 x south 111.6 to st, x west 57.4, hs & ls. Louis Houy, New York, to Genie S. Jennings. Liens \$19,750. nom
 Frost st, n s, 483.4 w Kingsland av, 20.10x105 to The Manhattan Beach R. R. Michael Mitchell to Thomas Flanagan. 775
 Fulton st, n s, 108 e Saratoga av, 19.5x82.3 to Hull st, x 19.11x77.11. Release mort. John Andrews to Eugene C. Watkins. 649
 Fulton st, s s, 16 e Rockaway av, 40x100. George Walker to Benoit Hollenrieder. Mort. \$6,500. See Adams st. exch
 Same property. Release mort. William H. Scott, New York, to George Walker. 2,800
 Fulton st, n s, 88.7 e Saratoga av, 19.5x77.11x 19.11x73.6. Michael McDermott to Eme-line R. Herbert. nom
 Fulton st, s s, 200 w Kingston av, 20x100. }
 Fulton st, s s, 240 w Kingston av, 20x100. }
 William H. Bierds to Charles M. Marsh. B. & S. nom
 Fulton st, s w cor Vesta av, 125x100, hs & ls. John H. Bottyer to Henry Meyer. Mort. \$9,000. nom
 Gold st, w s, 110 s York st, 25x100. Jennie A. Thomas widow to Catharine Schoonmaker. nom
 Hendrix st late Smith av, e s, 165 s Van Brunt av, 20x100. Mary wife of Harris Sugarmann to Anna Laird. 100
 Halsey st, n s, 246.2 w Lewis av, 18x100x16.4x 100. Charles H. Collins to William B. Menhinick. Mort. \$4,000. 6,750
 Harrison st, n s, 145.1 w Clinton st, 24.9x99.10. Sarah A. Trowbridge widow to Helen R., Augusta E. and Mabelle W. Trowbridge. nom
 Hart st, s s, 240 w Lewis av, 20x100, h & l. George Klippel to Amelia Tuckley. Mort. \$1,000. 3,500
 Hartst, n s, 204 e Sumner av, 18x100. Anna F. Henderson widow to Charles J. Clements, of Howells, N. Y. Mort. \$4,000. nom
 Harman st, s e s, 340 s w Central av, 20x100, h & l. Henry Rhodes to Ignatz Martin. 3,400
 Herkimer st, n e cor Vesta late Van Sinderen av, 49x100. Sarah J. Robins, New York, to Victor Fistie. 1,000
 Herkimer st, n w cor Rockaway av, 20x80. Release mort. Elizabeth W. Aldrich, New York, to Eugene H. Wilson. 5,850
 Herkimer st, n s, 220 w Albany av, 20x100, h & l. Foreclos. Albert Daggett to Abraham Lott. 1877. 2,907

Heyward st, n s, 72.6 e Wythe av, 17.6x100. Thomas F. Magner to Kieran Egan. 1,200
 Hill st, s s, 100 w Railroad av, 25x100. John McCracken to Harriet L. Chambers. Mort. \$500. 1,525
 Huntington st, s s, 125 e Court st, 37.6x100. Julio Frothingham widow to Robert S. Adams. C. a. G. Sub. to mort. 8,000
 Jeffers n st, s e s, 150 s w Knickerbocker av, 25 x100. Release mort. John G. Jenkins to Fredericka A. wife of F. W. Dietz. 700
 Jerome st, e s, 125 s Eastern Parkway, 75x100. Thomas Porter, Montclair, N. J., to John H. Ives. 1,275
 Jerome st, e s, 200 s Eastern Parkway, 50x100. Same to Henry Dishler. 850
 Jerome st, e s, 60 n Blake av, 40x100, hs & ls. Charles Lindbloom to Jacob Bednartz. Mort. \$400. 1,000
 Same property. Jacob Bednartz to Maria Lindbloom. Mort \$400. 1,000
 Jerome st, e s, 250 s Eastern Parkway, 50x100. Thomas Porter, Montclair, N. J., to Edward A. Grenzbach. 850
 Same property. Edward A. Grenzbach to Michael Dulk. 850
 Jerome late John st, w s, 80 n Duryea av, 40x 100. Albert Sibley to Thomas H. Radcliffe. 400
 Jerome late John st, w s, 120 n Duryea av, 40x 100. Same to Michael J. Lawless. 400
 Kane pl, e s, 98.7 n Atlantic av, 23x105. E. Otto Sackmann et al. exrs. Henry E. Sackmann to Henning Pearson. B. & S. 900
 King st, south cor Ferris st, 100x100. James Morgan trustee Edward Cummings, dec'd, to Frederick Black. 50
 Lincoln pl, No. 198, s s, 254.10 e 7th av, 20.10x 100. Thomas Fagan to Mary G. wife of Malcolm Ramsay. nom
 Linwood st, w s, 150 s Ridgewood av, 25x100. Edward F. Linton to Alsop V. Green. 629
 Same property. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 300
 Logan st, w s, 170 s Sutter av, 20x100. Effingham H. Nichols to Bernard Bready. 150
 Macon st, n s, 150 e Reid av, 100x200 to Halsey st. Harriet S. wife of James A. Whalen to John Peirce, New York. Ms. \$7,328. 14,500
 Madison st, s s, 120 e Lewis av, 101x100. Asa A. Spear to Richard Geary. 11,225
 Same property. Release mort. Andrew Peters to Asa A. Spear. 10,000
 Madison st, s s, 433 e Lewis av, 57x100. Release mort. Andrew Peters to Asa A. Spear. 6,000
 Madison late Ivy st, n w s, 166.8 s w Central av, 16.8x100. George A. Bertsch to Elisabeth Bertsch. 1,200
 Madison st, s s, 383.4 e Reid av, 16.8x100. Jane V. McRae to James W. McCormick, New York. Morts. \$5,000, taxes, &c. nom
 Madison st, n s, 141 e Bushwick av, on old map, 25x100, h & l. Jacob Gleesing to Emilie Bigall. Mort. \$1,000. 3,050
 McDougal st, s s, 50 e Rockaway av, 50x61.9x 50x59.7. Richard Ingraham, Hempstead, to Edward J. O'Flynn. 1,750
 McDougal st, s s, 300 e Saratoga av, 25x100. Thomas Donohue to Matilda Sussman. 700
 Marion st, s s, bet Reid and Patchen avs, being lot 54 block 82 assessm't map 25th Ward. John C. McGuire Registrar Arrears to Frederick Theiss. 500
 Monroe st, n w s, 50 e Stuyvesant av, 100x100. Thomas Butler to George F. Butler. All liens. nom
 Nevins st, s e cor Sackett st, 20x78, h & l. Nicholas Cooper to Louisa Kane. Mort. \$2,000. 6,000
 Newell st, w s, 170 n Norman av, 25x100, h & l. August Hangaard to William Huelsen. 3,800
 Pacific st, s s, 75 w Underhill av, 25x131.4x- x 122.9. Warren Ferris, Westchester, to Mary wife of Nils Pearson. 1,455
 Same property. Release mort. Sarah Hicks widow to Warren Ferris. nom
 Palmetto st, s e s, 165 n e Hamburg av, 17.6x 100, h & l. Daniel Lauer to Josephine Herod. Mort. \$1,500. 3,000
 Palmetto st, e s, 150 n Bushwick av, 25x100, h & l. Charles A. Wehr to Babette Wiakenheiser, New York. Mort. \$3,500. 6,950
 Park pl, s s, 100 w Franklin av, 100x131. Marion Grimes to Andrew Peck. Morts. \$3,500. nom
 President st, n s, 472 w 5th av, 45x95. John Adamson to Bertil O. Gronen. nom
 Prospect pl, s s, 184 e Rogers av, 14.7x100, h & l. Minnie M. wife of Arthur M. Page to Jesse B. Clement. 4,000
 Prospect pl, s s, 114.7 e 6th av, 20x100, h & l. Foreclos. Clark D. Rhinehart to Louis V. Sone. 11,000
 Pulaski st, n s, 220 w Lewis av, 20x100, h & l. William C. Gluck to Elizabeth Kramer. 3,500
 Quincy st, s s, 270 e Lewis av, 18.4x100, h & l. David N. Hanson to David N. Hanson, Jr., Chicago, Ill. Mrt. \$2,000. 4,000
 Ralph st, s e s, 104.2 s w Wyckoff av, 20x100. Theodore Koerner and Susanna Kaffenberg to Susan E. Fingarr, New York. 500
 Ralph st, s e s, 90 n e Irving av, 20x100. John Morrow to George Seyfreid. Mort. \$200 and assessmts. 635
 Richmond st, w s, 1,725 n 3d st, 50x100. George Beach to Edith M. Spencer. 3,278
 Sands st, n s, 100 w Hudson av, 25x100, h & l. Patrick Goggins to Bridget Collins. Q. C. nom
 Schaeffer st, n s, 200 e Broadway, 25x100. Lillie M. D. wife of Henry G. Sinclair to Innocent Mertz. 2,800
 Schenck st, w s, 208 n De Kalb av, 100x100.

Mary H. wife of Cornelius B. Smith, New York, to Cornelius N. Hoagland. Q. C. nom
 Schenck st, w s, 400 n Myrtle av, 25x100. Mary E. wife of Thomas H. Connelly to Thomas Troy. 1,600
 Schenck st, e s, 95 n Lafayette av, 25x96.2x25x 97.2. Patrick McCormick to Joshua Cromwell. 3,000
 Scholes st, s s, 75 w Leonard st, 25x100. Juliana Fonderschon widow and being the mother and only heir of George Fonderschon to Katharine Koch daughter of Juliana Fonderschon. 1/2 part. Sub. to life tenancy of Juliana Fonderschon and to mort. \$300. gift
 Skillman st, w s, 182.9 n Myrtle av, 25x100. Maria E. wife of Charles McKie et al. to Patrick H. Mulrean. C. a. G. nom
 Skillman st, w s, 207.9 n Myrtle av, 25x100. Same to Henry Oldfield. C. a. G. nom
 Smith st, w s, 61 n Huntington st, 19.6x80. Thomas Larken, Sing Sing, to Sarah E. Larkin. nom
 Stanhope st, s e s, 200 s w Evergreen av, 18.9x 100, h & l. Anna wife of Peter Schneider to John C. Kluber and Robert B. Wilson. Morts. \$2,643. 4,350
 State st, s s, 400 e 3d av, 80x90. John Edwards to Duncan Edwards. Correction deed. nom
 Sumpter st, n s, 195 w Stone av, 25x100, h & l. George Loffler to George Meuter. 7,000
 Suydam st, n ws, 100 s w Knickerbocker av, 50 x100. Lucretia V. Ostrom to Charles Poenicke. Mort. \$4,250. 2,000
 Vanderbilt st, n s, 175 w 20th st, 50x150, Flatbush. Eliza and W. E. Murphy exrs. Thomas Murphy to Ella F. Fenn. 750
 Vandever st, n w s, 300.8 n e Broadway, 100x 100. John C. Schenck to Henry C. Bauer and Alfred Sims. 3,550
 Van Sielen pl, w s, abt 226 n Coney Island road, 40x100, Coney Island. Release mort. James W. Voorhies to Charlotte Carleton. 500
 Van Voorhis st, s e s, 375 n e Bushwick av, 18.9 x100, h & l. William W. Butcher to Emma R. Butcher. nom
 Walworth st, e s, 390 s Willoughby av, runs east 100 x south 25 x east 100 to Sandford st, x south 25 x west 100 x south 15 x west 100 to Walworth st, x north 65. Amina Barker widow, Electa Hollister, Mary J. and Augusta Hinman to James Stark. nom
 Same property. Elizabeth Hammersley to same. nom
 Same property. Thomas H., John W. and Gertrude McGrath, Henry, Elizabeth B., Annie L., Jessie B. and M. Katharine, Hannah and Alice Bergen to same. nom
 Same property. Electa McGrath to same. nom
 Warwick late Washington st, w s, 100 s Eastern Parkway late Broadway, 25x100. Thomas O'Brien, New York, to Patrick Carroll. 1886. 300
 Warwick late Washington st w s, 180 n Linnington av, 20x100. Daniel O'Brien to Mary O'Donnell. 250
 Washington st, w s, 144.1 n Johnson st, 16.5x 67.2x8.2x63.8. }
 Clinton av, w s, 86 n Lafayette av, 21x110. } Louis Liebmann to Rudolph Liebmann. B. & S. nom
 Same property; also, }
 Gold st, n w cor Johnson st, runs north 125 x west 100 x south 25 x east 20 x south 100 to Johnson st, x east 80.6. }
 Rudolph Liebmann to Anna wife of Louis Liebmann. B. & S. nom
 William st, s w s, 240 s e Van Brunt st, 16.8x 100. Foreclos. Clark D. Rhinehart, Sheriff, to Lydia S. Cutting and anc. extrs. and trustees F. B. Cutting, dec'd. 1,700
 Willow st, e s, 75 s Middagh st, 25.8x76x25.2x 76.2, h & l. Rosalie Cohen to Samuel Phillips and Aaron Kaplan. Morts. \$21,500. 33,500
 Withers st, n s, 175 w Graham av, 25x100. Ellen Sweeney to Catharine A. Sweeney. Mort. \$500. nom
 Withers st, n s, 300 e Humboldt st, runs north 100 x east 8.5 x southeast 14.3 x south 92.6 to st, x west 20.5. Dennis O'Leary to Frank R. Treasure. 750
 1st st, n s, 332.10 e Hoyt st, 17x88.3x17x87.5, h & l. Francis Waters to Ida A. Prankard. B. & S. nom
 Same property. Ida A. Prankard to Regina Flamm. B. & S. nom
 1st st, n s, 142.3 e 6th av, 36x100, hs & ls. } Morts. \$6,500. }
 5th st, n w cor 7th av, 24x100. Morts. \$16,000. }
 11th st, s s, 97.10 w 5th av, 16.8x100. Mort. \$4,000. }
 11th st, s s, 131.2 w 5th av, 16.8x100. Mort. \$4,000. }
 7th av, w s, 80 s 14th st, 20x80. Mort. \$6,250. }
 13th st, s s, 114.6 e 7th av, 16.8x100. Mort. \$3,500. }
 7th st, s s, 298.4 w 8th av, 41.6x100. } Mort. }
 7th st, s s, 381.4 w 8th av, 20.9x100. } \$5,500. }
 Asa W. Parker to Evelyn P. Everett. B. & S. 104,000
 1st st, n s, 142.3 e 6th av, 36x100. Morts. \$13,000. }
 5th st, n w cor 7th av, 24x100. Mort. \$16,000. }
 11th st, s s, 97.10 w 5th av, 16.8x100. Mort. \$4,000. }
 11th st, s s, 131.2 w 5th av, 16.8x100. Mort. \$4,000. }
 7th av, w s, 80 s 14th st, 20x80. Mort. \$6,250. }
 13th st, s s, 114.6 e 7th av, 16.8x100. Mort. \$3,500. }
 7th st, s s, 298.4 w 8th av, 41.6x100. Morts. \$11,000. }
 7th st, s s, 381.4 w 8th av, 20.9x100. Mort. \$5,500. }

Evelyn P. Everett, New York, to Susan M. Everett, New York. 5,000
 2d st, n e s, 259.9 n w 7th av, 18x100. Edward H. Mowbray to Alice G. and David M. Waterman. Mort. \$4,500. 7,350
 2d pl, s s, 125 e Court st, 25x133.5. Mary J. Maze widow to Rosa Gabay. Mort. \$5,000. 7,500
 3d st, s w s, 122.10 s e 8th av, 25x95. Frances L. wife of Lawrence Turnbull, Baltimore, Md., to Ida E. wife of Charles W. H. Carter. 4,400
 East 3d st, w s, 544.5 n Greenwood av, 25x100, Flatbush. William E. Murphy to Charles H. Handley. 300
 South 5th st, n s, 78.6 w Driggs st, 21.6x88.2x 21.6x87.8. Jennie F. Godwin to Elizabeth Fraser. 1/2 part. B. & S. nom
 North 7th st, n s, 20 w Roebling st, 20x60. Anna M. wife of Dominick Gengler and widow of John Pfeiffer to James Ferry and Mary his wife, joint tenants. 1,450
 9th st, No. 425, n s, 172.10 w 7th av, 18.9x80, h & l. Anna F. Winter, formerly Klesick, to Pauline Byk, New York. Q. C. nom
 Same property. Poline wife of Morris Byk to Charles L. Ketchum. 6,650
 11th st, s s, 281.2 e 4th av, 16.8x100, h & l. Edmund J. Cosgrove to Ann wife of Bernard Cosgrove. Sub. to mort. nom
 12th st, n s, 200 e 8th av, 80x100. Henry Brash to Ira O. Miller. 5,000
 13th st, s s, 342.10 e 4th av, 20x100. Foreclos. Clark D. Rhinehart to The Equitable Life Assur. Soc., U. S. 4,500
 14th st, s w s, 172.10 s e 6th av, 150x100, hs & ls. Austin P. Gibbins to Veronica F. wife of Austin P. Gibbins, New York. Morts., taxes, &c. nom
 15th st, s s, 122.10 e 7th av, runs south 100 x east 25 x north 63.3 x west 8.8 x north 34.8 to st, x west 17.2. William H. Biersd to Adrian Degroff. exch
 17th st, s s, 191.8 e 7th av, 83.4x100, h & l. Frederick O. Stanfield to Hope G. Stanfield. 1/2 part. B. & S. nom
 17th st, s w s, 200 n w 9th av, 100x100. Wilhelm D. Zimmermann to Mary K. Goldschmidt. Sub. to mort., back taxes, &c. 12,000
 19th st, s w s, 215.10 n w 7th av, 17.11x100. William Corrigan to Mary wife of William H. Osteimer. Mort. \$3,500. 5,500
 20th st, n s, 300 w 9th av, 25x100. Silas Condict to Mary E. Reynolds. Mort. \$1,000. 2,700
 34th st, n s, 325 w 5th av, 25x100.2. Birdidena C. Gardner to Catharine McKibben. Mort. \$2,750. 300
 39th st, n s, 250 w 7th av, 50x100.2. }
 39th st, n s, 400 w 7th av, 50x100.2. }
 John M. Brown to Carl A. Mertz, New York. B. & S. 1,081
 40th st, s s, 100 e 6th av, 100x100.2. Ambrose K. Ely, New York, to Emma L. wife of Eugene Ring, Red Hook, N. Y. C. a. G. nom
 Same property. Emma L. wife of Eugene Ring to John J. Allen. 1,000
 44th st, n e s, 275 s e 3d av, 25x100, hs & ls. }
 49th st, n s, 180 w 4th av, 20x100, h & l. }
 Adrian Degroff to William H. Biersd. Mort. \$1,400. } 2,800
 50th st, n s, 100 w 4th av, 20x100.2. Theodor H. A. Wielage to Daniel Sullivan. 605
 55th st, west cor 8th av, 34 to patent line, x west 102.11 x southeast 56.8 x northeast 100.2. }
 54th st, s w s, 120 s e 8th av, 80x100.2, New }
 Utrecht. }
 James D. Lynch, New York, to Ellen McMahon. 910
 55th st, s w s, 180 n w 13th av, 40x100.2, New Utrecht. Thomas S. Sands to Maria Sands. Mort. \$2,000. nom
 60th st, s s, 200 w 12th av, 20x100. James V. S. Woolley to Christian Olsen. 200
 62d st, n s, 340 e 13th av, 49x25, New Utrecht. James V. S. Woolley to Thomas Moran. 100
 66th st, n s, 360 e 12th av, 20x100, Bath Beach. James V. S. Woolley to Tarence Quinn. 175
 72d st, s s, 110 w 15th av, 40x100, New Utrecht. James V. S. Woolley to Jacob Dietrich, New York. 400
 74th st, s s, 210 w 15th av, 40x100, Lefferts Park, New Utrecht. James V. S. Woolley to Joseph E. Gallagher. 320
 74th st, n s, 110 w 15th av, 40x100, Lefferts Park. Same to Amelia Drummond. 320
 76th st, s s, 330 w 15th av, 60x82.11x60x81.4. Lefferts Park. James V. S. Woolley to Luke Neary. 375
 82d st, n e s, 60 n w 24th av, 60x100. }
 84th st, south cor 25th av, 30.3 to Stillwell av, }
 x145.7x136.2 to 25th av, x northeast 100, }
 New Utrecht. }
 James D. Lynch to William J. Clarke and Peter J. Vannote. 1,750
 Albany av, No. 117, e s, 97.6 s Pacific st, 19.5x 80, h & l. Charles M. Cannon to Chauncey Hulse, Charles J. Everett, William M. Murray, Floyd H. Reeves and Wellington McBride, Goshen, N. Y. Morts. \$6,000. 8,500
 Albany av, No. 115, e s, 78.1 s Pacific st, 19.5 x80. }
 Albany av, Nos. 119-125, e s, 116.11 s Pacific }
 st, 77.8x80. }
 Same to same. Morts. \$30,500. 42,500
 Albany av, No. 115 and 121-125. }
 Pacific st, Nos. 1550 and 1552 and 1558-1562. }
 Release contract. Samuel Hilliard to John H. Bonnell. nom

Albany av, No. 125, e s, 19.10 n Dean st, 19.5 x80.
 Albany av, Nos. 121 and 123, e s, 39.3 n Dean st, 38.10x80.
 Albany av, No. 115, e s, 78.1 s Pacific st, 19.5 x80.
 J. Harper Bonnell, Richmond Co., to William V. Hilliard. Ms. \$12,500 and taxes '88. exch Same property. William V. Hilliard to Charles M. Cannon, New York. Sub. as above. nom
 Atkins av, w s, 100 s Eastern Parkway, 20x100. James D. Lynch to Nellie Vega. 350
 Atlantic av, s e cor Sheffield av, runs south to point 300 n Liberty av, x east 25 x north to Atlantic av, x west —.
 Interior lot adjoins above and 25 e of Sheffield av, runs north 28.11 x east 25 x south 28.11 x west 25.
 Atlantic av, s s, 25 e Sheffield av, —x—25x100, hs & ls.
 Anton Ritz to Theresa Ritz now wife of Charles R. Palmer. B. & S. nom
 Atlantic av, s e cor Sheffield av, runs south 131.11 x east 50 x north 126 to Atlantic av, x west 50, hs & ls. Anton Ritz to Theresa wife of Charles R. Palmer. Q. C. nom
 Atlantic av, s s, 200 e Rockaway av, 16.8x100. John C. Kluber to Anna M. Schneider. Mort. \$2,000. 3,000
 Atlantic av, s s, 293 e Buffalo av, 17x54.7x17.3x 57.8, h & l. Edgar B. Smith, Providence, R. I., Jane widow and Theodore Waldenburg to Caroline F. Wilkinson. Mort. \$1,000. 2,200
 Atlantic av, n s, 60 e Miller av, 20x106.5x20x 106.10, h & l. Joseph Buehler to Alice C. Vocell. Q. C. nom
 Same property. Alice C. Vocell to Hubert Baldwin. Q. C. and C. A. G. 100
 Atlantic av, s s, 183.4 e Rockaway av, 16.8x100, h & l. Ernestina Hegelman to Bertha Hoernemann, Woodbury, L. I. Mort. \$2,150. exch Belmont av, s w cor Osborne st, 47.8x100x48x 100. John Power to Heiman Drescher. 1,150
 Belmont av, s s, 50 e Osborne st, runs south 100 x east 2 x north — to av, x west —. Andrew R. Culver to Heiman Drescher. nom
 Blake av, s w cor Logan st, 100x90. Effingham H. Nichols to Philip Levy. 1,000
 Bushwick av, s e cor Vanerveer st, 150x100. John F. McCormack to William D. Bogart. All liens. nom
 Bushwick av, s s, 41.8 s e Covert st, 16.8x75. John H. and William S. Garrison to Henry Greer. Mort. \$2,500. 4,800
 Clason av, w s, 81.5 n Bergen st, 19.7x100. Herbert W. Harris, New York, to Martha A. wife of George W. Ray. nom
 Clason av, w s, 125 n De Kalb av, 25x198.5x25x 197.11. John Swertcope to Melissa P. Benedict. Release of courtesy. nom
 Clason av, w s, 25 n Clifton pl late Van Buren st, 25x81. Foreclos. Albert Daggett to Abraham Lott. 1878. 3,000
 Cropsey av, east cor 15th av, 64.6x139.2x54.3x 143.6, New Utrecht. John F. Morrissey, Jr., to George F. Dobson. 2,350
 De Kalb av, s s, 40 w Sumner av, 20x100, h & l. Robert H. Gibbs to George H. Morgan. Mort. \$1,500. 3,450
 De Kalb av, n s, 218.4 e Stuyvesant av, 18.7x 100. William V. Studdiford to Warren B. Sammis, Huntington, L. I. Mort. \$6,000. nom
 Same property. Warren B. Sammis to Robert C. Martin. Mort. \$6,000. exch
 Division av, n s, 21.5 e Rodney st, 25x80. Franz Herrschaft to Mary wife of Gustav Brown. 2,600
 Flushing av, s s, 275 w Tompkins av, 25x100. Thomas and Robert Edgerton to Carrie E. Hine. Sub. to mort. 1,400
 Same property. Carrie E. wife of Frederick L. Hine to Paul Koch. Mort. \$450. 1,700
 Franklin av, No. 733, e s, 75.6 n Butler st, 18.6x 75, h & l. Edward Driscoll to Emma J. wife Frank H. Phillips. Mort. \$4,000. 5,100
 Franklin av, No. 735, e s, 57 n Butler st, 18.6x 75, h & l. Edward Driscoll to Emma J. wife of Frank H. Phillips. Mort. \$4,000. 5,100
 Franklin av, e s, 57 n Butler st, 18.6x75. Emma J. wife of Frank H. Phillips to Max Freyknecht, New York. Mort. \$4,000. 5,500
 Gates av, No. 168. Release from condition. John H. Rhodes, individ. and exr. Phebe A. Rhodes and the heirs of said dec'd to Charles J. McIlvain. nom
 Gates av, s e s, 275 n e Knickerbocker av, 25x 100. Mary wife of Patrick Kilcoyne to Barbara Kretschmar. 1,500
 Gates av, n s, 158 w Stuyvesant av, 19.6x100. Charles J. Clements, of Howells, N. Y., to Frank H. Tyler. Mort. \$8,000. nom
 Georgia av, lot 16 map No. 1, East New York, property of John R. Pitkin indeft., 25x100. Francis McGee to John Vance, New York. 2,000
 Same property. Release mort. Stephen Philbin to Rosanna or Rose McGee. nom
 Same property. Release mort. Same to same. nom
 Graham av, e s, 75 n McKibben st, 25x100, h & l. Foreclos. Frank L. Barnard to Charles Hofer. 5,000
 Greene av, n w s, 460 n e Knickerbocker av, 25 x78.9x25x77.6. Balthasar Dornbach to Mary Erk. 975
 Greene av, n s, 175 e Grand av, 100x100, Maurice V. Freund, New York, to John N. Smith. Mort. \$8,000. 12,250
 Greene av, n w s, 485 n e Knickerbocker av, 25x80x25x78.9. Joseph Barudio to John Loeffler. 975
 Hamburg av, east cor Myrtle st, 25x100. August Sedmeier to Philip Brandmeier. Mort. \$4,500. 9,300

Hamilton av, n w cor Huntington st, 157.7x 80x34.7x29.9x—.
 Henry st, n e cor Huntington st, runs east 80 x north 29.9 x northwest 92 x southwest 21.9 to Henry st, x south 78.4.
 Catharine wife of Michael Collins to Ola Nilsson. Back taxes and assessment. 10,000
 Hopkinson av, s e cor Sumpter st, 75x100. Robert H. Duncan to E. Morris Stiger. Mort. \$2,000. 5,000
 Hudson av, e s, 150 n Myrtle av, 25x100. Gilbert Kuh to Mary Kub. Mort. \$2,000. nom
 Knickerbocker av, north cor Weirfield st, runs northwest 80 x northeast 100 x northwest 20 x northeast 550 to Irving av, x southeast 100 to Weirfield st, x southwest 650.
 Knickerbocker av, east cor Weirfield st, 100x 650 to Irving av.
 Irving av, east cor Weirfield st, 100x300.
 Irving av, north cor Weirfield st, 100x300.
 Alfred J. Pouch to Henry W. Putman, New York. nom
 Knickerbocker av, east cor Ralph st, 100x100. Lucinda Moadinger widow individ. and extr. John Moadinger to Frank Brown. Confirmation deed. 3,500
 Same property. Frank Brown to Herman M. Orton. 3,900
 Lafayette av, s e s, 330 n e Broadway, 20x100. Abraham J. De B. voice, Hollis, L. I., to Mary C. Ohle. 2,000
 Lafayette av, s s, 215 w Stuyvesant av, 17x100, h & l. William M. Gibson to Louis Kempe. Mort. \$3,500. 5,750
 Lafayette av, s s, 283 w Stuyvesant av, 17x100, h & l. William M. Gibson to Solomon Harris. Mort. \$3,500. 5,750
 Lafayette av, No. 894, s s, 22 w Lewis av, 19.6x 100, h & l. Susan E. wife of George J. Collins to Augustus C. Hodgson. 8,000
 Liberty av, s w cor Thatford av, 40x100. Andrew R. Culver to Charles Leuchtmann. 1,700
 Lewis av, s e cor Lexington av, 100x100. Release mort.
 Lewis av, n e cor Lexington av, 100x80. Spencer Aldrich, New York, to Thomas H. Robbins. 40,000
 Lewis av, w s, 22 n Quincy st, 18.6x79, h & l. Thomas Rice to William D. Atkins. Mort. \$3,500. 6,200
 Lexington av, s s, 230 e Clason av, 220x100, hs & ls. National Park Bank, New York, to Carrie M. Bullock. Q. C. nom
 Lexington av, s e cor Lewis av, 80x80, hs & ls. Thomas H. Robbins to Anna M. Pennoyer, of Chester, N. Y. Mort. \$23,500. 47,000
 Lexington av, s s, 275 e Patchen av, 27.6x100. Georgianna E. wife of Thomas Miller to John Hagan. 1,800
 Same property. Release mort. George H. Smith to Georgianna E. Miller. 1,500
 Liberty av, s s, 40 w Milford st, 20x90. Effingham H. Nichols to Mary C. wife of W. Seymour Weed. 450
 Locust av, e s, 100 n Liberty av, 37.6x100, hs & ls. Robert Craig to William Jordan. Mort. \$1,350. 2,800
 Montrose av, n s, 100 w Graham av, runs north 100 x west 25 x south 62 x east 0.3 x south 32 to av, x east 24.9, h & l. William Rachor to Regina Heilmann. Mort. \$7,000. 8,600
 Montauk av, e s, 370 s Blake av, 20x100. Effingham H. Nichols to Patrick O'Connor. 200
 Park av, s s, 150 w Tompkins av, 10x100. Sarah P. wife of George W. Mead to Jane F. McKenna. 750
 Prospect av, s w s, 20 n w 10th av, 40x100. Louisa Kane to Nicholas Cooper. 1,000
 Ralph av, w s, 90 s Bainbridge st, 40x—x38x90. Henry W. Osborn to Elizabeth wife of James Phelan. 3,000
 Rockaway av, w s, 75 n Bergen st, 25x100. Peter Schwarz to Isaac Hall. Q. C. Correction deed. nom
 Same property. Isaac Hall to George W. Wood. 650
 Riverdale av, Sackman st, Newport and Christopher avs—the block. John Vanderbilt to Herbert C. Smith. C. A. G. 6,500
 Rockaway av, e s, 125 s Glenmore av, 25x100.1, h & l. George F. Alexander to Jacob Bluestein. Mort. \$1,850. 3,000
 Rockaway av, s e cor Glenmore av, 25x100.1, h & l. Lewis Leavens to Wolf and Nathan Bender and Lewis Harris. Mort. \$2,850. 7,000
 South Portland av, e s, 137.6 s Lafayette av, 18.9x100.
 South Portland av, e s, 189 n Lafayette av, 22x100.
 Hermann Liebmann to Edward Rothschild, New York. B. & S. nom
 Same property. Edward Rothschild to Auguste wife of Hermann Liebmann. B. & S. nom
 St. Marks av, n s, 350 w Buffalo av, 25x155.7. Amelia wife of Rulof Van Brunt to Mary wife of William Foresman. 2,500
 Stone av, w s, 250 s Blake av, 50x100. Sarah A. M. Kent to Mary S. Jay. 800
 Sumner late Yates av, w s, 75 s Floyd st, 25x 100, h & l. Edward M. Seufert to Henry Frank. All title. B. & S. nom
 Same property. Henry Frank to Edward M. and Gertrude Seufert. All title. B. & S. nom
 Tompkins av, e s, 20 n Hancock st, 20x75, h & l. George R. Brown to Absalom W. Dieter. Mort. \$9,400, taxes, &c. exch
 Troy av, w s, 75 n Pacific st, 25x90. Dennis Sheehan to Darius C. Davison. 1,500
 Vanderbilt av, s e cor Flushing av, 90.1x81x 73.4x82.8. Bryan McAveney to Charles Smith. 9,000
 Vanderbilt av, w s, 25 n Pacific st, 25x75. Re-

lease mort. Claus Meyer, Jamaica, L. I., to Hannah Sullivan. nom
 Van Pelt av, n s, 80 w North Henry st, 20x80. Henry Guion to Henry Fr. Koch. 525
 Van Voorhis av, n s, 200 e Cedar st on old map, 25x200 to Lefferts av. Albert C. Woodruff to Albert Woodruff. Q. C. nom
 Wytche av, s w s, 40 n w Clymer st, 20x70, h & l. Charles Krummel to John G. H. Ahrens. Mort. \$5,000. 7,000
 3d av, e s, 60.2 s 23d st, 40x100. Frances M. D. Darling widow, New York, to Thomas C. Avery. 4,250
 6th av, e s, 40 n Park pl, 20x74.7. John Adamson to Ezra D. Bushnell. Mort. \$7,000. 9,000
 6th av, w s, 36 n 6th st, 16x79.10. Elizabeth Butler to John C. Hughson, Albany. Mort. \$4,250. 7,000
 Same property. Release mort. Judith W. Richardson to Elizabeth Butler. 1,000
 15th av, w s, 80 s 71st st, 20x90, New Utrecht. James V. S. Woolley to James Kelly. 275
 A 50 foot strip, locality of above, contains 89-100 acres. Same to same. B. & S. nom
 Same property as last above. Release mort. Alrick H. Man trustee, &c., to same. nom
 Same property as first above described. Release mort. Same to same. nom
 Brooklyn and Jamaica pike, n e cor Barbey st, 50x113.1x50x112.10. Helen I. wife of Lewis B. Folley to Kate Foster widow. nom
 indefinite 30-foot road, e s, at north line of Concourse lands, 259.6 along road to s s of Coney Island Elevated R. R., x327x238.6x 324, Coney Island. Thomas C. Abbott to John Y. McKane. nom
 Interior lot, being 25 e of Sheffield av, near Atlantic av, 26th Ward, runs 28.11 x east 25 x south 28.11 x west 25. Frederick E. Pitkin to Theresa wife of Charles R. Palmer. Q. C. nom
 Same property. Anton Ritz trustee of Theresa Ritz now Palmer to same. Q. C. nom
 Lots 174 and 175, map No. 1, Fort Hamilton, 50x125. Walter O. Lewis, East Orange, N. J., to Francis Vianest, 1/2 part. Q. C. 62
 Lot 548, map A, East New York; lots 96 and 97, map B, East New York; lots 9 and 11, map CC; block D, map CC, East New York; lot 4, block H, same map; lot 174, block H, map No. 2, First Sec. Mfg. Dist.; lot 43, Sackman, Barbey, &c., property, partly in 9th Ward; lot 20, block 12, J. L. Williams' property; lot 243, Williams' Homestead map; lot 73, Crook farm, Flatbush; section 111, Linden terrace, Flatbush; lots 56 to 59, section 2, McCauley et al., formerly J. Lefferts' property; lot 33 (part not taken for Gravesend av) and 73 United Freemen's Land Assoc., Greenfield; lot 187, Murphy property; lots 1 and 2, A. F. Johnson tract, Foster av; lots 11 and 12, block I, of May and Delaney tract. Edward Wemple, State Comptroller, to Darius Allen, of Troy, N. Y. Tax deed. 245
 Lots 2, 3, 4, 15, 16 and 17 block No. 1; lots 141, 148, 149, 156 and 157 block No. 3; lots 177, 178, 212 and 221 block No. 4; lots 301, 302 and 376 block 6, Lefferts Parkway, New Utrecht. Release mort. Error. John Lefferts to James V. S. Woolley, New York. 1,800
 Manhattan Beach Railway, s w s, 37 s e Myrtle av, runs southerly 49 2 to centre block, x east 27.1 x southeast 75.8 to n w s Palmetto st, x east abt 10 to said railway, x northwest abt 120. William Paulson to Louis H. Dewey. 1,000
 New Utrecht road, adj John Johnson's, now F. Van Sien, 5 acres 3 rods and 9 perches, excepting a gore lot 74 feet on road, Gravesend. Jacob L. Vandenburg, of Watervliet, N. Y., exr. of Sarah Storm to Sarah A. Storm. nom
 Same property. Jacob L. Vandenburg exr. Sarah Storm, Harmin V. and Samuel G. Storm, Eleanor L. wife of E. J. Houghton and Sarah, wife of Jay Van Brunt, heirs of H. V. Storm to Sarah A. Storm. nom
 Part of east 1/2 of old Clove road, bet Degraw and Douglass sts. City of Brooklyn to Alfred E., William C., Frank H. and Louis S. Steers heirs Christian H. Steers. Q. C. nom
 Railroad of grantors, centre line, at line bet lands of E. Schmidt and R. H. Benson, strip 50 feet wide, contains in aggregate about 70-100 acres upland and 151-100 acres meadow, Gravesend. Sea Beach & Brighton R. R. Co. to James D. Lynch. B. & S. nom
 Strip on Flatlands Bay, runs north 9 x west 25 x south to Bay, x east — x north —, Canarsie. Hermann Lohmann to Harriet E. Fitzmaurice. 150
 Strip of salt meadow at Canarsie, runs north 91 x west 25 x south 91 x 25. Hermann Lohmann to Harriet E. Fitzmaurice. 20
 General release, especially from any suit relating to conveyance herewith made by W. Rachor to Regina Heilmann. See Montrose av. nom

WESTCHESTER COUNTY.
 JULY 11 TO 19—INCLUSIVE.
 EASTCHESTER.

Brown, Emilie L., to Henry A. Spielman, lot 254 n e s Becker av, map Washingtonville, 50 x100. \$450
 Bard, Wm. H., to Timothy Gilbert, lot 37 n s 22d av, map Jacksonville property, abt 40x 130. 600
 Same to John E. Bullard, lots 38 and 39, adj above, abt 80x130. 1,200
 Backtaft, And. J., to Tillie Kelly, s e cor Terrace av and North st, 75x100. 2,200

Same to Irving Grinnell et al. trustees for Annabella E. Leavitt. 97th st, No. 154, s s, 186.1 w 3d av, 27x100.11. July 18, due May 1, 1892, 5%. 16,000

Herrman and Ferdinand Kurzman. Declaration of mutual interest in mort. by Waldo E. Fuller. July 2. nom

Same to same. St. Nicholas av, s w cor 149th st, 102.2x178.5x99.11x156.11. July 17, due July 1, 1892, 5%. 18,500

Page, Josephine A. wife of and William H. to Charles D. Rust. Grand av, e s, 320 s Gates av, 20x101.6. June 6, 1 1/2 years. 1,000
 Pearson, August to The Bradley & Currier Co. (Lim.) Macon st, s s, 80 w Patchen av, 57x100. July 19, 1 month. 1,435
 Peirce, John to Harriet S. Whalen. Macon st, n s, 150 e Reid av, 100x200 to Halsey st. July 15, due Oct. 20, 1889, or installs, 5%. 4,700
 Ray, Martha A. wife of and George W. to William O. Moore and ano. exrs. Stephen M. Underhill. Clason av. P. M. July 20, 3 years. 3,500
 Reeve, Daniel W. to James R. Hallock, Southold, L. I. Herkimer st, n s, 360 e Rochester av, 20x100. Mar. 4, note, demand. 850
 Reeve, Daniel W., Riverhead, L. I., to Nathan A. Downs. Herkimer st, n s, 225 w Rochester av, 30.11x102.6x53.7x100. Mar. 1, notes. 2,375
 Same to Oliver Downs. Herkimer st, n s, 380 e Rochester av, 20x100. Mar. 4, notes. 850
 Richards, George to Theodore Kiendl. Elton st, w s, 100 s Belmont av, 37.6x83.7x37.6x83.6. July 20, due July 1, 1890. 500
 Randall, Isabella T. to Annie P. B. James guard. Alma James. Lexington av. P. M. Nov. 17, 1888, 5 years. 1,900
 Reuter, Conrad to William Laytin et al. trustees William Laytin. Jefferson st, s e s, 200 s w Knickerbocker av, 25x100. July 19, 3 years. 3,000
 Robbins, Thomas H. to Spencer Aldrich. Lewis av, n e cor Lexington av, 100x80; Lewis av, s e cor Lexington av, 100x100. July 17, demand. 14,000
 Same to Charles H. Heimburg. Same property. Sub. to mortg. July 17, 6 months. 7,000
 Same to same. Hancock st, n s, 75 w Howard av, 25x100. July 17, due Jan. 1, 1890. 7,900
 Same to same. Jefferson av, s s, 75 w Howard av, 25x100. July 17, due Jan. 1, 1890. 7,000
 Same to Lillian L. Heimburg. Lewis av, e s, 14.4 s Jefferson av, 85.8x100. July 17, due Jan. 1, 1890. 1,000
 Same to William J. Penoyer, Chester, N. Y. Lewis av, e s, 20 s Lexington av, 3 lots, each 20x80, 3 mortg., each \$500. July 17, due April 1, 1890, 5%. 1,500
 Same to Mutual Life Ins. Co. Lewis av, e s, 20 s Lexington av, 4 lots, each 20x80. 4 mortg., each \$5,000. July 17, 1 year, 5%. 20,000
 Same to same. Lewis av, e s, 20 n Lexington av, 4 lots, each 20x80. 4 mortg., each \$5,000. July 17, 1 year, 5%. 20,000
 Same to same. Lewis av, s e cor Lexington av, 20x80. July 17, 1 year, 5%. 7,000
 Same to same. Lewis av, n e cor Lexington av, 20x80. July 17, 1 year, 5%. 7,000
 Robbins, Helena wife of William H. H. to William W. and Charles R. Rope and George W. McChesney. Pacific st, n e cor Rockaway av, 20x80. July 15, due Jan. 1, 1890. 1,911
 Ryan, John F. to James S. Bearns. McDonough st, s s, 198 e Lewis av, 152x100. July 17, 3 months, 5%. 5,000
 Rumker, Francis to Lazarus Weil. Reid av, w s, 25 s Putnam av, 75x100. July 23, due Jan. 1, 1890, 5%. 800
 Reeve, Daniel W. to Benjamin G. Hallock, Southold, L. I. Herkimer st, n s, 340 e Rochester av, 20x100. July 3, note. 1,000
 Saffery, Martha E. wife of and Joseph E. to John Garrety. Hopkinson av, e s, 80 s McDonough st, 20x50. July 18, 1 year. 400
 Sculley, Catharine to Adeline Fry. Lorraine st, n e cor Court st, 100x100. July 18, due July 1, 1892, 5%. 5,000
 Smith, Emma A. to Henry Hoffmann. 52d st, s w s, 220 s e 4th av, 20x100.2. July 18, due July 1, 1892. 2,000
 Spencer, Edith M. to Stephen S. Wyckoff, Gravesend, L. I. Richmond st. P. M. July 15, 3 years. 1,200
 Sprenger, Charles A. to Marie Salethe. Weirfield st, s e s, 280 n e Bushwick av, 20x100. Sub. to mort. \$2,500. July 1, due Jan. 1, 1891, 5%. 1,000
 Same to The Safety Co-operative Building Loan and Savings Assoc. Same property. June 4, installs, 5%. 2,500
 Stern, Joseph to Manassah L. Goldman. Palmetto st, n s, 260 e Broadway, 20x100. Sub. to mort. \$4,500. July 17, 1 year. 1,000
 Smith, Charles to Bryan McAveney. Vanderbilt and Flushing avs. P. M. July 15, 3 years, 5%. 7,000
 Smith, Herbert C. to John Vanderbilt, Garden City, L. I. Riverdale av, Sackman st, Newport st and Christopher av—the block. P. M. July 15, due Sept. 3, 1892, 5%. 4,000
 Storm, Sarah A. wife of Harmon V. to Thomas T. Husson committee Elizabeth Husson. Kings Highway, s w cor Van Sicien av, Gravesend. July 5, 1 year. 700
 Samuels, Ann M. to Thomas Everit. Vanderbilt st, s s, 283.4 e Prospect st, 16.8x100, Flatbush. July 20, 3 years. 500
 Sprague, John J. to John D. Moll. Johnson av, w s, 165 s Liberty av, 25x100. June 15, 3 years. 1,200
 Seufert, Edward M. and Gertrude to Henry V. Bush. Sumner av, w s, 75 s Floyd st, 25x100. July 23, 5 years or sooner, 5%. 2,000
 Sohm, Benedickt and Caroline his wife to Jacob Brickmann. Maujer st, s s, 400 e Waterbury st, 25x95. June 5, 5 years, 5%. 3,000
 Sone, Louis V. to Isabel K. Sone. Prospect pl. P. M. July 17, 1 year, 5%. 10,000
 Stiger, E. Morris to Julius B. Davenport. Hopkinson av, s e cor Sumpter st. P. M. July 23, 6 months, 5%. 2,000
 Stoutenburg, George B. to Franklyn Kelly. Decatur st. P. M. July 23, 1 year or sooner, 5%. 8,900

Sullivan, Daniel to Theodor H. A. Wielage. 50th st. P. M. June 25, due June 1, 1892, 5%. 423
 Sullivan, Hannah wife of and Philip to Sarah J. wife of Henry S. Vanderveer. Vanderbilt av, w s 25 n Pacific st, 25x75. July 24, due Nov. 1, 1890. 3,000
 Treasure, Frank R. to Dennis O'Leary. Withers st. P. M. July 22, 2 years, 5%. 350
 The Prospect Heights Presbyterian Church, Brooklyn, to The Franklin Trust Co. 8th av, s w cor 10th st, 115.2x100. July 19, 1 year, 5%. 8,000
 Tillon, William H. to William H. Dannat and Charles E. Pell. 11th av, s w cor 61st st, 75x60. July 17, 3 years. 200
 Ven Orden, George O. to Hattie S. Crowell. 8th av, w s, 44 s 17th st, 76.4x85.2. July 19, due Jan. 19, 1890. 2,000
 Walker, George to George P. and Enoch Jacobs. Fulton st, s s, 60 e Rockaway av, 40x100. July 16, due Jan. 1, 1890. 2,500
 Same to Benoit Hollenrieder, Jamaica, L. I. Adams st, Nos. 301 and 303. P. M. July 18, 1 month. 3,000
 Same to Elizabeth L. Studwell et al. exrs. John J. Studwell. Same property. July 18, due Jan. 18, 1891. 16,500
 Williamson, James T. to The City of Brooklyn. Butler st. P. M. Jan. 3, due Dec. 31, 1898, 5%. 896
 Wilson, Edward H. to The Mutual Life Ins. Co. 9th av, n w cor Carroll st, 100.1x105.6x100x100. July 23, 1 year, 5%. 20,000
 Same to same. 9th av, s w cor President st, 100.1x94.6x100x100. July 23, 1 yr, 5%. 20,000
 Wilson, Eugene H. to Elizabeth W. Aldrich. Herkimer st, n w cor Rockaway av, 20x80. July 18, 1 year. 500
 Same to Drayton Burrill, exr. Anna Morris. Same property. July 17, due August 1, 1890. 6,000
 Wetmore, Charles to Eva Burkard. Linden st. P. M. July 2, 1 year, 5%. 1,400
 Woods, George W. to Isaac Hall. Rockaway av. P. M. July 17, 3 years, 5%. 325
 Woolley, John H. to The Title Guarantee and Trust Co. Greene av, n s, 421.10 e Lewis av, 18.2x100. July 17, 3 years, 5%. 4,500
 Same to Thomas S. Tinley exr. Mary J. Farrar. Greene av, n w s, 350 n e Lewis av, 4 lots, together 71.10x100. 4 mortg., each \$4,500. July 17, 3 years, 5%. 18,000
 Yarber, Ernest D. to John Randel. Sumpter st, n s, 250 w Hopkinson av, 50x100. July 22, due Sept. 24, 1889, 5%. 175
 Zeuner, Magdalena wife of and Leberecht to The Mutual Life Ins. Co., New York. 17th st, n e cor 6th av, 20x75. July 17, 1 year, 5%. 5,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY
 JULY 19 TO 25—INCLUSIVE.
 Astor, John J. to trustees of the Astor Library. \$19,000
 Bauer, Mary wife of Peter to Marie Wittmack. 500
 Brennan, Michael to Edward Brenen and Catharine his wife. 10,000
 Budelman, George W. exr. Archibald S. Doan to Donald McLean exr., &c., Emma A. Ebermayer. 5,051
 Bittenwieser, Joseph L. to Fanny Bach. 3,000
 Byk, Poline and James C. McEachen to John W. Weed. nom
 Crandall, Charles T. and William E. to Jennie M. Brady. 2,035
 Cudner, Albert M. to Samuel F. Jayne trustee Basil Hall. 2,500
 Curtis, Josephine A. to John L. Williams trustee. 10,726
 Dick, William and ano. exrs. &c., Frederick Behrens to Frederick Behrens trustee Fredk Behrens, dec'd. nom
 Dugro, Philip H. to Louis C. Raegner guard. 7,268
 Dean, Lottie L. to Simon Adler and Henry S. Herrman. nom
 Same to same. nom
 Same to same. nom
 Eastman, Timothy C., to Lester Doctor. 8,000
 Ettinger, Louis and Moritz to Jane Turnbull. 4,000
 Falk, Louis to Ephraim C. Gates, Calais, Me. 3,000
 Fine, Simon and Harris Boskey to Solomon Bachrach. 1,800
 Same to same. 2,500
 Fischer, Margaret to Max R. Kunkely. 2,500
 Garretson, M. Augusta to The Central Trust Co., New York. 85,000
 Goldschmidt, George B. exr. Samuel B. H. Judah to George Hollister. 7,111
 Hearn, Alfred M. to John J. Macdonald. 1,000
 Henkel, Barbara to Charles Blum. 1,500
 Hearn, Alfred M. to John J. Macdonald. 2,500
 Heilner, Emanuel, and Moses Wolf to Jacob Frankenthal. 2,002
 Same to Morris Manheimer. 4,500
 Jenkins, Thomas J. and George to Don A. Gaylord. nom
 Leland, Francis L. to John Spence. nom
 Lydig, Philip M. to Henry de F. Weekes trustee for Pauline H. Lydig. 45,000
 Mead, George B. to Ann E. Mead, Easthampton, Conn. 10,000
 Middlebrook, Frederic J. to George C. and Julia C. Clark guards. Alice T. Crawford. 3,300

Same to same as guards. Julia Crawford. 3,300
 Same to same guards. Elizabeth H. Crawford. 3,400
 Mason, A. de W. to William L. Flanagan. 2,500
 Missionary Society of Methodist Episcopal Church to Wesleyan University. 30,000
 Same to The Drew Theological Seminary Society of the Meth. Episcopal Church. 22,000
 Nickerson, Frank to Lavinia Gould, Lake Grove, L. I. nom
 Morton, Parthenia T. to Fannie M. Elliott. 5,000
 Parsons, John E. exr. Eliza Clark to John Murphy. 4,600
 Poillon, John J. H., Plainfield, to Rachel A. Poillon. 6,000
 Peck, Joshua S. and Nathan and Robert C. Martin of Peck, Martin & Co. to Christian Blinn, Jr. nom
 Rich, Frederick T. admr. Abigail E. Rich to Friederika Kurz. 2,000
 Roe, Louisa A. and Robert J. and John M. Kyle to Benjamin Floyd. 12,000
 Schloss, Phillip to Moses Schloss. 9,000
 Saillman, Abraham B. and ano. exrs. Joseph Skillman to Deborah A. Haviland. 1,780
 Steinhardt, Max to Simson Wolf. 1,000
 Schreyer, John to Albert M. Cudner. 2,500
 Stern, Joseph, and Jacob Metzger of Stern & Metzger to Lester Doctor. 14,200
 The Equitable Life Assurance Soc. of the U. S. to William Koch. 30,000
 Treanor, Mary A. to Samuel M. Purdy. 1,500
 Underhill, Francis T. to Henry de F. Weekes, trustee. 12,644
 Underhill, Townsend exr. Mary L. Underhill to Francis T. Underhill, Oyster Bay, L. I. 12,500
 Vassar, Jr., George to Reuben Ross. 4,623
 Walker, Lizzie H. to John D. Heirs. 2,000
 Weil, Jonas and Bernhard Mayer to Fanny Bach. 800

KINGS COUNTY.

JULY 18 TO 24—INCLUSIVE.
 Acor, Kate to David Thornton. \$1,000
 Same to same. 1,150
 Abbott, George B. late Public Administrator Kings Co. to George B. Abbott admr. Andrew Nelson. 1,160
 Same to Benjamin F. Abbott. 10,587
 Bossert, Jacob to John Auer. 1,450
 Brown, Henry C. to Franklin Brown. 5,000
 Bartlett, John J. to Sarah E. Kaplan. 2,000
 Bennett, Sarah A. exr. George C. Bennett to Samuel M. Meeker exr. William Wall. 4,200
 Burrows, Jerome, Harrington, N. J., to The Metropolitan Savings Bank. 4,000
 Cody, Thomas and ano. admrs. Patrick Cody to The Brooklyn Trust Co. nom
 Davenport, Henry B. to George W. Brush. 1,250
 Edwards, Lucy E. and ano. exrs. Lucy E. Edwards to Martha R. Edwards. nom
 Engeman, George H. to John W. Moran. 3,000
 Finken, Sophie to Henry Gartelmann. 800
 Fisher, Henry C. formerly committee Maria L. Weed to Henry F. Weed committee Maria L. Weed. nom
 Harding, Cornelia A. to Chatham F. Bedell. 1,000
 Ibert, Frank to John C. Orr. 500
 Jenney, Stephen to Bernard and Francis H. Jenney. 4,000
 Kugeler, Elie H. to Hermann Sibbert. 1,300
 Kay, William E. to Harry Loomis. 600
 Ludlow, Alexander B. to George Marinor exr. Joseph Parker. 4,000
 Lutkins, Clifford L. to Theodore L. Lutkins. 1,500
 Lyman, John and ano. exrs. Patrick Cody to The Brooklyn Trust Co. guard. Sarah Cody. nom
 Maurer, Ulrich to Cornelia K. Barstow. 1,000
 Miner, Ashley H. to Charles J. Patterson. 2,100
 Molloy, Catharine to Henry P. Littell exr. Moses Littell. 2,000
 Mutual Life Ins. Co., New York, to John F. James. 4,000
 Mead, George B. et al. exrs. Halsey R. Mead, to Edward B. Mead, Easthampton, L. I. 7,000
 Same to Sarah L. Mead, Easthampton, L. I. 7,100
 Same to George H. Mead, Easthampton, L. I. 6,900
 Same to Annie E. Mead, Easthampton, L. I. 7,500
 Ostrander, John W. to Clarence Sackett, Rye, N. Y. 1,000
 Ordronaux, John, Roslyn, L. I., to Leonice M. S. Moulton. 600
 Place, Annie A., Long Island City, to S. Stryker Williamson. 970
 Reeve, Daniel W. to Lottie N. Palmer. 400
 Rogers, George F. to Leonard Moody. 4,000
 Shea, Ann to Stephen Philbin. 400
 Same to same. 600
 Strong, Thomas S. and ano. trustee Frances Macleau to Hermann B. Scharmann. 5,750
 Smith, Mary W. to John Power. nom
 Sumner, Arthur E. to Robert C. Brown. 400
 Title Guarantee and Trust Co. to The Riverhead Savings Bank. 2,000
 Same to William M. Hutchinson. 2,500
 Same to Edward De Witt Mason. 1,800
 Underhill, Edward C. to Philip L. Balz, Jr. 1,500
 Voorhies, James W. to Charles J. Patterson. 2,500
 Wyckoff, William F. to Serena L. Spader, both Jamaica. 1,100
 Wershe, Diedrich H. et al. exrs. Mary A. Eckhoff to Diedrich H. Wershe. 11,000
 Same to Sarah A. Mohrman. 5,900

JUDGMENTS.

NEW YORK CITY.

July

Table of judgments for July in New York City, listing names and amounts such as Anspach, Aaron—Arno H Schoff... \$1,589 76.

Table of judgments for July in New York City, listing names and amounts such as Frankel, Otto—Hyman Gordon... 20 50.

Table of judgments for July in New York City, listing names and amounts such as Lihou, Peter—Morston Ream... 731 62.

Table of names and amounts, including Rapelye, Joseph F, Reis, Julius, Robertsck, Henry, Reeves, Daniel W, Rottenberg, Moritz, Rottenberg, Julius, Seligman, Adolph, Schmidt, Nicholas, Schott, Louis, Schwarzwaelder, Anton, Schleifstein, Isaac, Seeger, Ferdinand, Stallman, John H, Stahmann, Diederick, Sayre, Henry D, Swords, Charles H, Schuster, William, Simmons, William A, the same, the same, the same, Schwarzler, Joseph, Schondorff, Rudolph H A, Schirmer, Frank G, Stewart, Mary A, Soehlein, Jacob, Solomon, Morris, Sturges, Thomas H, Stout, Richard, Stafford, William H, Strassburg, August, Slaght, James C, Sears, George H, Sanders, Frederick W, Sanders, Thomas F, Schwartz, Bernhard, Searles, Arthur C, Smith, William, Smith, Henry M, Theiss, Gertrude, Trusdell, Titus B, Todd, Louis L, Thompson, John, Tracy, David J, Taylor, C Fayette, Trier, Peter, Three, George, Thompson, John, Tittlebaum, Isaac, Vulcan Steel and Wire Mfg Co, The Fairfield Chemical Co, The Mayor, &c, The St Vincents Hospital of City N Y, The Globe Lubricating Co, The Sprague Nat Bank of Brooklyn, The Bedford Furniture Mfg Co, Eclipse Electric Co, The New York Elevated R R Co, The Manhattan Ry Co, Mosaic Tile Co, The Globe Mutual Benefit Society, The H E Hartwell Glass Works, The Mayor, Aldermen and Commonwealth of the City of N Y, The Billings, Clark's Fork & Cooke City R R Co, The Gonzales Milling and Mining Co, Randolph West Virginia Boom Co, The Callender Insulating and Waterproofing Co, The N Y Floating Dry Dock Co, The Union Sq Printing Co, The A C Nellis Co, The Callender Insulating and Waterproofing Co, Schermerhorn Mfg Co, The Canfield Pub Co, The Mayor, &c, Veteran Assoc of the 11th Regt N G S N Y, Utley, Maurice H, Ventenhime, Michael, Voris, William, Vandervoort, George H.

Table of names and amounts, including Van Campen, Mary R, Vanderberg, John, Wilcox, Edwin R, White, Charles A, Winslow, Annie, Wellings, John T, Waite, Melville M, Wood, George M, Ward, Henry C, Wood, Emma, Wollowitz, Betsey, Harris Ratkowsky.

KINGS COUNTY.

Table of names and amounts for Kings County, including Ashe, Thomas H, Amerman, Eleanor, Amerman, Richard, Ashton, George B, Bruehl, Louis, Brown, James, Bader, Charles A, Bierman, Moses G, Birdsall, Daniel C, Carter, Frederick, Coker, John, Cary, Josiah W, Cory, Albert B, Cook, Mary E, Downey, Margaret, Doscher, Sr, Dwyer, Henry B, Everett, Evelyn H, Everett, Samuel H, Fisher, Francis V, French, William E, Fried, Joseph, Forbes, William S, Farrell, Daniel B, Gull, C F, Hurd, George A, the same, the same, Hanrahan, Daniel E, Hanrahan, John J, Hurd, George A, Johnson, John, Kenny, William, Klein, Charles, Keenan, Michael, Kitchen, Charles W, Litchfield, George, McGilliwie, Alfred L, Mead, George E, Moore, John H, Moke, Sidney, McGuinness, Jr, Murray, Charles, Murray, Marthe L, Monahan, Patrick, Mott, David W, Miller, Abel, McWhinney, Mrs M, Olsen, Severin, Pope, William P, Plaatje, Richard W, Pope, William P, Reilly, Frank, Raphael, Nathaniel W, Reich, Edward, Rowan, James, Richards, Theron A, Reeve, Daniel W, the same, the same, the same, the same, Works, Richards, Theron A, Reich, Edward, Reeve, Daniel W, Spiegel, Moses, Smith, Evan F, Stockert, Max, Schlegel, John, Stoop, William, Soden, John F, Scheirloh, John H, Schuetz, Max, Sickles, George, Searing, William S, Searing, Catharine F, the same, Schoch, Jacob, Schepper, William, Stone, William A, Schultes, John J, Stutzky, Isaac, Streeter, Harvey B.

Table of names and amounts, including The Brooklyn Pub Co, The Brooklyn Cross, The Brooklyn Cable Co, The Union Square Printing Co, Talbot, George, The exr Albert B Cory, Scanlon, The Globe Lubricating Co, Nat Bank, Brooklyn, The Vulcan Steel and Wire Mfg Co, Sterns Paper Co, The Brooklyn Pub Co, The Bedford Furn Mfg Co, The Vulcan Steel and Wire Mfg Co, Cleveland Rolling Mill Co, the same, the same, The Brooklyn Zeitung Pub Co, Press News Assoc, The Brooklyn, Flatbush & Coney Island Railway Co, Von Bernuth, Frederick, Vilas, Royal C, Van Vliet, George, Wakefield, William, Waite, Melville, Woodruff, Edward M, Woodruff, Edward M, the same, the same, Walker, Francis H, Woldtman, Henry, Weinhold, Mary, Wellings, John F, Waite, Melville, Wellings, John F, 24+ Young, Edward M, Zittle, Henry.

SATISFIED JUDGMENTS.

NEW YORK.

July 20 to 26-Inclusive.

Table of names and amounts for Satisfied Judgments, including Allen, William, Aldrich, Elizabeth W, Bottger, Herman, Bradley, Lucien, Benson, Susan, Bradley, Lucius, Brown, John M, Bonner, Ann, Carter, John, Chenoweth, Henry, Dean, Charlotte, Doe, John, Deuterman, William, Dayton, Ella V, Edinger, Augustus H, Frost, William, Fogal, Alonzo, Grant, Hugh, Giblin, Michael, Green, Patrick, Gaunt, Thomas, Geithinger, William, Gill, Joseph P, Herzberg, Moritz, Jacobi, Michael, Kahn, Moise, Kaster, John N, Kelly, John, Lyons, James, Lissberger, Lazarus, Same, McQuade, William, Manhattan Railway Co, Metropolitan Elevated Railway Co, Same, Mann, Eugene D, Martinez, Manuel J, Moss, Mathilda H, Meyer, William G, Punchard, George, Paulson, Matthew, Paulson, Richard R, Reynolds, Maurice H, Richardson, Frank G, Rubenstein, Joseph, Slaght, James C, Smith, Albert E, Strahmann, Richard, Skelly, William, Smith, Frank F, Sturken, J H, Seitz, William, Sturken, John H, Starin, John H, The Ivy Chemical and Baking Powder Co, Ward, Peter, Wentworth, William P, Wilson, Samuel L.

West st, in front of No. 146, at expense of Louis H. Viemeister.

FLAGGING.

Av A, e s, from 73d to 74th st, full width where not already done; present flagging relaid and reset where necessary.

MAINS.

112th st, from 6th to St. Nicholas av; water.

PAVING.

37th st, from point 109 ft e 1st av to East River, with trap block. 94th st, from Lexington to Madison avs, with granite block.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, July 22, 1889.

REGULATING, GRADING, PAVING, ETC.

Rochester av, from Prospect pl to St. Marks av. Evergreen av, from George to Linden st. Covert st, from Bushwick to Evergreen av.

SEWERS.

Wyckoff av, bet Bleecker st and Greene av. Bleecker st, bet Wyckoff and St. Nicholas avs.

CULVERTS.

Saratoga av, n e cor Hancock st. Halsey st and Evergreen av; the four corners. Halsey st and Central av; the four corners.

STREETS OPENED.

Evergreen av, from Melrose st to Flushing av. 8th av, from 39th to 57th st. 7th av, from 36th to 39th st.

FENCING VACANT LOTS.

Flushing av, s s, bet Hamburg av and Prospect st. Quincy st, n s, bet Stuyvesant and Reid avs.

ELECTRIC LIGHTING.

Atlantic av, w s of Williams av. Atlantic, East New York, Snediker and Vesta avs.

FLAGGING.

Woodbine st, bet Broadway and Bushwick av. Howard av, w s, bet Monroe st and Broadway. Broadway, n s, bet Gates and Howard avs.

ADVERTISED LEGAL SALES.

REFEREES SALES TO BE HELD AT THE REAL ESTATE EXCHANGE AND AUCTION ROOM (LIMITED), 59 to 65 LIBERTY STREET, EXCEPT WHERE OTHERWISE STATED

23d st, No. 409, s s, 72.3 w 9th av, 17.3x98.9, four-story brick dwell'g, by R. V. Harnett & Co. (Amt due \$16,089).

Greenwich st, Nos. 239, 241 and 243, three-story brick factory, 1-10 interest in lease made by Columbia College to Andrew Little, dated June 20, 1871.

32d st, No. 372, s s, 183.4 e 9th av, 16.8x98.9, four-story brick (stone front) dwell'g, by D. M. Seaman. (Two actions). (Amt due \$12,210).

KINGS COUNTY.

5th st, s w s, 228.10 n w 7th av, 19.10x100, by T. A. Kerrigan, at 35 Willoughby st. Wyckoff st, s s, 100 w Smith st, 16.8x100, by T. A. Kerrigan, at 35 Willoughby st.

LIS PENDENS, KINGS COUNTY.

Myrtle av, s w cor Lewis av, 200x200 to Vernon av, x200x200. Mary Rogers agt Archibald Bliss and Columbia Bank; att'y, R. M. Davison. Myrtle av, n s, 19 e Canton st, 40x80.7x40.7x72.9.

Same property. Same agt same; same att'y. 25
Fulton st, s s, 440 e Brooklyn av, 20x100. Emmeline S. Nichols agt Thomas Donohue; att'y, John H. V. Arnold. 25

RECORDED LEASES.

Bleecker st, No. 15. Herman Mundheim to Charles V. Roos; 3 years, from May 1, 1889. \$1,000 and 1,100
Broome st, No. 237, store and basement. Wolf J. Blumberg to Lewis Aronowitz; 5 years, from May 1, 1889. 240

CHATTELS.

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

NEW YORK CITY.

JULY 19 TO 25—INCLUSIVE.

SALOON FIXTURES.

Allen, Alva M. 188 8th av. E Arthur. Restaurant. \$200
Anderson, W. 4 Carlisle. Bernheimer & S. Saloon Ice Box. 80
Arnold, A. 528 E 11th. G Bechtel. (R) 3,500

Table listing various items and prices, including Smith, H W., Saccari, V., Sauther, C T., Schastey, G A., Schwaab, E., Schwarz, F., Seebeck, W H., Sklower, Rosalie., Slaughter, Carrie T., Sparling L., Striem, Caroline., Simerman, J., Taylor, W W., Tim, D., Waldon & Co., Walsh, M., White, L B & Co., Wood, Susan A., Wells, W H.

BILLS OF SALE.

Table listing bills of sale for items like Cigar Fixtures, Restaurant, Cloak Store, Printing Office, Furniture, Plumbing Store, Restaurant, Grocery, Tailor Fixtures, Store Fixtures, Printing Business, Saloon.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Quinlan, D to Mary Sullivan, Reilly, J J to Bernheimer & S.

KINGS COUNTY.

JULY 19 TO 25—INCLUSIVE.

SALOON FIXTURES.

Table listing saloon fixtures and other items, including Arfmann, J., Bellmann, J. F., Bottyer, J. H., Brady, P., Curren & Co., Dill, C. J., Dunleavy, J., Davidson, R. and Caroline., Davidson, R. and Caroline., Eckhoff, Dora., Fay, T., Fitzgerald Bros., Foley, P. B., Hahnle, M., Haesloop, C. P., Horner, H. W., Jackson, C. F., Kunz, G., Lucas, A., Martin, A. C., Miller, T. C., Ruege, H., Regan, P., Sparks, A., Sieling, E., Staiger, J., Timmermann, O. L. H., Wilshusen, F. & C., Wilber, J. J. and J. E., Wolff, T.

HOUSEHOLD FURNITURE.

Table listing household furniture items, including Acken, Lena., Bohee, Mary M., Bentley, W. C., Crean, W. J., Calhoun, Mrs A. A., Carhart, Virginia M., Carter, G., Dignan, M., de Aquino, H., de Callies, Mrs T. B., Durbrow, J. W., Enders, S., Ernst, Margaret., Fuller, F., Fay, T. J.

Table listing various items and prices, including Fox, J., Frank, S., Goldsmith, B. J., Gray, W. J., Gillett, Emma., Graham, R., Hartfield, T. W., Hockheim, Susanna., Holmes, Ann E., Kent, Mrs L., Kleinfelder, Annie., Lawrence, R. A., Le Derle, E., Leihbacher, G., MacKayer, F. B., Michel, Jeannette., Ogilvie, J., O'Reilly, Susan., Olsen, Mrs Alma., Pigot, M. A., Reeves, H. C., Poole, A. W., Richards, Sarah., Ray, G. W., Robinson, F., Stanton, E. B., Shepard, Mary F., Sterger, Mrs F., Sharot, Mary., Smith, F., Sterling, Minette., Tomosi, D., Vanderbilt, Maggie and W., Walthers, W. H., Wichert, H. E.

MISCELLANEOUS.

Table listing miscellaneous items and prices, including Blankley, W. H., Briggs, W., Bechtold, Anna R., Becherer, A., Boutz, Louisa., Burkart, C. F., Chron, F. A., Cannon, C. W., Cassause, J., Coit, A. B., Crichton, T. J., Field, E. C., Grogan, M. A., Hazelton, Augusta., Hardick & Meyer., Hoenighausen, J., Hegeman, J. E., Iberg, A., Mayer, Meat Business., Jenkins, H. C., Jones, O. F., Kaltmann, F. A., Korn, A., Kennedy, H., Leiner, L., Linden, F., McDermott, P., Mott & Porter., Maschmedt, E., Morrell, H. L., Porter, W. J., Raymond, G. T., Ruppert, M., Scherpich, O. H., Simonson & Palmer., Steinecke & Hammer., Skidmore, M. T., Smith, N., Trapp, J., Travers, P., Vollers, J. W., Van Sten, G. W., Windolph, J. F., Walbridge & Co., Weber, E. O.

BILLS OF SALE.

Table listing bills of sale, including Cohn, L., Dill, H. J.

Table listing various items and prices, including Hagan, J. G., Jennerich, Dora., McCready, S., Marnell, Cath., Offermann, J., Smith & Vorwold., Viebrock, G.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Everett, Evelyn P., Fowler, Lizzie L., Reid, J., Same to same.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including Ames, W. W., Archer, M. E., Ayers, E. F., Baldwin, Uzal, Bandermann, Leonhard, Bode, W. O., Boenhoeft, C. J., Booth, C. A., Buechs, Erhard, Buerman, August, Coe, J. A., Condit, A. P., Conklin, E. L., Edgar, William, Farrand, Charles, Fautz, August, Gaffney, J. J., Gegenheimer, J. G., Hampson, Wm., Hauschild, J. P., Harrison, C. J., Hayes, Charles, Hayes, Charles, Hunt, R. E., Isenburg, Joseph, Kingman, A. H., Leibe, L. A., Linen, S. C., Little, J. W., Malady, Bryan, Mayer, Victor, Meeker, Washington, Mitchell, A. P., Moore, W. T., O'Neill, Hugh, Perry, James, Pierson, Harriet, Power, W. H., Ripley, W. A., Ross, C. P., Scott, James, Seely, Uriah, Shanley, B. M., Simonson, C. S., Suburban Home Assoc, Tantum, Margaret, The Mutual Benefit Life Ins Co., The North Ward Nat Bank, The trustees of the Second Presbyterian Church, Van Dune, Van Dyke, Van Dyke, P. G., Williams, I. M., Wolcott, H. B.

MORTGAGES.

Table listing mortgages in Essex County, including Anderson, Mary, Bedell, Hiram, Bergmann, Joseph, Brady, James, Busch, Charles, Cary, E. V., Caye, G. A., Colby, W. A., Coyle, Owen, Denzler, M. E., Dufenbacher, George, Dufour, Louise, Foster, James, Franck, George, Friederich, Kasper, Grimm, Thomas, Healey, Edward, Hedden, C. E., Huffman, C. B., Inness, A. B., Jackson, Wm., Jacoby, C. H., Jacobi, Amelia, Keebee, Lucy, Same, J. Wheeler.

Table listing names and addresses in Hudson County, including Kidder, WF—H O'Neill, East Orange; Kimball, S S—The Mut Life Ins Co of New York; Littlejohn, E T—The 14th Ward B & L Assoc; Mace, A J—The K of P B & L Assoc; Mandeville, A J—M E Ougheltree, North 5th st.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Aschenfelder, Philip, Av C—J Reich, horse; Atwater, H W, East Orange—M Wheaton, furniture; Barwell, Thomas, 157 High st—J Barwell, machinery, &c.

JUDGMENTS.

Table listing judgments, including Bailey, Mary—W Dalrymple; Camp, C G—G B Swain et al; Freeman, R W—G W Venable et al.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Ames, W W—Lucia P Ames, J City; Anthony, H T, by exr—G P Howell, J City; Babbitt, R O—Louisa McComb, J City; Bacot, R C—P M Dow, Bayonne.

Table listing names and addresses in Hudson County, including Same—E Miller, Kearney; Same—F Tunmesfeld, Kearney; Fritz, Michael—Rachel A Barnes, J City; Fuller, Carrie B—J C Fuller, Kearney; Fuller, J C—Carrie B Fuller, Kearney.

MORTGAGES.

Table listing mortgages, including Allen, Catharine A—Hudson City Savings Bank, 1 year; Alt, Mary—C Himmelman, Hoboken, 1 year; Berthel, George—L J Van Duser, 3 years; Beyer, Christian—C Moller, Hoboken, 5 years.

Table listing names and addresses in Hudson County, including Hopkins, Amastasia—Peoples' B and L Assoc, Harrison, installs; Howell, G P—Exr E Anthony, installs; Hufnagel, T A—H Wolff, trustee, West Hoboken, 3 years.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Bastien, Alphonse—P Ballentine & Son, saloon; Bade, William, Hoboken—Henry Elias Brewing Co, saloon fixtures and furniture; Bingham, W H—L Bauman, furniture.

BILLS OF SALE.

Table listing bills of sale, including Deemert, Ferdinand—J P Murray Co, Baxter engine; Krieger, Charles, Union—J Boderman, saloon.

JUDGMENTS.

Table listing judgments, including Collert, Lozenz—J Gottschoek; Connele, W D—C F Clark; Hilpelt, J A, and Julius Bahr, partners as Hilpelt & Co—H H Hankins.

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