

REAL ESTATE RECORD AND BUILDERS' GUIDE.

ESTABLISHED MARCH 21st 1868.

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

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS

Published every Saturday.

TELEPHONE, JOHN 370.

Communications should be addressed to

C. W. SWEET, 191 Broadway.

J. T. LINDSEY, Business Manager.

VOL. XLV.

JANUARY 25, 1890.

No. 1,141.

The bill introduced by Senator Fassett at Albany is the first thoroughly satisfactory measure of a general character that has been brought forward to enable this city to provide itself with adequate rapid transit facilities. The bill should be passed in both Houses without delay and receive the signature of the Governor. Political criticism, the criticism of persons with financial or other interests at stake, the criticism of cranks and the host that have hitherto arisen and opposed for one reason or another every rapid transit measure hitherto proposed should, during the consideration of the bill, absolutely not be tolerated for an instant. For in the main this bill is a good one. Under existing circumstances it is probably the best the city could possibly get. We believe it covers no "scheme." It recognizes with a degree of fairness all political claims for consideration. Its provisions are ample for the most comprehensive scheme of rapid transit. It cares for the rights of the city, of property-owners and passengers. It recognizes the interest of the present elevated roads, and protects not only the public parks, but streets such as 5th avenue, Madison avenue, Broadway below 33d street, and other thoroughfares which the people of this city desire should remain unobstructed. The powers it confers on the commission are undoubtedly extensive, but no more so than is necessary for quick and effective action. The character of the commission named is satisfactory, and the checks imposed are, on the whole, sufficient. The bill seems to have been drawn with great care and will stand all honest and reasonable criticism. The Real Estate Exchange should look after this bill, and every citizen should carefully watch its progress through the Legislature. One feature of the measure is commendable, viz. that providing for the termination of any franchise and its return again to the city.

At last there is indication that the press is coming around to a sensible view of the true position which the Manhattan road occupies in the rapid transit difficulty. Hitherto it has danced to the demagogic piping about "monopoly," because it supposed it tickled its readers; and in and out of season it cried for all and every obstruction that could be devised to prevent the Manhattan road improving its service; oblivious of the all important fact which THE RECORD AND GUIDE alone has been for years insisting on, that through the Manhattan Company, and through the Manhattan Company only, could the City of New York obtain any immediate alleviation from the deplorable inadequacy of its rapid transit facilities. Speaking of Senator Fassett's bill, the *Tribune* at last says:

It will allow the Rapid Transit Commission to give authority to the present elevated railways to make certain extensions and additions to their lines. A strong defence may be made of this part of the scheme. The necessities of the city are immediate and serious, and New York will not be contented to wait until a new company has time to build new lines. Yet there is a grave menace and danger in this section of the bill. The Commissioners will need all their sagacity, all their judgment, all their public spirit, to determine just how much they ought to grant to the Manhattan Elevated Railroad, and how much they ought to refuse.

Would that other New York papers would speak as sensibly. But the commissioners, if they are sensible men, will find no great difficulty in dealing with the elevated roads. They will recognize immediately they set themselves to face the problem before them, which the papers have never done, that New York cannot wait without great loss during the several years that at the lowest calculation must necessarily elapse before new lines of rapid transit can be devised and constructed. They will see at once that anything that will improve our present facilities will be to the immense advantage of the public, and while imposing all proper conditions necessary for the protection of the city, they will permit the Manhattan Company to construct a third track along its lines, which should have been done years ago. They should also allow the company to build the loop it needs at the Battery, so that the delay now incidental to inadequate facilities may be obviated, and a more rapid and continuous service than is possible now established. Unfortunately this will be beyond the power of the commissioners

if the bill passes in its present shape, for it especially stipulates that the commissioners shall have no jurisdiction over any public park. In this respect the measure needs amendment, so that the few feet necessary for the Battery loop may be taken. The entire city would be advantaged thereby, and the value or beauty of the park would be impaired to no serious extent. As Mr. Gould has said: "The capacity of a railroad is measured by its terminal facilities, and the Manhattan Railway could easily double its traffic if it had enough room at its terminals for the rapid handling." Now, this either is a fact or it is not. The truth or falsity of it can be demonstrated as certainly and as easily as the possibility of printing in an hour 40,000 copies of the *Times*, *Tribune*, *World*, *Post*, or any other of the papers that at once contradict the statement merely because Jay Gould made it. The subject too seriously affects the interest and welfare of the city to be treated in this way, or as Mayor Grant treated it on the occasion that the representatives of the Manhattan road approached him when his rapid transit bill was under discussion by saying it was impossible even to consider propositions from the Manhattan Company because of public prejudice. This is not the way to deal successfully with serious problems. It is to be hoped that the New York press is at last coming to its senses in its treatment of the Manhattan Company, and will deal with the rapid transit difficulty in a broad, public spirited way, and not in the shallow, demagogic manner hitherto adopted, and will have the courage to "return" to the position it should always have occupied.

The principal subject to be discussed at the approaching Builders' National Convention, to be held next week in St. Paul is "an eight hour law." From what we can learn the delegates from the East will support the measure, but it is probable that the delegates from Western cities will oppose it. Whatever the outcome, the discussion is sure to be interesting. In approaching the subject it would be well if the delegates would carefully define their position—that is, whether their view of the question is mainly humanitarian or mainly economic; that is, whether they have in mind the moral effect of an eight hour law, or what may be called its financial effect. It is best not to confuse these two. The delegate who is in favor of an eight hour day because it will enable the laborer to be more with his family than is possible to-day, or because it will give him more time to educate himself, advocates the passage of the law from moral considerations; whereas, a delegate like our friend, Mr. Deeves, who is inclined to support the law because there are so many men out of employment at present, and thinks that by shortening the hours of labor all can be given work and greater prosperity insured, looks at the matter chiefly from an economic point of view. In dealing with the moral side of the matter the question arises, are all laborers so overworked that a general eight-hour law is needed? Another question also at once suggests itself, will the majority of laborers use the hours of leisure to the greater moral advantage of themselves and society than at present. Beyond doubt thousands and thousands of men, women and children are overworked to-day. On the other hand, it is equally certain that there are thousands who would not be morally advantaged by a shorter working day. The vast number of saloons in every large city do not really begin business until the working day is over. It must be said, however, that the improvement that has been made in the condition of the "working classes" all over the world has been attended by a shortening of the excessively long day of labor that used to prevail. Whether the relation between the two is only one of contemporaneousness, or the closer one of cause and effect, and if so to what degree, is not to be answered off hand. Even if we give due consideration to the immense betterment of the physical condition of all classes caused by the mechanical progress and the new discoveries of recent times, there is still in all probability some improvement to be credited directly to the diminution of the hours of labor.

On the economic side, however, we are treading on more certain ground. At the outset it should be understood that lessening the hours of labor cannot be to the economic advantage of society at large unless thereby the efficiency of labor is increased. We do not say the laborer, but labor, a distinction rarely kept in mind, for it may be that the shortening of the hours of work would not increase the efficiency of the laborer but would of labor generally—that is, a single bricklayer might not be able to set as many bricks in eight hours as in ten; but two men in five hours each might set more than one man could in ten hours. If, under these conditions, there should be a large number of unemployed persons, then manifestly the short term of labor would be to the advantage of society—production would be increased; though it is well to observe it would be at the expense of the man who hitherto had previously had full employment. Of course, if he should seek employment for his other five hours either in other trades or in his own the increase in the number of those seeking some employment would probably result in a

decline in wages. It has been computed by the Massachusetts Bureau of Labor Statistics that an eight-hour day would lessen by one-ninth the present annual production in that State. Diminished production means and must mean that somebody has to do with less than he did previously. The new arrangement may benefit somebody, but it must be at somebody else's expense. There are only two ways to fill a vacant spot—to redistribute what already exists, or to create something that previously did not exist and use it. The same is true of empty stomachs. There are only these two ways of filling them. If under the eight-hour law the employer pays as much for a day's labor as when the day was ten hours long, and the productive capacity of the laborer is not augmented proportionately, the change is at his expense. If, on the other hand, he pays proportionately less for eight hours than for ten hours work, and during the remaining two hours employs somebody who was previously without employment, the latter is benefited at the expense of the man who formerly did the work. Of course, if the production of labor be as great working eight hours as ten no greater number of men will be employed than before. When, some time ago, the ten hour day law for women and children went into effect in Massachusetts, efforts were at once and in time successfully made to increase the speed of machinery in the textile factories, so that in the end no greater number of operatives were employed. The Builders' National Convention have a big subject before them.

Of the Knox banking bill, introduced into the Senate by Mr. Sherman, for placing on a permanent basis our present national bank currency, it may be said without giving it full approval that it is the most successful attempt that has yet been made to deal with the currency problem which the reduction of the national debt creates and which all further reductions will tend to intensify. This country favors so strongly the abolition of its debt as speedily as possible that no scheme that should make for its retention, even in a limited way, would be likely to receive popular or legislative approval. But the cancellation of government bonds curtails, actually or potentially, the national bank circulation which at present must be secured by these bonds, and the object of the bill drawn by ex-Comptroller of the Currency Knox is to provide an acceptable substitute for these securities. According to its provisions banks are to be allowed a circulation equal to 75 per cent. of their capital stock, and of this 75 per cent. 70 per cent. is to be secured, half by government bonds and half by gold coin or silver bullion at its market value at the time it is deposited. Such security would be amply sufficient; but it is plain that the measure only half solves, or rather it postpones, the solution of the problem it is intended to meet, for under its provisions half the national bank currency would still be based upon government bonds, which in the last resort means the credit of the United States. This is all well enough, but the question we would like to have answered is, what necessity is there for the maintenance of the national bank currency? The privilege of note issue has undoubtedly been a source of profit to bankers in the past. It has enabled them to profitably utilize capital twice at the same time: first, through interest obtained from the government on the bonds deposited with it, and secondly, through the interest obtained for the use of the notes based upon the bonds. This double profitable use of capital still continues with the older national banks, though probably no national bank that should be established now would be thus advantaged on account of the heavy premium which bonds command, amounting to-day to about 26 per cent. Indeed, Mr. Wm. P. St. John, the president of the Mercantile National Bank, has calculated that there would be a net loss annually of at least \$40 on every issue of \$9,000 of notes now commenced by a national bank, and it is said that the tendency of national banks is to contract as far as possible their note circulation. If this be true then the first part of Mr. Knox's scheme—that part providing for securing circulation by government bonds—is still more unsatisfactory than appeared at first glance, for it offers the banks a doubtful privilege, which, if Mr. St. John is correct, would be accepted to only a limited extent. Why should not the paper currency be issued entirely by the national government just as the metallic currency is? Whether it should be based upon gold, or gold and silver, or upon gold, silver and the credit of the government as the national bank notes are, is a question yet to be determined. But as the national bank currency was, like the national debt, one of the consequences of the Civil War, they might both expire together. A determination to this effect would prepare the road for placing the paper currency of the country where it should be, viz., in the hands of the national government, and there is very little doubt that among other advantages it would result in establishing our currency entirely upon an immediate security—that is, upon gold and silver, which at present is not the case.

It seems that the City of Bangor, Maine, has recently put in an electric light plant, which has been operated by the municipality at a cost of 13 cents per light per night. In answer to an

inquiry from Mayor Hart, of Boston, Mr. C. F. Bragg, Mayor of Bangor, writes as follows:

This low cost is of course due to the fact that our plant is operated by water power owned by the city. We have steam auxiliary power, and if operated by steam entirely our cost would not exceed 25 cents per light, and probably would be not much over 20 cents. I believe any city, situated as favorably for fuel as Boston can operate its own plant by steam for not exceeding 25 cents per night for 2,000-candle power arc light, including all expenses for wear and tear, and prices heretofore charged by private companies for this service are outrageous.

Mayor Bragg displays a wisdom seldom found in a municipal executive in asserting that the prices charged by private companies for the service are outrageous, but we are inclined to think that he places the legitimate cost to a municipality at too high a figure when he estimates it at 25 cents per light per night. Definite information from eighteen cities places the average cost per light per night at 13.4 cents—in view of which 15 cents ought to be an outside figure for the service, assuming, of course, that no unusual conditions prevail. When New York had any electric lights, she paid something over 30 cents per light per night, and it is quite certain that the profit of the companies would not be contented with a profit of 5 cents per light per night.

Politics and the Exposition.

It is desirable to keep all political questions from the business of the World's Fair. This may be accomplished by following the suggestions in our issue of December 28th, that the inaugural ceremonies should be held on the 14th of October, 1892, and the portion of the Fair which is within permanent buildings follow on through the winter, and the full Fair open in the spring of 1893. This plan has been announced in the daily papers during the past week as if it were a new discovery. It is the proper plan of celebrating the event on and after the date and not before it, and it averts the complication of holding the Fair at the same time as the Presidential nominations, canvass and election. This would break up the interest of the people in each and remove the fear that the Exposition might give undue political influence to the city in which it is held. As Chicago is a decided Republican city and New York as Democratic, this consideration entered into the question of the location. It may be disregarded by following the true date and season for the celebration.

Another political question is local here. A year ago Mayor Grant sent a bill to Albany to increase the number of City Police Justices from ten to fourteen. It was opposed by the Republicans, who had a majority in each branch of the Legislature, but was passed and became a law on the promise of Mayor Grant that he would reappoint one of the Republican Justices whose term expired in November last. The performance of this promise, when the time came, was refused, and the reappointment has not been made. Several attempts at a compromise have been tried, one to appoint any Republican other than the present incumbent, another to give the Republicans in lieu of it the place recently vacated by Mr. Coleman, the Commissioner of Street Cleaning. Nothing has been done, each party remaining firm, the Republican leaders demanding the strict performance of the promise, and the Mayor refusing.

The importance of this question is shown by the fact that, while the Mayor is strong in this city, the Republicans have complete control of legislation at Albany and great influence at Washington. On this point the excitement is growing, and the partisan feeling is becoming very strong. At Albany the defeat of the Mayor's plan for rapid transit and the adoption of a plan in which his influence will not count for anything, and the investigation of the City departments which are controlled by Tammany, are already ominous, while at Washington the influence is not yet so apparent.

The corporation for the conduct of the Exposition will be strongly Republican. It may be wholly independent and non-partisan, and yet leave Mayor Grant and his associates wholly without place or influence. An indication of this is already to be seen in the discussions between the Special Committee on Legislation and the Mayor and his cabinet, yet hardly closed, for the bill announced on Wednesday to have been completed and sent to Albany on that day had not then gone back to the printer.

The newspapers, for a day or two, have been filled with varying rumors as to the attitude of ex-Senator Platt and other Republican leaders toward the Exposition, some going so far as to state that it would be defeated altogether, or, in any way, would not be held in this city. These are extravagant, and may be limited to the points we have stated: first, interference with the Presidential election of 1892; and secondly, the personal controversy with Mayor Grant.

On this latter question the subject of the discussion for a week past, between the Mayor and his cabinet and the committee from the Exposition, throws a side light. The points were whether the location of the sites, where land could be taken for the Exposition, should be defined or left to be taken anywhere, the prevailing of the latter view ignoring wholly the work of the Committee on Site, and also whether the actors in the legal proceedings for acquiring land should be city departments, such as the Board

of Street Opening and Improvements, of which the Mayor is a member, or the Exhibition Commission created by the bill. The prevailing of the latter view leaves the Mayor out rather effectually. It would be much better to keep personal and partisan questions out of the Exposition business.

The attack of the *Evening Post* on Commissioner Gilroy's asphalt paving contracts will have at least one good effect. The specifications in the future will be drawn up with a view to the criticisms which the *Post* has made, and which, whatever inference we draw from the fact, cannot be said to have been adequately answered. The present rough and billowy condition of our streets may be due in part to dishonesty, but undoubtedly it is more largely due to ignorance. If from the first the specifications had been subjected to the same rigid scrutiny which the *Post* has applied to those under which the asphalt had been laid, New York would not have wasted all the money that has been wasted in laying pavements that are noisy, ill-constructed, ill-repaved, ill-cleaned and generally unsatisfactory, and which we are only beginning to realize must in great part be taken up and relaid. The \$3,000,000 which has been appropriated for this object will obviously fall far short of compassing it in anything like a complete way. If a smooth pavement be laid throughout the whole of the city, as it should be, the total expenditure cannot in the end amount to less than six or seven times that sum. It is essential that this money should be expended to the best advantage—something that can be accomplished only by carefully scrutinizing every act of the Public Works Department.

It is something of a pity that Commissioner Gilroy is not likely to take that projected trip of his to Europe, for if he did he might obtain some information, of which at present he is totally oblivious. He has made the statement a number of different times that an asphalt pavement is unfit for heavy traffic, and that in such of our city streets as are used by weighty trucks a stone block pavement will still have to be employed. The facts on which he bases this statement are still to be discovered. There is no thoroughfare in this city over which the traffic is one-third as heavy as it is over Cheapside in London, yet Cheapside has been paved with compressed asphalt for more than a dozen years, during which time no relaying has been necessary. In the same way the wooden pavement on the Strand has withstood a traffic more continuous than any which passes over a New York thoroughfare. Wooden pavements may not be suited to our own climate and temperature. They have certainly failed in the past, whether from bad laying and lack of repair, or from some less remediable cause, it is difficult at present to state. But asphalt has been tested so widely, under such different climatic conditions and under such an enormous vehicular traffic, that to doubt its suitability is to doubt proved facts. It will be tantalizing, indeed, if such a thoroughfare as Broadway is to continue as unbearably noisy as it is at present, simply because the authorities are not acquainted with the commonest facts of the experience of other countries in pavements. The heavier the traffic the greater the need for a smooth pavement.

Matthew Arnold, in his polemical days, objected strenuously to a certain truss factory, which in his estimation disfigured Trafalgar square, for the obvious reason that public places ought to be devoted to public uses. The principal is unknown in this city, because we have so few public buildings; yet we should judge that few as a matter of theory would object to the converse rule, that a purely decorative structure should be erected in a place where it can be seen without being searched for. Apparently, however, such an idea has never entered the heads of the committee in charge of the Washington Memorial Arch. They proceed unhesitatingly on their task of collecting money from many to the advantage of a few, viz., the few whose business or residence bring them to the neighborhood of Washington square. In another part of this issue will be found a description of the changes which are taking place in that district. It is ceasing to become a residence section. Wholesale houses are beginning to locate thereabouts. As yet, indeed, they have not taken possession of 5th avenue, below 14th street; but just as surely as twice two is four, so surely will the mansions on lower 5th avenue be devoted to commercial uses. Is it not, then, the height of absurdity to place the single piece of purely decorative architecture of which New York can boast of in a locality that deserves decoration about as much as a telegraph pole deserves wood-carving? Is it not the height of absurdity to hide away a structure that exists for the purpose of being paraded in a section that will become less and less central as years go by? As well might you place Bartholdi's Statue on Blackwell's Island, or the Brooklyn Soldiers' and Sailors' Memorial Arch in Williamsburgh. Arches, unlike certain flowers, are not "born to blush unseen." It is an unfortunate fact that we have no public place in New York upon the fitness of which for the purpose everyone would agree. But that there are better situations than Washington place no one can well deny.

Who Gets the Increase?

Among the publications of the University of Pennsylvania issued this month is a monograph on "The Principles of Rational Taxation," by Prof. Simon N. Patten, who is, perhaps, the most original thinker of the school of economists in this country. In this treatise Prof. Patten recognises the inadequacy of our present system of levying taxes to meet the increasing demand of city and local governments for improvements, and seeks to find, through an analysis of our industrial condition, some new point of view through which a solution of the perplexing problem of taxation may be solved.

A great saving in labor through improved methods of production has been going on for fifty years or more, and in tracing out the ultimate distribution of the increased revenues derived from this saving, the writer undertakes to discover the key to the problem.

"Where are the increased revenues absorbed?" he asks, and his answer is, "they are wasted (using this term in a broad sense) under our present system of industrial competition by retail dealers and rival business firms in extensive advertising, in employing agents to introduce their goods and in other such methods of attracting trade. Through the rivalry of competitors the prices of goods are kept up to their highest limit—that is, to the point beyond which the demand of the consuming public would be reduced. The upper limit of prices under a regime of competition such as exists to-day in this country is determined, as monopoly prices are determined, by the falling off in the demand for goods. In other words he asserts, "we have practically the same limit to the rise of prices for a system of wasteful competition as for monopolies." Thus, having reached this position, Prof. Patten argues by analogy that because a tax on a monopoly cannot be shifted, as is held by leading economists, a tax upon retail trade would be desirable for the reason that it also could not be shifted, the tax falling, as he maintains, upon the revenues which are now wasted in aggressive competition.

Prof. Patten points out still another application which may be made of this theory which he has evolved. In many of our leading industries instability of prices obtain on account of the present relation of production to consumption. Between the upper limit of prices in these industries fixed by the demands of the consumer and the lower limit fixed by the cost of production there is a large field for fluctuation. A tax upon these industries would tend to render stable the prices of the commodities produced, for the reason, Prof. Patten argues, that it would absorb a quantity of wealth which now goes to speculators and combinations, and would keep the prices nearer the upper limit. The price of sugar, for instance, which fluctuates between the lower limit, 5 cents per pound, and the upper limit, 7 cents, would upon the imposition of a tax of 1 cent be limited in its margin of fluctuation to only 1 cent.

This is in brief an outline of the somewhat lengthy and ingenious discussion of the principles of rational taxation by Prof. Patten. The need of more revenues by the city and local governments with which to make improvements is too evident for comment. Prof. Patten has also presented what is regarded by leading economists as the correct view of the nature of monopolies and the effect of a tax upon them. Monopolies like the Standard Oil Company cannot fix arbitrarily the price of oil. The highest price they can charge for oil is limited by the demand of the consumer of oil. All that is new in what is presented in this monograph on taxation rests upon the statement—begged rather than proven—that "we have practically the same limit to the size of prices for a system of wasteful competition as for monopolies," to which exception must be taken. The very nature of industrial competition precludes the idea that prices under such a regime remain at the upper limit—the limit where they are always kept by monopolies. Competition always carries with itself the idea of under-selling; of placing a commodity on the market at a cheaper price or a better commodity at the same price. The tendency of industrial competition is to bring prices toward their lower limit rather than to force them towards the higher. The cost of advertisement and of attracting custom generally comes from the increased trade which it brings to the individual retail merchant. He gains at the expense of his less enterprising competitors. The statement that the expense of acquainting the public with goods offered for sale falls upon the consumer in the shape of enhanced prices cannot be sustained. Wanamaker & Co. cannot charge their customers higher prices than do small retail merchants whose advertising does not extend beyond a few placards placed in their show windows. In the general run goods subject to free competition are sold at prices which are fair considered with reference to the remuneration received by all members of an industrial community. If retail merchants received more than their share of the whole wealth of the community the competition of others who would be led to enter this business would reduce the profits in this line to their relative place. Of course there are certain exceptions to the general rule of the working of competition, but none so great as would warrant the position assumed by Professor Patten, that the tending of competition is towards bringing prices to their upper limit. Now, consider what

the effect of a tax upon retail trade would be, understanding the nature of competition as we have presented it. The tax would be at once shifted to the consumer, who would be forced to pay a higher price for all goods bought or consumed. Unlike the expense of advertising a tax upon retail trade would not enlarge the custom of dealers. The effect of this tax would be equivalent to that of a license tax. The same discouraging results would follow from its imposition as exist at present in the Southern States where the system of licensing businesses is largely in vogue. A tax on retail trade if made local would have the double effect of raising prices, and of driving business to other parts of the country where trade is free from such a tax. Theoretically speaking, it may be said that the upper limit of prices is determined under a competitive system, and for monopolies alike, but this upper limit is never more than temporarily, if at all, reached in a community where competition holds sway. Professor Patten's error seems to consist in assuming a something which might theoretically occur as actually occurring. His suggestion for rendering prices suitable is based on the same false assumption. Besides, a tax on industries such as he suggests must confessedly be a national tax, and in the way of this stands a constitutional objection.

The annual report of the English Post-office department for 1889 confirms the position taken by THE RECORD AND GUIDE, that the telegraph system of Great Britain—owned and controlled by the government—is not the total failure that those in this country working in the interests of our private telegraph companies would have us believe. Excluding the payment of interest on the capital sum raised for the purchase of the telegraphs in 1870, the actual receipts from the English telegraphs for the year 1888-89 exceeded the expenditures by the sum of £53,860. If to these receipts are added—as should be done in making a fair comparison between English telegraphs and our own—£33,415, the estimated value of free services performed by the Post-office telegraph department for other government offices, the net revenues from the English telegraph for the year 1889 would read £87,275. Besides this gratuitous service, £36,842 were expended during the last year in extending the system, which sum is not added to capital stock and interest drawn upon it as is done by private telegraph companies in this country. The people at large receive the benefit of this saving under the English system.

The growing feeling of satisfaction with which the inland public telegraph system of England is regarded led the government to take advantage of the opportunity of assuming control of the submarine telegraph system at the expiration of that company's charter in March last. Through agreement with France, Germany, Holland and Belgium, communication is now conducted by England with those countries at a uniform rate of 2 cents per word, with a minimum of 10 cents for a message. England, since she assumed control of the inland telegraphs, has reduced the initial charge for telegrams from 24.4 cents per ten words to 12.2 cents. On account of this reduction receipts from the telegraph have not since equalled expenditures—excluding interest—in any year. In 1887 there was a deficit on account of telegraphs of £175,000. In 1888, however, receipts fell only slightly below expenditures, and during 1889, as we have seen, a net revenue of over £50,000 was yielded by the English telegraph to go towards the payment of interest on the original investment. In the light of these facts it is ridiculous to assert that the English telegraph system is inefficiently managed and is operated at a great loss.

It is to be hoped that the Republican majority in the Legislature will assist Governor Hill in passing a bill similar to the one passed in New Jersey last session, reforming our methods of road making and road preserving. Our present system is to all intents and purposes similar to that which prevailed in France previous to the revolution—that is, they are treated as things of local and particular and not of general importance. In some countries tolls are collected for their maintenance, while all the work is in the hands of ignorant farmers who begrudge the trouble and neglect their duties. It is, however, hardly necessary to detail the disadvantages of our present system. The subject is as familiar a one as the crush on the elevated roads, and the condition of our streets; and if past experience is any guide to the future, things will be remedied about the same time the problem of evil is solved. The indifference of the public and the preoccupation of the Legislature with the more important matter of getting ahead of Governor Hill, render existing evils more or less a part of the nature of things—no more to be avoided than death and taxes. If we venture upon a hope that some time before the day of judgment that our roads will be made by people who know how and for the benefit of the people that use them, it must be taken rather than an indication of a wish than an expectation.

Apparently it is going to be a difficult problem with the French Government how ultimately to dispose of the Eiffel Tower. After a certain number of years it reverts to the central authorities,

who seemingly do not know what in the world to do with it. The military department has been making experiments to test the utility of the Tower in the event of another siege of Paris as a post or station for optical telegraph purposes, and there was a plan proposed to put it in communication with the spire of the Rouen Cathedral. This had to be abandoned owing to the lower level of the Rouen spire; and at present it looks as if the ultimate function of M. Eiffel's aspiring structure will be that of a buoy for captive balloons. This surely is not a worthy ending for so magnificent a scheme, and it is a queer commentary on the value of an Exposition, when the feature which, more than any other, made it notable should finally be put to so insignificant a use. The managers of our own Exhibition should ponder on this fact; and it will be the better for us if they come to the conclusion not to build our own World's Fair after Coney Island models. In connection with the Eiffel Tower it should always be remembered that, in spite of the popular sensation it created, its designer did not receive the first prize for engineering skill. That prize was awarded to the engineer who designed the machinery hall with its enormous span. Consequently the Tower was not even the best piece of mechanical work done for the Exposition, irrespective of the fact that the Tower was of no possible use under the sun beyond that of hoisting people up in the air one-thirtieth as high as they could have gone by natural means.

The Need for Municipal Statistics.

No one who follows closely the daily course of industrial affairs can fail to be impressed with the fact that the great majority of questions now pressing for solution pertain directly or indirectly to municipalities. The economic history of New York during the year which has just closed is little more than a record of the efforts of this city to meet the growing demands of an increasing population. Notwithstanding the efforts thus expended it is discouraging to find that we have before us for solution at the beginning of this new year practically the same problems which confronted us at the beginning of last. We are still endeavoring in vain through the means of the effete tax system to raise a revenue that will come somewhere near equaling in amount a yearly expenditure increasing out of proportion to the growth of population. Our streets are still continually being torn up by private gas and street car companies. The present policy of permitting competing companies to weave a network of electric wires throughout the city has brought disaster, and has more than once left parts of our city in total darkness. The public schools are not sufficient in number to accommodate our children. Then there is the street pavement problem; the tenement house problem, and the problem of caring for our paupers and insane—yes, and dozens of other problems of slightly less importance to the prosperity and peace of our city. The necessity for some speedy and sure solution of these problems is rendered the more pressing on account of the observed tendency of population to concentrate in cities. In 1800 only one out of every twenty-five of the population of this country resided in cities. Now, over one-fourth of our population is urban. This tendency to concentration is seen in all European countries as well as in our own. Along with this grouping of population in cities goes, as suggested above, an even greater increase of local expenditure. It is safe to say that in many, if not in a majority of the cities of the United States legitimate expenditures have increased twice as fast during the last ten or twenty years as has the population of these same cities. Examples are numerous of city expenditures increasing much more rapidly than in this proportion. Now, what is the drift of all this? What do these observations tend to show? Simply this—the truth of the statement with which we started, that the real problems of to-day are municipal problems, and furthermore that these problems become more complicated and more difficult of solution each year.

The first difficulty in the way of a practical solution of municipal questions is that citizens as a class are ignorant of the operation of their own city government, and that the city authorities are not sufficiently acquainted with the needs of the citizens. The only means the average person has of becoming acquainted with municipal affairs is through the meagre annual reports of the city and through casual "hit and miss" accounts of council proceedings, etc., in the daily papers. On the other hand, the city authorities, however much they may desire to serve the interests of the people, have little information at their command upon which to base any intelligent action outside of the complaints which appear from time to time in the public press. It isn't because our public officials are corrupt that so much waste and extravagance continues to exist unchecked in all dealings with which the city is concerned. The fact is that our municipal officers are ignorant—pardonably so perhaps because of the lack of any complete source of municipal knowledge to which they can refer for definite information regarding what the people need and the effect of various existing systems and regulations upon them.

From what has been said it is at once clear what is needed

There should be established in each of the large cities at least of this country a municipal statistical bureau, composed of the representatives of every important interest which affects the community generally, the work of the bureau being to investigate thoroughly into the various special fields designed, and to publish the results of their investigations annually in combined form. This plan is not at all impracticable. It simply carries out to a general and more detailed extent the present practice of issuing separate limited annual reports. Those persons would naturally be appointed as the statistical board who were at the time doing service in the special lines to be investigated. The expense would not be great and would be easily covered by charging a reasonable sum for this municipal encyclopedia. The *Annual Statistics of the City of Paris*, recently published, illustrates the practicability of the plan proposed. This work, a large volume of several hundred pages, is annually compiled by the department of statistics of Paris, composed of thirty-six members, at the head of which is the Prefect of the Seine. Part I. of this work gives statistics and general observations concerning the public health, sewers, street cleaning, water supply, etc. Part II. contains statistics on marriage, divorce, births, deaths, sickness, etc. Part III. pertains to municipal finances of Paris, taxes, public works, lighting, post and telegraphs, schools, libraries, etc. A price of 6 francs is charged for each copy to cover the expense of the department. Annual reports of this nature have been issued by the city of Paris for eight years. A more valuable municipal document than this could hardly be conceived of. Through it the city officials become acquainted with the condition of the people whose interests they are sworn to serve, and the people are kept thoroughly informed of the operations of the city government. Unless some such means as these are taken by the large cities of this country to becoming acquainted with themselves, little progress can be hoped for in the solution of municipal questions.

The value of statistics as a means of helping to solve economic problems is just coming to be clearly realized. Text books on logic give only two methods of arriving at conclusions—the inductive and the deductive. Very recently the new economic school in this country have placed in equal rank with these a third method—the statistical. Our cities can not too soon recognize the value of this statistical method.

We print in another column a review of the condition of the Health Department in this city, and the work it has done and is doing. This department has been one of the most satisfactory of the branches of the city government. In importance it is scarcely inferior to any; yet, strangely, it has received wonderfully little attention or recognition from the public. Perhaps this accounts for the fact that though it is overburdened with work and its officials are manifestly underpaid, the appropriation it gets from the City Treasury has repeatedly been reduced without arousing any protest from press or the public. In 1885 the appropriation to this department was \$469,758. This sum was reduced the following year to \$319,800 (!) and for the current year is only \$392,200, though in 1889 it was \$413,300. This is a false economy. It is very well to keep the tax rate at a low figure, but there are certain of the city departments where efficiency is of much more account than economy—and the Health Department is one of these.

In connection with this matter one or two suggestions can be made. Steps should be taken to consolidate the Health Department and the Building Department, for they are really parts of each other, and nothing is gained by keeping them as distinct organizations. The city should be divided into sections as a railroad is, and in each section there should be a chief officer and a sufficient number of subordinates to see that buildings are safely constructed and maintained in a sanitary condition. Then, too, the building law and the health ordinances should be framed so as to be more elastic than they are, in order to provide for the special conditions that prevail in different sections of the city. For instance, in building very different conditions exist in the lower part of the city and along the river fronts, where piling has often to be used, from those that exist on the west side, where rock has to be blasted before foundations can be laid. So with health ordinances. The east side differs from the west and the north from the south not only in soil and elevation—the natural conditions—but in the character of the inhabitants and what may be termed their social surroundings. No law can be framed to cover all the conditions that exist without being in cases unnecessarily irksome or in others dangerously lax. The chief officers of these sections could familiarize themselves thoroughly with their own district—naturally and socially—and the officers of all the sections of the city could form a board empowered to pass upon any special recommendations that might be suggested from time to time by the members of it. In this way we would have more efficient departments and laws that conformed more closely to existent conditions.

It must not be forgotten that the present revival of trade, both abroad and in this country; makes it certain that, unless unforeseen

circumstances arise, peace will prevail in Europe for some time to come. If industrialism is the enemy of war, prosperous trade almost absolutely precludes it. Moreover, so far as we can judge from the public utterances of people in power, the influence of both France and Germany will be on the side of peace. President Carnot has expressed himself to the effect that the mission of France is pacific in character, and the Emperor of Germany, in his New Year's letter to Prince Bismarck, was as gentle and as anti-militant as a Southern zephyr. War scares we shall always have so long as we have foreign correspondents in search of news, but few statesmen are brave enough nowadays to face the paralysis of trade which must result from the outbreak of hostilities. Until a short time ago the chief peril to European peace lay in the ferment of opinion in France. People were in doubt whether the Republic would not soon be succeeded by a Dictator, Emperor, or King with a record to make by a brilliant foreign policy. But now that France is contented with Republicanism in government and mediocrity in statesmanship, Europe may breathe again in the assurance that peace is in no danger for the time being, and America may read of war scares in foreign dispatches with the cheerful certainty that nobody abroad, except the correspondent, is very much agitated over the prospects.

Our Letter-Bag—Are Builders to Blame?

Editor RECORD AND GUIDE:

The attention which the street cleaning controversy, the Mayor's message, the editorials in the *Evening Post* and in your own valuable paper have recently drawn to the defective methods of dealing with our city streets, has induced me to express the conclusions on this point which many years of experience have made me sensible of.

I reside some few blocks beyond the northerly limits of the Central Park, and within the past eight years have seen the streets around and about my house regulated, graded and sewered, and the various improvements made for the purpose of fitting them for new habitations along their lines. Anything more irrational or more wasteful than the system now generally pursued can scarcely be conceived of. In the first place the order is given to have the street regulated and graded. Thereupon the street is leveled to the grade of the longitudinal avenues, either by blasting if it is too high or by filling in dirt if too low. When that is done, the next step is to put a sewer through. The street is then wholly taken up, all the dirt that was dumped in before it was excavated is removed, and a sewer is put down in brick, after the manner of fifty years ago, so that the excretion shall have as much opportunity as possible, through this porous material, to discharge both gases and liquids into the surrounding earth. Thereupon the street is filled in again by sewer contractors who are not subject to the same conditions as those who originally regulated and graded the street, leaving a worse surface than existed before. After that is done, owners of property along its line desiring, with the view to sale to builders, to have the street look pretty, get a pavement plastered down upon it, subjecting the contiguous property to an assessment varying from \$125 to \$200 a lot. Scarcely has the pavement been laid when the whole street is once more torn up for the purpose of putting down water pipes throughout its length. The pavement, in so far as it has been torn up for that purpose is then relaid by unskilled labor, and immediately thereafter is again torn up and excavated to lay gas pipes for street lighting purposes, and once more relaid by unskilled labor. By this time the street surface looks like the waves of the sea.

Then comes the construction of houses along the line of the street. The fact that the house is to be connected with the sewer running through the middle of the street, and with the gas pipes and water pipes, seems to dawn upon the mind of the owner of the lot as an after-thought, and as each particular house is completed the pavement in front is again torn up and these various connections made; so that a pavement already disturbed three times before the construction of the house is begun is once more disturbed in front of each particular house to the very middle of the street in order to make the several sewer, gas and water connections. By the time it is filled up with buildings and fitted for occupancy between the two avenues that street ought, indeed, to be re-regulated, regraded and repaved.

There is no reason for all this except the petty one of an immediate saving of a small sum of money at the expense of an inevitable outlay, postponed but for a brief period, of at least triple the amount, and a perpetually bad pavement, with the consequent inevitable result of a dirty street, it being impossible to thoroughly clean a street which has an uneven and broken-up surface. Why a connection with each particular branch of communal service, such as sewer, water and gas, or steam heating, if such there be in the street, is not made when such service is laid down and plugged up, so that connections can be made from each lot under the sidewalk without the necessity of communicating with the middle of the street or disturbing it in any way, no one seems to be able to explain. There is no reason why paving should ever be permitted to be done on a street until the various communal services have been first laid within the street. Indeed, the proper way would be to excavate under each street a tunnel which should be a receptacle for all the different services, and, instead of brick constructions, to have the sewers made of iron pipes with vitrified linings and absolutely proof against leakage of any kind. This latter suggestion, however, is probably too far in the future to admit of immediate action and involves an expense, by way of assessment, which property-owners would not be willing immediately to incur. Great progress would be made, however, towards clean streets if each lot were connected with each communal service as it is put down, and if no streets were allowed to be opened after being once paved, except in cases of absolute necessity, and then not by plumbers, etc., but only by the street authorities themselves, thus

securing a relaying in substantially as good a manner as it had been laid before. This proposition admits of scarcely any dissent except that which arises from the most shortsighted and anti-social view of the duties which property-owners owe to each other, and in the long run to themselves. It is usual to attribute the sins of omission and commission, of street cleaning, to the misgovernment of our city, and to lay at the door of the County Democracy or of Tammany Hall the responsibility for the bad condition of our streets. But in many respects this is unfair. Bad as our municipal administration is this irrational system could not and would not be tolerated by political officials if there were an intelligent public opinion on the part of the property-owners themselves in opposition to it. I think the narrow selfishness of lot-owners overcomes, in many instances, their true interests, and induces them to sacrifice those interests for the purpose of gratifying a desire for an immediate sale. What I contend for is this: A street, when paved, looks as well without a sewer as with a sewer, and when both sewered and paved it looks quite as well as though each connection were made with each particular lot. It will probably add to the expenses of the property-owner from twenty-five to forty dollars to have these connections made at the time when they are put in instead of paying from seventy-five to one hundred and fifty dollars to have them made when the buildings go up. He prefers to keep his fifty or seventy-five dollars a lot in his pocket, hoping to sell his lot and impose the subsequent expense of one hundred dollars, or thereabouts, on some one else, rather than to be subjected to the additional assessment of possibly twenty-five dollars for making the connections. Not only has he been guilty of a penny wise and pound foolish policy in actual expense, but he has imposed upon himself or the purchaser from him for years thereafter the nuisance and mischief of a bad pavement, which in turn is a leading cause of unclean streets.

Another reason why our streets are not clean is because there is no intelligent public demand for it. Prof. Andrew D. White, after his trip to Europe, where he visited the capitals of Transatlantic countries, is struck by the want of cleanliness in our streets, and expresses himself with force, as he always does, on this point. He and his class, compared in number with the people who, having made their fortunes, for instance, in Portland, Oregon, or in Birmingham, Alabama, come to the city of New York to live, are as one to fifty. The latter having fully availed themselves of the thousand and one opportunities for bettering their condition which this vast country and its great resources affords, take up their abode with their families in the metropolis of the nation, in order to avail themselves of its superior educational and social advantages. To them the streets of New York are both clean and comfortable to the last degree, as compared with the common highways in the interior cities, which are euphemistically called "streets." Our artificial stone or flag sidewalks are vastly superior to the plank walks, more or less dilapidated, upon which the fashion and beauty of Raleigh, Portland, Seattle, Oil City, or Birmingham disport themselves. The profusion of water throughout the houses, the arrangement of our buildings, the many domestic mechanical contrivances found in our city's houses, as compared with the places where the fortunes have been accumulated, are all so comforting in their character and so superior to the arrangements to which they have been accustomed, that they are blinded to its defects. The public opinion thus created is largely the standard to which our government caters instead of the public opinion formulated by our super-refined friends who spend a portion of their lives under the influences of the large cities of the "effete" governments of Europe. There, it is true, they bowl along fine avenues, without a jar or a hitch, in public vehicles, hired for a trifle, in consequence of the little wear and tear occasioned to either horses or carriages by the pavements. There all the instrumentalities of service of the city necessary for the supplying of houses with light, heat, water, and electricity is buried underground, and this work goes on without the knowledge of any person driving over the streets; repairs are easily made, as the subways are large enough to accommodate all that is necessary for communal service, made at one and the same time, and without reference to the speculative interest of the contiguous property-owner, but with special reference to the ultimate comfort and advantage of the residents along the line of such streets and avenues. There is a slight debit account against the undeniable and vast advantages of the liberation of energies which our free institutions bring with them, and one of the items in this account is the necessity of being subjected to a public opinion made up to a considerable degree of a conglomerated mass of capitalists whose ideas of comfort and whose aesthetic wants are at a stage of development very considerably below the standards one would expect to find in a city of New York's metropolitan pretensions and population.

A law should, therefore, be passed requiring the public improvements of a street to be undertaken simultaneously, and not by piecemeal, and that the connections with each particular lot should be then and there made, forbidding the tearing up of the pavement when once put down, except under the supervision and direction of the public authority having charge of the pavement, and requiring each private interest, when the pavement is to be torn up for its benefit, to make a sufficient deposit so as to enable the city to relay the pavement in as good condition as it was before the same was disturbed.

SIMON STERN.

New Books.

"Safe Building," by Louis De Coppet Berg, F. A. I. A., Associate American Society of Civil Engineers. Svo., cloth, pp. 271, \$5. Ticknor & Co., Boston, Mass.

This work purports to be a simple treatise on the practice and theory of building. The reader, as the author informs him, is not presupposed to have any special knowledge except arithmetic, rudimentary algebra and plane geometry. With these it is supposed that anyone will readily understand the mathematical demonstrations and the formulæ given.

As a matter of fact, even in this qualified way the work can not be regarded as a simple treatise or text-book, neither is it a work for the

advanced student. It occupies a position between the extremes. If there be a field for such a work Mr. Berg's "Safe Building" will occupy it in a fairly satisfactory way. The objection which the student will at once make is that it is in a degree fragmentary, and the information given is not always in accord with the most recent investigations. The author's style is clear and his definitions intelligible, especially as they are aided by numerous illustrations. For serviceableness the work is badly crippled by want of an index. Throughout the book Mr. Berg uses systematised symbols, which once mastered, undoubtedly render the formulæ he gives easier to read offhand and remember. The practice recommended is invariably good, and makes as the title indicates for "safe" building.

Men and Things.

* * *

Some of our morning dailies are trembling on the ragged edge of indecency. We are used by this time to scandals, murders and divorces, which, if they appeal largely to a certain morbid and unhealthy curiosity, may nevertheless be subjects of a certain amount of legitimate interest. Moreover, in illustrating these cheerful incidents the enterprising artist is limited as a general thing to portraits of the participators in the calamity, from which nobody suffers except the thing portrayed. But when an enterprising journal under the cover of a woman's department gives information and illustrations about the changes which are taking place in women's underwear, it may reasonably be objected that although the reading matter itself may be no more suggestive and nasty than much of the trivial filth that is published ordinarily by the daily papers, yet in doing this they infringe upon a sphere which can be of no legitimate interest to anybody who cannot obtain ample information in other ways. The illustrations that accompanied the article were such as to engage the attention of a parcel of callow, empty-headed, dirty-minded boys. The *Sun*, which published such prurient stuff, degrades its office; the writer who prepares it is sincerely to be pitied:

"I should make very forges of my cheeks
That would to cinders burn up modesty,
Did I but speak thy deeds."

* * *

It is announced that the Palais Royal, so pregnant with historical associations, both monarchical and republican in character, is threatened with demolition. The glory of other days has long since departed from it. No longer the home of princes, no longer even the playground of Paris, for the last few years it has degenerated into a temporary abiding place for nurse-girls, children and soldiers; its shops have become cheap and garish; its arcades the rendezvous for patent leathered gentlemen who assemble to entrap the unwily tourist and the innocent provincial. Even those who went there to muse on the monument of vanished ages, must have found the surroundings a little disturbing to the serenity of thought. The most imaginative mind would find it hard to realize that it was in the Palais Royal, then thronged with loungers and coffee-house politicians with light-fingered gentlemen and light-reputed ladies, that Camille Desmoulins sprang upon a chair, spoke winged words to his fellow-citizens, and, plucking the leafy sprig from the garden tree for a green cockade, led the gathering crowd to the Faubourg St. Antoine to capture the Bastille. In truth evil days have fallen on the treasure houses of French historical association. Paris is nothing if not a modern city. The Champs Elysees are pleasanter by far than is the Palais Royal. The old pile of buildings, interposed as it is, between the Boulevards and the left bank of the Seine, compels all the traffic between one of these quarters and the other to pass through Rue de Richelieu or Rue Montmartre, to the eminent disadvantage of the morals of the French vehicle drivers. Remove the Palais Royal and the congested streets will be converted into a broad and beautiful boulevard. Plans are being prepared for the purpose by M. Guyot, the Minister of Public Works, and M. Alphand, who was the supervising architect of the Exposition.

* * *

It is curious how little the librettists of comic operas in this country see what the essentials of a good piece of work of that kind are. The successes of Gilbert & Sullivan have led, of course, to a great deal of imitation; but the imitations never went further than the copying of his ideas and phrases. Nobody seems to appreciate what the qualities are in Gilbert's work which has led to his success. Our ordinary librettist takes a slip of a story, generally romantic in character, grafts on it some so-called comic characters, and gives it a stage setting in a time that will allow for gorgeous costumes and a free display of female anatomy. There is no reason generally why a particular song should be sung in a particular place except that the librettist could not get it in anywhere else—that is, the music and the story are not closely enough associated. As for the humor, it depends for the most part on local gags, references to beer and whisky, and a plentiful proportion of slang and silly playing upon words. Yet Gilbert's methods are simple enough and may be advantageously imitated without actually being aped. In his successful operas he has always had some main idea, satirical in kind, the development of which together with his general satire on human nature, have given the libretto its humor. In his scenery, costumes and chorus he has aimed rather at distinctiveness and individuality rather than gorgeousness. Necessarily there is some sort of a love story running through it, and this gives the opportunity for some charming lyrics and madrigals. In these cases he has never allowed his humor to get the better of his sentiment. The possibilities of this sort of thing are limitless; and it is singular that Gilbert's methods have not been followed more widely by others. The fact of the matter is that Gilbert is about the only man who brings any real sense of humor or literary feeling to the task. Our ordinary libretto is poor sort of trash.

The Mayor, it is said, will proceed with the work of selecting a plan and obtaining estimates on the new Municipal building, in the City Hall Park, should the Legislature take no action this winter to locate it elsewhere.

Some Examples in Terra Cotta.

[COMMUNICATED.]

Not fashioned out of gold, like Hero's throne,
Not forged of iron like the thunderbolts
Of Zeus omnipotent, or like other works
Wrought by my hands at Lemnos or Olympus,
But moulded in soft clay, that unresisting
Yields itself to the touch, this lovely form
Before me stands, perfect in every part.

—Longfellow's "Masque of Pandora."

That the most beautiful and perfect forms were produced by the ancients in baked clay is well known to modern archaeologists. Pliny mentions the fact that Dibutades, the potter, moulded in terra cotta the shadow of the profile of his daughter's lover. In describing some ancient piece of clay-work an able writer speaks of a group of figures representing a soul led by Hermes Psychopompus to the bark of Charon, and refers to it as a scene imagined with "tender grace and real pathos." The Greeks used terra cotta for reliefs and statuettes, as well as for ornaments for personal adornment. Terra cotta checks gave admission to the Roman amphitheatre, and medals of clay were presented to the victors in the arena. The Louvre contains some very fine examples of ancient terra cotta work, as does the British Museum, where the beautiful statue is to be seen of the Muse Urania, dating back to the First Century. In the Middle Ages the Germans and Italians produced some splendid work in this material, of which the examples at Brandenburg and Sangermünde and the cathedrals at Monza and Crema are living examples. The church of St. Catherine, at Brandenburg, is said to be decorated "in the most lavish way with delicate tracery and elaborate string courses and cornices, enriched with foliage, all modeled in clay." In the South Kensington Museum, London, there is a portrait bust in terra cotta dating back to the Fifteenth Century, an excellent example of the Florentine work of that day. In England terra cotta lost its foothold after the elimination of the Roman ascendancy, and did not make its appearance to any extent until the early part of the Sixteenth Century, and then only in Norfolk, Essex and a few other counties.

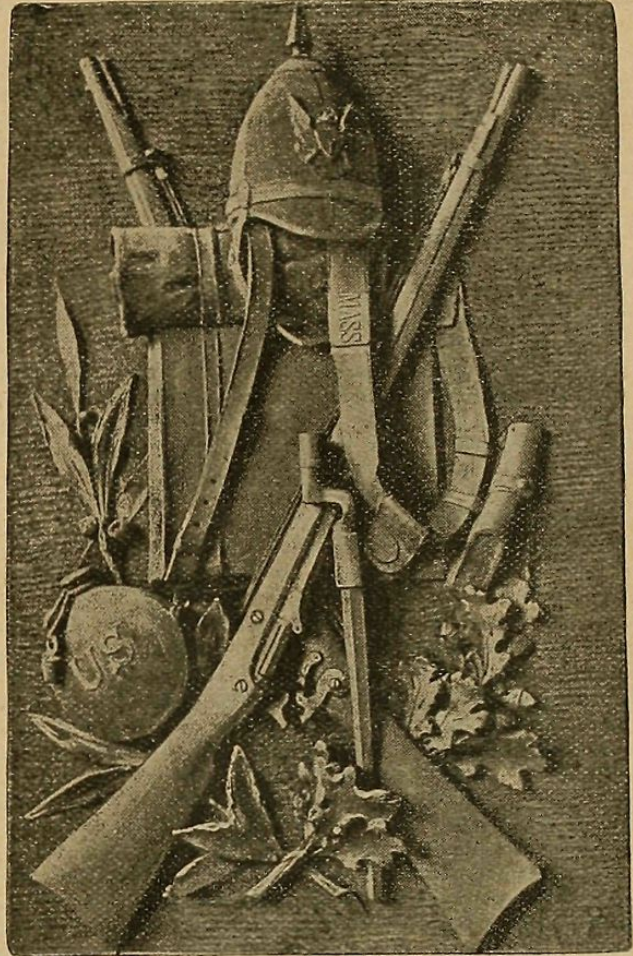
The manufacture of ornamental brick work in the United States was first attempted about thirty-six years ago. The early Dutch settlers, it is true, used brick in various forms imported from Holland, and traces of English brick brought here in ante-revolution days are to be found in this country; but terra cotta in its present state of manufacture did not gain a foothold until some twenty-three years ago. Now it is used all over the country, and in New York City and vicinity some unusually fine examples of the work are to be seen. I called upon J. G. Evatt, the local representative of the Boston Terra Cotta Company, who have their office in the Times building, and there I was shown innumerable photographs of terra cotta work, all in special design. Some of these were of a most elaborate and delicate character, many of them being made after the drawings of architects. These included panels of every size and description; tiles, medallions, pedestals, finials, crestings, wall coping, and all kinds of constructive and ornamental work. Among these I selected two examples to illustrate the character of the work designed and manufactured by the company. These are shown on this page. Illustration No. 1 represents a figure in life size, modeled from life in the studio of the company in Boston, and is a capital example of an original piece of modeling, fired and placed in the building fresh from the artist's mould, so to speak. Illustration No. 2 was modeled after the architect's design, and the original modeling baked and used. Both illustrations show the excellence and perfection of work done in terra cotta nowadays.

Desiring to see some of the samples shown in the photograph in actual constructive work, the company's representative referred me to several buildings. I spent a few hours in looking up some of these examples, the product of the Boston company, and went up town to St. Mark's place to see the new building of the "Deutsch-Amerikanische Schutzen Gesellschaft." The facade of this building contains a large panel of the company's manufacture, in salmon colors. It represents the objects of the society—archery, shooting, etc.—with the United States flag and emblem intertwined, and is a remarkably fine work.

Cutting across to the recently completed addition to the St. Denis Hotel, on Broadway and 11th street, I found the street front of the extension

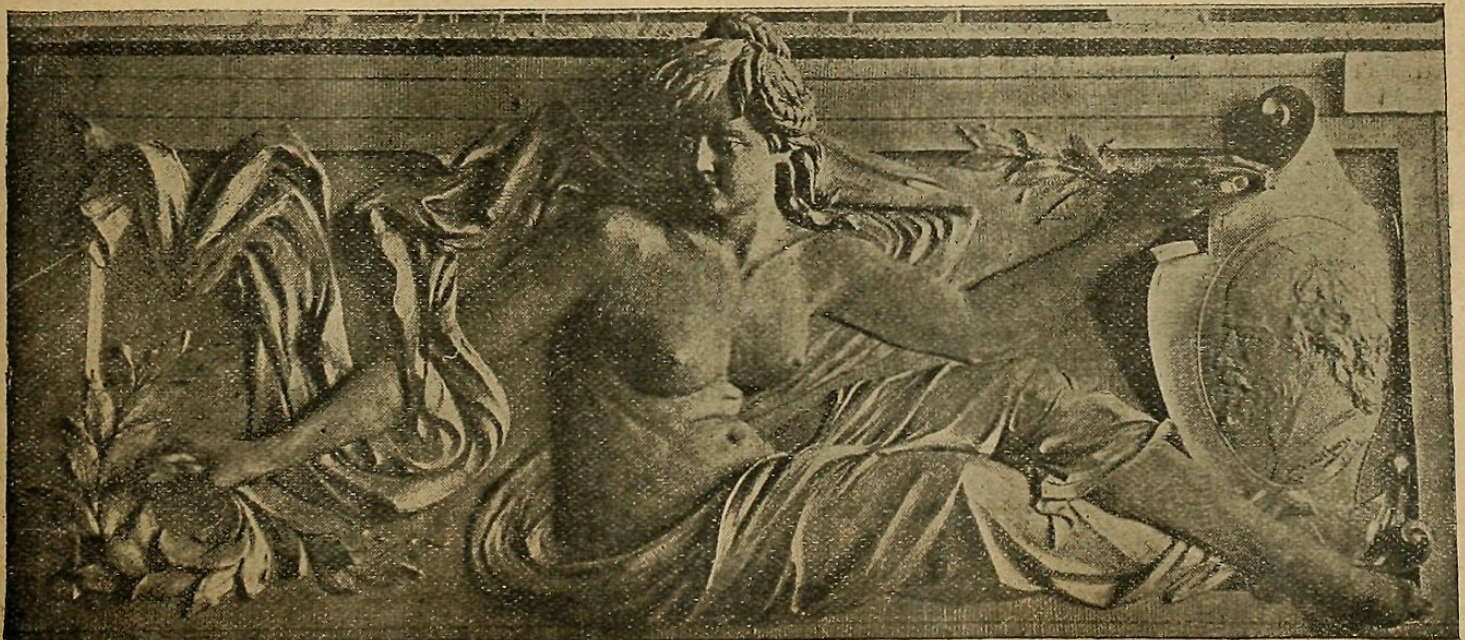
entirely in terra cotta trimmings, the lintels and bell courses being noticeable, as well as the festoons of flowers over the arched entrance. The excellent blending of the colors is worthy of attention. This front was designed by Renwick, Aspinwall & Russell.

The next building visited was that of the Childrens' Aid Society, on the northwest corner of 2d avenue and 44th street, where some really excellent panels are to be seen. The company did these from special designs by Vaux & Radford. The leafwork in these panels comes out with a distinctness and a beauty that is almost realistic, and one is in doubt which to admire most,



2. COAT OF ARMS, EXTERIOR LOWELL (MASS.) ARMORY.

the product of the draughtman's pencil or the work produced by the Boston factory. The well-known furniture building on 3d avenue, near and on 59th street, opposite Bloomingdale's, was next visited, and some excellent work in terra cotta is displayed in the front, the Mooresque arches being almost absolutely perfect. On 67th street, near 3d avenue, the company has considerable work in the new building for the Mount Sinai Hospital, from plans by Brunner & Tryon. The medallion, shield and swag panels display excellent manufacture, while the Corinthian honeysuckle, which is part of the design, is a most delicate and beautiful piece of work. On 89th street, west of 3d avenue, a row of the Rhinelander houses, from plans by H. J. Hardenbergh, show a number of fine panels and copings, as well as cornice work, imposts, springers and wood mouldings, all in the terra cotta work of the Boston company, including the balustrades on the second story. One panel, representing a griffin, merits attention. On the south east corner of 91st street and Lexington avenue, a row of flats are being completed which contain a very considerable portion of their front in terra cotta, harmonizing with the brick, and the effect is certainly excellent from all points of vantage. These flats show what can be accomplished by a proper and judicious blending of color and designing.



1. PANEL IN EXTERIOR OF STANDARD THEATRE, PHILADELPHIA.

The Boston Terra Cotta Company are, I am told, continually experimenting, with the object of making improvements in the manufacture of terra cotta work. They stand in the very front in this country at present in the character of their workmanship. Their facilities for quick shipment enables them to deliver their stock goods in New York within twenty-four hours' notice.

That the demand for terra cotta work in the construction of buildings is sure to increase very largely in the future no one can doubt, when its comparative cheapness and utility are considered. Especially is this destined to be the case when such splendid work is produced as that displayed in the two illustrations which are given herewith. AJAX.

How the Fifteenth Ward is Changing.

AN ENTIRE DISTRICT IN TRANSITION—DWELLINGS AND SMALL STORES BEING REPLACED BY LARGE AND COSTLY BUILDINGS—OLD-TIME OWNERS GIVING WAY TO NEW-COMERS—HOW SOME CROSS-TOWN AND SIDE STREETS ARE IMPROVING.

The remarkable changes taking place in a large section of the 15th Ward cannot fail to have been noticed by many property-owners and business men in the locality. To what extent these changes have taken place is hardly appreciated by those whose interests are in other parts of the city, and who rarely pass through the district which is described below. With the object of ascertaining the extent of the selling and building movement in a large part of this ward, we have searched the records of conveyances and projected buildings from January 1, 1889, till within a few days ago, and the following list shows how much property has changed hands, and by whom it has been purchased. In addition, we give a list of the new buildings projected or erected during the period named, and it will be found that they involve a considerable expenditure. The section covered in this article is bounded by Waverley place on the north, and West Houston street on the south, and takes in all the streets between Broadway and Macdougall street on the east and west. The cause of the transition of this section is not far to seek. Broadway is already overcrowded and rents on that great thoroughfare are so high that many business men, on account either of economy or necessity, have felt that they can transact their business almost equally as well, if not, indeed, as satisfactorily, on the side streets as they could on the main artery. Hence the private dwellings, small dwellings with stores, and other buildings erected in the days of our fathers and grandfathers, have had to give way to the march of events. We consequently see the private dwellings of a few years ago replaced in many directions by large business structures.

Bleeker street, west of Broadway, shows the greatest change. Among the investors in property on that street during the past year are Leo Schlesinger, the well-known toy manufacturer, and Myer Foster, the cigar manufacturer; Rachel Cohnfeld, wife of the real estate investor; Sidenberg Bros., the importers; Jacob Blumauer, the exporter; Messrs. Foster & Hilson, the cigar manufacturers; Jeremiah C. Lyons, the builder; a Cincinnati capitalist; A. B. Hellrung, a member of the family of furniture manufacturers; Bleyer Bros., the paper manufacturers, and a building and investment company. On West Houston street, T. J. & G. Jenkins, the builders, and John Lynn, the Broadway publisher, have been purchasers. On West 3d street, F. A. Seitz, the builder; Thos. E. Crimmins, the contractor; Julius Dreyfus, the 3d avenue cigar dealer; Louis Schultz, the capitalist; G. W. Tubbs, the lawyer; Moses Foltz, furs, and M. A. & H. Newmann, furs, appear as buyers; while on West 4th street the purchasers included Adolph & Emanuel Alexander, the Grand street fancy goods dealers; a Poughkeepsie capitalist; L. & S. Sachs, furs, and a Baptist church. Property on East Washington place was transferred to Henry Fatten, the feather dealer; Fred. Loeser, the dry-goods merchant; Naumburg, Kraus & Lauer, the clothing merchants, and Geo. W. Murray, the Wall street lawyer. On Waverley place, Jacob Hirsh, the lace importer, appears among the buyers, as well as an investor from Georgia.

Turning to the streets running parallel with Broadway we find that on Greene street some of the parties already mentioned were buyers, and among others were Seaman A. Swenarton, a Franklin street merchant; Ed. C. Oppenheim, the civil engineer; Hugo J. Potosky, the Broadway cloak manufacturer; M. Guggenheim, the lace importer; Max Goldfrank, dry goods, and another Georgian. On Wooster street, Geo. Walter bought the buildings in which he conducts his dyeing business; and among the other buyers on that street was Nicholas Espenschied, the Nassau street hat maker. On the other remaining streets the transfers were all, or nearly all, to parties in interest. The following is the list:

Conveyances 1889-90.

WEST HOUSTON STREET.

Nos. 73 and 75, s s, 50x95, two three-story brick stores and dwell'gs, to John Lynn. Dec. 31, 1888.	\$45,000
No. 30, n s, 80 e Greene st, 83x5x17x25x100 to st, x west 20, three-story brick store, to Isaac Cohen, Feb. '88.	24,800
Same to Levi Jacobs. Dec. 5.	nom
No. 119, s s, 50 e Sullivan st, 25x95, three-story brick store and tenem't, to T. J. & G. Jenkins. May 1.	18,000
Same to Lewis Myers. Dec. 17. (Exchange.) New building.	40,500
BLEEKER STREET.	
No. 98, s s, 99.10 e Greene st, 28.2x149x28x149, three-story stone front store, and No. 197 Mercer st, w s, 129 s Bleeker st, 20x72, two-story brick store, to Rachel Cohnfeld. Feb. 27.	70,000
No. 100, s s, 72 e Greene st, 28x150, three-story iron front building. Greene st, No. 170, e s, 150 s Bleeker st, 24x100, two-story brick building, to I. S. Isaacs. Mar. 2.	80,000
Same to Theodore Cohnfeld. April 1.	80,000
No. 111, n s, 50.2 w Greene st, 25x100, four-story brick store and tenem't, to Patrick Murphy. May 2.	36,000
Same to G., H. & R. Sidenberg. Dec. 31.	43,000
No. 126, s s, 25.6 w Wooster st, 25x100, old building, to Jacob Blumauer. May 21.	25,300
Same to M. Foster and E. Hilson. June 10.	25,300
Same to The Manhattan Building and Investment Co. (Lim.). June 10.	27,100
Same to S. and H. Corn. Jan. 10, 1890.	75,000
No. 107, n w cor Greene st, 50x100, old building, and No. 109, four-story brick store, to M. Foster and Leo Schlesinger. June 20.	100,000

Same to Jeremiah C. Lyons. June 29.	123,000
No. 150, s s, 50 e Thompson st, 25x125, three-story brick dwell'g with stores, to Alexander Fries, Cincinnati, O. Jan. 1.	21,000
No. 145, n s, 114.3 e Thompson st, 28.6x100, old building, to A. B. Hellrung. Jan. 17.	11,500
No. 113, n s, abt 75 w Greene st, 25x100, four-story brick store, to G., H. and R. Sidenberg. Oct. 9.	40,000
Nos. 175 and 177, n s, 25 w Sullivan st, 50x100, two five story brick tenem'ts and stores, to J. S. and S. F. Bleyer. Jan. 4, 1890.	73,500

WEST THIRD STREET.

Nos. 20 and 22 (map shows No. 20), s s, 40 e Greene st, 40x75, three and four-story brick store, to Frank A. Seitz. Mar. 19.	40,000
Nos. 43 and 45, n w cor Wooster st, 42x74.10, and Nos. 235 and 237 Wooster st, old buildings, to Howard Conkling. 1/2 part. April 20.	19,000
Nos. 8-14, s w cor Mercer st, old buildings, 80x75, to Isabella C. wife of Henry May, Washington, D. C. Dec. 31, 1888.	83,000
No. 48, s s, 53.7 w Wooster st, 18.2x75, two-story brick dwell'g, to Mayer Kahn. Feb. 11.	8,500
Same to Thomas E. Crimmins. Mar. 14.	12,000
No. 105, n s, 100 e Macdougall st, 25x100, three-story brick dwell'g, to Eliza A. Stoddard, Succasunna, N. J. 1/2 part. Jan. 2.	3,000
No. 87, n s, 25x100, two-story brick dwell'g, to E. Kohnstamm et al. May 8.	nom
Same to Myer S. Isaacs. 1/4 part. June 3.	nom
Same to same. 1/4 part. June 4.	nom
No. 105, n s, 100 e Macdougall st, 25x100, three-story brick dwell'g, to M. & J. S. Rosen and R. L. Epstein. Aug. 28.	12,500
No. 87, n s, 100 w Thompson st, 25x109, two-story brick dwell'g, to Julius Dreyfus. Nov. 14.	11,000
No. 89, 125 w Thompson st, 25x109. Same as above to Margaret S. E. Cameron. Nov. 25.	nom
Nos. 22 and 24, 20 e Greenest, five and four-story brick stores, 40x75, to Louis Schultz. Dec. 20.	80,000
No. 48, s s, 53.7 w Wooster st, 18.2x75, two-story brick dwell'g, to Sophia E. Murtha. Dec. 23.	12,750
S w cor South 5th av, 25x100, being No. 64 3d st, and Nos. 8-16 South 5th av, three-story brick building with stores, to Geo. W. Tubbs. Dec. 23.	nom
No. 56, s s, abt 43 e South 5th av, 21.4x75, two-story brick dwell'g, to Moses Foltz. Jan. 7, 1890.	12,250
Nos. 43 and 45, and Nos. 235 and 237 Wooster st, old buildings, to M. A. & H. Newmann. Dec. 23.	50,000

WEST FOURTH STREET.

No. 11, n e cor Mercer st, 20x80, four-story brick store and tenem't, to Adolf and Emanuel Alexander. April 23.	37,000
S w cor Broadway, 83.5x110, Nos. 693 and 697, two five-story brick and stone stores, and Nos. 4 and 6 West 4th st, two-story brick dwell'gs and stores, to Edward A. Davis. April 27.	nom
Same to Adolf Keppich. May 9.	650,000
Nos. 4 and 6, s s, 74 w Broadway, 36x80.5, old buildings, new ones projected, to Albert Tower, Poughkeepsie, N. Y. Oct. 23.	nom
No. 20, s s, 50 w Mercer st, 25x91x25x91.1, three-story brick building, to Frank A. Seitz. Oct. 14.	30,500
No. 52 (South Washington sq), 300 e Macdougall st, 25x100, three-story brick dwell'g, to Eugene T. Lynch. Dec. 17, 1888.	nom
Same to Marg't S. E. Cameron. Oct. 12.	22,000
No. 28, s s, 150 w Mercer st, 25x81.10x25x81.11, four-story brick building, to L. & S. Sachs. Nov. 22.	35,200
No. 30, s e cor Greene st, 25x81.10, three-story brick building, to L. & S. Sachs. Dec. 5.	35,000
No. 53 (South Washington sq), s s, 325 e Macdougall st, 25x100.2, to The Corporation of the Berean Baptist Church of Christ in New York. Dec. 2.	21,500

EAST WASHINGTON PLACE.

No. 11, n s, 50 w Mercer st, 25x100, four-story brick dwell'g, to Henry Fatten and Anna R. his wife. April 11.	31,250
Nos. 14 and 16, s e cor Greene st, 71.6x96.2, old buildings, new ones projected, to Frederick Loeser. April —.	90,000
No. 5, n e cor Mercer st, 52x91.9x52x91.7, two and four story brick buildings, part of New York Hotel, to Louis & Samuel Sachs. 1/2 part. May 14.	30,000
Same property to same. 1/2 part. May 31.	60,000
No. 9, n s, 25 w Mercer st, 25x100, three-story brick dwell'g, to Naumburg, Kraus & Lauer. April 4, 1888.	27,000
Same to L. & S. Sachs. Nov. 27, 1889.	40,000
Nos. 53 and 54 (Washington sq South), 325 e Macdougall st, 50x100, two three-story brick dwell'gs, to Edward Judson and Geo. W. Murray. Dec. 2, 1889, and May 29, 1888.	42,500

WAVERLEY PLACE.

Nos. 7 and 9, n e cor Mercer st, 50x108, two three-story brick dwell'gs and stores, and No. 292 Mercer st, four-story brick dwell'g, to Solomon M. Swartz. April 16.	99,000
No. 30, s s, 75.5 w Greene st, 25.2x80.6x25.2x80.8, three-story brick dwell'g, to David Greenfield, Albany, Ga. June 10.	23,500
S w cor Broadway, through to Washington pl. Partial transfer of interest of owners.	
Nos. 7 and 9, n e cor Mercer st, 50x108, two three-story brick stores, to Jacob Hirsh. Dec. 2.	115,000

MERCER STREET.

S w cor 3d st. See under 3d st.	
No. 197. See under Bleeker st.	
No. 239, w s, bet Bleeker and West 3d sts, 25x100, one and two-story brick factory, to Isabella C. May. Mar. 21.	22,750
N e cor Mercer st. See Waverley pl.	

GREENE STREET.

Nos. 171-177, w s, 100 s Bleeker st, 80x100, two six-story brick storehouses, to Julia wife of Jacob Hirsh. Jan. 30.	275,000
No. 170. See Bleeker st.	
No. 208, old buildings, 25x100, to heirs of Wm. Hoertel. May 28.	nom
Same to Louis Schultz. June 6.	37,750
No. 225, w s, 112.8 n 3d st, 20x87.6, three story brick workshop, to Seaman A. Swenarton. Nov. 24, taxes, &c.	5,000
S e cor Greene st. See East Washington pl.	
No. 170. See Bleeker st.	
No. 192, e s, 148.6 n Bleeker st, 23.6x100x12.4x57x45, three-story brick dwell'g and store, to Ed. C. Oppenheim. July 10.	25,000
No. 200 1/2, e s, 175 s 3d st, 25x100, two-story brick dwell'g, to Oscar R. Meyer. Aug. 2.	29,000
Same to Hugo J. Potosky. Aug. 27.	31,000
No. 202, e s, 150 s West 3d st, 25x100, three and four-story brick warehouses, to A. & E. Alexander. Aug. 23.	31,000
No. 190, e s, 125 n Bleeker st, 23.6x100, three-story brick dwell'g, to Ed. C. Oppenheim. July 25.	25,000
Nos. 190 and 192, two three-story brick buildings, to S. Meinhard, Savannah, Ga. All liens. Sept. 3.	53,000
E s, 200 s 3d st, irregular, two brick dwell'gs, to M. Guggenheim. Oct. 1.	82,500
Nos. 200 1/2 and 202, old buildings, 50x100, to Max Goldfrank. Nov. 27.	34,250

WOOSTER STREET.

- No. 208, e s, 175 n Bleecker st, 43.3x100, two-story brick factory, and No. 210, three-story brick store and dwell'g, to Geo Walter and Marie A. his wife. Feb. 20. 28,500
- No. 181, w s, 124.10 s Bleecker st, 24.3x99.8, reserving 11½ inches, adj, to John S. Radway. Partition. Feb. 20. 15,900
- Same to Nicholas Espenscheid. Nov. 21. 17,100
- Nos. 212-218, e s, 218.3 n Bleecker st, 100x149.2x40x57x60 to Wooster st, x92.2, old buildings, to Geo. L. Kingsland, Mt. Pleasant. Partition. Feb. 20. 58,750
- No. 84, e s, 25x100, three-story brick and frame factory. Jerome L. Taylor. April 25. 20,000
- Nos. 186 and 188, two three and five-story buildings, 50x100 (and 129 e 93d st), to F. W. Klein. ½ part. Morts. \$25,000. July 11. 10,000
- Nos. 235 and 237. See West 3d st.

SOUTH FIFTH AVENUE.

- Nos. 8-16. See West 3d st.

THOMPSON STREET.

- No. 220, e s, 250 n Bleecker st, three-story brick tenem't and out-of-town property, to Julia A. Lucas widow. Q. C. July 1. nom

SULLIVAN STREET.

- No. 9, e s, 200 n Houston st, 25x100, four-story brick tenem't and store, to Maria Funal. Aug. 28. 20,000

Projected Buildings 1889-90.

BLEECKER STREET.

- Nos. 97 and 99, w s, 75 w Mercer st, six-story brick, iron, stone and terra cotta warehouse, 50.4x128.4, for I. & H. Meinhard; ar't, A. Zucker. 115,000
- Nos. 98 and 100, and 170 Greene st and 197 Mercer st, six-story brick, iron and stone front warehouse, for Rachel Cohnfeld; ar't, A. Zucker. 276,000
- No. 126, s s, 25 w Wooster st, six-story brick store, 26x85, for Manhattan Building and Investment Co.; ar't, A. Zucker. 35,000

WEST THIRD STREET.

- S s, 40 e Greene st, six-story brick store, 40x75, for F. A. Seitz; ar'ts, Cleverdon & Putzel. 40,000
- Nos. 122-128, s s, 75 e Macdougall st, four-story brick stable, 99.4x94, for Christina S. Wylie; ar't, B. E. Lowe. 45,000
- N w cor Greene st, eight-story brick and stone store, 50x100, for Jeremiah C. Lyons; ar'ts, Buchman & Deisler. 135,000

WEST FOURTEENTH STREET.

- Nos. 4 and 6 W., six-story brick and stone store, 36.2x73, for Ad. Keppich; ar't, Hugo Kafka. (Not built). 50,000

EAST WASHINGTON PLACE.

- Nos. 14 and 16, s e cor Greene st, six-story brick, stone and iron warehouse, 71.6x96.2, for Fred'k Loeser; ar't, S. A. Warner. 150,000

MERCER STREET.

- Nos. 120-124 and 549-553 Broadway, ten-story iron and granite warehouse, 73.10x200.2, for Chas. Broadway Rouss; ar't, A. Zucker. 700,000
- No. 197. See Bleecker st.
- S w cor 3d st, six-story brick, stone and terra cotta store, 80 and 100x100, for Isabella C. May; ar'ts, McKim, Mead & White. 150,000
- N w cor 3d st, five-story brick store, 25x75, for Jas. B. Bearn; ar't, J. Kastner. 20,000

WOOSTER STREET.

- Nos. 79 and 81, and Nos. 151 and 153 South 5th av, six-story brick and iron warehouse, 55x200, for Jacob Lorillard, trustee; ar'ts, J. B. Snock & Sons. 75,000
- No. 197, six-story brick store, 25x90, for Chas. A. Whitney; ar't, W. S. West. 18,000
- No. 68, five-story brick store, 23.2x90, for J. G. Wallace and Wm. J. Smith; ar't, O. Wirz. 25,000

SOUTH FIFTH AVENUE.

- Nos. 87-91, six-story brick store, 75x94, for Amos R. Eno; ar't, J. H. Whitenack. 50,000

HOW PRICES HAVE ADVANCED.

The occupation of the side streets by business firms has, of course, had its effect in raising values. Some instances of this may be given.

The northeast corner of Greene street and Waverley place sold at auction in 1882 and 1885 for \$66,300. It was resold recently for \$150,000. The property is 57.6x132.11 in size, and was purchased from Lipman Topf and Stewart Brown by Leo Schlesinger and Joseph Hecht.

The two lots on the northwest corner of Bleecker and Greene streets were sold in May last to Leo Schlesinger and Myer Foster for \$100,000 and a month later were resold to Jeremiah C. Lyons for \$123,000. The latter filed plans for an eight-story building to be erected on the site, to cost \$135,000, and this, although only up to the fifth story, was a few weeks ago sold to Marcus Kohner for \$315,000. Presuming that the expense of the building will not exceed the estimates, the land and building will have cost \$258,000, and Mr. Lyons will have made a profit on the venture of \$57,000.

A gentleman well posted, said: "About a year ago lots on Greene street, between Bleecker and West 3d streets, would have sold for \$25,000. Now they will sell for \$45,000 to \$50,000."

The northeast corner of East Washington place and Mercer street was sold to L. & S. Sachs, in May last, for \$90,000. It is reported that the property has since been resold for \$126,000. It contains less than two lots, part of the New York Hotel, and in size is 52x91.9x52x91.7. A large building will, it is said, be erected on the site.

A half part of the northwest corner of Bleecker and Wooster streets, 42x74.10 in size, was transferred on April 20, 1889, to Howard Conkling for \$19,000, which was equivalent to \$38,000 for the entire property. On December 23d, six months later, it was sold to M. Newmann et al. for \$50,000.

WHAT THE AGENTS SAY.

A talk with a few of the principal agents in the wholesale district elicited some interesting points.

Leon Tanenbaum said: "The movement of the dry goods and other wholesale houses has been more and more northward. It has also been slightly westward, but more to the north than the west. The houses that have moved from Broadway to the side streets have done so because they found they could do their business as well there as they could on the great thoroughfare itself. When Alfred Benjamin &

Co. left Broadway and took possession of the eight-story building on the southeast corner of Bleecker and Greene streets, just two blocks from Broadway, everybody thought they had made a bad move, but from my personal contact with members of the firm I know that they have not only not lost business, but have done a largely increased business since. They have also drawn several other wholesale houses around them."

"What is the difference between rents on Broadway and on a side street like, say, Bleecker? Let us suppose the case of two eight-story modern fireproof buildings, each 50x100 in size and planned exactly alike, and that the one was on Broadway, north of Bleecker street, and the other on Bleecker street, within a block or two of Broadway. How would the rents run in each building?" asked the interviewer.

"Well, if they were rented in the usual manner—that is, the first story and basement to one party, and the balance to another—there would be a difference of 25 per cent. to the benefit of the Broadway building."

"Suppose you state what rents they would bring if leased as a whole or by floors?"

"Well," said Mr. Tanenbaum, "if rented in the regular way, such a building as you describe, located on Broadway, would bring \$8,000 for the first floor and basement and \$15,000 for the seven floors above, in all \$23,000. If on Bleecker street, such a building would bring \$6,000 for the store and basement and \$11,000 to \$12,000 for the seven floors above. If rented out in floors, the Broadway building would rent as follows: First story and basement, \$8,000; second story, \$4,000; third story, \$2,750; fourth story \$2,500; fifth story, \$2,250; sixth story, \$2,000; seventh story, \$1,800; eighth story, about \$1,650—in all \$24,950. The Bleecker street building would rent as follows: First story and basement, \$6,000; second story \$2,500; third story, \$2,000; fourth story, \$1,800; fifth story, \$1,600; sixth story, \$1,500; seventh story, \$1,400; eighth story, \$1,200—in all \$18,000."

It would therefore seem at about the above rents that the Broadway store and basement would rent 33½ per cent. better than the Bleecker street store and basement, and that if rented out *en bloc* the upper floors would rent for about 20 per cent. better, and if separately about 30 per cent. better.

"Is the market getting overstocked with the new buildings on the side streets?" asked the writer.

"No," was the reply. "The present demand is good enough to permit of six to ten more large buildings being erected in the locality you speak of. The rents on Broadway will probably be affected by these buildings, which come into direct competition with them. The buildings can be rented more readily on the side streets because the rents are smaller. The class of buildings wanted are those with lofts, arranged for the wholesale trade. No office buildings are required. Speaking of the saving in rent, by going on side streets I can only say that Alfred Benjamin & Co. would have had to pay \$50,000 rent on Broadway for their present building, instead of which they leased it at \$24,000 per annum, which in ten years is a saving of \$260,000. Of course, they were almost the pioneers on Bleecker street, and their building would rent for considerably more now."

Daniel Birdsall & Co. said: "The movement from Broadway on to the side streets has taken place because people on Broadway occupying large premises found that the room they required made it very expensive in rent. They therefore looked for less costly quarters. The great advance in the business of the wholesale houses has been wonderful. Ten or fifteen years ago a house that occupied an entire building covering one city lot was considered in the front rank, whereas now an important house can occupy five or six city lots. Their expenses have so largely increased that many of them decided to go on the side streets, where they get more room for less money. Shrewd investors saw what was coming. They bought lots on the side streets and built fine modern structures to accommodate the big merchants. The latter have rented these buildings and are perfectly satisfied with the bargain. Many of the side streets, south of Canal, are as good for investment as Broadway itself, and this movement is gradually working northward. If the owners of Broadway property who own second and third-rate buildings would modernize them, getting in elevators, steam heat, etc., they would find a great demand for them and the east side streets would not be used as much as they are, for, after all, merchants like to be on Broadway. Strangers from all parts who come here to buy their goods generally make for Broadway, and it is that great artery which attracts them as well as city men. It always has been and always will be the leading thoroughfare. This movement is extending northward and in a few years it is not unlikely that the wholesale houses will be thickly strewn as far north as 14th street."

"What return can investors make on Broadway property?"

"About 6 per cent.," was the reply. "In some cases 7 and 8 per cent. if they make a judicious selection and manage their property carefully. In one case known to us 8 per cent. net was made after a modern building had been erected, and if the estate would have taken a mortgage of half the value of the property at 4 per cent. the equity would have netted 10 per cent. interest."

The Delay in Street Openings.

THE CORPORATION COUNSEL'S NEW DEPARTMENT.

The property-owners of the City of New York, and especially those in the upper wards, will be pleased to learn that Corporation Counsel Clark is instituting a reform in his office whereby proceedings in street openings will be much accelerated in future. For many years past they have been groaning under delays which have been unnecessary, and which have been the result of a want of appreciation of the necessities of the situation, together with a red-tapeism which no previous Corporation Counsel seems to have had the "grit" to grapple with.

THE RECORD AND GUIDE has for several years past been urging upon the commissioners appointed in matters of street openings to act with greater promptitude. It has also asked whether the city government or the courts cannot do something to compel these commissioners to do the work for which they were appointed. The order of the court, when such

commissioners are appointed, is in every case that the "said commissioners make their report in the premises without unnecessary delay." But there is Tremont avenue, for instance, in which proceedings were initiated so far back as September 30, 1884, yet the report of the commissioners in the matter has not yet been made to the court, and it will probably be eight or nine years from the time proceedings were commenced before that avenue is opened for public use. Other instances, more or less glaring, might be multiplied.

Corporation Counsel Clark was called upon the other day by a representative of THE RECORD AND GUIDE. Mr. Clark said: "Since I came into office I have found considerable difficulty in getting at proceedings in the matter of street openings: I found that other people had the same difficulty, and eventually I felt that in the interest of the public it was necessary for me to remove one or two officers and institute a new system whereby we could tell exactly where we stood and where the public could learn at a glance how each particular street opening matter was progressing. In the past this information has been in the hands of an official who, while holding the appointment of clerk of street openings, has kept the information largely in his own possession, and has had no tabulated and regularly arranged information which could be seen at a glance by property-owners, who have a perfect right to the information. I propose to change all this. The Comptroller has offered me the use of two of his rooms in the Stewart building. These are now being prepared for the bureau, which is to be presided over by a lawyer who is conversant with the law on the subject, and he will be glad to give any information to property-owners who may ask for it. The rooms I have obtained adjoin those of the secretary of the Board of Street Opening and Improvement, so that the two offices will be next to each other, as they ought to be, to save unnecessary trouble to property-owners and others in search of information."

The following letter to Clerk Berry will explain the nature of the change which the Corporation Counsel has resolved upon:

CARROLL BERRY, Esq., Clerk of Street Openings:

SIR—I have decided that all proceedings to open streets should be conducted wholly under the direct supervision of this office, and it is my intention to put such a plan in operation after January 1, 1890. Will you please allow Mr. John P. Dunn, assistant in charge of street openings, to familiarize himself with the details of the proceedings now pending in your office. I shall ask you to turn over to me, on the date above mentioned, all the maps, papers and records in street opening matters that have come under your charge. Very respectfully,

WM. H. CLARK, Counsel to the Corporation.

The Corporation Counsel, in a further talk, said: "For the delay in opening streets this office has been largely responsible in the past. I have just been long enough here to understand this, and that is why I am devoting considerable time and attention to reform the whole matter. I shall take steps to urge commissioners in street opening matters, who have not been doing the work for which they were appointed, to proceed promptly with it. If they cannot find the time, owing to personal business necessities, to meet frequently and do the necessary work, I shall ask them to resign, and have others appointed in their place who will be able and willing to do the work. And in all further appointments of commissioners I will obtain a promise from the commissioners that they will meet at least four or five times weekly. I am determined that the delays which have hitherto taken place shall not occur during my administration of this office. If streets are opened, improvements will be made upon them, and the city's assessments will not only be increased, but property-owners will be benefited. Any city official who stands in the way of these improvements not doing his duty to the people."

The Builders' National Convention.

THE EIGHT-HOUR LAW.

Considerable interest is manifested in the National Convention of Builders, which is to take place on Monday, Tuesday and Wednesday of next week. A deputation from New York left for St. Paul yesterday afternoon at three o'clock, by the Erie road, and comprised fourteen members of the Mechanics' and Traders' Exchange, seven being delegates and seven "alternates." The delegates are Messrs. Richard Deeves, A. J. Campbell, A. S. Dickenson, John M. Canda, Chas. A. Cowan, John J. Roberts and W. C. Smith; and the alternates Messrs. O. T. Mackey, E. W. Fisher, Gustavus Isaacs, E. W. Redfield, Jacob S. Browne, J. B. Mulry and A. E. Stone. Marc Eidlitz goes as a director of the National Association, and John J. Tucker as vice-president. The two latter left for St. Paul on Wednesday afternoon.

From talks with members of the New York delegation and their friends it appears that the majority personally favor the granting of the eight-hour law. When it comes to a ballot, however, it will depend largely upon how the delegates from other cities vote as to the manner in which New York votes. The general impression is that the delegates from the East will vigorously favor the eight-hour day, and that the delegates from the West will oppose it. The following talks with New York representatives to the convention will throw some light on the question.

Richard Deeves, chairman of the New York delegation from the Mechanics' and Traders' Exchange, said: "I do not wish to say anything that will tie my hands before I go to the convention, but I can say that the majority of the New York delegates, as far as I can gather, feel that the metropolis does not want to be handicapped with an eight-hour day if other cities are going to have a ten-hour day. Eventually the eight-hour day will have to be conceded. There are so many men unemployed that we will have to shorten the hours to employ them."

"What effect the shorter day would have upon outstanding contracts?"

"Well, there would be a loss to contractors, of course, who have contracts that would span over into the shorter days; but that would be a temporary matter. The West, I think, will oppose the eight-hour day, as they are reaping the advantage of the long hours. If the Western cities show any inclination to vote for the reduced hours I think the East will support them almost unanimously."

"Is there any foundation for the impression that men will do as much work in eight hours as they will in nine?"

"No, sir; that's all humbug. I think the general effect of voluntarily granting the reduced hours of labor will be beneficial to builders and create a good feeling on the part of the men toward the employers, and that the men will work more cheerfully in consequence; but it would be saying too much that a man can squeeze nine hours' work into eight."

Delegate John J. Roberts said: "I have no hesitation in saying that I will vote for the eight-hour day. I am in a trade where it is a good day's work if a man puts in eight hours—the plastering trade—which is probably the hardest of all the building trades. I believe the labor agitation will continue until we concede the eight-hour day, and I think we should gracefully anticipate the inevitable."

Delegate John M. Canda, of Canda & Kane, said: "I am opposed to the shorter hours for the simple reason that they are going to hurt our firm. We have a great many horses and carts, and we would lose one-fifth of our time, or be forced to have more horses, carts and drivers. I don't think we could hire our men for less than they get now, even with the shorter hours. I think ten hours a fair day's work, though I know other employers differ from me."

Alternate A. E. Stone said: "My sentiments are for the eight hours. I have employed as many as 125 to 150 plasterers, and ours is a very hard trade. I am ready to give them eight hours. I have even gone so far as to talk the matter over with my men and they expect the eight-hour day to be put into operation on May 1st."

Alternate J. B. Mulry said: "I favor the eight-hour law. My special work is excavating, grading and paving, and I have had as many as fifty horses and carts in work, and I think the concession of shorter hours would create a better feeling between the employer and the employed. It would not affect my outstanding contracts to any extent, as most of my work was done before the winter set in. Besides, if the eight-hour law is adopted, it will not be done without ample notice—several months, at least—so that contractors will know exactly where they stand. It would only affect contractors who had very big jobs that would not be finished until after the date of the change, and these would be very few in number. I think if the men work eight hours it will give them a little more time to get to and fro from their homes. This will encourage them to get away from the tenement districts and find homes in the upper and less crowded and healthier districts. This would indirectly lead to the building up of the northern section of the city and stop many of them from going to Jersey City and Brooklyn, where at present they can get much cheaper rents and get quickly to their work."

Bills Affecting New York and Vicinity in Albany.

By Senator Fassett—Rapid transit measure for New York City. Referred to Railroad Committee. Also bill authorizing and directing Committee on Cities to inquire concerning the government of cities, condition of laws relating thereto, and methods of administration.

The Senate, on Monday, passed a resolution (the Assembly concurring) asking Congress to select New York City as the site for the World's Fair in 1892.

New Members.

Broker Albert Everit, of 1543 9th avenue, has been proposed as a member of the Real Estate Exchange by H. J. Carr, and W. T. Hyde, lawyer, of 60 Broadway, by H. E. Distelhurst.

Jersey City News.

Very little has been done in the direction of new building in Jersey City for the past week or so. The plans filed with Building Inspector Clarke are mainly unimportant, the principal ones being given below.

The Board of Aldermen have received the report of Mr. Clarke, giving the number and cost of buildings for 1889 compared with 1888. This report will be read on Tuesday next, and the figures are as follows: Buildings 991; estimated cost \$2,930,857. In 1888 the buildings numbered 905, and their cost was estimated at \$3,094,941. In making up these reports the Building Inspector includes alterations and additions. Of the former there were 71, and of the latter 63, so that extracting these there is left 857, which represents the actual number of new buildings projected in 1889, though, as Mr. Clarke said to the writer, many of the alterations meant almost new buildings. In 1888 the alterations numbered 44 and the additions 73, being 788 new buildings projected for that year.

The architects have work in prospect which has not yet been definitely settled upon. R. W. Sailer is preparing plans for a four-story brick and stone front flat, 25x68, with a 13-foot extension, to be built on the south side of 7th street, west of Grove street, at a cost of \$13,000, for a lady whose name is withheld.

George W. La Baw is drawing sketches for alterations and additions to the furniture store at No. 53 Newark avenue, to cost \$5,000. The work is to be ready by May 1. Mrs. L. Paulmier, of New York, is the owner.

In the New Jersey Legislature a bill has been introduced by Mr. Boyle to abolish bob-tail cars in cities of the first and second class. This would materially affect places like Jersey City and Newark, and the bill is said to be a "strike," with what truth is not known.

A considerable block of meadow land has been purchased by the Lehigh Valley Railroad Company. It fronts the south side of Grand street, and runs from Mill Creek to a point about 1,000 feet to the west, near Woodward street, and thence back to the Morris Canal, near the site of the old saw-mill. The property contains about 150 lots, and part of it is said to be worth \$1,500 a lot. The *Evening Journal*, in speaking of this purchase, tells the following curious story:

The story of the way the company acquired the title to the first-named tract is somewhat interesting. About twenty years ago Messrs. Keeney and Halladay purchased from the late John C. Van Horn the same tract for \$30,000, paying him \$10,000 in cash and giving him a bond and mortgage for \$20,000; but to avoid personal responsibility they had the land deeded to a trusted employé, and he gave the bond. When the panic of

1873 came the interest stopped, and none has been paid since, nor have any taxes been paid, making an accumulated debt of about \$35,000. Mr. Van Horn died, and Mr. John Wenner is the sole surviving executor.

The railroad people went to Wenner and bought the mortgage at a big discount, something like \$10,000, it is said, less than its face value. They then went to the holder of the deed, and threatening to sue him on his bond frightened him into giving them a deed of the property, thus securing a tract worth over \$50,000 for about half its value.

The company is reported to be endeavoring to acquire all the meadow land bounded by Grand and Montgomery streets, Mill Creek and the foot of the hill nearby. The property purchased is to be used as a general freight yard for delivery, and the numerous tracks which adjoin the canal are to be run across to the ground.

The following are the principal plans filed with the Building Inspector during the past week or so:

One 2-sty fr dwg, 20x45, Deleware ave, bet Duncan ave and the Cemetery, for James Billington, to cost \$2,500; three 3-sty fr dwgs, 25x50, on Johnson av, for Edwards & Volhardt, to cost \$12,000; one 2-sty fr dwg, 19x50, at 92 Boyd av, for Charles S. Parkeson, to cost \$3,500; two 5-sty brk dwgs, 25x55, at 481 Jersey av, for Hy. E. Nielse, to cost \$10,800 (\$5,400 each); one 3-sty fr tenem't, 23x46, on Jackson av, for Chas. Hayers, to cost \$4,100; one 2-sty fr dwg, 18x46, on Boyd av, for Geo. M. Craig, to cost \$2,600; Michael Donovan, one 3-sty fr dwg, 23x60, at 138 Phillip st, to cost \$5,000; three 2-sty fr dwgs, 16x34, on Arlington av, for Herman Brunner, to cost \$6,300.

The Health Department.

Among our city departments there are probably none the work of which is more arduous, and on the whole more satisfactory than that of the Health Department. The employes are experts in their own lines, appointed only after passing a Civil Service examination of some difficulty; their work is promptly and efficaciously performed; its regulations, very nearly the first of their kind, have been studied and followed by municipalities all over the country, and since it has come into existence the standard of plumbing work in this city has improved materially. In speaking of the work of the department we refer more particularly to that part of it which affects the building trade of this city, but it is worthy of remark that in every branch of its work it seems to give satisfaction.

We have characterized the Civil Service examination as "difficult." Perhaps a better word to use would be sufficient. In order to be recommended for appointment at all the applicant must get an average of 60 per cent. on the questions asked, but this percentage, although sufficient for a recommendation, is by no means sufficient for an appointment. For although the highest percentage does not always get the place, those who stand the best have the best chance, and as there are always a great many more applicants who pass the examinations than there are vacancies to be filled a man who gets a low percentage does not have much of an opportunity.

The questions that are asked are divided into three classes. There are questions to bring out the general information and intelligence of the applicant, and his knowledge of the different parts of the city and of the functions of his department; his previous training and fitness for the position is inquired into, and a large number of questions of a technical kind have to be answered. Out of a possible ten the general questions count for four, the man's record for two, and the technical questions for four. It would seem as if an examination such as this ought to insure competency in the appointees, provided of course that political considerations do not enter into the selection after the examination is once passed.

At present the city is apportioned among thirteen inspectors of plumbing and ventilation, excluding the chief. The districts, of course, vary in size and importance; but the apportionment is made equitably in so far as the amount of work is concerned. Not long since there were sixteen inspectors, but for lack of funds the number was temporarily reduced. The heads of the department at the time hoped to obtain a sufficiently large appropriation for the coming year to allow them again to increase the numbers; but instead of that the appropriation was reduced, and the present thirteen inspectors have to undertake the work of the sixteen that formerly existed, a number which in itself was too small. All reports agree that the inspectors are very much overworked at present. Not only are they obliged to inspect the buildings, but a large part of the work is clerical.

Each inspector before starting out is given all the calls for inspection that are made within his district, and on these calls a return of some kind has to be made within twenty-four hours—that is unless the call comes in too late to permit the inspector to answer it on the day it is made, he must make some report within twenty-four hours, showing that he has been to the place and has made an examination. This report may not be conclusive, and, indeed, often it is not, for not infrequently calls are made too soon; but the inspector's duty is clear and definite. In case he finds it a physical impossibility to cover his ground he reports the fact to the office and some one else whose work is temporarily lighter is sent to take his place. But so numerous are the calls that it is very seldom that an inspector does not have to work over hours, if not in making inspections, at all events in preparing reports.

In the first place a book has to be kept showing the dates when the calls were made, the date when the returns were given in, the character of such returns, etc. Then two elaborate blanks have to be filled out in respect to each inspection, one for plumbing and one for ventilation, answering questions as to the material of the house sewer, the trap vent pipes, the location of the drain pipe and the fresh air inlet, the adequacy of the water-closet cisterns, the general quality of the workmanship, the dimensions of each light court, the area of the openings at the top of each light and air shaft, and so on. Furthermore, in cases where violations are entered a special report has to be made, and in addition a general weekly report has to be returned. We are informed that at present nearly all this clerical work has to be done by the inspectors after they return home, and when their time ought to be their own. The statement may be exaggerated,

but it is said that nearly every one of them is obliged to do from twelve to fourteen hours a week overwork.

It would seem as if this superabundance of work would tell on the quality of the inspections. It is true that there seems to be no flaw in the system of inspection as such, irrespective of the way it is carried out. The questions that must be answered cover the whole ground; but when a man knows that he has enough work ahead of him to occupy him for some time after his hours it is not likely that he will be as careful in making his returns as he would if he was not so pressed. This, however, is only a supposition. After assiduous inquiry we have been unable to find any complaints against the inspectors that deserved attention; and if those interested are satisfied it is futile to argue that they ought not to be. For all that we can learn the inspectors are competent men and the inspections sufficient and efficient. Indeed, for the quality of the work the remuneration is by no means sufficient. The salaries range from \$1,200 to \$1,600 a year, and by far the majority receive the lower amount. If all that was required for the position was a knowledge of practical plumbing, it might be sufficient, but the inspector must be a man of general intelligence. He has not only got to test pipes and gauge the trustworthiness of material, but he has to make estimates as to the adequacy of ventilation shafts, return readable reports, and exercise discrimination in making his tests and managing his men in case there is any intent to deceive him on the part of the plumber. Yet he is not paid any more than are many of the bookkeeping clerks in the various departments. It is a suggestive fact that two inspectors who were recommended to the department by the Association of Master Plumbers did not outlive their six months' probation. At present the majority of the inspectors are civil engineers.

It would be useless to contend that there are not many defects in the present system. Much time is wasted. The inspector is absolutely at the mercy of anybody who chooses to make a call, and a large percentage of the applications are either useless or else are made too soon. A certain number of unnecessary applications are, of course, to be expected; but the inspectors complain that there are too many of them, and that their work would be considerably lightened if a little more intelligence was displayed by the plumbers and other people who make the calls. The inspector, when the call is made too soon, has no redress whatever, but simply has to trot away and return when things have been made ready. On the other hand, when he comes to make the tests perhaps he has too much power. Inspectors are human and have their moods. They have to subject the pipes to at least a pressure of ten pounds to the square inch; it is left to their discretion whether or not to make the test more stringent. If they are out of sorts from one cause or another, or if they have reason to suspect the plumber, they have the power to use practically as much pressure as they like. There should be some limitation put upon their power; the test should be regulated more closely. Furthermore, not infrequently when the house is built its plan does not give the plumber an opportunity to do good work. We have heard the opinion freely expressed that there ought to be some modification of the building law in this respect. The shaft for the pipes is often so small that it is not possible to make an adequate inspection.

It is thought also that the Health Department ought to have the same hold over the architects that it has over the plumbers. The former are entirely irresponsible, and can with impunity try to evade the regulations. If it can be proved of a plumber that he deliberately has tried to evade the regulation and deceive the inspector, his license can be revoked, or he can be subjected to a fine. But an architect can do the same thing and escape without any penalty. Here is a case in point. A man filed plans for a store which was to cover 85 per cent. of the lot. He put up his two stories, roofed them over, and the inspector passed on the building. Later he tacked on three stories more with the obvious intention of building a tenement, and as a result had to tear down nearly 10 per cent. of his building—which under the law could not occupy more than 78 per cent. of the lot. The man himself was not innocent of sharp practice; but the responsibility really was the architects, who advised him that he could get around the law in that way.

Such matters as these need attention, and should be remedied, but they are only matters of detail. In general New York has to be congratulated on the efficiency of the department. It is a pity, however, that its sphere of operations should be limited, and its employes underpaid by the niggardly policy of the Board of Estimate and Apportionment in reducing its appropriations when the work of the department is so arduous and is constantly increasing.

Bills Introduced at Albany.

By Senator Roesch, making the term of the New York Surrogate four-year years, instead of six.

By Mr. Rhodes, increasing the minimum capital stock of Trust Companies from \$500,000 to \$1,000,000.

By Mr. Dinkenspiel, providing for the appointment of three additional School Commissioners.

By Mr. Dempsey, making moneys owned by the residents of this State, and loaned outside this State, whether represented or secured by stocks, bonds, mortgages, notes, or other evidences of debt, liable for taxation.

By Mr. Kerrigan, setting apart certain piers along the river fronts for the use of the people.

In the City Departments.

THE RECORD AND GUIDE recently spoke in favor of allowing the Pennsylvania road to build a bridge over West street to connect with their ferry depot, and pointed out what a convenience this would be to the public. The Dock Commissioners, who were applied to, stated that they had no authority in the matter and referred the request to the Corporation Counsel. The latter now advises that the Board of Street Opening and Improvement has authority to grant the request and that the permission of the Dock Commissioners is necessary to give the right to cross that portion of West street between the 70-foot line and the ferry-house which is to be the western terminus of the proposed bridge. The Jersey Central

Railroad has asked for a similar privilege, and the city is now considering, before granting the necessary authority to both companies, what compensation it shall receive from them for the privilege.

The Board of Aldermen have set down March 5th for hearing the objections, if any, to the granting of the application of the East River, Central Park and North River Railroad Company, to build a surface road. The line contemplated is to begin at 54th street and the East River, thence north to 85th street, thence west across the Central Park transverse road to West 86th street, and thence to 9th avenue.

An architect who has had fifteen years' practice in New York City investment building, having a valuable experience for the direction of capital in building operations, now desires to discontinue regular practice and associate with a capitalist or an estate as expert in the management of special building investments. Address, Architect, office RECORD AND GUIDE.—*Adv.*

Real Estate Department.

There is comparatively little new to record about the market. Reports of great activity and extreme dullness are about equally numerous, and although there is no doubt a large inquiry for down-town property it cannot be said that the sales which are made public show a very lively movement. It is quite true that some of the transactions are extremely important, but the greater the magnitude of the transactions the greater is the secrecy thrown around such sales. It is well known that a syndicate has been advertising for down-town properties and some purchases are said to have been completed on this account. But there is more than one syndicate in the market, if the reports given below of the sale of an entire block of west side tenements to an English syndicate proves correct. In the way of dwellings there is little or no movement, and the same is equally true of vacant lots. The leading building loan operators are doing a little, but they are exercising great caution in the selection of builders. Another feature in connection with the operations of the building loan capitalists is the effort at secrecy in preventing the public from learning what they pay for and realize for the lots they handle.

The auction market was more active than during the preceding week but this is not saying much. Next week promises to be very dull again. A movement along Riverside Drive was talked of during the week but nothing definite could be ascertained in the way of sales. Whether the activity is due to a stimulus given by the reported purchase of Jay Gould is uncertain. There is little or no doubt but that this handsome drive will some day in the not very distant future be lined by fine mansions. The purchase of block fronts by the Astors, Goellets, C. P. Huntington and others equally well known indicate this result in no uncertain tone.

The offerings on Monday consisted entirely of foreclosure sales of new houses on the west side and beyond the Harlem. There was a fair attendance, but that did not prevent the few parcels disposed of from being secured by interested persons.

Tuesday was the busiest day of the week on 'Change. In fact the offerings were more numerous than they have been for some weeks. The attendance was also large, and considerable interest was taken in the sales. Among the offerings were five five-story flats on the northeast corner of 61st street and 9th avenue, known as the "Essex," on a plot 100.5x150. The bidders were few in number and slow in action. Starting at \$162,500 the plot was sold at \$165,000. There are mortgages against the property aggregating \$160,000 at 5 per cent. interest, held by the German Savings Bank. These flats, which are only partly occupied, were erected in 1882 by John G. Prague, who paid \$60,000 for the lots. In 1883 Mr. Prague transferred the property to B. W. Crowninshield and S. W. Rodman for a nominal sum, subject to mortgages for \$170,000. Bids were called for in excess of the amount of the mortgages, and the first offer was \$2,500. Auctioneer Meyer immediately made a computation and announced \$162,500 as the bid, and, as already stated, after but very few bids, two or three, the parcel was sold at \$165,000. The buyer proceeded to complete the sale when the sum of \$16,500, or 10 per cent. on the purchase price was demanded. He offered to pay 10 per cent. on the amount bid in excess of the mortgage, and said it was at least singular to demand a payment of over \$10,000 more than the equity of the owners as shown by the price realized. Quite a scene followed and when the auctioneer was told of the matter, he at once began to designate as skins and swindlers many of the habitués of the Salesroom, whom he declared he would land in jail. Without going into the reasons, the general impression of many investors and dealers is that the remarks were entirely inappropriate. The course to be pursued when objectionable characters indulge in questionable practices is to report them to the Exchange, which would no doubt take action in the matter. As the sale was not completed, the property was subsequently sold at private contract to Martin & Bro. The terms have not transpired. It is well known that some persons who attend the Exchange are in the habit of acting in a very objectionable manner, and no one is able to observe their tricks better than the auctioneer. Mr. Meyer had no doubt often witnessed some queer work ere he spoke as he did. Four lots on 13th and 14th streets, between Avenues C and D, were disposed of at \$30,500, which is considered cheap. A lot and a-half on 129th street, near Madison avenue, with a two-story frame dwelling, was sold to Stephen Lovejoy at \$13,600, against \$11,000 obtained therefor in 1867.

Wednesday was a dull day at the Salesroom. The attendance was fair, but the sales were few and unimportant. A five-story factory on Baxter street, near Grand, No. 147, on a lot 25.8x100, was sold to John H. Didier for \$28,000, which is but little in advance of the amount due on the mortgage foreclosed. For the dwelling No. 26 West 30th street there were no bids and it was withdrawn.

On Thursday the offerings were not very numerous, or the properties especially attractive. Two leaseholds were embraced, including No. 55

Vesey street, the first bid on which was very low. A long and stubborn contest followed between a few speculators and a Vesey street merchant, and the latter finally got the lease on a bid of \$6,575. A new and handsome corner house on Lenox avenue was sold under foreclosure for \$41,150, about the amount due on the first mortgage. The tenements and stores Nos. 271 and 273 7th avenue and 158 and 160 West 26th street were offered together, and knocked down at \$70,500. The same parcel was put up last October and struck down at \$72,250.

Only two sales were held at the Salesroom yesterday, and both were unimportant.

On Tuesday, January 28th, Richard V. Harnett & Co. will sell the three-story and basement, high stoop, brick and brown stone dwelling, with a four-story brick extension covering lot, No. 192 Baltic street, Brooklyn, 24.6x100.

On Wednesday, January 29th, Richard V. Harnett & Co. will sell the five-story brick tenement with store and a one-story brick extension, 22x 71, No. 1291 3d avenue, the four-story brick building with store covering the lot No. 190 Fulton street, southwest corner of Church street, and the four-story, high stoop, brown stone dwellings Nos. 44 and 46 West 97th street.

On Monday, February 3d, Richard V. Harnett & Co. will sell the five-story brown stone apartment house with store, No. 951 6th avenue, southwest corner of 54th street.

CONVEYANCES.

Number	1889.	1890.
	Jan. 18 to 24 inc.	Jan. 17 to 23 inc.
Number	213	218
Amount involved	\$3,248,261	\$4,044,617
Number nominal	73	85
Number 23d and 24th Wards	85	53
Amount involved	\$113,805	\$205,430
Number nominal	14	17

MORTGAGES.

Number	1889.	1890.
	Jan. 19 to 25.	Jan. 18 to 24 inc.
Number	324	282
Amount involved	\$3,188,622	\$3,414,679
Number at 5 per cent.	72	128
Amount involved	\$989,940	\$1,690,183
Number at less than 5 per cent.	21	35
Amount involved	\$730,500	\$712,700
Number to Banks, Trust and Ins. Cos.	40	42
Amount involved	\$1,712,537	\$594,000

PROJECTED BUILDINGS.

Number of buildings	1889.	1890.
	Jan. 19 to 25.	Jan. 18 to 24 inc.
Number of buildings	74	67
Estimated cost	\$869,200	\$1,235,770

Gossip of the Week.

Wm. P. Kirk, ex-Alderman, was seen on 'Change during the week. He is a large owner of down-town realty.

It is really astonishing how many men one meets down town nowadays carrying small satchels, and the practice seems to be growing. We know of a number of real estate brokers who "carry a grip," which invariably contains data of sales which they use when they appear as appraisers in the damage suits against the "L" roads, or in proceedings for the condemnation of lands wanted for public purposes.

The expert appraiser of the Dock Department, a man with twenty-five years' experience, testified during the week that the value of water-front property in the vicinity of the Starin and Jersey Central Railroad piers has advanced from 50 to 100 per cent. in the last ten or twelve years. The piers referred to are located at the foot of Courtlandt and Liberty streets. The Pennsylvania Ferry is between the two.

We hear that W. A. White & Son have leased for the heirs of Cornelia M. Stewart the Metropolitan Hotel on Broadway. Messrs. Hildreth & Allen are the lessees, and the terms for a term of 10 years are said to vary from a figure in excess of \$75,000 for the first five years to a higher figure for the last five years.

SOUTH OF 59TH STREET.

A. P. Stokes is reported to have bought a large piece on the south side of Cedar street, between William and Nassau streets, through E. H. Ludlow & Co. The figure mentioned is \$300,000.

It is reported in real estate circles that the five-story stone front store and office building No. 173 Broadway, northwest corner of Cortlandt street, has been sold to the same persons who recently bought Nos. 177 and 179 Broadway. The particulars could not be ascertained.

George H. B. Hill has sold the five-story stone front office building Nos. 57 and 59 William street, south of Cedar street, size 33.4x64.8x irregular, at \$150,000 to the London and Lancashire Fire Insurance Co. This shows an advance of 50 per cent. on the figure paid, viz.: \$100,000, by Mr. Hill, just one year ago. Previously the property had been sold at auction for \$80,000. Broker, Geo. R. Read.

The Otteudorfer estate has sold the "Bella" apartment house on the southwest corner of 26th street and 4th avenue. It has a frontage on the avenue of 50 feet and on the street of 150 feet x 98.9 deep on the rear line. The terms have not transpired, and the buyer is said to be a Wall street capitalist. Broker, W. W. Thompson.

Mayer Kahn has purchased the full lot No. 193 Mercer street, 25x100, with an old building, on private terms.

Max S. Korn has sold the vacant lot No. 30 Rose street, size about 25x 100, to Thomas Brennan for \$18,000, with a loan for improvement.

Mayer Kahn has sold the four-story office building Nos. 33 South William and 35 Stone street. The terms have not transpired.

Bernhard Galewski has bought from H. Harris the premises No. 130 Columbia street, lot 25x100, on private terms. Broker, J. Tiller.

Jacob Katz, of Katz & Co., has sold the lot No. 168 Henry street, 26x 100, with old building, to B. Levi at \$21,500.

Katz & Co. have sold the lot No. 215 Madison street, 26x100, with old building, to Benedict A. Klein at \$20,000, and for Loonie & Parker the new double tenement and lot No. 219 Madison street, 26x100, at \$41,000 to Wolf Bloom.

Julius Friend has sold for Frank A. Seitz the three-story and basement

brick building, 25x about 70x91, No. 20 West 4th street, for \$38,000 to M. Foltz.

H. B. Turner, of Turner, McClure & Rolston, is the buyer of No. 125 East 30th street, reported sold last week. The figure is \$21,500 and the broker F. E. Barnes.

H. V. Mead & Co. have sold for James Smith the three-story front and four-story rear tenement, with full lot, No. 430 West 29th street, to L. P. Van Riper for \$14,500.

We learn that Mahon & Coyne, the builders, were the original purchasers of the church property on 35th street, recently acquired by Ed. Harrigan. They paid \$60,000 for the two lots and resold at \$72,500.

Wallace & Smith have purchased No. 143 Mercer street for \$20,000.

The apartment house on the northwest corner of 50th street and Park avenue, 36x67, with stores, has been sold on private terms.

Wm. H. Lefferts has purchased the dwelling No. 11 East 9th street, 25x 94, from Mrs. Lapasa.

NORTH OF 59TH STREET.

A report reached us yesterday afternoon that John Ruck had sold the entire block bounded by 10th and 11th avenues, 66th and 67th streets, comprising sixty-four tenements, with stores in the avenue houses. The figure mentioned is something like \$1,000,000, and the buyers are said to be an English syndicate.

Frank L. Fisher has sold to Neil Burgess, the actor, the Rutledge, a five-story apartment house, 27.2x95x100, on the northwest corner of Central Park West and 82d street, for \$85,000; for Mrs. Crozier to J. H. Whitlegge the five-story double flat, 25x70x100, No. 72 West 100th street, for \$22,500; for Wilson & Tichborne to Peter T. Radiker No. 159 West 87th street, a three-story stone front dwelling, 18x55x100, for \$22,500, and a similar dwelling, 20x55x100, No. 165 West 87th street, to J. A. Carberry on private terms; for Dr. A. W. Lozier the three-story dwelling, 20x57x100, No. 145 West 73th street, to Emil Rinke; for L. Steinhardt to Mrs. O'Brien the four-story dwelling, 20x60x112, No. 252 West 72d street, for \$45,000; for Isabella H. Fisher the two five-story double flats Nos. 1725 and 1727 9th avenue to John D. Dent for \$33,000 each, and for the Merriam estate three lots on the south side of 78th street, about 225 feet east of 10th avenue to Dr. A. W. Lozier for \$36,000 for improvement.

Terence Farley's Sons have sold to Samuel Inslee, No. 72 West 72d street, a four-story brown stone dwelling, 23x50x100 feet, on private terms.

Hall J. How & Co. have sold a single lot on 5th avenue, 50.5 feet south of 63th street, 25x100, on terms which have not transpired. This lot adjoins the private residence now being erected by Wm. Jay. We hear the buyer will build a handsome house for his own occupancy.

Howard G. Badgley has sold a plot embracing about thirteen lots on the south side of 155th street, extending from St Nicholas avenue to St. Nicholas place. The buyer is Joseph Loth, the ribbon manufacturer, and the figure about \$125,000.

Walter Lawrence has sold for Alhert Flake to Jas. K. Thurber the five-story single flat, 18.9x90x100 feet, No. 135 West 103d street, for \$30,000.

White & Fisher have sold for Thos. J. McGuire to L. S. Van Zandt the five-story double flat and store, 25x65x80 feet, No. 1706 10th avenue, for \$22,000, and to Mr. Van Zandt for J. J. Schwartz a similar building No. 1708 10th avenue for \$22,000.

Jas. B. Harris has sold for Wilson & Tichborne No. 161 West 87th street a three-story stone front dwelling, 20x55x100 feet, to Dr. G. F. Morris for \$24,500.

Lyman Rich has sold to Mr. Stewart the four-story brown stone dwelling, 17.6x50x65 feet, on the west side of West End avenue, 54 feet south of 72d street, for \$28,500.

It is reported that Bernard S. Levy has sold the plot on the south side of 80th street, about 125 feet east of 10th avenue, with the building materials thereon to a builder, who will immediately improve the site with private dwellings.

Peary & Clarke have sold for Samuel O. Wright to Mrs. Kehoe, the three-story dwelling, 16.8x50x100 feet, No. 103 West 132d street, for \$17,500; and for Mrs. Kehoe to Samuel O. Wright, a two-story frame house and plot of ground, 35x85 feet, No. 2980 3d avenue.

C. W. Luyster has sold to Travers Bros. the two four-story brick and stone dwellings, 20x50x100 feet, Nos. 131 and 135 West 74th street, for \$33,000 each.

Henry B. Stacey has sold for H. Morton Moore one of the block of seven new five-story brown stone tenements known as the "Morton" flats, on 115th street, east of 8th avenue, for \$28,000 to Mrs. Harriett A. Barrett, of Long Branch.

Alfred E. Marling has sold for N. Seymour the full lot, with frame dwelling, No. 320 East 122d street, to Daniel Callahan on private terms.

Heilner & Wolf have sold to J. V. Donovan the three-story stone front dwelling No. 173 East 94th street at \$13,000.

Mayer Kahn has purchased the five-story brick and stone single flat No. 140 West 61st street on private terms.

Henry B. Stacey has sold for John S. McWilliams a Queen Anne three-story and basement residence No. 261 West 84th street, 16.8x50x75, to Mrs. Harriett A. Barrett, of Long Branch, for \$16,000.

Carl E. Randrup sold the southwest corner of Washington avenue and 172d street, vacant, 160x150, to August Berbert for \$18,000.

Ketcham & Butler have sold for J. S. Lockwood the three-story brick house No. 170 East 126th street, 18x75, for \$15,000 to W. H. Caldwell; and for T. S. Brooks, the two-story brick house adjoining above, No. 168, 18x 75, for \$10,000 to the same buyer.

Henry A. Buckhout has sold for T. F. Florence, to J. M. Hogencamp the five-story tenement No. 261 West 124th street for \$22,000, and a similar house adjoining, No. 259, for Walter Florence to Miss Rogers for \$22,500.

J. H. Hunt has sold for Wilson & Tichborne the three-story brown stone front house No. 167 West 87th street, 18x56, and extension, x102.2 for \$22,500.

John B. Hibbard has sold for M. D. Senior to T. Mahoney the three-story

brick dwelling, 25x35x102 feet, No. 340 East 86th street, for \$11,250; Mr. Hibbard has also sold his four-story double flat, 26x60x80, No. 453 East 86th street, to A. Ramsperger for \$13,000.

S. M. Brown has sold to C. W. Dayton a lot, 25x110, on the east side of 5th avenue, 50 feet south of 128th street, at \$18,000.

Mrs. Jonathan Thorne has sold a lot, 10x100.11, on the southwest corner, of 117th street and Madison avenue for \$11,000 to Chas. A. Peabody. This is a very high figure, as the lot is covered by a small mountain of rock. We learn that the buyer owns three adjoining lots.

Wm. H. Hollister has sold for James F. Thomson the four-story and basement brown stone single flat, 20x65x100 feet No. 307 East 116th street, for \$17,000 to Albert Steindler.

Wm. S. Anderson has sold for Joshua Young the five-story tenement and store No. 1837 3d avenue for \$28,000. The size of the building is 25x75x100 feet.

Jacob Deutschberger has sold the four-story and basement dwelling, 21.6x53x100 feet, No. 239 East 69th street, for \$19,000. The name of the buyer has not transpired.

Wm. Strauss has sold to Jacob Bookman the two four-story double flats, 25.6x75x100 feet, Nos. 154 and 156 East 86th street, for about \$45,000.

Ames & Co. have sold for Adolf Meyer the five-story double apartment house No. 1710 9th avenue, 25x68x74, to M. Gusthal for \$23,500.

Libby & Scott Bros. have sold for E. T. Lynch a four-story brown stone house, 22x55x100, on the south side of 88th street, between 8th and 9th avenues, to Mrs. Augusta Mertens on private terms. This is the fourth house sold of the row.

Jas. M. Hartshorne has sold the three-story brown stone dwelling No. 43 West 92d street, 20x50x100, for \$17,000 to Michael Mullen.

LEASES.

Ketcham & Butler have leased for two and a quarter years the basement and upper part of No. 20 West 125th street to M. Heinman, for the whole sale wine business.

Brooklyn.

Corwith Bros. have sold for Barbara Wefelmeyer the three-story frame-dwelling No. 178½ Greene street, lot 18.9x100, to Peter Mundorff for \$3,450.

J. P. Sloane has sold for Leopold Michel and Marx May the three-story store property with lot, 25x100, on the southeast corner of Van Cott avenue and Humboldt street, for \$8,000.

CONVEYANCES.

	1889.	1890.
	Jan. 17 to 23 inc.	Jan. 16 to 23 inc.
Number.....	267	287
Amount involved.....	\$1,013,874	\$1,233,309
Number nominal.....	71	76

MORTGAGES.

Number.....	269	266
Amount involved.....	\$1,015,493	\$970,421
Number at 5% or less.....	174	156
Amount involved.....	\$600,992	\$603,178

PROJECTED BUILDINGS.

	1889.	1890.
	Jan. 18 to 24 inc.	Jan. 17 to 23 inc.
Number of buildings.....	61	62
Estimated cost.....	\$305,525	\$213,455

Out of Town.

Chas. Field Griffen & Co., of 42d street, have sold the Homestead property of the Woodruff estate at Larchmont, comprising between five and six acres of water front, with mansion, to Wm. Buchanan of New York, for \$50,000.

Out Among the Builders.

Messrs. John and James Shea are about to improve two lots on the south side of 119th street, east of 2d avenue, by the erection of two five-story double flats, 25x75 feet, with pressed brick, terra cotta and brown stone trimmings. Each flat will have all improvements, including baths, etc. They will cost about \$36,000. Architect, J. J. Vreeland. The same architect is preparing plans for four private dwellings which H. Hunike intends to erect at the corner of Arthur avenue and Kingsbridge road, in the 24th Ward, at a cost of about \$12,000.

Thomas Brennan has commenced excavating at 30 Rose street, where he will build a six-story brick warehouse covering the lot. A freight elevator will be placed in the building. Architects, G. E. Harding & Co. Mr. Brennan is also building at Lexington avenue and 34th street.

Lorenz Weiher will improve a plot of over five lots on the northeast corner of Park avenue and 75th street. Mr. Weiher's son will draw the plans.

Chas. E. Hume will build three five-story brick and stone flats, each 33.3 x84, with stores, on the west side of Lenox avenue, 25 feet south of 134th street. Architect W. H. Hume.

John C. Burne is making drawings for three apartment houses, 25x90, to be built at Nos. 455 and 457 27th street for Whitfield Terriberry. They are to be fitted up with all the recent sanitary improvements, and will be strictly first class. The same architect has plans for two flats to be built on the south side of 105th street, 50 feet east of Madison avenue. These houses will be 25x82 each, with brown stone fronts, hardwood finish, steam heating, electrical work, patent sanitary arrangements, etc., and will cost each about \$22,000, exclusive of the lots. Owner, Wm. Scott.

F. Ebeling has plans under way for a five-story brick and stone front lodging house, dwelling and store. The building is to be erected at No. 59 Rose street, and will be 19.3 and 18.3x48.6. O. Weringer is the owner, and the cost about \$15,000.

Schneider & Herter have about completed plans for a five-story brick and stone flat, 25x96. It will be built on Nicholas avenue, at the northwest corner of 156th street. The cost will be about \$24,000, and the owner is M. Ash. The same architects have also drawn plans for a one-story and basement extension to No. 78 East 4th street. This improvement will cost about \$7,000, and A. Ruff is the owner.

De Lemos & Cordes have completed plans for a seven-story brick and stone store and warehouse. The building will be located at Nos. 247 and 249 Centre street, extending through to Nos. 167 and 171 Elm street, size 42.9 and 40.7x130.3. There will be an elevator at each street entrance. Cost not estimated. Owner, A. Trenkmann.

J. E. Terhune has drawn plans for a four-story brick stable, 25x90, to be built at No. 451 West 18th street at a cost of \$12,000. F. S. Ferguson is the owner.

Geo. B. Pelham has the plans prepared for four five-story and basement flats, to be built on the northwest corner of Central Park West and 104th street. The fronts will be of light brick and stone, and cabinet trim, steam heat, and all the improvements will be provided. The corner will be 27.10x96 in size, two 27x87 each and one 19x85, and their cost to the owner, J. J. Carey, will be about \$140,000.

J. B. McElpatrick & Sons are said to be the architects for the new theatre to be built by Ed. Harrigan on the north side of 35th street, 100 feet east of 6th avenue.

A. B. Ogden has plans for two five-story flats, 25x52, to be built on the north side of 104th street, 100 feet west of 8th avenue.

J. H. Collins is preparing plans for a four-story tenement, 25x45, to be put up at 527 West 28th street, for Frank Farrel.

Percy Jacobs is the architect for alterations and additions to be made to No. 132 West 29th street, which will make the building 20x76 in size.

H. Diedrich Sackman will build a five-story tenement and store on the south east corner of Rivington and Mangin streets, 25x71x75 in size, from plans by H. Hornburger.

J. B. Snook & Son are the architects for a four-story tenement, 19.6x65, to be built at 728 East 138th street, for Henry A. Bogert, as guardian for H. K. and M. C. Bogert.

T. Mahoney will build a five-story brick flat on the plot recently purchased, 25x102, at No. 340 East 86th street.

Dr. A. W. Lozier will build on the south side of 78th street, 225 east of 10th avenue, four four-story private dwellings.

C. Baxter has plans for three three-story brick flats, 20x70 feet, to be built for Jas. Kehoe, on the north side of 113th street, 325 feet east of 1st avenue, at a cost of \$1,000.

Andrew Spence has plans for a four-story brick stable, 25x98 feet, to be built on the south side of 73d street, 100 feet west of 3d avenue, for Simon Kayton, at a cost of \$10,000.

Brooklyn

I. D. Reynolds has drawn plans for four four-story brick and stone flats to be erected on the southeast corner of Pulaski street and Tompkins avenue—one with stores facing the avenue, the other three adjoining on the street. The corner building will be 30x100, and will cost \$20,000. The first of those on Pulaski street will be 20x80, and will cost \$10,000, while the others, which will be double flats, each 35x80, are to cost about \$26,000. The flats will be furnished with such appointments as come within the term "modern." They are of one general design as to fronts, with red stone and terra cotta trimmings, and all will have bay windows, elevators and steam heat. R. Healy is the owner.

C. D. Marvin has prepared plans for a three-story and basement Lake Superior stone, patent brick and terra cotta dwelling. The style will be a combination of the Romanesque and Renaissance. The location is the south side of St. Marks avenue, between Brooklyn and New York avenues, size 38x63. The house will be cabinet finished through out with double hard wood floors, electric light and bells, latest improvements in plumbing and sanitary appointments. H. J. Morse is the owner, and the cost will be not less than \$20,000. The same architect has completed plans for six two-story and basement brick and stone dwellings. They are to be 16.8x45 each, and will be built on Pleasant place, at the northeast corner of Atlantic avenue. This block of houses will cost about \$20,000, and will be owned jointly by T. L. Jacobs and Mr. Marvin.

F. B. Langston has plans for seven three-story frame flats to be built on the northwest corner of Bushwick avenue and Cooper street. The corner building will be 20x60 and will contain a store on the ground floor, the four adjoining will be 19.6x55 each, and the last two 27x60 and 22x55 each. The owner is Edward E. Kelly, and the cost about \$30,000.

Benjamin Finkensieper is preparing plans for a three-story brick store and flat, 27.9x60, to be erected on the northeast corner of Nostrand avenue and Crown street for J. T. Ryan, to cost \$8,000.

D. Acker & Son have plans on hand for a three-story frame dwelling, 25x55, to be built on the south side of Stockholm street, 250 east of Evergreen avenue, for Church and Gough, to cost \$5,000; a four-story frame tenement at No. 659 Grand street, 25x57, for Mary A. Schwendel, to cost \$6,500, and a two-story frame dwelling, 24x24.6, on the corner of Central avenue and Myrtle street, for Mrs. Schwartz, to cost \$2,500.

We hear that Earl B. Chase & Co., will build the flat on the southwest corner of Albany avenue and Decatur street, from plans furnished by F. B. Langston, and mentioned in these columns a few weeks ago.

Out of Town.

ARLINGTON, N. J.—Schweitzer & Diemer have drawn plans for a two-and-a-half-story frame Queen Anne, now building on Columbia avenue, near Kearney avenue, for F. J. Suderly, to cost when completed over \$3,500.

BLYTHEBOURNE, N. Y.—Higgs & Rooke are drawing plans for a two-story frame cottage, 27x42, to be built by D. S. Frances, at a cost of \$3,800.

CRANFORD, N. J.—O. S. Teale has completed plans for a two-story and attic frame dwelling, 32.6x52, to be built by J. F. C. Grow. Cost about \$5,000.

LONG ISLAND CITY.—C. D. Marvin has plans under way for three double flats, three-story and basement brick and frame, 25x50 each, which will be located near the river in the northern portion of the town. The total cost is to be about \$18,000, and S. E. Stimson and T. C. Miller are the owners. The same architect has completed plans for six semi-detached

brick and frame dwellings to be built in the same locality as those mentioned in the foregoing. They will be 22x50 each, two story and basement, and are to cost from \$18,000 to \$20,000 for the six. S. E. Stimson is the owner.

We have other improvements to note later on respecting Long Island City property. Many schemes in building operations are at present under consideration, the particulars of which cannot fail to be noteworthy to such of our readers as are interested in that section.

NEWARK, N. J.—The following is a list of the building plans filed at the office of the Superintendent of Buildings since Jan. 10: S. Ourig, No. 13 Boston st, one 2-sty brk dwg, 25.6x36 with ext; S. Fischel, No. 147 Oliver st, one 3-sty fr dwg, 30x52; A. H. Van Horn, Nos. 27 and 29 Campbell st, one 5-sty brk warehouse, 49x61; Henry Ward, 12th st, near 9th, five 2-sty brk dwgs, 20x28; Albert M. Bowers, 109-113 Frankfort st, one 2-sty fr factory, 60x100; John Stiehl, No. 5 Bull st, one 3-sty fr flat, 22x40; Chas. F. Jochum, No. 167 Van Buren st, one 2-sty fr tenem't, 22x46; Mathilda Herder, No. 369 Bergen st, one 3-sty fr dwg, 25x58; Mrs. A. M. Agens, Nos. 73 and 75 North 11th st, two 2-sty fr dwgs, 39x29 with exts; A. T. Kroeger, s w cor Littleton av and Bank st, one 3-sty fr dwg, 23 6x42; J. L. Streker, No. 117 Polk st, one 2-sty fr dwg, 22x15; Geo. Kington, No. 38 Elm st, one 2-sty brk dwg, 16x35; Wm. Jarvis, No. 29 7th av, one 3-sty fr dwg, 18x24; Mrs. Emma R. Philips, 2d av, 25 ft w Sumner av, one 2½-sty fr dwg, 21x32 with ext; Geo. Varley, No. 30 Duryea st, one 2-sty fr dwg, 16x27 with ext; James Cadmut, No. 19-21 Essex st, one 2½-sty fr shop, 44x39.6; Geo. Huff, No. 312 7th av, one 2-sty fr dwg, 21x30 with ext; Thos. Pruvitt, No. 110 Spruce st, one 2½-sty fr dwg, 22x50; Mrs. M. Meier, No. 29 Johnson av, one 2½-sty fr dwg, 28x30 with ext; Henry Scheider, 22-28½ Lentz av, five 2-sty fr dwg, 15x28; M. A. Mullin, 269 and 271 Washington st, one 2-sty brk shop, 27x70; Frank Damiano, No. 162 Commerce st, one 3-sty brk saloon and tenem't, 45x22.8; James G. Lowers, No. 270 5th av, one 2-sty fr dwg, 22x28; Philip Lowry, No. 206 Bergen st, two 3-sty fr tenem'ts, 34x48; William Heitman, No. 365 Springfield av, one 3-sty fr tenem't, 26x40; Reinhold Schweike, No. 436 South 7th st, one 2½-sty fr tenem't, 20x30; J. F. McLagan, n e cor Irving st and Sumner av, one 2-sty fr dwg, 16x30; Mary Nichols, No. 168 Mt. Prospect av, one 2-sty fr dwg, 21x30 with ext; Hon. Gott Krueger, No. 297 Plane av, one 3-sty brk ext, 15x30; Chas. S. Cooper, No. 264 Clifton av, one 2-sty fr dwg, 21x32 with ext; William Heitman, No. 351 Bergen st, one 3-sty fr tenem't, 22x38; John J. Reynolds, 120½ Bowery st, one 3-sty fr tenem't, 25x43; Mrs. Anna M. Agens, No. 8 North 9th st, one 3-sty fr dwg, 39x32 with ext.

ROCKAWAY BEACH, L. I.—F. Tyrrel has plans for a three-story frame hotel, 30x118, to be built by Henry Furlong at a cost of \$9,000. It is probable that Mr. Tyrrel will draw plans for a number of cottages to be erected at this place.

SKOWHEGAN, ME.—A. F. Leicht has plans under way for a two-story and attic frame dwelling, 56x56, to cost about \$6,000. W. H. Shurtleff, owner.

Special Notices.

A choice apartment house of superior construction, and in a central location, with all light rooms, is offered for sale at a price which the owner states will net 8 per cent. on the asking figure. Full commission will be paid to brokers. He also offers other choice properties netting 5 per cent. and upward on the asking prices. Particulars can be obtained from Samuel Nixon, No. 60 Broadway, Room 30.

In another column will be found the statement of the United States branch of the Liverpool & London & Globe Insurance Company for the year 1889—one of the largest of the many English fire insurance companies doing business in this country. This statement shows assets amounting to the handsome figure of \$7,337,156.31, an increase of more than \$500,000 over the preceding year. All of this is invested in Federal, State and city bonds or real estate. Moreover, the surplus of income over expenditure is \$413,696.77, and this is in spite of the fact that the company was largely interested in the fires at Boston, Lynn, Spokane Falls and Seattle.

Henry B. Stacey has a finely located office for carrying on a real estate and brokerage business, at the corner of 116th street and 8th avenue, close to Morningside Park and Manhattan avenue. He is very successful in his management of flats, of which he has a large number, all within easy distance of the 116th street L station. He tells us that at the present time he has some superior double tenements and good class flats to dispose of at most remunerative prices. Also a number of moderate priced residences adjoining Morningside Park for sale or rental. Should the World's Fair be held here he anticipates a brisk demand for vacant lots in his neighborhood, as he is situated on what will have to be the main eastern approach to the Fair grounds.

G. Bickelhaupt, of Nos. 243 and 245 West 47th street, the well-known manufacturer of the Patent Metallic Skylight, in a card recently issued, refers to some persons whom, he says, are doing business under the name of "The Bickelhaupt Skylight Works," and announces that he has no connection with them. They are only successors, Mr. Bickelhaupt says, of Adam Bickelhaupt, and have not all the business of the late firm of Bickelhaupt Bros., and that he is the only person bearing the name of Bickelhaupt who is manufacturing metallic skylights and does business as successor of Bickelhaupt Bros. He further states that the use of the name of the Bickelhaupt Skylight Works is intended to deceive the trade.

The attention of investors is called to an advertisement of property for sale at Bayport, L. I., to be found on page III.

Contractors' Notes.

The Board of Aldermen have authorized Commissioner Gilroy to improve the heating and ventilating apparatus of the Superior Court and the Court of Common Pleas, at an expense not exceeding \$3,500. The work to be done without contract by advertising. Before the resolution becomes a law it must be signed by Mayor Grant.

NOTICE TO READERS.

Our weekly review of the Building Material Market, usually placed here, will be found this week on pages 144 and 145.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 24.

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

RICHARD V. HARNETT & CO.

- *97th st, No. 50, s s, 460 w 8th av, 20x100, four-story brick unfinished dwell'g. Francis M. Jencks. (Amt due on this and adj house \$3,853; prior morts. \$38,000)..... \$21,000
*97th st, No. 52, 20x100, similar dwell'g. Same College av, No. 377, w s, 75 s 143d st, 25x100. George Kendall..... 5,200
*137th st, No. 739, n s, 737.6 e Willis av, 16.8x75, three-story brick dwell'g. Sarah E. Maurice et al. extrx. (Amt due \$7,340).... 4,000

A. H. MULLER & SON.

- 13th st, n s, 238 w Av D, 50x103.3, vacant.... }
14th st, s s, 238 w Av D, 50x103.3, vacant.... } Charles Myers. (Leased to Jan. 1, 1891, at \$2,450 per annum)..... 30,500
34th st, No. 460, s s, 180 e 10th av, 15.9x irreg x 15x98.9, four-story brown stone dwell'g. Seth Wilks..... 10,550
61st st, Nos. 35-43, n e cor 6th av, 100x100, five-story brick flat, The Essex. Edward Loewenstein..... 165,000
129th st, No. 44, s s, 327.6 w 4th av, 37.6x99.11, two-story frame dwell'g. Stephen Lovejoy..... 13,600
8th av, Nos. 732 and 734, e s, 75.7 n 45th st, 37.5 x irreg x22.7x—, two four-story brick stores and tenem'ts. F. G. Provost. (Leasehold)..... 10,475
10th av, No. 1218, e s, abt 100 s 75th st, 17x81, four-story brick dwell'g. J. J. Brown.... 16,950
10th av, No. 1216, 17x81. Similar dwell'g. Same..... 15,750

WM. KENNELLY & BRO.

- Baxter st, No. 147, e s, 147.1 s Grand st, 25.8x100, five-story brick factory. J. H. Didier. (Amt due \$27,078)..... 28,000
*138th st, s s, 71.10 w Brown pl, runs south 85 x west 10.8 x south 15 x west 8.10 x north 100 to st, x east 19.7, four-story brick tenem't. James R. Plum et al. exrs. (Amt due \$10,008)..... 10,366
*Lenox av, No. 220, n e cor 121st st, 22.10x100. Ormes B. Keith. (Amt due \$3,219; prior mort. \$40,000)..... 41,150
Madison av, No. 1666, w s, 40.5 s 111th st, 20x50, three-story brick dwell'g. — Pohalski... 8,000

JOHN F. B. SMYTH.

- 56th st, No. 365, n s, 66.8 e 9th av, 16.8x100.5, four-story brown stone dwell'g. J. C. Kamp..... 16,000
Av A. Charles H. Huber. (Leasehold)..... 11,500
Av C, No. 21, w s, bet 2d and 3d sts, 22.10x72.7, three-story brick store and tenem't Simon Herman. (Mort. \$9,000)..... 31,925
Av C, No. 23, 22.10x72.7, similar tenem't. Same. (Mort. \$10,000)..... 15,125
3d av, No. 714, w s, abt 25 s 45th st, 25.6x95, four-story brick store and tenem't. Aaron A. Fishel..... 30,100
7th av, Nos. 271 and 273, e s, 78 s 26th st, runs south 40.8 x east 112 x north 118.9 to 26th st, x west 41.8 x south 78.9 x west 70 to beginning; Nos. 271 and 273 7th av, two four-story brown stone stores and tenem'ts; Nos. 158 and 160 26th st, four-story brick building. David Cohen..... 70,500

JAMES L. WELLS.

- Vesey st, No. 55, s s, 300.3 w Church st, 25x75, four-story brick store. Andrew Martin. (Leasehold, lease expires May 1, 1893; ground rent \$900, with privilege of renewals)..... 6,575

OTHER AUCTIONEERS.

- 101st st, No. 203, n s, 90 e 3d av, 20x100.11, four-story brick store and tenem't with two-story brick building on rear. (Amt due \$12,932)..... 9,500
Total..... \$578,076
Corresponding week 1889..... \$1,721,124

BROOKLYN, N. Y.

FOR WEEK ENDING JANUARY 25.

JERE JOHNSON, JR.

- Liberty av, s s, 325 w Eldert av, 25x100, vacant lot. Annie Joseph..... \$385
92d st, Canarsie, contains 15 acres. J. H. Ireland..... 14,000

OTHER AUCTIONEERS.

- Franklin st, No. 92, s e cor Oak st, 25x70, three-story brick bakery, 25x45. Maria N. Dixie..... 7,100
Total..... \$21,485
Corresponding week 1889..... \$84,077

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.

JANUARY 17, 18, 20, 21, 22, 23.

- Albany st, No. 7, n s, 100.4 w Greenwich st, runs north 74.5 x west 1.5 x north 9.8 x west 18.7 x south to st, x east 20, four-story brick store and tenem't and two-story brick stable on rear. Contract. Norton J., Edward J., Mary A. and Matilda Krieger to Sidney S. Darling. Jan. 9. \$14,000
Bleecker st, Nos. 26-30 } begins Bleecker st, s
Mott st, Nos. 318 and 320 } e cor Mott st, runs east 69 x south 69.9 x east 12.3 x south 19.9 x west 81.4 to Mott st, x north 90, two two-story and one three-story brick tenem'ts with stores on Bleecker st and one three-story and one four-story brick tenem'ts with stores on Mott st. Emily A. wife of Thomas McKnight to Jonas G. Goldsmith. Jan. 21. nom
Bleecker st, n s, 49 w Greene st, 1x100. Release mort. Meyer Foster and Leo Schlesinger to Jeremiah C. Lyons. Jan. 21. nom
Same property. Release mort. Same to same. Jan. 21. nom
Same property. Release mort. Edwin J. Witthaus et al. exrs., &c., G. Henry Witthaus to same. Jan. 17. nom
Same property. Release mort. Same to same. Jan. 17. nom
Same property. Release mort. Edwin J. Witthaus exr., &c., Gustav H. Witthaus to same. Jan. 17. nom
Same property. Jeremiah C. Lyons to Gustavus, Richard and Henry Sidenberg. January 22. nom
Bleecker st, n w cor Greene st. Party wall agreement. Same with same. Jan. 20. nom
Boulevard, s e cor 99th st, 100.11x100. }
99th st, s s, 100 e Grand Boulevard, 25x100, } all vacant.
Lucy A. wife George A. Morrison to William H. Shoveller, Jersey City. Jan. 22. nom
Same property. William H. Shoveller, Jersey City to George A. Morrison. Mort. \$30,000. Jan. 23. nom
Bowery, No. 50, w s, 38.8 s James st, 36.1x79.2x25.10x105, five-story brick factory. }
12th st, No. 517, n s, 420 w Av B, 25x103.3, } five-story brick store and tenem't.
Henry st, No. 55, n s, 165 w Market st, 25x100, two-story brick dwell'g. }
Charles A. Viemeister, Brooklyn, to George A. Viemeister. Q. C. Correction deed. Jan. 16. nom
Same property. George A., Edmund C. and John B. Viemeister, Greenpoint, L. I., to Louis H. Viemeister, B. & S. and C. a. G. 4-5 part. Morts. \$27,700. Jan. 17, taxes and assests. 31,600
Broome st, cor Essex st. Grant of easement to build retaining wall and maintain a light area. The Eastern Dispensary, New York, to Michael Kuntz. Jan. 4. nom
Canal st, No. 541, n e cor Washington st, runs southeast 25.5 x northeast 32.3 x southeast 1.8 x northeast 11.4 x east 10.10 x south 1 x east 3.2 x north 5.5 to alley, x west 61.5 to Washington st, x south 22.2 with all title to alley, three-story brick store and tenem't. Partition. William H. Willis to Edgar W. Youmans, Yonkers, N. Y. Jan. 21. 15,800
Canal st, No. 539, n s, 25.7 e Washington st, runs east 22 x north — to alley, x northwest 3.6 x west 8.6 x south 4.8 x again west 3.2 x 0.10 x west 10.10 x south 11.6 x west 1.8 x south 32.2, with all title to alley, three-story brick store and tenem'ts. Same to same. Jan. 21. 7,200
Chambers st, No. 115, n s, 25x75, three-story brick factory. William C. Lester to Smith Ely. 1/2 part. Mort. \$23,000. Jan. 20. nom
Chambers st, No. 115, n s, 25x75, three-story brick factory. Partition. William H. Willis to William C. Lester. Jan. 20. 38,750
Chrystie st, No. 163, w s, 150 n Delancey st, 25x146, three-story brick store and dwell'g and five-story brick factory on rear. Adam Munch to George W. Stake. Morts. \$28,000. Jan. 9. 35,000
Clinton st, No. 177, w s, 25.6x100, five-story brick tenem't. Louis Kram to Louis Isaac. Morts. \$27,000. Jan. 16. 32,000
Columbia st, No. 44, e s, 34.9 s Delancey st, 15.10x50. }
Columbia st, No. 42 1/2, e s, 50.7 s Delancey st, 15.9x50. }
Two three-story brick stores and dwell'gs. }
Pauline Cohen to Jette Rosenberg. 1/2 part and all title in the entire premises. B. & S. Jan. 17. 9,600
Croton st, n s, 250 w 10th av, 25x92.3. }
166th st, s s, 95 e Audubon av, 25x87.5x25.3x } 83.5.
Mary J., Peter F., Francis, William T. and Michael J. Hines heirs Peter Hines to Maria Hines widow. B. & S. and C. a. G. Jan. 7. nom
East Broadway, No. 147, s s, 201 w Rutgers st, 25x75, four-story brick tenem't. Theresa wife of Jacob Feinberg to Reuben Sattenstein. 1/2 part. Mort. \$17,500. Jan. 21. nom
Eldridge st, No. 19, w s, 100 s Canal st, 25x100, five-story brick tenem't. Michael Fay and William Stacom to Herman Joseph. Mort. \$20,000. Jan. 16. 42,000
Essex st, No. 116, e s, 141 s Rivington st, 16x60, three-story brick store and dwell'g. Louis Furman to Harris Shedlinsky and Julius and Isidore Shewitzer. Mort. \$5,300. December 31. 10,900
Essex st, No. 141, w s, 175.1 n Rivington st, 25x89, five-story brick store and tenem't. Louis Lese to Charles Lowenfeld. Mort. \$25,000. Jan. 17. 40,250

- Forsyth st, No. 104, e s, 112.6 s Broome st, 25x100, two-story brick store and dwell'g and two-story frame dwell'g on rear. Jonas Weil and Bernard Mayer to Albert Stake, Stapleton, S. I. Mort. \$15,000. Jan. 13. nom
Greene st, No. 222, s e s, 87.4 n e West 3d st, 20x99, 1/2 part. }
Greene st, No. 224, s e s, 107.4 n e West 3d st, 20x99, 1/2 part. }
Two three-story brick tenem'ts. }
Charles L. Jones, Brooklyn, to Louis and Samuel Sachs. Jan. 21. 24,583
Same property, 2/3 of No. 222 and 1/3 of No. 224 Nathaniel B. and Nathaniel B. Hoxie, Jr., trustees Mary J. Weatherby to same. Jan. 21. 34,417
Hester st, Nos. 73 and 75, n s, 38.3 e Orchard st, 49.3x75, two five-story brick stores and tenements. Solomon Miller to Barney Isaacs. Jan. 17. 65,000
Houston st, No. 136, n s, 435 w 1st av, 25x108.7x25x103.3, five-story brick tenem't with stores. Charlotte Koss widow to Elias Jacobs. January 20. 26,750
John st, No. 90, s e cor Gold st, 20.3x42.1x19.10 to Gold st, x43.4, four-story brick factory. Mary E. wife of James C. McEachen and Poline wife of Morris Byk to W. Conyers Herring. Morts. \$35,000. Jan. 16. 48,500
Laight st, No. 30, and Vestry st, No. 9, begins Laight st, n s, abt 141.9 w Varick st, 27x175 to Vestry st. Contract. J. W. C. Stockton and ano. exrs. John F. Young to Augustus D. Juilliard. Jan. 29, 1889. 30,250
Same property. Assign. contract. Augustus D. Juilliard to Francis H. Leggett. Feb. 11, 1889. nom
Leonard st, Nos. 164 and 166, s s, 79.5 w Baxter st, runs west 39.2 x south 59.3 x south 8 x east 17.2 x east 12.10 x south 9 x east 3.6 x north 52.9, two three-story brick stores and dwell'gs and two-story frame stable on rear. Philip Herzog to John Simmons. Mort. \$14,000. Jan. 9. 22,000
Leonard st, No. 162, s s, 118.7 w Baxter st, runs west 19.7 x south 40.1 x southeast 21.10 x south 7.11 x northeast 13 x north 59.3, three-story brick store and dwell'g. Dora wife of George W. Winter, Andrew Ott and Jacob B. Halk heirs of John Ott to Charles H. Simmons. Jan. 15. 12,500
Liberty st, Nos. 138 and 140. In deed O'Connor to Pringle, printed Jan. 11, 1890, read 1-6 part instead of 1/2 part. }
Ludlow st, No. 8, e s, 57 n Canal st, runs north 23 x 87.6, five-story brick store and tenem't and five-story brick tenem't on rear. Charles Lindemann and ano. exrs. Ernest H. Kahrs to Dora wife of Isaac Levy. Mort. \$7,000. Jan. 11. 28,000
Same property. Rebecca Kahrs widow and Ernest H. Kahrs heir of Ernest H. Kahrs to same. Q. C. Jan. 15. nom
Mulberry st, Nos. 47 and 49, w s, 187 n Park st, 41.4x103x40.4x104, two five-story brick stores and tenem'ts and three-story brick tenem't on rear. Emanuel New to Carmela Bove. 1/2 part. Sub. to morts. Jan. 16. 14,125
Same property. Michele Di Marsico to same. 1/2 part. Q. C. Dec. 9. no.n
Norfolk st, No. 142, e s, 175 n Rivington st, 25x100, five-story brick tenem't. Moses Levy to Jette Rosenberg. Mort. \$20,000. Jan. 20. 40,000
Pine st, No. 34, n e s, 21.3x65.6x21.10x65.9, five-story brick office. Eliza L. W. wife of Byam K. Stevens to The Hanover Fire Ins. Co. Jan. 21. 125,000
Rivington st, Nos. 19 and 21 } begins Riving-
Chrystie st, No. 178 } ton st, s e cor
Chrystie st, 50x81, two six-story brick stores and tenem'ts and three-story brick store and tenem't. }
Hester st, n e cor Ludlow st, runs north 75 x east 43.10 x south 25.3 x west 21.7 x south 25.3 x west 21.7 x 50 to Hester st, x west 22; No. 63, four-story frame (brick front) store and tenem't and four-story brick store and tenem't on rear; No. 54 Ludlow st, four-story brick store and tenem't and two-story brick dwell'g on rear. }
Ridge st, No. 112, e s, 90.3 n Rivington st, 21 x100, three-story brick store and dwell'g and three-story brick factory on rear. }
Hester st, n s, indeft., 21.10x50. }
Joseph Kassel to Abraham Kassel. B. & S. All hens. Jan. 17. nom
Same property. Abraham Kassel to Jeanette Kassel. B. & S. Jan. 17. nom
Wall st, Nos. 59 and 61. }
Hanover st, Nos. 1 and 2. }
Agreement releasing restrictive covenants. James Brown to Joseph Sampson. All liens. May 31, 1864. nom
Same property. Agreement allowing erection of iron pillars in yard adj above. James B., James M., Mary J. and Philomena A. M. Lynch devisees James Lynch to James M. Brown et al. trustees Sarah B. and George H. Brown, and Margaretta H. Lord, and Mary J. Potter and John C. Brown, individ. Aug. 3. 1,000
Washington pl, No. 5, n e cor Mercer st, 52x91.9x52x91.7, portion of four-story brick hotel and two-story brick laundry on rear. Louis and Samuel Sachs to Charles Wise. Mort. \$45,000. Jan. 18. nom
Water st, No. 144, n s, 86.1 w Maiden lane, 19.9 x80.8x20.8x22, five-story brick store. Myer Foster and Max Hilson to Edward Hilson. B. & S. C. a. G. Mort. \$20,000. Jan. 20. nom
West Broadway, No. 129, e s, 131.3n White st, 18.9x100, four-story brick (iron front) fac-

tory. Olin G. Walbridge, Brooklyn, to Arkell R. McMichael. Jan. 10. 32,000
 Same property. Arkell R. McMichael to Mary E. Plummer, trustee for Amy E. Burk. Mort. \$25,000. Jan. 20. 34,000
 West st, Nos. 322, 323 and 324, n e cor Charlton st, 48.8x73x48.7x70.3, brick and frame buildings. Partition. William H. Willis to Philip Wagner. Jan. 17. 56,400
 Willett st, No. 99, w s, 100 s Stanton st, 25x100, three-story brick store and tenem't and two-story brick building on rear. Catharine T. Bennett individ. and extrx. Margaret C. Bennett to Bernard Galewski. Jan. 23. 14,900
 Wooster st, No. 106, e s, 175 n Spring st, 25x100, four-story brick store and tenem't. Mitchell A. C. Levy to William Rothschild. Sub. to mort. Jan. 20. 26,000
 2d st, No. 244, n s, abt 197 w Av C, 24.3x105.10, three-story brick store and tenem't and four-story brick tenem't on rear. Morris Jacobson to Betsey Rubin. Mort. \$12,000. Jan. 15. 17,700
 3d st, No. 64, s w cor South 5th av, 25x100, three-story brick tenem't with stores. George W. Tubbs to Jefferson M. Levy. Sub. to mort. Jan. 31. nom
 4th st, No. 320, s s, 202.3 e Av C, 18.9x96, three-story brick dwell'g. Guy Culgin to Henry F. Lohmann. Jan. 20. 13,150
 4th st, No. 222, w s, 52.11 n Christopher st, 26.6 x101, five-story brick flat. Ascher Weinstein to Jacob Rubenstein. 1/2 part. All liens. Dec. 31. nom
 4th st, No. 224, w s, 79.5 n Christopher st, 26.6x101.3x26.6x101.2, five-story brick flat. Same to same. 1/2 part. All liens. Dec. 30. nom
 12th st, No. 220, s s, 308.2 w 2d av, 23.4x106.6, five-story stone front tenem't. Magdalena F. wife of Antonio M. Mora to Charles Jackson. Mort. \$15,000. Dec. 23. nom
 13th st, Nos. 422 and 424, s s, 270.3 e 1st av, runs south 103.3 x west 24.4 x north 31.10 x north 9 x north 73 to st, x east 65, two four-story brick stores and tenem'ts with four-story brick tenem't on rear of No. 424. Margaret Bowden widow to Charles Fox. Jan. 15. 21,000
 14th st, No. 225, n s, 300 w 7th av, 25x120, four-story brown stone dwell'g. Partition. William H. Willis to Solomon Jacobs, Jacob Rubenstein and Ascher Weinstein. Jan. 17. 25,000
 14th st, No. 522, s s, 321 e Av A, 25x100.3, four-story brick tenem't. Esther Sullivan widow to Mary A. wife of Timothy O'Brien. B. & S. and C. a. G. Nov. 12. nom
 19th st, No. 408, s s, 125 w 9th av, 25x92, five-story stone front flat. Louis and Samuel Sachs to Louis Goldsmith. Jan. 18. 35,000
 20th st, No. 134, s s, 429 w 6th av, 24.8x92, two-story frame (brick front) store and dwell'g. Julia G. Jerome widow to Robert N. Quinn and William C. Strange. Jan. 18. nom
 21st st, No. 248, s s, 540.10 w 7th av, 22.10x92, four-story brick dwell'g. Charles Stewart to Henry and Alfred Ulmar. Mort. \$8,000. Jan. 11. 17,000
 24th st, No. 24, s s, 80 w 4th av, 20x49.4, three-story brick dwell'g. John D. R. Cogswell, Huntington, L. I., to William L. Cogswell. B. & S. Jan. 2. nom
 24th st, No. 325, n s, 300 e 2d av, 25x98.9, five-story brick tenem't. Charles A. Schlegel to Daniel L. Cornell. Mort. \$14,000. Jan. 20. 29,000
 27th st, No. 455, n s, 150 e 10th av, 25x98.9, three-story frame (brick front) store and dwell'g and three-story brick dwell'g on rear. Joseph I. West to Whitfield Terribery. Mort. \$6,000 and judgment of foreclos. Jan. 18. 10,500
 27th st, No. 457, n s, 125 e 10th av, 25x98.9, three-story frame (brick front) store and dwell'g and two-story frame dwell'g on rear. Same to same. Mort. \$4,250. Jan. 18. 10,500
 31st st, No. 420, s s, 496 e 10th av, 20.8x79.3x20.8x80.7, two-story brick dwell'g and two-story brick stable on rear. Frederick L. Bush and ano. exrs. Christopher J. Bush to Annie Bush. Jan. 22. 8,000
 31st st, No. 154, s s, 125 e 7th av, 25x98.9, three-story brick stable. Rebecca Babbitt to Elizabeth L. wife of J. Henry Alexander. Jan. 22. 23,000
 35th st, Nos. 65 and 67, n s, 100 e 6th av, 50x98.9; No. 65, brick church; No. 67, three-story brick dwell'g. New York City Church Extension and Missionary Soc. Meth. Epis. Church to Annie T. Harrigan. Mort. \$16,000. Jan. 22. 60,000
 35th st, No. 63, n s, 150 e 6th av, 24.10x98.9x24.11x93.9, four-story brick (stone front) dwell'g and one-story brick building on rear. J. Warren Nash to Annie T. Harrigan. Jan. 22. 43,500
 35th st, No. 366, s s, 178.11 e 9th av, 19.11x98.9, three-story brick dwell'g. Ella A. Moore individ. and admrx. of Joseph Moore to William M. Stilwell, Brooklyn. B. & S. All title. Jan. 18. nom
 38th st, No. 266, s s, 150 e 8th av, 16.8x98.9, four-story brick dwell'g. Richard A. Banta, Jules Glaetzer, Matilda and Josephine Le Comte exrs., &c., Margaret Le Comte to John H. McGinn. Jan. 20. 10,750
 Same property. Richard A. and Henrietta Banta, Matilda and Josephine Le Comte, Jules, George W. and Adolph L. and Camille M. Glaetzer to same. Q. C. and C. a. G. Jan. 20. 10,750
 Same property. Adam, Vincent L., Augustine A. and Ida J. Stohr, Jersey City, to same. Q. C. Jan. 11. nom
 Same property. Admission of notice of sale

and consent. Adam Stohr, guard. Clara M. Stohr to same. Jan. 14. nom
 41st st, No. 260, s s, 130 e 8th av, 20x98.9, four-story frame (brick front) store and dwell'g. Thomas Mooney to Pompeo Maresi, Brooklyn. Jan. 22. 15,500
 42d st, No. 320, s s, 300 w 8th av, 17.2x98.9, three-story brick dwell'g. Isaac Haft to Alexander Moore. Mort. \$10,000. Jan. 15. See below. 15,000
 42d st, No. 414, s s, 175 w 9th av, 25x98.9, five-story brick store and tenem't. Alexander Moore to Isaac Haft. Mort. \$25,000. Jan. 15. See above. 38,000
 43d st, No. 246, s s, 340 e 8th av, 20x100.5, three-story brick dwell'g. Patrick Boleman to Sarah Boleman. B. & S. All liens. Jan. 20. nom
 46th st, No. 220, s s, 223.1 e 3d av, 14.1x70, four-story stone front dwell'g. Ernest G. Stedman to Mary A. wife of Hubert Madden. C. a. G. July 9, 1888. nom
 47th st, n s, 550 w 11th av, 25x100.5. 143d st, n s, 575.8 e Willis av, 16.8x91.3x16.9x92.10. }
 Ann Clark otherwise Clarke widow to Elizabeth and Catharine Clark. B. & S. Jan. 17. gift
 48th st, No. 634, s s, 475 w 11th av, 25x100.5, two-story frame dwell'g and one and two-story frame stables on rear. }
 Greene st, Nos. 62 and 64, e s, 50x100, five-story brick (iron front) store. }
 44th st, Nos. 209 and 211, n s, 142.6 e 3d av, 44.2x100.6, four-story brick flat. }
 Norman Henderson to Henderson Estate Co. Jan. 20. 100,000
 52d st, No. 66, s s, 140 e 6th av, 20x100.5, four-story stone front dwell'g. Charles T. Strauss to Archibald C. Gunter, San Francisco, Cal. Mort. \$18,000. Dec. 31. 34,000
 54th st, No. 20, s s, 295 e 5th av, 20.6x100.5, four-story stone front dwell'g. A. D. Lawrence Jewett to Annie D. wife of Granville B. Smith. Dec. 23. nom
 55th st, No. 27, n s, 367.6 w 5th av, 17.6x100.5, four-story stone front dwell'g. Alexander S. Wheeler and ano. exrs., &c., I. S. Wheeler to Ella A. White. Mort. \$18,000. Dec. 4. nom
 55th st, No. 45, n s, 543.9 w 5th av, 18.9x100.5, four-story stone front dwell'g. Edward Mitchell to Max Schumacher. B. & S. and C. a. G. Jan. 15. 31,000
 55th st, Nos. 252 and 254, s s, 125 e 8th av, 33.4x100.5, two four-story stone front dwell'gs. Oliver S. Schultz to Caleb C. and E. C. Dusenbury exrs., &c., James A. Ruthven. Mort. \$40,000. Jan. 13. 48,000
 59th st, No. 49, n s, 156.8 e Madison av, 16.8x100.5, four-story stone front dwell'g. Charles A. Troup trustee to Charles E. Wallack trustee. B. & S. Mort. \$17,000. Dec. 28. nom
 Same property. Charles E. Wallack trustee to Sigmund T. Meyer. B. & S. Mort. \$17,000. Jan. 16. nom
 Same property. Sigmund T. Meyer to John Heyman. Mort. \$17,000. Jan. 16. 27,000
 59th st, No. 547, n s, 200 e 11th av, 25x100. 59th st, Nos. 535 and 537, n s, 325 e 11th av, 50x100. }
 Three four-story brick tenem'ts with stores. }
 John D. R. Cogswell, Huntington, L. I., to William L. Cogswell. B. & S. Jan. 2. nom
 60th st, No. 144, s s, 41.1 e Lexington av, 19.7x100.5, four-story stone front dwell'g. Regina Grossmayer widow and devisee Henry Grossmayer to Hannah M. A. Wallace. Jan. 20. 18,250
 62d st, No. 207, n s, 150 w 10th av, 25x100.5, five-story brick tenem't. Peter Wagner to Mary B. Ryan. Mort. \$12,000. Jan. 23. 20,000
 62d st, No. 211, n s, 200 w 10th av, 25x100.5, five-story brick tenem't. Same to Ann Lindon. Mort. \$12,000. Jan. 23. 20,000
 63d st, No. 143, n s, 379 w 9th av, 18.6x100.5, four-story brick dwell'g. Alfred Belanger to William P. St. John. B. & S. Dec. 17. nom
 63d st, No. 116, s s, 250 w 9th av, 25x100.5, five-story stone front flat. Andrew Mills to Mary M. Kellard. Jan. 7. 30,000
 63d st, No. 118, s s, 275 w 9th av, 25x100.5, five-story stone front flat. John S. Radway to Mary wife of John F. Melia. Mort. \$22,500. Jan. 16. 31,000
 64th st, No. 46, s s, 150 w 4th av, 12.5x100.5, four-story stone front dwell'g. Jessie F. Ferris to Isabella Rutherford. Mort. \$12,500. Jan. 22. 17,250
 67th st, No. 60, s s, 20 w 4th av, 20x80, four-story stone front dwell'g. Gustav N. Ballin to John C. Ueberfeld. Jan. 7. See 76th st. 32,500
 71st st, n s, 275 w 8th av. Party wall agreement. Leopoldine Frankenhaimer to Edward F. Schwedler. Jan. 16. nom
 72d st, No. 248, s s, 230 e West End av, 20x102.2, four-story stone front dwell'g. Rosalie wife of Lesser Steinhardt to Benjamin Steinhardt. Mort. \$30,000. Jan. 21. 56,500
 73d st, No. 5, n s, 150 e 5th av, 21x102.2, four-story stone front dwell'g. Foreclos. Clarence W. Francis to Albert S. Rosenbaum. Jan. 17. 51,250
 74th st, No. 140, s s, 400 w 9th av, 22x102.2, four-story brick dwell'g. Release mort. David Garrison, George C. Renkauff and Edward B. Staggers of Hall & Garrison to J. Edward Coar. Jan. 14. 5,373
 Same property. John E. Coar to Robert K. Dana. Mort. \$28,000. Jan. 20. 45,000
 74th st, s s, 400 w 9th av, 100x102.2. Release mort. Henry Talmadge exr. and trustee Frederick H. Cassets to Adam Faeger. Jan. 21. nom

76th st, n s, 116.8 e 2d av, runs north 18 x east 2.4 x north 84.2 x east 81 x south 102.2 to 76th st, x west 83.4, vacant. Max Danziger to William Dempsey. Mort. \$18,000. Dec. 31. See 113th st. nom
 76th st, s s, 254 e 9th av, 21x102.2, four-story stone front dwell'g. John C. Ueberfeld to Gustav N. Ballin. Mort. \$26,000. Jan. 17. See 67th st. 45,000
 76th st, n s, 327.6 e 9th av, 20x100, four-story brick dwell'g. Meyer Guggenheim to Morris Guggenheimer. Mort. \$25,000. Jan. 10. nom
 76th st, No. 513, n s, 223 e Av A, 25x102.2, two one-story frame buildings. Maurice V. Freund to Thomas Fitzgerald. Mort. \$3,000. Jan. 23. 4,000
 78th st, s s, 100 e 10th av, 125x102.2. 78th st, n s, 100 e 10th av, 150x102.2. 10th av, n e cor 78th st, 102.2x100. 10th av, s e cor 78th st, 53x100. }
 Agreement restricting buildings, &c. Jacob Bookman, Jacob M. Newman and Loton Horton to Julius J. Frank, Abraham W. Lozier and Isaac Guggenheim. Jan. 15. nom
 78th st, No. 116, s s, 208.4 w 10th av, 16.8x102.2, four-story stone front dwell'g. John A. Rochford to Frederick H. and Henry A. Clark. Mort. \$10,000. Jan. 16. 20,000
 79th st, No. 425, n s, 356 e 1st av, 26x102.2, four-story stone front tenem't. George E. Born exr. Catharine Born to Frederick C. Steffen. Mort. \$11,500. Jan. 15. 16,000
 82d st, No. 345, n s, 175 w 1st av, 22.4x102.2, two-story frame dwell'g. Karl M. Wallach to Abraham Kern. Ms. \$5,000. Oct. 8. 11,500
 82d st, No. 133, n s, 281 w 9th av, 19x102.2, four-story stone front dwell'g. Foreclos. Joseph S. Bosworth to The Domestic and Foreign Missionary Soc. Prot. Epis. Church U. S. Jan. 16. 21,000
 83d st, No. 326, s s, 250 w 1st av, 25x102.2, five-story stone front tenem't. Peter Tollmann to John Neubauer. Mort. \$12,000. Jan. 15. 21,900
 83d st, No. 304, s s, 40 w West End av, runs south 78.8 x west 10 x south 1.6 x west 10 x north 80.2 to st, x east 20, three-story brick dwell'g. Philip L. Schell to John Gilmour. B. & S. Mort. \$15,000. Jan. 17. 30,000
 83d st, No. 306, s s, 60 w West End av, 20x80.2, three-story brick dwell'g. Same to Jane wife of John D. Phyfe, Demarest, N. J. B. & S. Mort. \$15,000. Jan. 17. 30,000
 84th st, No. 344 and 346, s s, 432 w West End av, 43x102.2, two three-story stone front dwell'gs. Frederick Van Tine to Jacob Lawson, Brooklyn. C. a. G. Mort. \$33,500. Jan. 4. 60,000
 87th st, s s, 200 w West End av, 100x100.8, five three-story stone front dwell'gs. William E. Lanchantin, Brooklyn, to Frederick Van Tine. Jan. 21. 150,000
 88th st, No. 180, s s, 78 w 3d av, 22x100, four-story brick dwell'g. Bernhard Bacharach to Hannah B. Earl, Little Falls, N. J. Mort. \$10,000. Jan. 2. 13,025
 91st st, s s, 200 e 2d av, 50x100.8, vacant. Lucretia S. Jones to William G. Alger. Jan. 3. 7,900
 91st st, s s, 250 e 5th av, 25x100, one-story frame building. Elizabeth Higgins to John S. Robinson. Mort. \$15,000. Jan. 21. See 2d av. 35,000
 92d st, s s, 300 e 2d av, 25x100.8, vacant. Lucretia S. Jones to Charles E. Rhineland. Jan. 3. 4,700
 92d st, s s, 275 e 2d av, 25x100.8, vacant. Same to same. Jan. 3. 4,700
 93d st, n s, 150 e 1st av, 75x100.8, vacant. Lucretia S. Jones to Frederick Willenbrock. Jan. 3. 13,050
 93d st, n s, 225 e 1st av, 25x100.8, vacant. Lucretia S. Jones to Patrick Horgan. Jan. 3. 3,450
 94th st, No. 173, n s, 156.3 w 3d av, 18.9x100.8, three-story stone front dwell'g. Henrietta wife of Isidor Herz to Emanuel Heiner and Moses J. Wolf. Mort. \$11,000. Jan. 18. 16,000
 98th st, s s, 475 w 8th av, 150x100.11, six five-story brick flats. John Carter to Thomas Webster. All liens. Jan. 16. exch
 100th st, No. 222, s s, 230 w 2d av, 25x100.11, five-story brick tenem't. Roger O'Connor to Henry Truberg. Mort. \$13,000. Jan. 4. 21,000
 100th st, n s, 250 e 3d av, 200x100.8. Release mort. Sarah H. Powell to Emma wife of James M. Graham. 4 releases. Jan. 21. nom
 100th st, n s, 160 w 2d av, 50x100.8. Release mort. George N. Manchester and William N. Philbrick, of Manchester & Philbrick, to same. Jan. 21. nom
 100th st, n s, 250 e 3d av, 100x100.8. }
 100th st, n s, 160 w 2d av, 75x100.8. }
 Release mort. James G. McElwee to same. Jan. 21. nom
 100th st, No. 223, n s, 350 e 3d av, 25x100.8, five-story brick tenem't. Emma wife of and James M. Graham to Selina wife of Edward Eberly. Mort. \$10,000. Jan. 21. 16,000
 100th st, n s, 135 w 2d av, 25x100.8. Release mort. George N. Manchester and William N. Philbrick, of Manchester & Philbrick, to Emma Graham. Jan. 22. nom
 Same property. Release mort. James G. McElwee to Emma Graham. Jan. 21. nom
 100th st, n s, 450 e 3d av, 25x100.8. Release mort. Sarah H. Powell to Emma wife of James M. Graham. 4 releases. Jan. 21. nom
 102d st, Nos. 104 to 110, s s, 100 w 9th av, 100x100.11, four five-story brick flats. William H. Hall to Frederick Hack. Mort. \$33,100, Jan. 16. nom

Same property. Frederick Hack to William H. Hall. Morts. \$58,000. Jan. 20. nom
 102d st, Nos. 110 and 112 W. Party wall agreement. Jacob M. Newman to Frederick Hack. Jan. 18. nom
 104th st, No. 58, s s, 180 w 4th av, 25x100.11, five-story brick flat. Henry C. Tucke to Jacob Roth. Mort. \$18,000. Jan. 20. nom
 107th st, s s, 185.11 e 9th av, 132.1x132.2x4.5. Release mort. Simon Bernheimer to Moritz Bauer. Rerecorded. May 10. nom
 109th st, No. 120, s s, 195.8 w Lexington av, 19x100.11. James L. Lowry to Hannah Laveland. Morts. \$7,500. Jan. 15. 10,250
 109th st, No. 214, s s, 201.8 e 3d av, 16.8x100.10, three-story frame dwell'g. Angeline wife of Edward C. Harris to Maria Aspen widow. Jan. 22. 6,600
 113th st, No. 445, n s, 93 w Pleasant av, 25x100.10, five-story stone front tenem't. William Dempsey to Max Danziger. Mort. \$12,500. Dec. 31. See 76th st. (Conveyed merely as indemnity.) nom
 114th st, No. 314, s s, 180 e 2d av, 20x100.11, four-story brick tenem't. Alfred J. Bissinger to Elizabeth V. Carter. Morts. \$7,000. Jan. 10. 9,500
 115th st, No. 79, n s, 125 e Lenox av, 16.8x100.11, three-story stone front dwell'g. Meyer Feuchtwangler to Otto Helmken. Jan. 23. 15,500
 116th st, s s, 270 w 5th av, 225x100.11, vacant. George A. Robbins to Marx and Moses Ottinger. Jan. 6. val. consid. and 100
 117th st, No. 156, s s, 18 e Lexington av, 16.9x64.11, three-story brick dwell'g. William M. Lloyd exr. Matilda M. Lloyd to John McCormack. Dec. 30. 8,400
 118th st, No. 166, s s, 169.6 w 3d av, runs south 75.8 x east 8.8 x southeast 34.11 x west 64.10 x north 100.11 to st, x east 32.3, two-story frame dwell'g with one and two-story brick buildings on rear. Caroline Boehm extr. Fritz W. otherwise Frederick W. Boehm to Robert T. Reiley. Mort. \$5,000. Jan. 22. 11,200
 Same property. Caroline Boehm widow to same. Mort. \$5,000. Jan. 22. 11,200
 120th st, s s, 162 e 5th av, 139x100.11, four five-story brick flats. Johanna Hirschberg to Francis J. Schnugg. Mort. \$50,500. Rerecorded. Feb. 28, 1889. 65,500
 120th st, s s, 162 e 5th av, 35x100.11. Fred. W. Styles to James W. Green, Gloversville, N. Y. Morts. \$41,575. Jan. 23. nom
 120th st, s s, 197 e 5th av, 34.6x100.11. Same to same. Morts. \$41,600. Jan. 23. nom
 120th st, s s, 266 e 5th av, 35x100.11. Fred. W. Styles to William S. Phillips, Louis M. Doup and Joseph Annin, of Phillips, Doup & Co., Brooklyn. Morts. \$41,000. Jan. 23. nom
 120th st, Nos. 239-249, n s, 375 w 7th av, 100x100.11, six three-story brick dwell'gs. Edwin B. Woods to Martha Dunn. Mort. \$18,000 and all liens. Jan. 21. 80,000
 120th st, No. 146, s s, 457 w Lenox av, 18x100.11, three-story stone front dwell'g. Bridget Hare to Jacob M. Newman. Q. C. All title. Jan. 15. nom
 120th st, Nos. 114 and 116, s s, 173.4 e 4th av, 41.8x100.10, two four-story stone front tenements. Alexander H. Nones trustee of and Leon A. Nones to Catharine wife of Thomas S. Brennan. Morts. \$18,000. Jan. 15. nom
 Same property. Leon A. Nones to Catharine Brennan. Morts. \$18,000. Jan. 15. 21,800
 Same property. Alexander H. Nones to same. Q. C. Jan. 17. nom
 122d st, No. 322, s s, 250 e 2d av, 25x100.11, three-story frame dwell'g. Fannie M. Urdike to Norman Seymour. 1/2 part. C. a. G. Mort. \$4,000. Jan. 17. 1,000
 Same property. Norman Seymour to Daniel Seymour. 1/2 part. M. \$4,000. Jan. 18. 1,250
 122d st, n s, 125 w 10th av, 25x90.11, vacant. Sarah M. and Sylvester Knight exrs. Emanuel Knight to Bella wife of Morris J. Warnstadt. Jan. 16. 4,800
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 16. nom
 122d st, n s, 175 w 10th av, 25x90.11, vacant. Sarah M. and Sylvester Knight exrs. E. Knight to Louis F. Boyes. Jan. 16. 4,825
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 17. nom
 125th st, Nos. 112-118, s s, 140 e 4th av, 100x100.11, four two-story frame stores and dwell'gs.
 124th st, Nos. 111-117, n s, 140 e 4th av, 100x100.11, two two-story and two three-story frame dwell'gs.
 Charles Weinberg to Oscar and Malvina Hammerstein. All liens. Jan. 2. nom
 125th st, Nos. 234-240, s s, 405 e 3d av, 95x100.11, four five-story brick flats with stores. Edward P. Schell to Philip L. Schell. B. & S. Sub. to morts. Jan. 17. nom
 Same property. Jane wife of John Phylfe, Demarest, N. J., to same. Q. C. Jan. 17. nom
 129th st, No. 118, s s, 240.2 e 4th av, 20x99.11, three-story brick dwell'g. Isabella Keech individ., extr. and trustee of J. H. Hall to Edward J. Murray. Mort. \$5,000. Jan. 20. 6,500
 129th st, No. 120, s s, 260.2 e 4th av, 20.1x99.11x19.8x99.11, three-story brick dwell'g. Same to Joseph P. Murray. Mort. \$5,000. Jan. 20. 6,500
 133d st, n s, 450 w 10th av, 100x99.11, vacant. Edward C. Donnelly individ. and as exr. Terence Donnelly to Hannah M. wife of Zachariah J. Halpin and Matthew Daly. Jan. 18. 12,120
 133d st, n s, 400 w 10th av, 50x99.11, vacant. Same to Andrew Humphrey. Jan. 13. 6,060

133d st, n s, 550 w 10th, 50x99.11, vacant. Same to George Chivvis. Jan. 11. 6,100
 133d st, n s, 550 w 10th av, 50x99.11, vacant. George Chivvis to John Hayes. B. & S. and C. a. G. Mort. \$3,660. Jan. 22. nom
 147d st, No. 202, s s, 75 w 7th av, 16.9x99.11, three-story stone front dwell'g. Laurence Kelly to Annie Kelly. All liens. Jan. 21. nom
 142d st, No. 204, s s, 91.2 w 7th av, 16.8x99.11, three-story stone front dwell'g. Same to Agnes Kelly. All liens. Jan. 21. nom
 143d st, n s, 100 e 10th av, 75x99.11. Release judgment. William H. De Forest, Jr., to William A. Hoe. Jan. 18. nom
 143d st, n s, 175 e 10th av, 50x99.11. Release judgment. Same to Francis M. Smith. Jan. 18. nom
 147th st, n e s, 525 n w 7th av, 50x99.11, vacant. Joseph Frank to J. Allen Townsend. Mort. \$2,316. Jan. 23. 6,000
 Av A, No. 998, n e cor 54th st, 25.5x65, five-story brick store and tenem't. Margaretha wife of John Wittigschlager, Jersey City, to George Robinson. Morts. \$18,118. Jan. 22. nom
 Av A, s w cor 55th st, 100.5x100, vacant. 55th st, s s, 100 w Av A, 19x100.5, vacant. Adolf Kerbs to George Robinson. Mort. \$20,000. Jan. 15. 35,000
 Same property. George Robinson to The Consumers' Brewing Co., New York (Lim). Mort. \$20,000. Jan. 17. 33,550
 Av A, e s, 52.2 n 73d st, 50x98. Release mort. Joseph L. Buttenwieser to William A. Wilson. Jan. 21. 20,231
 Audubon av, e s, 76.7 n 167th st, 25x95. William Reinhardt to Christian Trinks. Mort. \$1,121. July 24, 1889. 3,000
 Convent av, e s, 125 n 141st st, 294.6x100, vacant. Jacob D. Butler to William Rockefeller. Mort. \$60,000. Jan. 14. nom
 Convent av, Nos. 77 and 79, e s, 119.11 s 145th st, 40x100, two three-story brick dwell'gs. Jacob D. Butler to same. Morts. \$36,000. Jan. 14. nom
 Lenox av, w s, 25 s 134th st, 99.10x100, vacant. Edward Oppenheimer and Isaac Metzger to Charles E. Hume. Morts. \$25,600. Jan. 17. 46,000
 Lenox av, north of 131st st. Building agreement and agreement as to division of proceeds of buildings. John M. Sheridan to John Burke. Jan. 7. nom
 Lenox av, n w cor 133d st, 25x100, vacant. Lenox av, s w cor 134th st, 25x100, vacant. Sarah M. and Sylvester Knight exrs. E. Knight to Morris Steinhardt. Jan. 16. 30,650
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 17. nom
 Lenox av, North 131st st. Cancellation of building agreement. John M. Sheridan and George Cody with John Burke. Jan. 7. nom
 Lenox av, w s, 25 s 134th st, 99.10x100, vacant. Sarah M. and Sylvester Knight exrs. E. Knight to Edward Oppenheimer and Isaac Metzger. Jan. 16. 38,400
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 16. nom
 Madison av, No. 1662, w s, 80.5 s 111th st, 20.5x50, three-story brick dwell'g. Edward F. Robinson, Mamaroneck, to Ray wife of John Logan. Morts. \$7,686. Jan. 3. 12,000
 Madison av, e s, 60 n 50th st, 80.10x73.2, 1-12 part. Interior lot on centre line bet 50th and 51st sts at point 73.2 e Madison av, runs east 101.10 x north 35.9 x west 75 x south 6 x west 26.10 x south 29.9. Release mort. The Manhattan Savings Inst. to Frances A. wife of Edward D. Adams. Jan. 18. 33,500
 Park av, n e cor 75th st, 127.2x100, one-story frame building and vacant. Edward Hirsh to Lorenz Weiher, New Rochelle, N. Y. Morts. \$50,000. Jan. 9. See last issue. nom
 Park (4th) av, w s, 25.11 n 118th st, 25x90, five-story stone front flat. Foreclos. Walter C. Low to Sydney A. Smith. Jan. 17. 19,000
 Riverside av or Drive, n e cor 107th st, 26.10x200. 107th st, n s, 100 e Riverside av, 175x100.11. Boulevard, n w cor 107th st, 26.10x100, one-story frame buildings and vacant. Isabel S. Tripler to the Atlas Improvement Co. Jan. 17. 83,000
 St. Nicholas av, s e cor 113th st, 70.5x58.7x60x95.5, vacant. Sarah M. and Sylvester Knight exrs. E. Knight to P. Henry Dugro. Jan. 16. 20,700
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 17. nom
 West End av, No. 515, w s, 44 s 90th st, 20x90, four-story stone front dwell'g. Butler H. Bixby assignee Bernard Wilson to Mary C. wife of Francis M. Coleman, Darien, Conn. B. & S. Mort. \$23,000. Nov. 26. 32,000
 Same property. Bernard Wilson to same. Q. C. Nov. 26. nom
 West End av, e s, extends from 69th st to 70th st, 200.10x100. 69th st, n s, 100 e West End av, 75x100.5. 70th st, s s, 100 e West End av, 75x100.5, all vacant. Release mort. The Equitable Life Assurance Soc. of the United States to Eugene T. Lynch, Flushing, L. I. Jan. 16. nom
 Same property. Eugene T. Lynch, Flushing, L. I., to James Kearney, Hackensack, N. J. C. a. G. Taxes, assessm'ts, &c. Jan. 16. other consid. and 5,000
 1st av, e s, 50.8 n 90th st, 100x94, vacant. Lucretia S. Jones to Frederick Walter. Jan. 3. 23,800

2d av, Nos. 920 and 922 (begins 2d av, s e cor 49th st, No. 302 E) 49th st, 50.3x75, two four-story brick stores and tenem'ts on av and one four-story stone front store and tenement on st. John D. Robinson to Elizabeth Higgins. Morts. \$39,000. Jan. 21. See 91st st. 60,000
 2d av, No. 2039, s w cor 105th st, runs northwest 100 x southwest 25.9 x southeast 50 x north 3.9 x again southeast 50 to av, x northeast 22, four-story brick store and tenem't with one-story frame building on rear. Mary E. wife of Jeremiah H. Moore to Martha E. Lusk. All liens. Jan. 20. gift
 2d av, No. 2308, e s, 80 n 118th st, 20.11x80, three-story brick dwell'g. Laurence Kelly to Ella Kelly. All liens. Jan. 21. nom
 7th av, No. 2062-2080, w s, extends from 123d to 124th st, 201.10x75, ten five-story brick flats with stores. Anne Moriarty widow to Thomas J. Robinson. Jan. 22. 290,000
 7th av, Nos. 2160-2178, w s, extends from 128th to 129th st, 199.10x75, ten five-story brick flats with stores, unfinished. Frank E. Smith to Myron W. Dow. Jan. 16. nom
 8th av, No. 100, s e cor 15th st, runs east 73.6 x south 38.8 x west 10 x north 19.4 x west 63.6 to 8th av, x north 19.4, three-story brick tenem't with stores on av and two-story brick building on st. Margaretha Struss and Wilhelmina S. Ward to Hermann Mann. Jan. 15. nom
 8th av, No. 505, w s, 38.3 n 35th st, 20.3x95, four-story brick (stone front) store and tenement. Emery N. Downs, Brooklyn, to Cecilie Cohen. Morts. \$22,500. Jan. 23. 32,500
 9th av, No. 774, e s, 50.5 s 51st st, 25x100, five-story stone front store and tenem't. Courtney N. Kennelly to William B. Nivin. Jan. 11. 38,000
 9th av, n e cor 74th st, 51.2x100, vacant. Owen McCorken to John Conley. Mort. \$27,500. Jan. 8. 50,750
 9th av, s e cor 94th st, 100.8x100, vacant. 94th st, s s, 100 e 9th av, 150x100.8, vacant. Edward Oppenheimer and Isaac Metzger to Thomas C. and George Edgar. Morts. \$100,000. Jan. 15. See last issue. 150,000
 9th av, No. 752, e s, 50.5 s 51st st, 25x100, five-story brick store and tenem't. William B. Nivin to William and Bryan L. Kennelly and Kate C. wife of John W. Wood as trustees. Morts. \$23,000. Jan. 16. 38,000
 10th av, w s, 25.9 n 82d st, 24.3x100, vacant. Eliza M. Bailey to John O. Baker. Jan. 17. 5,432
 10th av, No. 1470, n e cor 87th st, 25.8x100, five-story brick flat with store. Henry Meinken to Gerhard C. Heesemann. Mort. \$27,500. Jan. 17. 56,000
 10th av, e s, 50 n 166th st, 25x100. George Chivvis to John Hayes. All liens. Jan. 16. nom
 10th av, n e cor 144th st, 99.11x100, two-story frame dwell'g. Jacob D. Butler to William Rockefeller. Mort. \$30,000. Jan. 14. nom
 Interior lot, begins 263.5 w Av C and 87.1 n 8th st, runs east 5.4 x north 5 x west — to point 263.5 west Av C, x south abt 5. Hedwig Traud to Katharina Schilling. B. & S. July 15, 1889. nom

MISCELLANEOUS.

All estate and property, real and personal, of party of first part except such property as is exempt by law from levy and sale under execution. General assignment. Hiram H. Hollis to Henry A. Newell. Aug. 10. nom
 All title of grantor in estate of Terence Koen dec'd. Joseph J. Koen to Elizabeth Koen widow. B. & S. Jan. 20. nom
 All title in all real estate of which John Hopper died seized, wheresoever situated and whether included in his will or not. Evelyn M. wife of Frank O. Maxson to John E. Blackman. July 20. nom
 Same property. Charles W. Striker, James R. Snell and John R. Striker to same. January, 1889. nom
 Same property. Sarah F. Humphreys to same. Feb. 8, 1889. nom
 Same property. Jasper W., Ellen G., Louisa S. and William T. Gilbert to same. March 13. nom
 Same property. Mary E. M. Young widow to same. Mar. 30. nom
 Same property. Richard W. Horn and Jacob H. Mott to same. Jan. 12, 1889. nom
 Same property. Henry J., James T. and Charles W. Horn and Isabella M. Dewey to same. Apr. 7. nom
 Same property. Lydia S. widow, James T., Annie L., Sarah L. and Mary T. Horn to same. Mar. 18. nom
 Same property. Sarah M. widow, James, Alvin H., Charles E. and Jemima S. Striker to same. Jan. 15, 1889. nom
 Same property. Mary T. and Elizabeth V. Cockroft to same. June 28, 1889. nom
 Same property. Margaret E. wife of Theodore W. Sutton and Mary H. wife of Arthur T. Ely to same. Jan. 22, 1889. nom
 Same property. Amelia wife of Henry E. Collins to same. Jan. 14, 1889. nom
 Same property. Matthew A. Horn to same. Dec. 17, 1888. nom
 Same property. Anna W. widow, Walter G., Mary W., Louis O. and Anna C. Van Doren to same. Mar. 9, 1889. nom
 Same property. Jemima Smith widow to same. Q. C. and release. Mar. 15, 1889. nom
 Same property. George W. Striker to same. Q. C. and release. Feb. 4, 1889. nom

All title of grantor in real and personal estate of Cornelia M. Stewart. Ella B. Emmet formerly Smith to Sarah N. Smith, Charles J., Anna C. and Emma A. Clinch, Rosalie, Henry C., Virginia, Prescott H. and Maxwell E. Butler and Lillian L. Swann. Q. C. and release. Jan. 13. nom
 Same property. Cornelia S. Butler to same. Q. C. and release. Jan. 15. nom
 Same property. Kate A. Wetherill formerly Smith to same. Q. C. and release. Jan. 13. nom
 Same property. Louise N. Osborne formerly Smith to same. Q. C. and release. Jan. 11. nom
 Same property. James C. Smith to same. Q. C. and release. Jan. 14. nom
 Same property. Bessie S. White formerly Smith to same. Q. C. and release. January 13. nom
 Strip of land formerly constituting part of the Bloomingdale road which formerly traversed and intersected the lands in the "Out Ward" of which John Hopper died seized. Hopper S. and Alexander H. Mott and Ruth A. Wallace formerly Mott to John E. Blackman, Omaha, Neb. Q. C. Nov. 22, 1889. nom

23d and 24th WARDS.

Bristow st, e s, 125 n Jennings st, 50x100. Henry D. Tiffany to Gregorio Di Lorenzo. Dec. 20. nom
 Broadway, w s, 75 s of certain road or lane leading from Church st to Broadway as shown on Mary C. P. Macomb map, Kingsbridge, runs south 28.6 x west 120 to said road, x northeast along road — x east 94, with all title in road or lane. Albert E. Putnam to Francis M. and Eugene W. Varian. Jan. 8. 1,050
 Chisholm st, w s, 170 s Jenning st, 20x104.9x 20.3x101.9, with all title to lane from Boston av to Chisholm st. George D. Kingston to Daniel Sinclair. Dec. 30. 2,500
 Crotona pl, w s, 109.10 s 171st st, 25x100. Release mort, Silas D. Gifford and Charles B. Beck, exrs, &c., Charles Bathgate to Julia wife of Gustave Huerstel. Jan. 16. 750
 Same property— Julia wife of and Gustave Huerstel to J. Arthur Pinchbeck. Jan. 17. 1,100
 Evelyn pl, s s, 100 e Grand av, 100x100. Thomas R. Gibbs to Fannie E. Lawrence. Morts. \$1,200. Jan. 16. nom
 Same property. Fannie E. Lawrence to Bridget Casey. Morts. \$1,200. Jan. 17. nom
 Fox st, n w cor 165th st, 111x100 x south 25 x east 42.10 x south 89.9 to 165th st, x east 50. Eliza N. Gray widow to Benjamin Korminsky. Jan. 2. 2,383
 Gouverneur pl, s s, 93.6 e Railroad av, 125x 90. }
 167th st, s s, 124.3 e Railroad av, 50x100. }
 Henry P. De Graaf to Joseph Scheider. }
 Jan. 15. } 8,600
 Hoffman st, e s, 258 s Pelham av, 25x117.11x25x 117.9. Susanna J. Cowan to Orson Freer. }
 Jan. 13. } 900
 Hoffman st, e s, lot Z map Cedar Hill plot on Powell farm, 25x119.8x25x119.7, h & l. Charles Bennett to Michael Hicks. Jan. 21. 3,000
 Jennings st, n s, 112.3 w Bristow st, 25x177x25x 175.7, hs & ls. Bridget Hughes to James Elliot and Mary his wife, joint tenants. Jan. 18. 2,400
 Morris st, n s, 30.4 w Washington av, 41.6x 96.10x41.1x90.5. Hugh N. Camp to William H. Schott. Mort. \$11,000. Jan. 18. 14,000
 Southern Boulevard, s s, 500 e Willis av, 100x 100. Eliphalet N. Potter, Geneva, N. Y., to John Eichler. Jan. 17. 16,000
 Southern Boulevard, Depot pl South, Berrian av and land of N. Y. & Harlem R. R. Co.— the block. }
 Hoffman st, s w cor Jacob st, lots 111 and 112 map Union Hill, Powell estate, Fordham. }
 Locust av, n s, lot 154 map East Tremont, bounded on rear partly by Johnson av. }
 Eliza Van Schaick to John J. Brady. July }
 2. } nom
 St. George's Crescent, s s, lot 588 map G. F. & H. B. Opdyke property, adj. New York City Private Park, 24th Ward, 25x93.6x25 x95.4. }
 St. George's Crescent, n s, lot 599, same map, 25.5x106.7x25x111.3. }
 William S. and Charles W. Opdyke to Statia L. wife of Edwin B. Wilson. Taxes, &c., from May 7, 1886. Dec. 19. 695
 Tiffany st, w s, 118.3 n 165th st, 88x100. Release mort. Charles B. Perry and Henry D. Tiffany, exrs, &c., Isabel T. Perry, to Gregorio Di Lorenzo. Dec. 21. 937
 Same property. Gregorio Di Lorenzo to Hannah Levi. Jan. 15. nom
 133d st, s s, 350 w Morris av, 50x100. }
 132d st, n s, 350 w Morris av, 50x100. }
 Samuel Faile, White Plains, N. Y., to John Eichler. Mort. \$4,500. Jan. 16. 14,000
 136th st, s s, 186.6 w Willis av, 20x100. Heroy Struthers to Elizabeth T. Struthers. All title. Jan. 13, all liens. 50
 138th st, s s, 71.10 w Brown pl, runs south 85 x west 10.9 x south 15 x west 8.10 x north 100 to 138th st, x east 19.7. Foreclos. Frank J. Dupignac to James R. Plum et al. exrs. Caroline Townsend. Jan. 21. 10,366
 145th st, s s, 125 e Whitlock av, 25x100. Martha M. Olsen to Charles G. Jorgensen, Springhurst. Jan. 21. 600
 150th st, No. 317, n s, 62.9 e Walton av, 16.9x 114.7x16.9x114. Annie P. wife of Adam P.

Baldwin to George A. Mott. Morts. \$3,000. Jan. 15. 4,500
 171st st, s s, 124 w Fordham or North 3d av, 48 x100. Newbury D. Lawton, New Rochelle, N. Y., to John A. Knox. Dec. 2. nom
 177th st, n s, 71.10 w old w s Washington av, runs north 116.10 x west 23 x north 25 x west 16 x south 147.10 to 177th st, x east 39.6, h & ls. Ellen Dolen to Walter E. Andrews. Mort. \$6,500. Jan. 13. 15,250
 Adams av, east cor Columbia av, 100x100. Edward A. Bell to Fernando Wood. Jan. 21. 2,200
 Alexander av, w s, 85 n 136th st, 30x75. James M. Brown et al. exrs. James Brown to Thomas J. O'Kane. Confirmation deed. Jan. 15. nom
 Alexander av, w s, 99.9 n 136th st, 14.10x75x 15x75. Thomas J. O'Kane to John Curry. Mort. \$5,000. Jan. 10. 8,000
 Alexander av, e s, 75 n 142d st, 40x106.6. Henry L. Morris trustee for Mary M. Ostrander, formerly Edwards, to Anna T. Dale. Jan. 16. 12,000
 Andrews av, n e cor 184th st, 150.10x100. Fernando Wood to Alfred J. Taylor 2/3 part, and William D. Peck 1/3 part. Mort. \$4,500. Dec. 12. 8,000
 Bathgate av, e s, abt 216 n 179th st, 108x70. John A. Knox to Newbury D. Lawton, New Rochelle, N. Y. 1/2 part. Morts. \$6,000. Dec. 23. nom
 Central av, s e s, at n w cor of the land hereby described and runs 130 to land of Chrystie, x 320 x 33 to centre of brook, x — along same to land late of C. Berrian, x 34 x 445, contains 1 177-1,000 acres. Darius G. Crosby, Scarsdale, N. Y., to Joseph H. Cain. C. a. G. Rerecorded. Oct. 3. 5,500
 Central av, s e s, at n w cor of land hereby described, runs south 130 to Chrystie's land, x east 320 x south 33 to centre of brook, x east to n s of C. Berrian's land, x west 34 x west 445, contains 1 177-1,000 acres. Amanda Hazzard, Little Silver, N. J., to Mary A. Poole. Mort. \$6,200. Jan. 23. 18,000
 Same property. Joseph H. Cain to Amanda Hazzard. C. a. G. Mort. \$3,750. January 23. nom
 Clinton av late Rustic av, n w s, lot 59 map East Tremont, 66x150. James S. Wilson, Jerusalem, Yates County, N. Y., to Statia L. Wilson, Brooklyn. Nov. 1. nom
 Courtlandt av, n w s, 25 s w 160th st, 25x100, excepting strip taken for widening av. Charles Ruff to Carl Kurz. Reserves award for damages. Sub. to mort. \$3,000. Jan. 9. 5,800
 Jefferson av, n s, 115 w Williamsbridge road, 50x100. }
 Jerome Park Railway, or strip in possession }
 of said railway company, s s, 960.6 e Marion }
 av, 50x26x50x26.1. }
 Anthony Whyte to Emily Burnham. Jan. }
 15. } 1,775
 Mohegan av, s e s, 562 s w of old line of Samuel st, 33x150.6. James H. Behan to James Haggerty. B. & S. and C. a. G. Jan. 17. nom
 Mohegan av, s e s, 529 s w of old line of Samuel st, 33x150.6. James Haggerty to James H. Behan. B. & S. and C. a. G. Jan. 17. nom
 Morris av, w s, 128.4 n Cameron pl, 51.4x145.10 x50x157.4. Release mort. Charles W. Low- erre to Robert M. Offord. Jan. 18. 600
 Morris av, e s, 75 s 158th st, 25x71 to railroad, x 27.9x84. Agreement that deed delivered in escrow shall operate on payment of assessments. Julia C. Hendrickson and John W. Cornish to Charles A. Mapes. Jan. 6. nom
 Riverdale av, e s, 85.4 s Rock st, 50x100. Bridget wife of John Finigan, Riverdale, to Henry J. Walters. Mort. \$200. Jan. 7. 200
 Rustic av, e s, 132 n John st, 66x150. William H. Salter to Mary E. wife of Charles V. Halley. C. a. G. Taxes and assessm'ts and sales for same. Jan. 17. nom
 Same property. Mary E. wife of Charles V. Halley to Richard J. Lyons. Jan. 18. 1,100
 Stebbins av, e s, 413.4 n 165th st, 25x154.2x25.4 x150. Gregorio Di Lorenzo to Casper Sennhauser. Jan. 16. 900
 Vanderbilt av late Railroad av, s e s, 108 n 178th st, Louise Langbein widow to Caroline L. Langbein. Mort. \$3,000. Jan. 17. nom
 Vyse av formerly Chestnut st, n w s, 25 s w from old Baptist Ministers' Home, 24th Ward, 50x143x50x145, h & l. Michael Cook to Hugh J. Lunny. Jan. 18. 2,300
 Walton av, e s, 631.7 s from south line of Stebbins farm, west part of lots 237 and 238 map Inwood, 50x101.8x—x97.1. Fannie E. Lawrence to James C. Thomas. Jan. 18. 1,000
 Washington av, e s, 323 n Quarry road, old line, 24.6x100x22.10x100. C. Adelbert Becker to George W. Copley and James A. Woolf. 1/2 part. Jan. 22. exch
 Willis av, e s, 50 n 134th st, 50x100. Release mort. George E. Hyatt to Frederick Rohrs. Jan. 17. nom
 Same property. Release mort. The Bradley & Currier Co. (Lim.) to same. Jan. 17. 1,000
 3d av, n w s, 57.6 s w 148th st and 56 s w 148th st as laid down on map, 26x64.9x25x66.3. Anton Rinschler to Henry Wallenstein. January 14. 15,250
 3d av, n w s, abt 260.5 s w 167th st, runs southwest 29.9 x northwest 100 x southwest 25 x again northwest 83 x northeast 48.5 x southeast —. Jennie wife of and Gustav Ansel to Washington and Isabel Brockner. Mort. \$9,000. Jan. 20. 14,000
 Lots 1289-1299 in section 10 map Woodlawn Cemetery, contains 3,461 superficial feet.

Woodlawn Cemetery to Margaret Fischer. Confirmation deed. Jan. 8. nom
 Lots 6706-6708 inclusive in section 61 map of grantors property, contains 1071 superficial feet. Woodlawn Cemetery to Malvina L. Baker widow, Margaret L. B. wife of William H. Harrison, Emma R. wife of T. Chesley Richardson and Carrie B. wife of Marshall C. Lefferts. Jan. 3. 1,874
 Kingsbridge road, lot begins on line 193.6 e Marion av and 3.8 n said road, runs north 51.6 x east 43.6 x southwest 15 to old n s of said Kingsbridge road, x southwest along same 46.1 to beginning. Lillie T. wife of Frank Yoran to Auguste J. Paris. Mort. \$1,000. Jan. 21. nom
 Same property. Joseph H. Cain to Lillie T. wife of Frank Yoran. Mort. \$1,000. June 13, 1889. 1,750
 West Farms to Kingsbridge road, n e s, 55.6 n w Hoffman st, 50.6x78x50x102, h & l. Agnes wife of Adam Yost formerly Mayer to John Dimmig, North Bergen, N. J. Mort. \$2,500. Jan. 21. 5,350

LEASEHOLD CONVEYANCES.

Barclay st, No. 110. Assign lease. Edwin Julius Witthaus et al. exrs. Gustavus H. Witthaus to Edwin J. Witthaus. 1/2 part. 11,500
 Bleeker st, No. 368. Assign. leases. Charles E. Talley to James M. Smith. nom
 Broadway, e s, 46.8 s 9th st, 23.4x98.6x23.4x 97 in two courses. }
 Broadway, e s, 70.1 s 9th st, 24x100x21x98.6. }
 Broadway, e s, 70.7 n 8th st, 23.6x100x23.6x 101.6. }
 4th av, w s, 19.2 s 9th st, 25x102.11x26.2x94.6. }
 4th av, s w cor 9th st, 19.2x94.6x44.1x84. }
 4th av, w s, 30.1 n 10th st 25x80. }
 4th av, n w cor 10th st, 30.1x80x6.9x84.6. }
 Broadway, 4th av, 9th st and 10th st—the }
 block. }
 9th st, n s, 174.4 w Broadway, 26x92.3. }
 9th st, s s, 243.11 e Broadway, 25x93.11. }
 9th st, s s, 218.11 e Broadway, 25x93.11. }
 9th st, s s, 134 w 4th av, 25x93.11. }
 9th st, s s, 168.11 e Broadway, 25x93.11. }
 9th st, n s, 229.9 e Broadway, 26x93.11. }
 8th st, n s, 255 e Broadway, 26x93.11. }
 4th av, w s, lot 90 Sailors' Snug Harbor prop- }
 erty, 25.3x111.4x26.2x119.9. }
 Assign. leases. Henry Hilton and ano. exrs. }
 Alexander T. Stewart to Henry Hilton and }
 Charles J. Clinch exrs. Cornelia M. Stewart. }
 nom
 Same property. Consent to assign. lease. Trust- }
 ees of the Sailors' Snug Harbor to Henry }
 Hilton and ano. exrs. Alexander T. Stewart. }
 nom
 Henry st, s s, 48.3 w Jefferson st, 26.1x100. }
 Herbert B. Turner trustee to Caroline wife of }
 William J. Holmes. 21 years, from May 1, }
 1876, per year, 300
 Houston st, n e cor Av C, 31.8x45x25 3x48.6. }
 Assign. lease. Herrman Erlanger to Scha- }
 nette Erlanger. 10,000
 Same property. Assign. lease. Susman }
 Erlanger to Herrman Erlanger. 10,000
 Monroe st, No. 17, n s, 25x100. Assign. lease. }
 Solomon Hirshowitz to Max Levy. 11,500
 Reade st, No. 156, n s, 60.2 e Greenwich st, runs }
 north 53 x east 25.6 x south 17.3 x west 0.3 x }
 south 36.2 to Reade st, x west 25.2, four-story }
 brick building. Partition. William H. }
 Willis to Charles Wolinsky. Leasehold. }
 Jan. 23. 2,000
 21st st, n s, 550 w 1st av, 20x75.6. Hamilton }
 Fish to Napoleon J. and Frances W. Haines. }
 21 years, from Sept. 1, 1880, per year, taxes }
 and 200
 21st st, n s, 570 w 1st av, 20x75.6. Same to }
 same. 21 years, from Sept. 1, 1880, per year, }
 taxes and 200
 22d st, s s, 92.6 e 9th av, 21.6x98.8. Assign. }
 lease. James Condie with consent of Will- }
 iam T. Moore to James S. Farris. 8,000
 50th st, No. 50, s s, 621 w 5th av, 20x100.5. The }
 trustees of Columbia College, New York, to }
 William J. Purdy et al. exrs. Frances E. }
 Purdy. 21 years, from Nov. 1, 1889, per }
 year, taxes and 728
 Av A, e s, 75.5 s 56th st, 25x100. Assign. lease. }
 Ernst Lehmann to Frank Lehmann. nom
 Same property. Assign. lease. Frank Leh- }
 mann to Max Lehmann and Joseph Frey. }
 6,000
 2d av, n e cor 21st st, 19.6x60. }
 2d av, e s, 19.6 n 21st st, 18.8x60. }
 2d av, e s, 38.2 n 21st st, 18.8x60. }
 2d av, e s, 56.10 n 21st st, 18.8x60. }
 2d av, e s, 75.6 n 21st st, 18.8x100. }
 2d av, e s, 94.2 n 21st st, 18.8x100. }
 21st st, n s, 60 e 2d av, 20x75.6. }
 21st st, n s, 80 e 2d av, 20x75.6. }
 Assign. leases. Napoleon J. Haines to Laura }
 T. Haines. 1/2 part. 10,000
 2d av, n e cor 21st st, 19.6x60. }
 2d av, e s, 19.6 n 21st st, 18.8x60. }
 2d av, e s, 38.2 n 21st st, 18.8x60. }
 2d av, e s, 56.10 n 21st st, 18.8x60. }
 2d av, e s, 75.6 n 21st st, 18.8x100. }
 2d av, e s, 94.2 n 21st st, 18.8x100. }
 21st st, n s, 60 e 2d av, 20x75.6. }
 21st st, n s, 80 e 2d av, 20x75.6. }
 Assign. leases. Laura T. Haines individ. }
 and with Francis W. Haines exrs. Fran- }
 cis W. Haines to Michael Reichmann. 25,000
 3d av, No. 716. Frederick Hackman to Fred- }
 erick Oppermann, Jr. nom
 10th av, No. 255. Assign. lease. John Bos- }
 well to Joseph Kuntz. 2,000
 2d av, e s, 140.8 s 22d st, 18.8x60. Hamilton }
 Fish to Napoleon J. and Francis W. Haines.

21 years, from Sept. 1, 1880, per year, taxes, &c., and 250
 2d av, e s, 178 s 22d st, 19.6x60. Same to same.
 21 years, from Sept. 1, 1880, per year, taxes and 350
 2d av, No. 746. Assign. lease. Edward H. McGurk to James Fay and Henry Halcroft. nom
 2d av, e s, 123 s 22d st, 18.8x60. Same to same.
 21 years, from Sept. 1, 1880, per year, taxes and 250
 2d av, e s, 103.4 s 22d st, 18.8x100. Same to same.
 21 years, from Sept. 1, 1880, per year, taxes and 250
 2d av, e s, 84.7 s 22d st, 18.8x100. Same to same.
 21 years, from Sept. 1, 1880, per year, taxes and 250
 2d av, e s, 159.4 s 22d st, 18.8x60. Same to same.
 21 years, from Sept. 1, 1880, per year, taxes and 250

KINGS COUNTY.

JANUARY 16, 17, 18, 20, 21, 22.

Bergen st, n s, 275 w Grand av, 25x100, h & l. James P. Philip to John Birkett. Mort. \$1,800. 5,125
 Bergen st, s s, 225 w Vanderbilt av, 25x131. Thomas Victory to Erik Soderstrom. 1,200
 Bergen st, n s, 100 e Rockaway av, 25x107.2. Charles M. Thompson to James Wholehan. 750
 Bergen st. Party wall agreement. Lewis Leavens with Hugh Ramsey. nom
 Berriman st, e s, 210 s Belmont av, 20x100. James D. Lynch to Michael King. 275
 Baltic st, s s, 215 e 4th av, 25x56. }
 Douglas st, n s, 170 w 5th av, 20x100. }
 Jane Brophy to John Brophy. B. & S. nom
 Bridge st, n w cor John st, 24x80. Richard, Sr., and Jacob Remsen to John Fagan. 5,000
 Bleeker st, n w s, 95 s Central av, 30x100. Moritz Paul to Frederick Roder and Dora-thea his wife, joint tenants. 1,650
 Broadway, east cor Fairfax st, 100x95. Nellie A. McBarron to Virginia A. wife of John H. Kleine. nom
 Carroll st, s s, 346.8 e 8th av, 20x84.3x20x83.4. Santiago P. Triana, New York, to Anita E. wife of Edward E. Britton. B. & S. Morts. \$13,500. 22,000
 Carroll st, s s, 62.1 e Polhemus pl, 21x128.9x 21.1x126.9. Release mort. William D. Wade et al. exrs. Horace D. Wade to John Magil-ligan. 5,000
 Carroll st, s s, 62.1 e Polhemus pl, 21.1x107.8x 21.1x105.8, h & l. John Magilligan to James Ross. 17,000
 Cedar st, s w cor Evergreen av, 26.3x84.8x47.9 x87.4, h & l. Franz Franz to Henry Ruth-mann. Mort. \$6,500. 13,500
 Clarkson st, s s, 395 e Flatbush plank road, 30x 200. Flatbush. Release mort. Grace L. Woolsey to Harriet A. wife of Charles B. Glover. nom
 Cooper st, s e s, 20 n e Evergreen av, 80x100. Alfred J. Pouch to John Doscher. Mort. \$1,000. 3,200
 Covert st, s s, 215.6 e Evergreen av, 18.2x100. Abby J. Bills to Charles H. Reynolds. Morts. \$2,250. nom
 Covert st, n w s, 265 n e Evergreen av, — to old road known as New Bushwick lane, x 100. Release covenant. Charles G. Bennett to Lucy M. Allen. nom
 Covert st, s e s, 289.5 n e Evergreen av, 18.7x 100, h & l. William J. Wheeler to Samuel Monks. Mort. \$2,000. nom
 Cowenhovens lane, s w s, 292 n w Fort Hamil-ton av, 7 55-100 acres, New Utrecht. John and Annetta M. Cowenhoven, Joanna C. wife of Albert V. B. Voorhies to Cornelius Fergu-son. 11,325
 Cumberland st, w s, 135.3 s DeKalb av, 16x100. Emma R. wife of William J. Rusling, New-ark, N. J., to Caleb V. Smith. B. & S. 1/2 part. nom
 Same property. Caleb V. Smith to Gertrude R. wife of Caleb V. Smith. B. & S. nom
 Dean st, s s, 118 w Buffalo av, 16.6x100. Sally A. Denike to Bridget Langin. Mort. \$1,600. 2,600
 Degraw st, n s, 430 w Nostrand av, 20x127.9. Albert Woodruff to Patrick Walsh. 450
 Dresden st late Seigel av, e s, 250 s Arlington late Division av, 50x100. Henry Bell to Wil-liam H. Godward, New York. Q. C. nom
 Eastern Parkway, s s, 20 w Schenck av, 60x 100.
 Van Siclen av, e s, 125 s Sutter av, 25x100.
 Blake av, n w cor Barbey st, runs west 175 x north 100 x east 75 x north 175 x west 100 to e s Schenck av, x north 50 x east 200 to Barbey st, x south 325.
 Blake av, n w cor Schenck av, runs north 350 x west 100 x south 350 to Blake av, x east 25 x north 100 x east 25 x south 100 to Blake av, x east 50.
 Blake av, s s, 12.6 w from e s of Barbey st, runs west 397.6 x south 1,512 to New Lots road or av, x east 171.8 x north 484.9 x northeast 228.9 x north 958; also,
 Blake av, s s, 12.6 w from e s Barbey st, runs west 12.6 to centre Barbey st, x north along said centre line 423.10 x east 16.8 x south 424.
 J. Wyckoff Van Siclen, Jacob T., Abraham, Wyckoff, John R. and Abraham D. Van Sic-len and Gertrude C. wife of George Vande-water heirs James C. Van Siclen to Albert H. W. Van Siclen. 28,000
 Elton st, w s, 100 s Arlington av, 20x100. Re-lease mort. Williamsburgh Savings Bank to Edward F. Linton. 300

Elton st, w s, 100 s Arlington av, 25x100. Ed-ward F. Linton to Albertina Germann. 600
 Essex st, e s, 450.7 from Atlantic av, runs north 25x100, h & l. Alfred Beinbauer to Mary J. wife of Walter D. C. Higgins. Mort. \$2,200. 3,600
 Freeman st, n s, 175 w Liberty st, now Oak-land st, 25x100.
 Huron st, s s, 125 w Manhattan av, 33x147.2x 33x148.11.
 India st, n s, 125 w Manhattan av, 25x—.
 Thomas Instone to Lissett M. wife of Thomas Instone. Morts. \$5,232. nom
 Front st, n s, at cor Stewart's alley, now closed, runs east 135 to point 25 w of Wash-ington st, x north 200 to Water st, x west 135 to said alley, x south 200.
 Main st, e s, 50 s Water st, runs east to said alley, x south 25 x west 75 to Main st, x north 25, with all title in alley.
 Front st, n w cor Washington st, 25x200 to Water st.
 Pearl st, n e cor Plymouth st, runs north 100 x east 115.10 x south 100 to Plymouth st, x west 115.9.
 George W. Campbell and George A. Thayer to Campbell & Thayer Co. nom
 Fulton st, Nos. 163-167, cor High st. Consent to maintain road and release. Valentine Schmitt to The Kings County Elevated Rail-way Co. 2,200
 Fulton st. No. 989. Mary E. Flewitt, New York, to Eliza Gerken. B. & S. All title 1,000
 Garden st, s w s, 195 s e Flushing av, 80x100. Andrew Meth to George Covert. 6,000
 Grattan st, s s, 275 e Bogert st, 54.4x106.8x 72.10x100.
 Grattan st, n s, 275 e Bogert st, 43x117.5x21.10 x115.4.
 George S. Hall to Cornelia B. Jackson. B. & S. 1,800
 Grove st, Wyckoff av, land of Wm. H. Far-man and The Manhattan Beach R. R. Re-lease mort. Frederick Miller to Paul Koch. nom
 Halsey st, n s, 139.2 w Lewis av, 17.10x100.
 Halsey st, n s, 228.4 w Lewis av, 17.10x100.
 Susan E. Fingarr to Rhodes G. Tucker. Morts. \$9,468, and taxes 1889. nom
 Halsey st, s e s, 280 n e Bushwick av, 20x100, h & l. John G. Cozine to Franziska C. Mayer, New York. nom
 Halsey st, s e s, 200 n e Bushwick av, 20x100, h & l. John G. Cozine to Sarah E. Fraser widow. nom
 Halsey st, s e s, 180 n e Bushwick av, 20x100, h & l. John G. Cozine to Otterson B. Wilson. nom
 Halsey st, n w s, 260 n e Bushwick av, 20x100, h & l. James Gascoine to Samuel J. B. Will-iams. nom
 Halsey st, n w s, 240 n e Bushwick av, 20x100, h & l. Same to James I. Murray, Jr., New York. nom
 Halsey st, n w s, 220 n e Bushwick av, 20x100, h & l. Same to Christian H. Ruben. nom
 Hancock st, s s, 160 w Lewis av, 20x100, h & l. Clara E. Cobb to Robert T. Newcome. Mort. \$6,500. 10,000
 Harrison st, n s, 194.7 w Clinton st, 24.9x99.10. George Mygatt to Ellen R. wife of George Mygatt. B. & S. nom
 Hart st, s s, 100 e Marcy av, 25x100, h & l. Jes-sie H. Dunn, New York, wife of J. Halstead Dunn to John S. Stiger. C. a. G. nom
 Havemeyer st, e s, 20 s South 5th st, 20x70, h & l. William Durand to Jacob H. Durand. nom
 Hendrix st, e s, 250 s Blake av, 50x100. Jacob T. Van Siclen to Charles T. Carnes. 800
 Herkimer st, n s, 115 e Hopkinson av, 15x100. Arthur K. Miller to William Dougherty. 3,500
 Henry st, w s, 120 s Harrison st, 20x88.6. Phebe Dearing to James W. Dearing. nom
 Highland Boulevard, s w cor Barbey st, 9.5x— to Barbey st, x—. Henry T. Danforth, of Russell, Kansas, to Herbert C. Smith. nom
 Himrod st, n w s, 250 n e Irving av, 125x100. Adelgunde Piel to George and Wilhelmine Lovett his wife, joint tenants. 3,500
 Himrod st, n w s, 225 n e Irving av, 25x100. George Schneider to same, joint tenants. 700
 Hopkins st, s s, 275 e Nostrand av, 25x58 to old Newtown road, x—x49.4, with all title in old road. Silas B. Condit to John M. Lang. Mort. \$1,500. 2,500
 Hull st, n s, 18.3 w Stone av, runs northwest along Brooklyn and Jamaica pike, 85.7 x south 46.9 to Hull st, x east 71.8.
 Stone av, w s, 100 s McDougal st, runs west 50.9 to Brooklyn and Jamaica pike, x south-east 60.7 to Stone av, x north 33.1.
 Release mort. Robert R. Hamilton to Wil-liam Larder. 1,200
 Inlay st, e s, 120 s Commerce st, 80x90. John E. Brownell to Leopold Gusthal. Sub to mort. \$7,500. 500
 Irving st, n s, 300 e Van Brunt st, 70x100. Ben-jamin A. Hegeman, exr., & c., Charles Kelsey to Frederick Marx and Frederick Rawolle, joint tenants. 5,500
 Jerome st (John st), e s, 100 s Sutter late Union av, 100x100.
 Jerome st (John st), e s, 250 s Union av, 50 x100.
 Mary Carey, Mary E. wife of Francis Pow-derly, Catharine A. and Delia M. Carey to Lucinda H. Jones. 1,350
 Jerome st, e s, 100 s Arlington av, 37.6x95. William Booth to James Norris. Mort. \$2,500. 4,500
 Jerome late John st, w s, 120 n Repose pl, 60 x49.4x60.1x52.3. William B. Nichols to Rich-ard Neupert. 250

Jerome late John st, w s, 100 n Repose pl, runs north 20 x west 52.3 x south 13.2 x west 47.1 x south 7.5 x east 100. William B. Nichols to Lucy Quackenbush. 100
 John st, n s, 195 e Jay st, 50x— to East River, with buildings, piers, land under water, &c., George W. Campbell to The Campbell & Thayer Co. B. & S. Mort. \$40,000. nom
 Kings highway, n s, at centre line West 6th st, runs north to lands of P. Lieb, x east to Hubbard Ryders, x south to s w of said land, x east to s e cor of said H. Ryders, x north to N. Stillwells, x east to T. Rice, x south to H. Rice, x west to w s of Rices land, x south to highway, x west —; also,
 Plot bounded north by J. S. Ryder, east by widow Lake, south by T. Rice and west by N. Stillwell, Gravesend, subject to right of way.
 Nicholas R. Stillwell to Samuel S. Stillwell. B. & S. nom
 Livingston st, n e s, 45 s e Red Hook lane, 22x 95. Samuel W. Green to Herbert Green. B. & S. nom
 Same property. Herbert Green to Cornelia W. Green. B. & S. nom
 Logan st, w s, 150 s Glenmore av, 20x100. Ef-fingham H. Nichols to Robert T. Maujer. 300
 Logan st, w s, 170 n Glenmore av, 40x100. }
 Glenmore av, n w cor Logan st, 40x90. }
 Effingham H. Nichols to James E. Watt. 1,483
 Lorimer st, w s, 88 n Calyer st, 17x75, h & l. Duncan A. Gillies to Donald A. Manson. Mort. \$6,000. 6,500
 Lynch st, s s, 107.5 e Harrison av, 27.3x100, h & l. Rudolph Binder to Franz Cerny. 11,600
 Macon st, n s, 500 e Reid av, 82x100x83x100. William Reynolds to Henry B. Davenport guard, to John Cassidy. 1-6 part. 351
 Same property. James Reynolds, Ellenville, N. Y., to same. 5,649
 Macon st, s s, 200 e Patchen av, 18x100. Ran-son F. Clayton to Roberta F. Goodenough. Mort. \$4,700. nom
 Macon st, n s, 150 e Reid av, 100x100. John Peirce to David S. Beasley. Mort. \$4,000. 7,500
 Madison st, n s, 170 w Stuyvesant av, 20x100, h & l. John North to Mary A. Joyce, New York. Mort. \$4,500. 8,300
 Madison st, s e s, 180 w Knickerbocker av, 100 x100. James C. Brower to George A. Craig. nom
 Madison st, s s, 161 e Lewis av, 20x100, h & l. Richard Geary to Andrew R. Baird. Mort. \$6,000. nom
 Madison st, w s, 188.5 n Atlantic av, 50x100. Jason F. Stearns to Caroline H. Stearns. nom
 McDonough st, n s, 190 e Ralph av, 180x160. Ransom F. Clayton to Thomas H. Radcliffe. 16,250
 McDougal st, s s, 225 e Hopkinson av, 25x100, h & l. Frank W. Van Pelt to Peter B. Swee-ney. Q. C. nom
 Malbone st, s s, 240 e Brooklyn av, 20x98.10x20 x94.4. Isabella Dodgson to Elizabeth L. Hil-ton. Mort. \$125. nom
 Malbone st, n s, 260 w New York av, 20x127.9. Timothy C. Conklin to Thomas Sullivan. 300
 Melrose st, n w s, 225 n e Broadway, 20x95, h & l. Louis Ammenweth to Frederick N. Nauman. Mort. \$1,500. (Correction.) 3,800
 Melrose late Centre st, s e s, 200 s w Central av, 25x109.5x27.9x97.6. Henry Weidenmeller to Frederick W. Bohle. Mort. \$1,500. 5,000
 Milford st, e s, 512.6 n Liberty av, 37.6x100. Sarah A. Kupers to Hampton & Creveling. Mort. \$2,800. 25
 Milford st, w s, 130 s Belmont av, 20x100. Ef-fingham H. Nichols to William Salmon. 200
 Monroe st, n s, 385 e Nostrand av, 20x100, h & l. Catharine Alpers, Westfield, N. J., to Henry E. Bowns. Mort. \$4,000. 5,750
 Monroe st, n s, 85 w Reid av, 20x100. Freder-ick Stubenvoll to Martha J. Stubenvoll. All liens. nom
 Monroe st, No. 564A, s s, 239.6 e Lewis av, 20x 100. John P. Short to Harriet L. Schmidt. Mort. \$2,500. 5,000
 Montague st, n s, 150 e Clinton st, 50x200 to Pierrepont st. John B. McCue to James C. Bergen. 1/2 part. Mort. 1/2 of \$50,000. 30,000
 Montague st, n s, 90 e Henry st, 20x100. How-land D. Perrine to Ella S. Perrine. 1/2 part. Q. C. nom
 Nevins st, n e cor Degraw st, 40x80. Theodore Rich to The Fulton Municipal Gas Co., Brooklyn. C. a. G. 3,250
 Nevins st, n e cor Degraw st, 40x80. Maria Timms to Theodore Rich. 3,250
 Pacific st, s s, 236 w Nevins st, 22x100. Martha Walsh to Minnie A. Hunter. 7,500
 Pacific st, n s, 380 w Schenectady av, 50x100. John G. Reither to Kate Reither. 250
 Park pl, s s, 545 e Vanderbilt av, 100x131. Charles W. Wheeler to Lucy M. Wheeler. nom
 Penn st, s s, 262.2 w Marcy av, 20.2x100. Albro J. Newton to Jane wife of Marcus Hanan or Hanau. 7,500
 President st, n s, 115 w Bond st, 60x100, h & l. Solomon S. Greenberg to Henry M. Green-berg. Mort. \$8,500. 15,000
 President st, n s, 115 w Bond st, 60x100, hs & ls. Bernard Friedman to Solomon S. Green-berg, N. Y. Mort. \$8,500. 12,300
 Quincy st, n s, 241.8 e Sumner av, 16.8x100. Foreclos. Clark D. Rhinehart to Oscar M. Robinson. Mort. \$4,000. 500
 Same property. Oscar M. Robinson to Robert Gair. Mort. \$4,000. exch
 Ralph st, n s, 130 w St. Nicholas av, 20x100. Jacob L. Long to Max Schumann. 650
 Rapelye st, e s, 1,250 n 4th st, 75x160. Robert Plowright to Howard Daisley. 2,000

Repose pl, n s, 100 w John st, 20x107.9x20x107.5. William B. Nichols to Frederick B. Quackenbush. 175

Rutledge st, s s, 345 e Marcy av, 20x100. Mariana A. Ogden et al. exrs., &c., of William B. Ogden to Eleaine T. wife of Matthew Lewis. 1884. 1,400

Rutledge st, s s, 365 e Marcy av, 20x100. Frederick V. W. and Elsa Lehmann by Johanna Lehmann guard. to David N. Hanson, Jr., Chicago. 2-8 part. 375

Rutledge st, s s, 345 e Marcy av, 40x100. Richard Lehmann to same as last. 4,125

Ryerson st, e s, 255 s De Kalb av. 20x100, h & l. Patrick H. Malloy to David T. Leahy. Q. C. 2,000

Sackett st, s s, 75 w 4th av, 25x95, h & l. George R. Brown to Henry Dundas. 16,000

Same property. Release mort. Charles M. Marsh to George R. Brown. 6,800

Sackett st, s w s, 80 n w Court st, 23.4x100, h & l. Margaret Seckel, widow, to George A. Graham. Mort. \$3,000. 5,900

Same property. George A. Graham to Mary wife of said George A. Graham. 5,900

Sackett st, n e s, 140.4 s e Nevins st, 20.1x75. Joel F. Freeman, Orange, N. J., to The Fulton Municipal Gaslight Co. C. a. G. 4,000

Sackett st, n e s, 180.8 s e Nevins st, 20.2x75. Owen Keenan, Edgewater, S. I., to The Fulton Municipal Gas Co., Brooklyn. 3,000

Sackett st, s s, 91.10 e 4th av, 300x95, hs & ls. George R. Brown to Henry Dundas, Morris Plains, N. J. 144,000

Same property. Release mort. Charles M. Marsh to George R. Brown. 102,000

Sands st, n s, 250 e Jay st, 25x100. Patrick Mallon to Maria wife of Gotthardt Reichart. 7,700

Schaeffer st, n w s, 175 n e Broadway, 25x100, h & l. Edward E. Kelly to Emile Jaeck. 8,000

Seely st, n s, 317.8 w Middle st, 50x300x50x297.8, Flatbush. Harrington, James and Ann Robley and Mary Sewall widow to Joseph Robley. Q. C. nom

South Elliott pl, w s, 367 s De Kalb av, 20x100. Sarah M. Downes widow and Joseph W. Downes devisees of Samuel Downes to George A. Keeney. 6,000

Spencer st, e s, 307.9 n Myrtle av, 25x100. Michael Gallagher to Ann Gallagher. nom

St. Felix st, w s, on a line which at Raymond st is 408.10 n of Fulton st, runs west 64.8 x north 18.4 x east 63.11 to st. x south 18.4, h & l. Mungo Nairne to William A. Montignani. 5,500

St. Felix st, w s, 175.2 n Fulton st, 20x73.5x20 x74.4 Isabella L. wife of Wellington Jarvis to Louise B. Chesebrough. Mort. \$3,000. 7,000

Suydam st, n s, 334.6 e Evergreen av, 17x95. Frances J. wife of Benjamin S. Hurd, of Monroe, Conn., to Adriana Smith. Mort. \$1,500. 1,000

Tompkins pl, s e s, 180.9 n e Degraw st, 31.4x112.8x32.1x112.8, h & l. Elizabeth Steimnetz to Alice B. Colcord. Morts. \$13,500. nom

Troutman st, n s, 100 w Hamburg av, 40x100. Andrew Ginter to Carl Reiche and Pauline his wife, joint tenants. Morts. \$1,500. 3,500

Union st, n s, 227.6 w Clinton st, 140x100. Spencer Aldrich to John M. Feely and Sarah wife of John Young. B. & S. and C. a. G. Mort. \$12,000. 40,000

Union st, n e s, 346.8 s e Hoyt st, 16.8x75. John Armstrong to Jacob D. H. Bergen. 2,000

Same property. Star Fire Ins. Co. to John Armstrong. 1,300

Union st, s s, 536.11 e 3d av and 201.4 w 4th av, runs east 50 x 136.7, New Utrecht. George S. Gelston to Adrian M. Stillwell. 600

Union st, n s, 241.10 e 4th av, 150x95. William R. Loder, Newark, N. J., to Augusta P. wife of Henry M. Johnson, Morristown, N. J. B. & S. and C. a. G. In trust. All liens. nom

Van Brunt st, s e cor Sedgwick st, 100.6x75. John Edwards to Elizabeth Edwards. Correction deed. nom

Same property. Elizabeth Edwards widow to James Reilly. 8,000

Van Buren st, s s, 297 e Tompkins av, 18.9x100, h & l. Daniel O. Hillier to Matilda E. wife of Gustav J. Volckening. Mort. \$2,300. nom

Van Buren st, s s, 389 e Sumner av, 19x100. David S. Beasley to Theodore G. Eger. 9,196

Vanderveer st, No. 92, s s, 184.6 e Bushwick av, 17.6x100, h & l. Henry Weil to Joseph A. and Mary A. Haven. Mort. \$1,500. 2,300

Van Dyke st, s w s, 100 s e Dwight st, 25x100, h & l. Thomas Gilbride to Francis J. Gilbride. 3,000

Van Voorhis st, s e s, 100 n e Evergreen av, 400x100. Frank Forshew, Hudson, N. Y., to Noah Tebbetts. Mort. \$9,000. nom

Warren st, s s, 370 e 4th av, 20x100. Isabella wife of William Brown to John Williamson. Mort. \$3,250. 5,500

Warwick st, e s, 124.2 n Atlantic av, 100x95. Release mort. Williamsburgh Savings Bank to Edward F. Linton. 1,200

Washington st, s w s, 175 n w of New Utrecht to Flatbush road, 25x100, New Utrecht. Richard Hill to Christopher Tjaden. 1,700

Washington st, w s, bet Concord and Tillary sts, 24x125. Louis L. Firuski to Samuel Firuski. 1/2 part. Sub. to morts. \$8,500. 12,750

1st st, s s, 248.11 w Bond st, 19.8x83.9. Frank G. Wentworth, of Hamilton, Mass., to Bessie McGuinness. 2,500

East 2d st, w s, 90.3 n Fort Hamilton or Franklin av, 300x125x327.2x129.7, in two courses, Flatbush. Jennie V. Wilbur to Joseph Kirschner. 3,050

North 2d st, n s, 150.2 e Union av, 25.2x73.9x

25x68.6, h & l. Frank Briglio to Frank Campiglia. 1/2 part. 1,933

South 2d st, No. 400, s s, 150 w Hewes st, 25x120. Contract. Charles Schmidle to E. Ketcham and ano. 4,000

3d st, s s, 225.10 e 5th av, 22x190 to 4th st. Margaret wife of Alexander J. Rooney to Isabella wife of William Brown. Mort. \$5,000. exch

South 3d st, n s, 103.6 w Bedford av, 25x89. Rosina Cook formerly Rosina wife of Alfred J. Phillips widow, Freehold, N. J., to Elizabeth wife of George T. Marshall. 5,500

South 4th st, n s, 253.6 w Bedford av, 18x95. James W. Keveny to Mary McCann widow. Mort. \$4,250. 6,800

10th st, n e s, 170 s e 3d av, 30x100. John Carboy to William, James, Ellen and Mary Carboy. Sub. to life estate Margt. Carboy. nom

10th st, n s, 250 e 3d av, 99.7x82.3. Amelia A. Buckley to Joseph R. Stoily. 7,025

North 10th st, s w s, 175 s e Roebbling st, 125x100. Thomas C. Harden to George W. Speaight. 4,125

Same property. Release mort. Albon P. Man exr. Stephen C. Williams to Thomas C. Harden. nom

Same property. Albon P. and W. Man trustees to Thomas C. Harden. 2,250

10th st, n s, 207.10 w 9th av, 19.6x92.6. Thomas Brown to Catharine wife of George F. Beatty. 10,600

11th st, s s, 131.2 e 4th av, 33.4x100, hs & ls. Noah Tebbetts to Frank Forshew, Hudson, N. Y. Morts. \$7,000. exch

11th st, s s, 164.6 e 4th av, 33.4x100. Noah Tebbetts to Frank Hyde. Morts. \$7,000. exch

12th st, s s, 130.9 w 4th av, 25x100. John Williamson to Isabella wife of William Brown. 2,000

13th st, n e s, 97.10 n w 7th av, 25x100. Edwin A. O'Brien to George O. Van Orden. 1,500

14th st, s w s, 288 n w 3d av, 16x90. John F. Hume to Austin A. Zender. nom

14th st s w s, 147.10 s e 4th av, 25x100. Frances Wheeler to Margaret Comerford. 3,501

15th st, s w s, 97.10 s e 7th av, 25x100. Order of Court establishing right of inheritance of Flora A. Brown in above premises. 2,000

17th st, n e s, 266.8 n w 8th av, 16.8x90. Fannie wife of Robert W. Fielding to John Armstrong. 3,500

17th st, s s, 191.6 e 7th av, 0.1 1/2 x100.2. William C. Woods and ano. exrs. David Woods to Frederick O. Stanfield, New York. 25

20th st, s w s, 325 n w 3d av, runs southwest 100.2 x southeast 25 x southwest 100.2 to 21st st, x northwest to high water line New York Bay, x south to centre 21st st, x northwest 1,225.8 to channel line of dock, x north 274.8 to centre 20th st, x southwest 1,007.2 to ordinary high water line, x southwest to s w s 20th st, x southeast—. Frances M. Vibbard to Frank L. Corwin. val. consid. and 2,000

Same property. Frank L. Corwin to Annie L. wife of Charles E. Rogers. other consid. and 2,000

20th st, s w s, 300 n w 5th av, 50x200 to 21st st. Michael Ryan to Gustav and Maria A. Hartung of Hartung & Co. 5,000

20th st, s s, 175 e 6th av, 25x100. Foreclose. Edward F. Davenport to Garret S. and William H. Kouwenhoven. 3,000

21st st, n s, 125 e 3d av, 25x100, h & l. Lenart Weylant to Frances wife of Lanart Weylant. All liens. gift

Bay 23d st, n w s, 440 s w 86th st, 40x96.8, New Utrecht. William G. Hill to Richard Hill. 750

39th st, n s, 300 w 7th av, 100x100.2. George Card to John Shanly. Q. C. 1,850

44th st, s w s, 300 s e 12th av, 50x100.2. West Brooklyn Land and Improvement Co. to Susan A. Churchill. 700

46th st, s s, 280 e 4th av, 60x100.2. Release mort. R. Fulton Cutting, New York, to James B. Murray. 900

Same property. James B. Murray to Daniel E. Driscoll. C. a. G. 2,025

47th st, s s, 280 w 4th av, 20x100.2. Frederick S. Clayton to Lewis P. Clayton. 525

52d st, s s, 370 w 3d av, 16.8x109.2, h & l. George W. Brandt to Thomas Gillespie. Mort. \$2,500. nom

52d st, s s, 160 w 3d av, 20x100.2, h & l. Same to same. Mort. \$2,500. nom

56th st, s s, 100 w 5th av, 200x100.2. Anthony McNeely to Rushmore G. Williams. Mort. \$1,600. 3,600

58th st, n s, 200 e 1st av, 60x100.2. Release mort. Edward T. Hunt exr. &c., Thos. Hunt to Hannah C. Lee. 375

58th st, s w s, 100 s e 11th av, 40x100.2, New Utrecht. Thomas S. Sands to the Blythebourn Improvement Co. Mort. \$1,600. nom

58th st, s s, 320 e 12th av, 20x100.2, New Utrecht. Jacob J. Dorn to Caroline wife of said Jacob J. Dorn. B. & S. gift

64th st, s s, 220 w 13th av, 40x100, Bath Junction. James V. S. Woolley to Frederick Nelson. 350

66th st, n e s, 133 n w 18th av, 60x100, New Utrecht. Mary E. C. Johnson to Joseph T. Comross. 375

67th st, n s, 200 e 11th av, 40x100, Bath Junction. James V. S. Woolley to Alfred E. Hartington. 350

67th st, s s, 100 w 12th av, 40x130. Same to Jorgen Omundsen. 300

67th st, n e s, 357.10 n w 18th av, 140.1x147.1x140x142.9, New Utrecht. Mary E. C. Johnson to Joseph T. Comross. 1,400

72d st, s s, 330 w 15th av, 100x100, New Utrecht. James V. S. Woolley to Julius G. Tuch, 1,000

84th st, west cor 23d av, 60x100, New Utrecht. James D. Lynch to Joseph J. Scanlon. 1,050

86th st, s w s, 235.7 n w 5th av, 100x100, New Utrecht. Edmund J. Kelly to Emily B. Koller, New York City, and Louis Angelo. 2,250

Arlington av, s s, 40 e Ashford st, 40x100, hs & ls. Frank E. Hart to George M. Neubert. Mort. \$3,500. 6,000

Arlington av, s s, 80 e Ashford st, 40x100, hs & ls. Same to John K. Powell. Sub. to assessments. 6,000

Atlantic av, n e s, 202.3 n w Washington av, runs southeast 20 x northeast 40 x north 34.9 x west 18.2 x south 26.7 x southwest 40. Adam Cook to Jacob Rohlfing. B. & S. 1880. 5,000

Same property. Jacob Rohlfing to Nathaniel A. McBride. B. & S. 1880. 4,000

Same property. Nathaniel A. McBride to Paul Suss. 4,000

Atlantic av, n w cor Waverley av, runs north 119.10 x west 103.4 x south 20 x south 49.2 to Atlantic av, x east 135. Matthias Carstens to Thomas F. Brennan. Mort. \$ 6,000. 53

Atlantic av, s s, 169 e Franklin av, 338.6x south 100 x east 20 x south 20 x east 20 x south 20 x east 20 x south 60 to Pacific st, x west 398.6 x north 200. Taken from Silas Condict for armory purposes. Award 81,000

Same property. Silas Condict to People State New York. 81,000

Bedford av, n w cor Pacific st, runs west 101.2 x north 60 x west 20 x north 20 x west 20 x north 20 x west 20 x north 100 to Atlantic av, x east 72.2 o Bedford av, x south 218.11. Taken from Russell O. Frost and David M. Reynolds for armory purposes. Award 35,000

Same property. Russell O. Frost and David M. Reynolds to People State New York. 35,000

Bedford av, w s, 20 n south 1st st, —x52x21x52. Sale under foreclos. by advertisement. Charles J. Fox auctioneer certifies to purchase of above by Jacob Baker. Sub. to morts. \$4,300. 1,600

Same property. Jacob Baker to Jacob Hannan or Hannau. Q. C. nom

Belmont av, n s, 20 e Bay av, 20x90. James D. Lynch to James H. Garrabrant, East Orange, N. J. 300

Buffalo av, e s, 127.9 s St. Marks av, 54x100, hs & ls. Oscar M. Robinson to Robert Gair. Morts. \$4,175. nom

Bushwick av, west cor Cooper st, runs southwest 100 x northwest 100 x northeast 25 x northwest 25 x northeast 75 to Bushwick av, x southeast 125. Matthew Smith and Augustus C. Becker to Edward E. Kelly. Mort. \$7,300. 11,750

Central av, s e cor Willoughby av, 25x100, h & l. John Clemens to Peter and Katharina Goelz. Mort. \$4,500. 5,600

De Kalb av, n w s, 94.4 n e Wyckoff av, 40x100 x southwest 40 x southeast 35.7 x southwest 92.8 to Wyckoff av, x southeast 19.4 x northeast 93.2 x southeast 45. Jacob N. Herrle to John P. Rosentritt. Mort. \$1,000. 2,700

Evergreen av, s w s, 80 n w Greene av, 20x100. Foreclos. Clark D. Rhinehart, Sheriff, to Sebastian Hoh and Carl A. Mertz. 2,975

Evergreen av, s w s, 82.6 s e Cedar st, 4.10x47.9 x4.8x—. Release mort. Lydia A. How to Franz Franz. nom

Flatbush av, e s, 357.11 s John Vanderveer's, runs northeast 210.9 to centre Bedford av, x south 172.10 x west to av, x northwest —, Flatbush. Mary E. wife of Charles O. H. Craigie to Silvia A. Livingston. 4,500

Flushing av, s s, 65 e Nostrand av, 35x100, hs & ls. Leopold Michel to Conrad Valentine. Morts. \$3,000 and taxes 1889. consid. omitted

Flushing av, n s, 90.7 w Knickerbocker av, 25x71.10x27.10x84.1. Theodore F. Jackson to Sigmund Bleyer. 1,220

Gates av, n s, 197.6 w Stuyvesant av, 19.6x100, h & l. Henry Holzstein to Levi Kaufmann. Mort. \$9,500. 12,000

Gates av, n s, 217 w Stuyvesant av, 19.6x100, h & l. Same to same. Mort. \$9,700. 12,000

Gates av late Magnolia st, n w s, 175 s w Hamburg av, 25x114.4x25.1x115.2. Conrad Valentine to Frank S. Haynes. B. & S. and C. a. G. 1,100

Gates av late Magnolia st, n w s, 200 s w Hamburg av, 25x112.3x25.1x114.2. Conrad Valentine and Frank S. Haynes to Leopold Michel. nom

Georgia av, w s, 150 n Eastern Parkway, 25x100, h & l. Henry Jansen to Frederick Hoehn. All liens. nom

Glenmore av, s e cor Cleveland st, 48x37x48x44. Henry Griffen to David and John B. Hopkins. 500

Grand av, w s, 100 n Wyckoff st now St. Marks av, runs west 20 x south 100 to St. Marks av, x west 20 x north 100 x west 60 x north 47.8 x southeast 106 to Grand av, x south 12. Hannah M. Van Vorst widow to Thomas P. Payne. 1,500

Greene av, s s, 475 e Grand av, 25x100. Edmund C. Preiss to Annie E. wife of John J. Lynch. 2,500

Greene av, s s, 109.8 e Wyckoff av, 20x100. Frank Bailey to Theodore Aubke. 610

Hopkinson av, e s, 89.6 s Herkimer st, 19.6x97.6, h & l. Henry C. Baker to Honor E. Quinn. Mort. \$3,750. 5,500

Same property. Release mort. Peter B. and Bernard J. Sweeney to Henry C. Baker. 1,150

Jefferson av, s s, 154 e Throop av, 36x100. Foreclos. George Wilcox to Henry McCready, New York. 3,675

Jefferson av, s s, 154 e Throop av, 18x100. Hen-

ry McCready, New York, to Henry C. Ryan. nom
 Jefferson av, s s, 172 e Throop av, 18x100. Same to Clarence L. Sammis. nom
 Jefferson av, s s, 100 e Throop av, 36x100. Foreclos. George Wilcox to Charlotte A. Bierds. 3,850
 Jefferson av, n s, 270 w Howard av, 16.8x100, h & l. Charles E. Palmer, Charles E. Hebbard, Libbie N. wife of Daniel C. Lyon and Annie wife of Albert W. Gunn to Cornelia J. wife of George C. Green. Mort. \$3,000. 5,100
 Jefferson av, n s, 286.8 w Howard av, 16.8x100. Same to Lizzie B. wife of John B. Rolston. Mort. \$3,000. 5,100
 Jefferson av, s s, 136 e Throop av, 18x100. Foreclos. George Wilcox to John C. Leahey. 1,900
 Johnson av, n s, 175 e Ewen st, 25x— to Meserole and Boerum farm line. Louis P. Gfroehner to The Roman Catholic Church of Most Holy Trinity. 3,800
 Knickerbocker av, east cor De Kalb av, 25x100. Knickerbocker av, north cor De Kalb av, 25x100. Henry Ruthmann to Franz Franz. 5,500
 Lafayette av, s s, 20 w Throop av, 20x100, h & l. Albert O. Sharpe to Mary E. wife of Herbert O. Sharpe. C. a. G. Mort. \$900. 3,600
 Leonard av, w s, at high water line Sheepshead Bay, 1 857-1,000 acres, Gravesend. Joseph W. Welsh to John Lobdell, Ridgbury, Conn. Q. C. nom
 Lexington av, n s, 366.8 e Bedford av, 16.8x100, h & l. Mungo Nairne to William A. Montignani. Mort. \$3,000. 4,900
 Lexington av, n s, 180 e Lewis av, 100x100, h & l. Oliver H. Taylor to John J. Cogger. Mort. \$5,000. nom
 Livonia av, s e cor Watkins st, 25x75. Release mort. Sarah A. M. Kent to Mary E. Cook, Newtown, L. I. 250
 Marcy av, w s, 23 n e Hope st, runs northeast 23 x northwest 50 x southwest 16 x southeast 0.5 x southwest 7 x northeast 49.7. Josephine Burger widow to Hermann W. Orthey. Mort. \$2,600. 3,000
 Myrtle av, s s, 480.7 e Lewis av, 19.9x100, h & l. Fritz Schreyer to Lizzie Sturtz. Mort. \$3,650. 4,575
 Nassau av, n s, 48 e Humboldt st, 27x80, h & l. Michael Newman to Robert Davis. Mort. \$2,800. 7,000
 Nassau av, n s, 21 e Humboldt st, 27x80, h & l. Same to John C. Davis. Mort. \$2,800. 7,000
 Nostrand av, w s, 222.9 n Park av, 25x100. John Mockler to The Lewis and Fowler Mfg. Co. Sub. to inchoate right of dower of Alice Mockler. 5,000
 Nostrand av, w s, 26 s Prospect pl, 20x100, h & l. William R. Martin, New York, to Thomas I. or J. Smith. Mort. \$8,000, taxes 1889. nom
 New York av, w s, 53 s Herkimer st, 17x76.6. Charles H. Goldberg to Ella H. Goldberg. Mort. \$4,000. nom
 Ocean av, e s, 273.1 s Caton av, 25x270, Flatbush. W. Richmond Clarkson to The Flatbush Park Assoc. 1,700
 Ocean av, e s, 410 n Church lane, 25x240, Flatbush. Release mort. Henry H. Adams, County Treasurer, to W. Richmond Clarkson. nom
 Park av, s s, 20 e Navy st, 54.4x75x52.5x75. Deed on execution. Clark D. Rhinehart to Charles H. Washington. 1,000
 Park av, s s, 450 e Throop av, 25x100, h & l. Charles K. Davies to Mina Hartmann and Nicolas her husband, joint tenants. Mort. \$1,300. 3,360
 Park av, s e cor Cumberland st, 29.2x98.6x9.6x102.3. Paul Adamski and Catharine Herbst to Caleb V. Smith. Mort. \$8,000. 12,500
 Patchen av, w s, 20 n Van Buren st, 20x90, h & l. Benjamin F. Watson to Frederick W. Rowe. 5,500
 Patchen av, w s, 40 n Van Buren st, 20x90, h & l. Benjamin F. Watson to Frederick W. Rowe. 5,500
 Putnam av, n s, 161 e Sumner av, 18x100. Allen Van Hagen to Margaretha Lewis. 500
 Same property. Margaretha Lewis to Agnes Van Hagen. C. a. G. nom
 Putnam av, n s, 200 e Broadway, 40x100. Release mort. Sarah H. Powell to Robert L. Moores and Charles A. Le Quesne. 2,000
 Putnam av, n s, 80 w Howard av, 20x80. Ann Eason nee Sweet to James Sweet. Mort. \$1,900. 1,600
 Putnam av, n s, 487.6 w Ralph av, 18.9x100, h & l. Fannie J. Mugford to Wesley H. Banta. Mort. \$3,500. 5,700
 Reid av, n e cor McDonough st, 22x80. Mort. \$12,000.
 Reid av, e s, 80.6 n McDonough st, 19.6x80. Mort. \$8,250.
 Delphine Stewart to David Stone. Nov. 21, 1889. 4,000
 Reid av, No. 229, e s, 22 n Hancock st, 19x100, h & l. William M. Gibson to Benjamin F. Constable. Mort. \$6,000. 11,250
 Rockaway av, e s, 50 s Belmont av, 25x100.1. Barnet Levin to Benjamin Berkwitz. 750
 Sheffield av, e s, 200 n North Carolina av, now Liberty av, 50x100. John K. Powell to Frank E. Hart. Sub. to assessm't. 5,000
 Snediker av, e s, 150 n Belmont av, 50x100. Foreclos. Clark D. Rhinehart to Mary E. Cook, Newtown, L. I. 1,325
 St. Marks av, n s, 150 w Albany av, 16.6x140. Release mort. Richard Ingraham to Helen E. wife of Elihu Porter. nom

St. Nicholas av, n w cor Grove st, 80x90, being partly in Newtown. Su an E. Fingarr to Lillian M. Dudley and Robert H. Barry. nom
 Stone av, w s, 78.8 s McDougal st, runs west 89.1 x east to Stone av, x south 3.8; also Interior lot, 75 s McDougal st and 100 w Stone av, runs south 25 x east 49.3 x northwest 45.9 x west 13.1. William Larder to Robert R. Hamilton, New York. 600
 Stone av, w s, 100 s McDougal st, runs west 50.9 x 45.9 x east 89.1 to Stone av, x south 21.4. William Larder to Robert R. Hamilton. B. & S. 600
 Sutter av, n w cor Atkins av, 20x90. James D. Lynch to Charles H. Magee. 325
 Sutter av, n s, 20 e Berriman st, 20x90. James D. Lynch to George L. Stamm. 250
 Sutton av, s w cor Berriman st, 100x100. Jane V. Sidell, Julie E. wife of Ravillo C. Hinman and Edwin V. Sidell heirs Julius W. Sidell to William Fintzell. 1,100
 Throop av, w s, 25 n Wallabout st, 25x100, h & l. Jane Douglass to Edward Felgenauer. 2,500
 Tompkins av, w s, 40 n Putnam av, 20x80, h & l. Susan wife of Valentine Snedeker to Carsten Platt. Mort. \$3,000. 4,100
 Tompkins av, n w cor Monroe st, 25x100. Diedrich Deterling to Henry Sengstaken. Mort. \$10,000. 18,450
 Underhill av, w s, bet St. Marks av and Prospect pl, portion of lots 614 to 618 map adj Parmenter's Garden, runs west to centre old Covert st, x south along same 75 x east to Underhill av, x northeast—. Jacob Cole to Daniel O'Connell. 5,000
 Vernon av, s s, 229 w Sumner av, 20x95. Michael Schaffner to Lewis Beer, New York. All title. Mort. \$5,500. nom
 Vernon av, s s, 305 w Sumner av, 20x95. Louis Beer to Michael Schaffner. Sub. to mort. nom
 Washington av, w s, 189.8 n Fulton st, 17.1x100. John T. Kenyon to Lillie M. Salisbury. other consid. and 1,000
 Washington av, e s, 153 n De Kalb av, 45x200 to Hall st, h s & l. Foreclos. Edward T. Dooley to The Germania Savings Bank, Kings County. 26,500
 Waters av, west extremity of south line, 15 acres 3 roods and 26 perches, New Utrecht. Vernon K. Stevenson to Caroline Sharp. 1879. nom
 Willoughby av, s w cor Walworth st, 20x90, h & l. Salina Hudson devisee Thos. D. Hudson to Thomas Simpson. 5,900
 Wyckoff av, west cor Grove st, runs southwest 145 to Manhattan Beach R. R., x northwest 100 x northeast 145 to Wyckoff av, x southeast 100. Ernst Loerch to John Welz and Charles C. D. Zerweck, Newtown, L. I. 3/8 part. 4,667
 1st av, w s, at centre line 78th st, runs west 250 x north 139.4 x east 250 to 1st av, x south 139.4, New Utrecht. Adolphus Bennett to William L. Walkirus, Waverley, N. Y. 3,750
 1st av, w s, at centre line 78th st, runs west 250 x south 130 x east 250 to 1st av, x north 130, New Utrecht. Adolphus Bennett to Clarence A. Thompson, Owego, N. Y. 3,750
 4th av, north cor 7th st, 50x60. James Thouboron to Charles H. Collins. 3,000
 4th av, n w cor 54th st, 100.2x100. Joseph B. Curran to John C. Loudon and James D. Johnson. Mort. \$1,410. 5,000
 4th av, east cor 53d st, 20.2x100. Release mort. Samuel Pruy, Glens Falls, N. Y., to Ellen Cosgrave. 1,000
 4th av, south cor 66th st, 200.4 to 67th st, x475, New Utrecht. Minnie S. Burnham widow, New York, to John M. Keller. 11,000
 4th av, e s, 25.2 s 47th st, 25x100. Albert L. French to Jarves Masters. 1,025
 5th av, 7th av, 36th st, 37th st. Declaration of J. Hrace Harding that he holds premises in trust for Brooklyn, Bath & West End Railway and The Prospect Park & Coney Island R. R.
 5th av, e s, 75.9 n 4th st, 18.7x58.8, h & l. William F. Nolen to Charles Hart. 6,000
 5th av, e s, 58.6 s 3d st, 18.7x58.8. Same to same. 6,000
 7th av, w s, 80 n 20th st, 20x80. Margaret wife of John V. Kennedy, New York, to Patrick J. Sullivan. Q. C. nom
 Same property. Patrick J. Sullivan to Sophie L. wife of George O. Van Orden. 800
 7th av, s w cor 11th st, 22x43x22x42.10. Isabella wife of William Brown to Margaret wife of Alexander J. Rooney. Mort. \$7,000. exch
 8th av, n e cor 10th st, 76.8x97.10. Margaret Bruckbauer to John L. Bruckbauer. Morts. 4-9 of \$23,000. 13,000
 10th av, w s, 60.2 s 17th st, 20x100, h & l. George F. Muller to Ernst H. Ankelmann. Mort. \$450. 1,550
 23d av, n w s, 48c s w Benson av, 60x96.8, New Utrecht. James D. Lynch to John H. Joyce. 1,200
 All that portion of Gowanus road lying within lots 11 and 12 block 136 assessm't map 22d Ward. City of Brooklyn to Percy Jenkins. Q. C. nom
 Interior plot, bounded west by line 73 in length and 48 e of Cleveland st, x south by line 50.9 at point 100 s of Glenmore av, x north — east 69. David and Jno. B. Hopkins exrs. Wm. Hopkins and the widow and heirs of said Wm. Hopkins to Henry Griffen. 500
 Interior lot, 100 w Albany av and 140 n St. Marks av, runs north 5.7 x west 100 x 5.7 x 100. Richard Ingraham to Helen E. wife of Elihu Porter, Ellenville, N. Y. All liens. 100

Lot 33 assessm't map for opening Albany av, Flatbush. Board of Improvement, Flatbush, to J. Herbert Watson. Tax lease, 1,000 years. 49
 Lots 361 to 364 map of Geo. Martene's heirs, Flatbush. Samuel H. Buckley to William S. Starr. 500
 Lots 5, 6, 7 and 8 map of heirs G. Stryker, Gravesend. Partition. Bernard J. York to Litha C. Robertson. 400
 Lot 89, same map. Partition. Same to Mary A. V. Johnson. 215
 Lots 219-222, plot 2 same map. Partition. Same to Peter W. Johnson. 340
 Lots 30 to 37 and 54 to 56 map A. W. Parker property, Bath Beach. Release mort. Asa W. Parker to Edward Egolf. nom
 Newtown Creek, s s, at centre line Gardner av, if continued, runs south crossing Meeker av to centre Thomas st, x northeast 230 x northwest to Newtown Creek, x northeast along creek to beginning; excepting, Garden av, s e cor Meeker av, 50x50.
 Townsend st, centre line, at centre line Scott av, runs north 233 to Newtown Creek, x southeast along creek to centre Townsend st. x southeast 247 to centre Scott av, and point beginning.
 Gardner av, centre line, at centre line Cherry st, runs southeast 319.7 x southwest to centre Stewart av, x northwest 351 to centre Cherry st, x northeast —; also, Meeker av, n s, at centre line Hauseman st, runs north 397 x northeast 193 x southeast 130 to centre line Appollo st, x south 207 to n s Meeker av, x southwest 295.
 Meeker av, n s, at centre line Van Cott av, runs west 322 x southwest 202 to n s Meeker av, x northeast 410.
 Lombardy st, centre line, 175 s w Morgan av, runs northwest 180 x northeast 0.4 x northwest 174.8 to s s Meeker av, x southwest 121 x southwest 198 x southeast to centre of old road, x northeast 250 to point 175 southwest Morgan av, x northwest 168.8.
 Samnel B. Waters and Margaret S. Smallwood to Maria L. Matthews, Francis W. and Josiah Blackwell, Emma L. Tisdale, Adelgitha B. Lemken and Gertrude B. Wiley. nom
 Same property. Hannah J. Roberts, Newberne, N. C., and Mary Jarvis, Baltimore, Md., to same. nom
 Parcel in 26th Ward, 2 acres meadow, bet S. Davis, J. L. Van Wicklen and P. Rapelje. Eliza Cozine extr. George R. Cozine to Ida C. wife of Martin F. Wessmann and Gustav A. Wessmann. 65
 Section 34, lots 164 to 168 inclus.; Flatbush. People State New York to J. Herbert Watson. letters patent
 Yellow Hook road, s and w s, 6 acres, 3 roods and 15 44-100 perches, extends to road from Fort Hamilton to New Utrecht, New Utrecht. James K. Barnsdall and Emma J. wife of Asher D. Atkinson, heirs Emma Barnsdall to Jane E. wife of Frederick H. Johnson. 6,000
 All estate, real and personal, of which William B. Folger died seized. Albert W. and Arthur C. Pell to Mary E. wife of William J. Pell. 1/2 part. B. & S. nom
 All estate, real and personal, of which W. B. Folger died seized. William J. Pell, Jr., to Mary E. wife of William J. Pell. 1/2 part. B. & S. gift
 Satisfaction of all liabilities under certain instrument. Edward Freel and John McNamee to Barnett Cosgrove and William J. Sayres. 102

WESTCHESTER COUNTY.

JANUARY 15 TO 21—INCLUSIVE.

EASTCHESTER.

Bard, Wm. H. to Sandford Hallock, lots 33 and 34 w s 3d st, map Jacksonville property, 60x175. \$1,200
 Same to Wm. H. Farrington, lot 21 s e s Fulton st, map South Washingtonville, 40x125. 600
 Brown, Geo. H. to A. Howard Brown, s s Urban st, 300 e Villa av, 50x100. 1,000
 Crary, Chas. to Thankful M. Jennings, n s Willow pl, 184 e Rich av, abt 54x110. 6,500
 Fairchild, Ben L. to John F. George, lots 22, 24, 26, 28, 25 and 27, map Dunham Park. 1,210
 McClellan, Wm. W. to Mary Harper, e s Union av, 135 n Washington st, 40x115. 4,400
 Mapes, Leonard to Hannah C. Mapes, e s 5th av, 310 s 4th st, 50x105. other consid. and 1
 Nelson, Jas. M., Jr., to Emeline E. Braman, part lot 15 s s Adams st, map East Mt. Vernon, 46x140. 1,600
 Penfield, Louisa A. to Wm. H. Bard, lots 282 and 326 s e s Marion st, map Washingtonville, each 50x100. 1
 Stecker, Mary B. to Emory A. Wright, part lot 319 w s 4th av, map Mt. Vernon, 33.4x105. 4,900
 Schneider, Louisa M. to Thos. Claydon, lots 33 and 34 e s 10th av, map property Jno. H. Anderson, 100x105. 3,300
 Weiss, Franziska to Geo. C. Appel, lot 98 s w s Bridge st, map West Mt. Vernon, 70x125. 1,350
 MAMARONECK.
 Hoffman, Arthur T. to Edwin L. Gedney lot 92, map property Jas. C. Spencer. 490
 NEW ROCHELLE.
 Creiman, John J. to Ph. Berges, s w s 1st st, 183 s w Union av, 50x150. 600
 Fitzgerald, Eliz'h to Chas. Steffain, w s Drakes av, 70 St. Josephs st, 57x120. 900
 Iselin, Adrian, Jr., to John McNamara, lot 65A s s West Castle pl, abt 75x140; also 211 and

212 s e s Circuit road, 220x135x278, map Residence Park. 3,864
 Lockwood, Sophia B. and ano. to Gerhard H. Blume, w s North st, 160 s Burling lane, abt 78x190. 1,600
 Pine, Peter F. et al. to Sarah E. Marshall, lots 38 and 39 s w s Meadow lane, map Residence Park, abt 150x161. 4,000
 Stokes, Henry B. to Gerhard H. Blume, w s North st, 40 s Burling lane, abt 40x150. 1,000

PELHAM.

King, Elizabeth R. B. exrs. of, to Geo. P. Hermann, lots 625, 626 and 627 Bridge st, map estate grantor. 1,950

WESTCHESTER

Dealing, Edw. to Levi H. Mace, lot 447 n s 14th av, map Wakefield. 600
 Dodge, Arnold R. to Fred. C. Dexter, lots 116, 117, 122 and 123 s s 15th and n s 14th av, same map, 200x228. 2,500
 Lawlor, Norman A. to Edw. J. Flynn, e 1/2 lot 411 s s 15th av, same map, 50x114. 400
 Lawlor, Nellie A. to Sarah W. Vail, lot 214 s s 6th av, map Wakefield, 100x114. 775
 Phipps, Edw. L. to Amelia Rosenberg, lot 38 n s Briggs, av, map Briggs estate, abt 50x214. 1,000

WHITE PLAINS.

Downing, Georgiana to Ellen J. Read, s w cor Martine av and Grove st, 50x93. 600
 O'Rourke, John, Jr., to Wm. Doepel, w s Grove st, 204 n Post road, 50x175. 400

YONKERS.

Bates, Anna F. to Lucinda J. Breen, w s Riverdale av, adj Thos. W. Ludlow, 30x184. 5,600
 Mutual Life Ins. Co. to Fred. Wangenstein, n w cor Riverdale av and Downing st, 229x163x187x168. 10,000
 Davidson, John exrs. of, to Geo. C. Reid, e s Waverley st, adj Geo. Herriot, abt 149x100. 5,000
 Eddy, Obadiah C. to Fred. Stulzman, Jr., s s Poplar st, 75 w Oak st, 25x100. 700
 Lewis, Helen C. to Marie A. Van Zandt, s s Highland av, 166.6 w South Broadway, abt 150x79. 8,500
 Schwartz, John J. to James Thompson, n e cor Riverdale av and Riverdale pl. 6,000

MORTGAGES.

NOTE.—The arrangement of this list is as follows The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

NEW YORK CITY.

JANUARY 17, 18, 20, 21, 22, 23.

Anderson, Catharine H. wife of and John to THE MUTUAL LIFE INS. CO. 116th st, s s, 400 e 8th av, runs south 111.6 x east 364.5 to st, x west 347.1, gore. Jan. 20, due Jan. 21, 1891. \$35,000
 Andrews, Walter E. to EAST RIVER SAVINGS INST. 177th st, n s, 71.10 w Washington av. P. M. Jan. 21, 1 year, 5%. 7,000
 Same to same. Fairmount av, n e s, 125 s e Broad st, 79x100. Jan. 21, 1 year, 5%. 4,500
 Adelheid, Conrad to Francis Neher. 1st av, No. 418, e s, 74 n 24th st, 24.8x100. Jan. 21, 5 years, 5%. 14,500
 Alger, William G. to Lucretia S. Jones. 91st st. P. M. Jan. 3, due Jan. 23, 1891, 5%. 6,715
 Baker, Rose A. otherwise Rosanna to William Tait. 12th st, Nos. 338 and 340 E., s s, 50x103.3. Jan. 22, due Jan. 23, 1891. 1,000
 Beaudet, John and Ernest P. to Poulson & Eger. 7th av, n e cor 119th st, 26.11x98. Dec. 17, 6 months. 974
 Bernstein, Salomon to THE GERMAN SAVINGS BANK, New York. Bayard st, No. 66, n s, 93.9 e Mott st, 23.6x100. Jan. 6, due Jan. 22, 1891. 24,000
 Bourne, Francis to George MacDonald, exr. Louisa Bourne. 168th st, s s, 86.6 w Franklin av, 89.2x107.2x79.3x113. Jan. 13, 5 years, 5%. 2,000
 Bush, Annie E. to THE MUTUAL LIFE INS. CO., N. Y. 31st st. P. M. Jan. 22, 1 year, 5%. 3,000
 Bauer, Seligman to Charles Lanier trustee for M. Louisa Schenck. 49th st, s s, 282.7 e 2d av, 19.2x100.5. Jan. 13, due Feb. 1, 1895, 5%. 4,000
 Same to Mark H. Eisner. Same property. Jan. 18, due Jan. 16, 1895. 2,000
 Berg, Hart E. to Charles H. Howe. 82d st, n s, 160 w West End av, 20x102.2. Jan. 16, 1 year. 6,000
 Birchall, Louisa K. widow, Henry, Thomas B., Nathan, Jr., and Lucy K. to Robert C. Watson et al. exrs. William Watson. Locust av, e s, 155 n 138th st, runs north 130 x east 100 x north 130 to former centre 2d st, x east 260 to bulkhead, x south 260 to former centre 3d st, x west 365, with land under water, &c. Jan. 8, 5 years, 5%. 463
 Bowe, Mary A. wife of Peter to Mary J. Alexander, Brooklyn. 4th st, s s, 100.10 w Lewis st, 15x95x27.3x95.9. Jan. 21, 3 years, 5%. 1,000
 Bradley, Alfred B., Friendship, N. Y., to Jacob O. Price. 117th st, Nos. 272 and 274 W. All title. Jan. 20, secures credits. 10,000

Birchall, Louisa K., Henry, Thomas B., Nathan, Jr., and Lucy K. mortgagors with Robert C. Watson et al. exrs. William Watson mortgagees. Extension of morts. Jan. 8. nom
 Brennan, Catharine wife of and Thomas S. to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 120th st, No. 114, s s, 173.4 e Park av, 20.10x100.11. Jan. 20, 1 year. 7,500
 Same to same. 120th st, No. 116, s s, 194.2 e Park av, 20.10x100.11. Jan. 20, 1 year. 7,500
 Brockner, Washington and Isabel to Jennie wife of Gustav Ansel. 3d av, n w s, abt 260.5 s w 167th st, runs southwest 29.9 x northwest 100 x southwest 25 x again northwest 83 x northeast 48.5 x southeast — to beginning. Jan. 20, 5 years, 5%. 9,000
 Browning, Jane to George H. Meyer. Willis av, w s, 25 s 144th st, 25x84. Dec. 24, 1 year. 2,000
 Same to same. 144th st, s s, 84 w Willis av, 27.6x100. Dec. 24, 1 year. 2,000
 Burnham, Emily to Anthony Whyte. Rockfield, n s, 115 w Williamsbridge road, 50x100; Jerome Park Railway Co.'s land, s s, 960.5 e Marion av, 50x26x50x26.1. Jan. 15, 3 years, 5%. 300
 Bailey, Thomas to James H. McKenney. Kingsbridge road, e s, 113.1 s 165th st, 26.8x149.1x25x158.2. Jan. 16, 3 years, 5%. 3,000
 Baker, John O. to Eliza M. Bailey. 10th av. P. M. Jan. 17, 2 years or sooner, 5%. 3,500
 Bostelmann, William to THE KINGS CO. SAVINGS INST. West st, s e cor Liberty st, 21.5x57.8x21.7x63.10. Jan. 18, 1 year, 5%. 8,000
 Boyes, Louis F. to Sarah M. and S. Knight exrs. Emanuel Knight. 122d st. P. M. Jan. 16, 5 years, 4 1/2%. 3,200
 Browning, Jane wife of William, Brooklyn, to Christian Woessner. Willis av, s w cor 144th st, 25x84. Jan. 15, 1 year or sooner. 3,000
 Browning, Jane to Candee & Smith. Willis av, w s, 50 s 144th st, 25x84. Jan. 13, 1 year, notes. 3,000
 Same to same. Willis av, w s, 75 s 144th st, 25x84. Jan. 13, 1 year. 3,000
 Burke, John to Elliott F. Shepard trustee Aletta Stevens, dec'd. Lenox av, w s, 24.11 n 131st st, 25x75. Jan. 17, 3 years, 5%. 19,500
 Same to Augustus F. Holly. Same property. Jan. 17, 6 months or sooner. 2,000
 Same to same. Same property. Jan. 17, 6 months. 500
 Caffry, Warren and Peter C. Biegel to THE NINETEENTH WARD BANK. 86th st, s s, 286.8 e 4th av, 51.1x102.2. Jan. 13. secures credits
 Cohen, Jacob to THE CITIZENS' SAVINGS BANK. 1st av, s e cor 125th st, 25.6x75. Jan. 16, 1 year, 5%. 13,000
 Cairnes, John to Peter Patry. 110th st, s s, 345 e 1st av, 100x100.10. Lease. Jan. 20, 6 months. 900
 Chivvis, George to Edward C. Donnelly. 133d st. P. M. Jan. 11, due Jan. 13, 1893, or sooner, 5%. 3,660
 Clark, Frederick H. and Henry A. to John A. Rochford. 78th st. P. M. Jan. 16, due Jan. 20, 1892, 5%. 5,000
 Crist, Stephen B. and Julia his wife to George Marinor, exr., &c., Joseph Parker. Spuyten Duyvil Parkway, e s, lots 40 and 41 and 45 and 46 on map in matter of Wetmore vs Wetmore et al., 162x490 w Butler av, x 150 x540. Jan. 21, 1 year, 5%. 2,000
 Currie, Martha wife of and Robert to Eliza A. Vinton, Worcester, Mass. 43d st, n s, 225 e 10th av, 25x100.4. Jan. 15, due Jan. 1, 1893, 4 1/2%. 7,000
 Clark, Francis A. to THE BANK FOR SAVINGS in City of N. Y. Carriageway, running from 20th to 21st st along s e s of Gramercy Park, s e s, 39.5 s w 21st st, 39.5x80. Jan. 22, 5 years, installs, 4 1/2%. 45,000
 Cohn, Moritz to THE EAST RIVER SAVINGS INST. 26th st, s s, 170.1 w 7th av, runs south 93.9 x west 221.9 x north 39.11 x north 58.10 to st, x east 223.3. Jan. 21, 1 year, 5%. 50,000
 Copley, George W. and James A. Woolf of Copley & Woolf to Hannah W. and Catharine L. Barry. Washington av. Jan. 22, 3 years, 5%. See Conveys. 4,000
 Dechert, Yellott D., mortgagor with Walter K. Collins trustee mortgagee. Extension of reduced mortgages. July 27, 1888. nom
 Driggs, Anna A. widow to Joseph E. Austin. 41st st, No. 3, n s, 100 e 5th av, 22x98.9. Jan. 23, 1 year. 3,500
 Dunn, Martha, Queens Co., to Thomas Charlton. 120th st, n s, 375 w 7th av, 100x100.11. Jan. 22, 6 months. 6,500
 Daly, Matthew to Alexander B. Hudson, New Rochelle, N. Y. 109th st, s s, 119 w 4th av, 17x100.11. Jan. 20, 6 months. 1,600
 Dempsey, William to Max Danziger. 76th st, n s, 116.8 e 2d av. P. M. Dec. 31, due Nov. 1, 1890. 5,000
 Same to same. Same property. Building loan. Dec. 31, due Nov. 1, 1890. 30,000
 Dale, Anna T. to Henry L. Morris trustee of Mary M. Ostrander, formerly Edwards. Alexander av. P. M. Jan. 16, due Mar. 1, 1895, 5%. 15,000
 Donohue, Patrick K. to Francis Bourne. Franklin av, s e s. part of sub-division 2 of lot 122 on map of Morrisania, 42.6x85. Jan. 7, 5 years. 600
 Dugro, P. Henry to Sarah M. and S. Knight exrs. Emanuel Knight. St. Nicholas av, e s, 30 s 113th st. P. M. Jan. 16, 5 years, 4 1/2%. 4,800
 Same to same. St. Nicholas av, s e cor 113th st. P. M. Jan. 16, 5 years, 4 1/2%. 9,000
 Eberly, Selina wife of and Edward to Mary T.

Stone. 100th st, n s, 350 e 3d av. P. M. Sub. to mort. \$10,000. Jan. 21, 1 year. 1,000
 Eidlitz, Leopold to THE FARMERS' LOAN AND TRUST CO. Riverside Drive, s e cor 87th st, runs east 200 x south 100.8 x west 100 x south 100.8 to 86th st, x west 100 to Riverside Drive, x north 201.5. Sub. to mort. Jan. 22, due May 10, 1891, 5%. 15,000
 Edgar, Thomas C. and George to Edward Oppenheimer and Isaac Metzger. 9th av, s e cor 94th st. P. M. Jan. 15, due Dec. 7, 1890. 50,000
 Same to same. 9th av, s e cor 94th st, 100.8x125. Jan. 15, due Dec. 7, 1890. 50,000
 Same to same. 94th st, s s, 125 e 9th av, 125x100.8. Jan. 15, due Dec. 7, 1890. 45,000
 Elliott, James to Charlotte Baxter, Westchester, N. Y. Jenning st. P. M. Jan. 18, 5 years. 1,500
 Ettlinger, Raphael to Hermann A. Uhl. 104th st, s s, 275 w 3d av, 25x100.11. Jan. 20, 3 years, 5%. 2,500
 Fitzpatrick, Peter E. mortgagor with Alfred C. Clark guard. of Edward S. Clark. Agreement as to amount due on mort. and extension of same. July 3, 1889. nom
 Fox, Charles to Margaret Bowden widow. 13th st, Nos. 423 and 424. s s, 270.3 e 1st av, runs south 103.3 x west 24.4 x north 31.10 x north 9 x again north 73 to st, x east 65. Jan. 15, 5 years, 5%. 16,000
 Fisher, Frank L. to William Hall. 76th st, n e cor 9th av, 40x102.2. Jan. 16, due June 1, 1890, or sooner. 15,000
 Fay, James and Henry Holcroft of Holcroft & Fay to Simon E. Bernheimer and Josephine Schmid. 2d av, No. 746. Saloon lease. Jan. 22, demand. 2,400
 Fisher, Joseph C., Red Bank, N. J., to THE BANK FOR SAVINGS, New York. Canal st, Nos. 133 and 135, n s, 74.9 w Chrystie st, 37.4 x 75.8x36.3x75.7; Centre st, No. 71, w s, 18.3 s Worth st, 20x41.8x20x41.10. Dec. 13, 2 yrs. 4 1/2%. 3,000
 France, Mary F. wife of and Edward E. to Matilda Durie. Waverley st, n s, 50 w Prospect av, 50x100. Jan. 20, due Jan. 23, 1893, 5%. 1,000
 Galewski, Bernard to Catharine T. Bennett, extr. Margaret C. Bennett. Willett st. P. M. Jan. 23, 1 year, 5%. 12,000
 Goldsmith, Therese wife of Gabriel to WASHINGTON LIFE INS. CO. Allen st, No. 52, e s, 175 n Hester st, 25x7.6. Jan. 21, due Dec. 1, 1894, or sooner, 5%. Secures debt of mortgagor and Jonas G. Goldsmith. 20,000
 Graham, Emma wife of and James M. to Sarah H. Powell. 100th st, n s, 450 e 3d av, 25x100.8. Sub. to mort. \$10,000. Jan. 21, 3 months, 925
 Graham, Emma to Manchester & Philbrick. 100th st, n s, 135 w 2d av, 25x100.8. Sub. to morts. \$10,925. Jan. 22, due May 1, 1890, 1,000
 Same to James G. McElwee. Same property. Sub. to morts. \$11,925. Jan. 22, due May 1, 1890. 750
 Graham, Emma to James G. McElwee. 100th st, n s, 250 e 3d av, 100x100.8; 100th st, n s, 160 w 2d av, 75x100.8. Sub. to morts. \$89,475. Jan. 21, due May 1, 1890. 5,500
 Same to Manchester & Philbrick. 100th st, n s, 160 w 2d av, 50x100.8. Sub. to morts. \$26,475. Jan. 21, 6 months. 2,000
 Same to Mary T. Stone. 100th st, n s, 325 e 3d av, 25x100.8; 100th st, n s, 375 e 3d av, 25x100.8. Sub. to morts. \$26,475. Jan. 21, due May 1, 1890. 2,500
 Same to William Stone. 100th st, n s, 250 e 3d av, 100x100.8; 100th st, n s, 160 w 2d av, 75x100.8. Error. Jan. 21, due Mar. 1, 1890. 2,300
 Graham, Emma wife of James M. to James Fay. 100th st, n s, 250 e 3d av, 75x100.8. Sub. to morts. \$36,475. Jan. 21, 3 months. 3,055
 Same to John J. Halstead et al. exrs. P. S. Halstead. 100th st, n s, 250 e 3d av, 3 lots, each, 25x100.8. 3 morts., each \$10,000. Jan. 21, 3 years, 5%. 30,000
 Same to Edward M. Cameron. 100th st, n s, 325 e 3d av, 25x100.8. Jan. 21, due Feb. 1, 1893, 5%. 10,000
 Same to same as trustee for E. W. Cameron. 100th st, n s, 350 e 3d av, 25x100.8. Jan. 21, due Feb. 1, 1893, 5%. 10,000
 Same to Anna P. Churchill. 100th st, n s, 375 e 3d av, 25x100.8. Jan. 21, 3 years, 5%. 10,000
 Same to Susan Alvard widow. 100th st, n s, 400 e 3d av, 25x100.8. Jan. 21, 3 years, 5%. 10,000
 Same to Sophia E. Beach. 100th st, n s, 425 e 3d av, 25x100.8. Jan. 21, 3 years, 5%. 10,000
 Same to Samuel W. Bridgman and ano. exrs., &c., S. B. Curtis. 100th st, n s, 450 e 3d av, 25x100.8. Jan. 21, 3 years, 5%. 10,000
 Same to Sarah H. Powell. 100th st, n s, 250 e 3d av, 100x100.8; 100th st, n s, 375 e 3d av, 75x100.8. Sub. to morts. \$70,000. Jan. 21, 3 months. 6,475
 Gilmour, John to Celia M. Schell. 83d st, No. 304 W. P. M. Jan. 17, due Jan. 1, 1892. 5,500
 Gminder, Frederick to John Wagner. 11th st, n s, 277.9 w 2d av, 25.6x100. Jan. 20, 5 years, 5%. 15,000
 Goldsmith, Jonas G. to THE WASHINGTON LIFE INS. CO. Bleeker and Mott st. P. M. Jan. 21, due Dec. 1, 1894, or sooner, 5%. 70,000
 Gage, Eleanor P. wife of Wellesley W. to The Sheltering Arms, New York. 76th st, n s, 470 w 9th av, 19x102.2. Jan. 20, 5 years, 4 1/2%. 20,000
 Georgi, Otto H. to Adolph G. Hupfel. 3d av, w s, 150.2 s 163d st, 73.7x94.5x73x96.5. Jan. 20, 6 months, secures bond in penal sum of 25,000
 Goldsmith, Louis to THE DRY DOCK SAVINGS

INST. 19th st. Jan. 20, due Feb. 1, 1891, 4 1/2%. See Conveys. 17,500
 Halpin, Hannah M. wife of Zachariah J. to Matthew Daly. 133d st. 1/2 part. P. M. Jan. 20, 6 months. 1,818
 Hack, Frederick to THE FARMER'S LOAN AND TRUST Co. 102d st, s s, 100 w 9th av, 24.11x100.11. Jan. 20, 3 years, 4 1/2%. 14,500
 Same to same. 102d st, s s, 175 w 9th av, 25x100.11. Jan. 20, 3 years, 4 1/2%. 14,500
 Same to same. 102d st, s s, 150.6 w 9th av, 24.6x100.11. Jan. 20, 3 years, 4 1/2%. 14,500
 Same to Alexander Masterton et al. trustees Abram Ives. 102d st, s s, 124.11 w 9th av, 25.6x100.11. Jan. 20, 3 years, 4 1/2%. 14,500
 Hume, Charles E. to Edward Oppenheimer and Isaac Metzger. Lenox av, w s, 25 s 134th st, 99.10x100. Jan. 17, due Oct. 1, 1890. 36,000
 Halpin, Hannah M. wife of Zachariah J. and Matthew Daly to Edward C. Donnelly. 133d st. P. M. Jan. 13, 3 years, 5%. 7,272
 Hattermer, Valentine to NORTH RIVER SAVINGS BANK. 8th av, e s, 49.4 s 34th st, 24.8x100. Jan. 17, 1 year, 4 1/2%. 8,000
 Herold, Daniel to George G. Kip, Morristown, N. J. 9th st, No. 432, s s, 163 w Av A, 25x94. Jan. 31, due Jan. 1, 1895, 5%. 2,000
 Heylman, Charles to Anna P. Richardson. Railroad av, e s, 108 s Marble st, 27x150. Jan. 20, 3 years, 5%. 2,000
 Heyman, John to Siegmund T. Meyer. 59th st. P. M. Jan. 16, 2 years. 7,500
 Hume, Charles E. to Edward Oppenheimer and Isaac Metzger. Lenox av. P. M. Jan. 17, due Oct. 1, 1890. 20,400
 Humphrey, Andrew B. to Edward C. Donnelly. 133d st. P. M. Jan. 13, 3 years, 5%. 3,636
 Haft, Isaac to Alexander Moore. 42d st, No. 414 W. P. M. Jan. 15, installs. 5,000
 Heesemann, Gerhard C. to Henry Meinken. 10th av, n e cor 87th st. P. M. Jan. 17, installs. 14,000
 Same to same. Same property. P. M. Jan. 17, notes. 3,000
 Hogenauer, Alphonse to William M. Kingsland, Mount Pleasant, N. Y. 44th st, n s, 400 e 9th av, 3 lots, each 25x100.4. 3 morts., each \$18,000. Jan. 16, due Jan. 18, 1895. 4 1/2%. 54,000
 Hubbell, Orange S., Stratford, Conn., to Nathan A. Chedsey. 30th st, s s, 73.4 w 4th av, 13.4x98.9. Jan. 17, 3 years. 5,000
 Hunt, William H. to Ferdinand Kurzman. 8th av, e s, 50.11 s 124th st, 75x100. Jan. 16, due June 1, 1890, or sooner. 2,000
 Harrigan, Annie T. to Frederic J. Middlebrook, Brooklyn. Madison av, e s, 73 s 122d st, 18x100. Jan. 23, 1 year, 5%. 13,000
 Same to same. Ashland pl (Perry st), No. 11, n s, 45.8 e Waverley pl, 22.9x86.10x22.10x86.10. Jan. 23, 1 year, 5%. 13,500
 Same to same. Perry st, s s, 173.8 w Greenwich av, 22x95. Jan. 23, 1 year, 5%. 11,000
 Same to same. 35th st, n s, 100 e 6th av 74.11x98.9, P. M.; Perry st, s s, 173.8 w Greenwich av, 22x95, sub. to mort. \$11,000; Ashland pl (Perry st), No. 11, n s, 45.8 e Waverley pl, 22.9x86.10x22.10x86.10, sub. to mort. \$13,500; Madison av, e s, 73 s 122d st, 18x100; sub. to mort. \$13,000. Jan. 23, 1 year. 80,000
 Hazzard, Amanda, Little Silver, N. J., to Benjamin Wright and ano. exrs., &c., Charles Curtiss. Central av, s e s, adj land of Charles Berrian, West Farms, contains 1.177-1,000 acres. P. M. Jan. 23, due Feb. 1, 1892. 6,200
 Helmken, Otto to Meyer Feuchtwanger. 115th st, No. 79 W. P. M. Jan. 23, 3 years, 4 1/2%. 8,000
 Horgan, Patrick to Lucretia S. Jones. 93d st. P. M. Jan. 3, due Jan. 23, 1891, 5%. 2,000
 Isaac, Louis to Louis Kram. Clinton st, No. 177. P. M. Jan. 16, 1 year. 600
 Isaacs, Barney to Stuart Dodge, Simsbury, Conn. Hester st, Nos. 73 and 75. P. M. Jan. 17, 5 years, 5%. 40,000
 Same to Solomon Miller. Same property. P. M. Sub. to last mort. Jan. 17, 1 year or sooner. 5,750
 Same to same. Same property. P. M. Sub. to mort. \$40,000. Jan. 17, installs. 4,500
 Joseph, Annie widow to Richard Chidwick, Brooklyn, and Isaac Gelles trustees. Hester st, No. 52, and No. 30 Ludlow st, begins Hester st, s e cor Ludlow st, 20.10x47.6; Hester st, No. 50, s s, 20.10x50; Clinton st, No. 146, e s, 75 s Broome st, 26.4x100. Jan. 16, 5%, 15,191
 Joseph, Herman to Michael Fay and William Stacom. Eldridge st, No. 19. P. M. Jan. 16, 2 years or installs. 6,000
 Jacobs, Elias to Charlotte Koss. Houston st. P. M. Jan. 20, 3 years, 5%. 18,000
 Jenkins, Thomas J. and George to Jacob Bookman. 97th st, s s, 150 w 9th av, 61x-w73.6x100.11; 37th st, n s, 94 e 8th av, runs north abt 47.6 x east abt 0.6 x north abt 51.3 x east 18.9 x south 98.9 to st, x west 19. Jan. 17, 2 months. 1,500
 Kearney, James, Hackensack, N. J., to Eugene T. Lynch, Flushing, L. I. West End av, n e cor 69th st, 100.5x100. P. M. Jan. 16, due Jan. 22, 1891, 5%. 40,000
 Same to same. 69th st, n s, 100 e West End av. P. M. Jan. 16, dne Jan. 22, 1891, 5%. 15,000
 Same to same. West End av, s e cor 70th st, 100.5x100. P. M. Jan. 16, due Jan. 22, 1891, 5%. 43,000
 Same to same. 70th st, s s, 100 e West End av, 75x100.5. P. M. Jan. 16, due Jan. 22, 1891, 5%. 15,000
 Keil, Francis to THE FARMER'S LOAN AND

TRUST Co. 162d st, s s, 300 e Morris av, 125x115. Jan. 22, 3 years, 5%. 10,000
 Knapp, David H. to M. Theresa Cotes. 26th st, s s, 140 w 2d av, 70x98.9. Feb. 21, 1889, 10 years, 5%. 16,000
 Kellard, Mary M. to DRY DOCK SAVINGS INST. 63d st. Jan. 20, due Feb. 1, 1891, 4 1/2%. See Conveys. 15,000
 Koelsch, George to William T. Taylor. Broadway, No. 1181. Store lease. Jan. 4. 850
 Koenig, Gottfried L. to William P. Trowbridge and ano. trustees for Ella V. Swartwout. 1st av, e s, 71.9 s 113th st, 27x95. Jan. 21, 2 years, 5%. 8,000
 Kemp, William H. to Richard Davies. Perry st, s s, 181.8 e Bleeker st, 20x94.11. Jan. 17, due Jan. 1, 1895, 5%. 10,000
 Kennedy, Carrie S. wife of David T. to THE GERMANIA LIFE INS. Co. 74th st, n s, 180 w 8th av, 20x102.2. Jan. 16, due Nov. 30, 1892, 5%. 27,000
 Same to same. 74th st, n s, 200 w 8th av, 19.6x102.2. Jan. 16, due Nov. 30, 1892, 5%. 26,750
 Same to same. 74th st, n s, 241.6 w 8th av, 19.6x102.2. Jan. 16, due Nov. 30, 1892, 5%. 26,750
 Same to same. 74th st, n s, 261 w 8th av, 20x102.2. Jan. 16, due Nov. 30, 1892, 5%. 27,000
 Same to Abby S. wife of Charles C. Marshall, Bergen Point. 74th st, n s, 219.6 w 8th av, 22x102.2. Jan. 16, due Nov. 30, 1892, 5%. 30,000
 Killeen, James to Patrick McMorrow. 77th st, s s, 150 w 1st av, 25x102.2. Jan. 17, 1 year. 1,325
 Kingsland, Henry P. to THE EQUITABLE LIFE ASSURANCE SOCIETY U. S. 19th st, No. 102, s s, 150 e 4th av, 25x92. Jan. 14, due Jan. 1, 1893. 30,000
 Same to Walter F. Kingsland, Babylon, L. I. Same property. Jan. 15, due Aug. 13, 1890. 3,500
 Klein, Lena wife of William to George Agne. 15th st, n s, 95.6 e Av A, runs north 127.3 x east 50 x south 24 x west 24.9 x south 103.3 to st, x west 25.3. Jan. 1, 5 years, 5%. 9,500
 Knox, John A. to Newbury D. Lawton, New Rochelle, N. Y. 171st st, s s, 124 w Fordham av, 16x100. Dec. 10, 1 year. 2,500
 Same to same. 171st st, s s, 140 w Fordham av, 16x100. Dec. 10, 1 year. 2,500
 Same to same. 171st st, s s, 156 w Fordham av, 16x100. Dec. 10, 1 year. 3,000
 Kuntz, Lena wife of Joseph to C. and L. Hedenheimer. Washington av, s e cor 167th st, runs east 75 x south 70 x west 45 x south 5.4 x west 30 to av, x north 75.4. Secures notes of Joseph Kuntz. July 3, 1889. 45,000
 Knox, Edward M. to James P. Kernochan and ano. trustees. Broadway, No. 212, n e cor Fulton st, 29x77.2x29x76.2, 7,357,686-10,143,000 parts. Jan. 17, 1 year, 5%. 82,500
 Korn, Ezekiel S. to Sarah Holzman and ano. adms. Max Holzman. Rose st. P. M. Jan. 9, 1 year. 12,000
 Lett, William F., Brooklyn, to James Kinsey. Southern Boulevard, s e cor 134th st, runs east 35.1 to Trinity av, x south 125 x west 100 x north 81 to Boulevard, x - to beginning. Jan. 16, due Jan. 17, 1891. 1,500
 Lavendol, Hannah to Margaret wife of James L. Lowry. 109th st. P. M. Jan. 15, 1 year. 650
 Levy, Dora wife of and Isaac to Charles Lindemann and ano. exrs. E. H. Kahrs. Ludlow st. P. M. Sub. to mort. \$17,000. Jan. 11, due Jan. 15, 1893. 6,000
 Same to Eliza A. Dean. Same property. P. M. Jan. 11, due Jan. 15, 1895, 5%. 17,000
 Levy, Max to Gittel Hirschowitz. Monroe st, No. 17, n s, 25x100. Lease. Jan. 20, installs. 4,500
 Lindenberger, Sarah to G. F. Taussig & Co. 61st st, s s, 21 e 4th av, 19x70. Jan. 21, due April 1, 1890. 2,452
 Lohmann, Henry F. to THE DRY DOCK SAVINGS INST. 4th st, No. 320 E. Jan. 20, due Feb. 1, 1891, 4 1/2%. See Conveys. 6,500
 Same to Guy Cugin. 4th st. P. M. Jan. 20, due Jan. 1, 1893, or installs, 5%. Sub. to last mort. 4,000
 Lunny, Hugh J. to Patrick Lunny. Vyse av. P. M. Jan. 18, 5 years. 1,000
 Lyons, Richard J. to Charles V. Halley. Rustic av. P. M. Jan. 18, 3 years, 5%. 600
 Lehmann, Max and Joseph Frey to Ernst Lehmann. Av A. Leasehold. P. M. Jan. 16, 2 years. 1,400
 Lester, William C. to Miln P. Palmer trustee Frances B. Hegeman. Chambers st, No. 115. P. M. Jan. 20, 1 year, 4 1/2%. 23,000
 Leuthner, Frederick to Frederick Dilemuth and Catharine his wife. 160th st, n s, 150 e Courtlandt av, 50x100. Jan. 17, due Jan. 1, 1895. 3,600
 McCafferty, Robert to Moses Bruhl. 13th st, No. 219, n s, 394 w 2d av, 16.6x103.3. Jan. 15, 5 years, 5%. gold, 5,000
 Same to same. Same property. 2d mort. Jan. 15, 5 years, 5%. gold, 3,000
 Madden, Mary A. wife of Hubert to George R. Fearing and ano. trustees Amey R. Sheldon. 46th st, s s, 233.1 e 3d av, 14.1x70. Jan. 21, due Feb. 1, 1895, 5%. 6,500
 Mann, Hermann to Margaretha Struss and Wilhelmina S. Ward. 8th av, s e cor 15th st, runs east 73.6 x south 38.8 x west 10 x north 19.4 x west 63.6 to av, x north 19.4. Jan. 15, notes. 10,000
 Marcelin, Georgianna P. wife of Jules, Paris, France, formerly Fradenburgh, to THE NEW YORK LIFE INS. AND TRUST Co. 23d st, No. 329, n s, abt 300 w 8th av, 16.8x98.9. Nov. 4, 3 years, 4 1/2%. 10,000
 McCormack, John to New York Co-operative Building and Loan Assoc. 117th st, s s, 18 e

Lexington av, 16.9x64.11. Jan. 6, installs, 5%. 8,500
 McGinn, John H. to Edward Bell. 38th st, No. 266 W. P. M. Jan. 20, 1 year or sooner. 1,500
 McMichael, Arkell R. to Adelaide A. Hillyer and ano. guards. G. H. Hillyer. West Broadway, e s, 150 n White st. P. M. Jan. 10, 3 years or sooner, 5%. 25,000
 McEntyre, Patrick to John and Bridget O'Brien. Morris av, e s, north 1/2 lot 91 map of Melrose South, 23d Ward, 26.7x70.3. Jan. 3, 4 years, 5%. 1,000
 McMahon, Thomas to Percival C. Smith. 70th st, n s, 94 w Av A, 81x55.6. Jan. 17, due May 1, 1890, 5%. 12,000
 Melia, Mary wife of and John F. to John S. Radway. 63d st, s s, 275 w 9th av. P. M. Jan. 16, 3 years, 5%. 17,000
 Same to same. Same property. 2d mort. P. M. Jan. 16, 3 years, 5%. 5,500
 Milliken, Seth M. to THE GREENWICH SAVINGS BANK. Varick st, No. 32 and Nos. 15 and 17 Beach st, begins Varick st, e s, 75 north Beach st, runs north 26.6 x east 175 to w s St. John's lane, x south 21.6 x west 40 x south 80 to Beach st, x west 40 x north 69.4 x east 20 x north 11.18 to point 80 n Beach st, x west 20 x south 5 x west 95 to beginning. Jan. 13, due Jan. 1, 1892, 4 1/2%. 40,000
 McSorley, Alexander to The J. L. Mott Iron Works. 84th st, n s, 537.6 e 9th av, 37.6x102.2. Sub. to mort. \$42,500. Jan. 18, 1 year. 7,091
 Michelson, David and Abraham to Samuel Michelson. Suffolk st, No. 43, w s, abt 75 n Grand st, 25x50. Jan. 9, installs. 5,000
 Muldoon, Kate to August Jacob. 1st av, s w cor 93d st, 100.8x100. Jan. 10, due Jan. 1, 1892, 5%. 700
 Mullin, Ellen to James Hartnell and Mary his wife. Intervale av, n w s, 380.7 n e 167th st, -x123.10x26.5x122.6. Jan. 18, 1 year, 5%. 1,300
 Morris, William F. to George Gayner. 151st st, n s, west 1/2 lot 290 map Melrose South, 25x114.3. Jan. 18, 5 years, 5%. 3,500
 Maresi, Pompeo to James A. Roosevelt et al., exrs. C. S. Roosevelt. 6th av, No. 691, w s, 67.11 s 40th st, 18.6x100. Jan. 22, 1 year, 4 1/2%. 17,000
 Newman, Jacob M. to William Hall's Sons. 78th st, n s, 98 e 10th av, 15x102.2. Jan. 1, 1 year, 5%. 33,500
 Newman, Margaret mortgagor with Edwin Booth mortgagee. Extension of mort. Jan. 13. nom
 Neville, Ann wife of and Richard to THE IRVING SAVINGS INST. 114th st, s s, 280 e 4th av, 25x100.11. Jan. 21, 1 year, 4 1/2%. 4,000
 Neubauer, John and Elizabeth his wife to Peter Tollmann. 83d st. P. M. Jan. 15, 3 years or installs, 5%. 3,000
 Nivin, William B. to THE FARMER'S LOAN AND TRUST Co. 9th av. P. M. Jan. 11, due Jan. 16, 1893, 5%. 23,000
 Oakley, Helen L. to Henry A. Oakley, exrs. &c., S. H. Greene. 10th st, s s, 152 w 5th av, 26x92.2. July 5, 1888, 3 years, 5%. 2,500
 Oppenheimer, Edward and Isaac Metzger to Sarah M. and Sylvester Knight exrs. Emanuel Knight. Lenox av, w s, 25 s 134th st, 4 lots, 4 morts., each \$6,400. P. M. Jan. 16, 5 years or sooner, 4 1/2%. 25,600
 O'Neill, Daniel to Susie Dez Arnauld. 113th st, s s, 110 e 3d av, 15x100.10. Jan. 14, due Jan. 20, 1892, 5%. 2,000
 Ottinger, Marx and Moses to George A. Robbins. 116th st, s s, 270 w 5th av. P. M. Jan. 20, 2 years, 5%. 25,000
 Same to same. 116th st, s s, 370 w 5th av. P. M. Jan. 20, 2 years, 5%. 31,000
 Phyfe, Jane, Demarest, N. J., to Celia M. Schell. 83d st, No. 306 W. P. M. Jan. 17, due Jan. 1, 1892. 5,500
 Pinchbeck, J. Arthur to Silas D. Gifford and ano. exrs. Charles Bathgate. Crotona pl. P. M. Jan. 16, 3 years, 5%. 750
 Pohalski, Esther D. to Johann S. Seymour. Thompson st, No. 106, e s, 157 s Prince st, 19x70. Jan. 13, 5 years, 4 1/2%. 7,000
 Power, Elizabeth, formerly George, Mt. Vernon, N. Y., to Louis M. Jones, Hoboken, N. J. Houston st, No. 331, s s, 18.6 w Washington st, 18.9x50; Hester st, No. 211, n s, bet Baxter and Centre sts, runs northeast 35.6 x 66.6 x 21.8 x southwest 103.6 to st, x southeast 24.11. 1-5th part. Jan. 17, 1 year, 5%. 3,839
 Perkin, Harry M. to Alice F. Anderson. Cambridge av, e s, 157.2 s Pelham av, 75x100. Jan. 21, 3 years. 1,000
 Poole, Mary A. widow, Brooklyn, to Ida A. W. Siney, Brooklyn. Central or Jerome av. Jan. 23, 1 year. See Conveys. 950
 Quinn, Robert N. and William C. Strange to Julia G. Jerome. 20th st. P. M. Jan. 18, 2 years, 5%. 8,000
 Robinson, John S. to Albert P. Wells. 83d st, n s, 94.10 w Madison av, 18.1x102.2. Secures indorser of notes. Jan. 21.
 Rosenberg, Jette to Moses Levy. Norfolk st. P. M. Jan. 20, installs. 3,800
 Rubin, Betsy to Morris Jacobson. 2d st. P. M. Jan. 15, 2 years. 2,000
 Same mortgagor with same. Said Jacobson agrees to indemnify party first from any expenses she may incur by reason of two unsatisfied morts., &c. Jan. 20. nom
 Ruck, John M. to THE EQUITABLE LIFE ASSUR. SOCIETY of the United States. 9th av, n e cor 58th st, 100.5x125. Jan. 17, due Jan. 1, 1891. 30,000
 Same to same. West End av, e s, extends from 66th to 67th st, 200.10x450; 66th st, n s, 125 w 10th av, 150x200, 10 to 67th st; 10th av,

w s, 25.5 n 66th st, 150x100. Jan. 17, due Jan. 1, 1891. 30,000
 Raymond, Aaron to John R. L. Sniffen, Spring Valley, N. Y. 7th av, St. Nicholas av, 117th st, 118th st—the block. Jan. 17, 3 days, 20,000
 Rohrs, Frederick to Margaretha B. Reuter. Willis av, No. 142, e s, 50 n 134th st, 25x100. Sub. to mort. \$15,000. Jan. 16, due Jan. 1, 1893. 2,000
 Same to same. Willis av, No. 144, e s, 75 n 134th st, 25x100. Sub. to mort. \$15,000. Jan. 16, due Jan. 1, 1893. 2,000
 Rosenthal, Annie mortgagor with Isaac Shiman mortgagee. Extension of reduced mort. at 5%. Jan. 16. nom
 Reichmann, Michael, Brooklyn, to Laura T. Haines. 2d av, n e cor 21st st, runs north to point 84.7 s 23d st, x100x—x100. Lease. Jan. 20, 3 years, 5%. 12,500
 Rosenthal, Martha to Fannie Stich and ano. trustees Julius Stich dec'd. 79th st, s s, 150 e Lexington av, 20x102.2. Sub. to mort. \$17,000. Jan. 17, due Dec. 17, 1894, 5%. 3,000
 Riedell, William to Nathan A. Chedsey. Lexington av, e s, 22.4 s 29th st, 21.10x80. Jan. 23, 1 year. 1,500
 Roggen, Nathan and Toba Eisenstein to Mary Thomas. East Broadway, No. 43, s s, 318.8 e Catharine st, 25x75. Building loan. Jan. 23, due June 1, 1890, 5%. 24,000
 Russell, Anna H. wife of and Frank to Russell A. Alger and Albert M. Henry. Lots 121-124 map property at Woodlawn Heights, of Edward K. Willard and his grantees. Jan. 22, installs. 4,000
 Schachtel, Michael, Jr., to Herman Heydt. 16th st, n s, 155.8 e 7th av, 27x92. Lease. Jan. 2, 5 years, 5%. 8,500
 Same to Philip Bolender. 16th st, n s, 155.8 e 7th av, 54x92. Lease. Sub. mort. \$17,500. Jan. 2, demand. 6,000
 Scheider, Joseph to THE BOWERY BANK, New York. Gouverneur pl and 167th st, 23d Ward. P. M. Jan. 15, installs, 5%. 6,000
 Schlaefler, Charles F. and Anna C. his wife, mortgagors with Robert B. Willets, treasurer of the Monthly Meeting of New York of the Religious Society of Friends, &c., mortgagrees. Extension of mort. at 5%. Jan. 14. nom
 Schumacher, Max to Edward Mitchell. 55th st, No. 45 West. P. M. Jan. 15, installs, 5%. 27,000
 Sennhauser, Caspar to Charles B. Perry and Richard W. Stevenson, trustees under deed by Mary P. Tucker. Stebbins av. P. M. Jan. 17, 3 years or sooner. 400
 Steinhardt, Morris to Sarah M. and S. Knight, exrs. Emanuel Knight. Lenox av, n w cor 133d st. P. M. Jan. 16, 5 years, 5%. 12,360
 Same to same. Lenox av, s w cor 134th st. P. M. Jan. 16, 5 years, 5%. 12,160
 Schmohl, William H. to Charles H. Reed. Goerck st, e s, 100.5 n Broome st, 25x100. Jan. 20, 5 years, 5%. 18,000
 Schoonmaker, Howard E. to William H. Sage. 124th st, No. 311 E., n s, 137.6 e 2d av, 18.9x100.11. 1-7 part. Jan. 18, 1 year. 250
 Smith, Ellen E., widow, Far Rockaway, L. I., to BOWERY SAVINGS BANK. 14th st, No. 349, n s, 79 w 1st av, 22.6x103.3. Jan. 21, 1 yr. 4 1/2%. 11,000
 Schemski, Charlotte J. L., formerly Albrecht, exr. and sole heiress Herman Albrecht to Georg Schilling. Stebbins av, e s, 278.9 n Westchester av, 100x80. Jan. 21, 3 years, 5%. 600
 Schmidt, Henry W. to The German-American Real Estate Title Guarantee Co. 80th st, No. 24, s s, 48 w Madison av, 25x74.2. Jan. 22, due Jan. 23, 1895, 4 1/2%. 30,000
 Schoonmaker, Edward S. to G. De Witt Clocke trustee John Roddy dec'd. Kingsbridge road proposed, e s, 391.4 n from curve in sail road, opposite monument, Long Island, 124 on Park Commissioners' map, 50x—x50x154.3. Jan. 2, 1 year. 500
 Schroeder, Louisa R. wife of and Gilliat to William A. Duncan et al. trustees. 17th st, s s, 166.4 e Irving pl, 24.9x92. Jan. 23, 2 years, 5%. 20,000
 Shoveller, William H., Jersey City, to Leopold Gusthal and ano. exrs. Edward Ridley. 99th st, s s, 100 e Boulevard. P. M. Jan. 23, 1 year, 5%. 4,000
 Same to Frederic J. Middlebrook, Brooklyn. Grand Boulevard, s e cor 99th st. P. M. Jan. 23, 1 year, 5%. 8,000
 Same to same. Grand Boulevard, e s, 25.11 s 99th st, 3 lots. P. M. 3 mort., each \$6,000. Jan. 23, 1 year, 5%. 18,000
 Schott, William H. to Hugh N. Camp. Morris st. P. M. Sub. to mort. \$4,000. Jan. 18, due Jan. 22, 1895, 5%. 7,000
 Simmons, Charles H. to Andrew J. Ott exr. John Ott. Leonard st. P. M. Jan. 15, due Jan. 23, 1891, 5%. 9,000
 Smith, Annie D. wife of Granville B. to William A. Smith and ano. exrs., &c., Richard W. Dickinson. 54th st, s s, 295 e 5th av, 20.6 x100.5. Given to replace P. M. mort. which is to be satisfied. Dec. 12, 3 years. 15,000
 Styles, Fred. W. to Francis J. Schnugg. 120th st, s s, 162 e 5th av, 35x100.11. Sub. to mort. \$30,000. Jan. 23, due May 1, 1891. 11,000
 Same to same. 120th st, s s, 197 e 5th av, 34.6x100.11. Sub. to mort. \$30,000. Jan. 23, due May 1, 1891. 11,000
 Same to same. 120th st, s s, 231.6 e 5th av, 34.6 x100.11. Sub. to mort. \$35,000. Jan. 23, due May 1, 1891. 6,000

Same to NEW YORK SAVINGS BANK. 120th st, s s, 162 e 5th av, 35x100.11. Jan. 21, due June 1, 1893, 4 1/2%. 30,000
 Same to same. 120th st, s s, 266 e 5th av, 35x100.11. Jan. 21, due June 1, 1893, 4 1/2%. 30,000
 Same to same. 120th st, s s, 197 e 5th av, 34.6x100.11. Jan. 21, due June 1, 1893, 4 1/2%. 30,000
 Same to Mary E. Bogert. 120th st, s s, 231.6 e 5th av, 34.6x100.11. Jan. 21, 1 year, 5%. 35,000
 Same to The International Tile and Trim Co., Brooklyn. 120th st, s s, 162 e 5th av, 35x100.11. Sub. to mort. \$41,000. Jan. 23, 1 year. 575
 Same to John Spence. 120th st, s s, 231.6 e 5th av, 34.6x100.11. Mort. \$41,000. Jan. 23, 1 year. 1,564
 Stewart, Maria wife and George to G. Emily Reynolds. 105th st, s s, 333.4 e 4th av, 16.8x100.11. Jan. 18, 1 year, 5%. 2,000
 Stoiber, Louis to German American Real Estate Title Guarantee Co. Essex st, s e cor Rivington st, 17x50. Jan. 20, 1 year, 4 1/2%. 5,000
 Schreiner, George, John, Jr., and Joseph to Thomas Rutter. Av B, n w cor 83d st, 102.2 x98. Jan. 20, due July 1, 1890. 25,000
 Sherman, Kate M. to Richard Busted. Lexington av, e s, 66 s 29th st, 21.10x80. Jan. 22, 1 day. 5,500
 Stake, Albert, Stapleton, S. I., to Jonas Weil and Bernhard Mayer. Forsyth st, No. 104. P. M. Jan. 13, due Aug. 1, 1890. 9,500
 Steinhardt, Benjamin and Annie his wife to Rosalie Steinhardt. 72d st, s s, 230 e West End av, 20x102.2. Sub. mort. \$30,000. Jan. 22, note, 4 months. 5,000
 The German Evangelical Church of Yorkville, N. Y., to The Philadelphia Savings Fund Society. 84th st, n s, 200 w 1st av, 40x102.2. Jan. 20, 3 years, 5%. 30,000
 Same to the minister, &c., of Reformed Prot. Dutch Church of City New York. Same property. 2d mort. Jan. 20, 1 year, 1%. 4,000
 Same to Henry Schiffer. Same property. 3d mort. Jan. 20, 2 years. 4,000
 Terribery, Whitfield to Joseph I. West. 27th st, Nos. 455 and 457, n s, 125 e 10th av, 50x98.9. Jan. 20, 1 year. 7,250
 Umberfeld, John C. to John J. Halstead et al. exrs. P. S. Halstead. 67th st. P. M. Jan. 20, 3 years, 5%. 20,000
 Ulmar, Henry and Alfred to David Werdenschlag. 21st st. P. M. Jan. 17, 1 year, 5%. 7,000
 Van Tine, Frederick to Mary U. Hoffman. 87th st, s s, 260 w West End av. P. M. Jan. 21, 5 years, 5%. 17,000
 Same to Dorothea W. Hoffman. 87th st, s s, 240 w West End av. P. M. Jan. 21, 5 years, 5%. 17,000
 Same to Jennie J. Mandeville guard. Jennie, Mary M. and Charles Morgan. 87th st, s s, 200 w West End av. P. M. Jan. 21, 3 years, 5%. 17,000
 Same to same. 87th st, s s, 320 w West End av. P. M. Jan. 21, 3 years, 5%. 17,000
 Same to Daniel J. O'Connor exr., &c., Owen Byrne. 87th st, s s, 280 w West End av. P. M. Jan. 21, due Nov. 1, 1892, 5%. 17,000
 Viemeister, Louis H. to George A., Edmund C. and John B. Viemeister, Greenpoint, L. I. Bowery, No. 50, w s, 38.8 s James st, 36.1x79.2x25.10x105; 12th st, No. 517, n s, 420 w Av B, 25x103.3; Henry st, No. 55, n s, 25x100, P. M. as to this lot. Sub. to mort. \$27,700. Jan. 17, 2 years. 30,800
 Wagner, Philip to THE TITLE GUARANTEE AND TRUST CO. West st, n e cor Charlton st, P. M. Jan. 17, 5 years, 4 1/2%. 28,000
 Warnstadt, Fella to Sarah M. and S. Knight exrs. Emanuel Knight. 122d st. P. M. Jan. 16, 5 years, 4 1/2%. 3,200
 Webster, Thomas to John and Mary J. Carter. 86th st, s s, 475 w 8th av, 50x100.11. Sub. to mort. \$108,000. Jan. 16, due Aug. 1, 1890. 6,000
 Williams, Anna M. wife of and Richard to Thomas H. Cook. 215th st, n s, 150 e 10th av, 50x99.11. Jan. 16, 2 years. 700
 Wittenauer, Charles to THE MUTUAL LIFE INS. Co., New York. 15th st, s s, 80 e 6th av, runs east 33.8 x south 105.3 x west 13.8 x north 9.3 x west 20 x north 94. Jan. 16, 1 yr, 5%. 20,000
 Walter, Frederick to Lucretia S. Jones. 1st av. P. M. Jan. 3, due Jan. 23, 1891, 5%. 20,230
 Weiner, Samuel to Germain Lachat. 9th av, e s, 79.1 s 42d st, 19.8x65. Jan. 23, 2 years, 5%. 1,500
 Wallace, Hannah M. A. wife of William B. to Frederic J. Middlebrook, Brooklyn. 60th st. P. M. Jan. 20, 5 years, 5%. 14,000
 Wallenstein, Henry to Anton Rinschler. 3d av, 23d Ward. P. M. Jan. 14, 5 years, 5%. 8,000
 Weiher, Lorenz, New Rochelle, N. Y., to Edward and Henry Hirsh. Park av, n e cor 75th st, 127.2x100. Jan. 9, due Oct. 1, 1890. 25,000
 Wettlaufer, Jacob to Margaretha Ritter. 97th st, n s, 150 e 11th av, 50x100.11. P. M. Oct. 16, 1 year. 4,000
 Widmayer, Adeline to Mary E. Dutel. 72d st, s s, 120 e 10th av, 20x102.2. Jan. 20, 3 years, 5%. 18,000
 Williamson, Henry C. to Peter W. Aims, Brooklyn. Lafayette av, e s, lot 96 map Mount Hope, —x99x99x105.2; Prospect av, w s, lot 117 same map, 127x—x183.3x140. 1/4 part. Nov. 19, 1 year. 117
 Wilson, William A. to John Kelly. Av A, e s, 77.2 n 73d st, 25x98. Sub. to mort. \$20,000. Jan. 21, due Dec. 26, 1890. 2,000

Same to Joseph L. Bittenwieser. Same property. Sub. to mort. \$17,000. Jan. 21, 2 years. 3,000
 Same to same. Av A, e s, 52.2 n 73d st, 25x98. Sub. to mort. \$17,000. Jan. 21, due in Feb., 1890. 3,000
 Same to Joseph C. Levi trustee. Same property. Jan. 21, 5 years, 5%. 17,000
 Same to same. Av A, e s, 77.2 n 73d st, 25x98. Jan. 21, 5 years, 5%. 17,000
 Wise, Charles to THE TITLE GUARANTEE AND TRUST CO. Washington pl, No. 5. Jan. 18, due Jan. 1, 1893, 4 1/2%. See Conveys. 150,000
 Weinstein, Ascher, Jacob Rubenstein and Solomon Jacobs to Helen Langdon. 14th st. P. M. Jan. 17, due Jan. 1, 1895, 5%. 20,000
 Weite, Joseph to THE EMIGRANT INDUST. SAVINGS BANK. 54th st, n s, 222 w 1st av, 22x100.5. Jan. 22, 1 year. 1,500
 Wilson, Stalia L. wife of and Edwin B. to James C. Reid. St. George's Crescent, s s, lot 558 map Geo. F. and Henry B. Opdyke, 24th Ward, 25.1x93.6x25x95.4; St. George's Crescent, n s, lot 599 same map, 25.5x106.8x25x111.3; Clinton av, n w s, lot 59 map of East Tremont, West Farms, 66x150. Jan. 22, 3 years. 1,000
 Wolters, Frederick to Walburga Horn et al. admrs. of Felix Horn. 2d av, n e cor 106th st, 25.9x75. Jan. 20, due Jan. 1, '95, 5%. 15,000
 Youmans, Edgar W. to Ambrose K. Ely. Canal st, cor Washington st, also Canal st, No. 539. P. M. Jan. 21, 5 years, 5%. 16,000
 Agreement as to proportion of mortgages owned by the several mortgagees, to wit: George A. Viemeister, \$14,800, and Edmund C. and John B. Viemeister, each one-half of \$16,000. Jan. 17. nom

KINGS COUNTY.

JANUARY 16, 17, 18, 20, 21, 22.

Adams, Emma J., Mary E. and Barret H. to Charles E. Lydecker trustee Crowell Adams. Dean st, No. 328, s s, 250 e Powers st, 16.8x100. Jan. 18, 3 years, 5%. \$1,000
 Ankelmann, Ernest H. to George F. Muller. 10th av, w s, 60.2 s 17th st. P. M. Jan. 16, installs. 950
 Albert, Emily M. to Julia Flahive. Duffield st, e s, 293.4 s Willoughby st, 21.8x100.3. Jan. 18, due Jan. 1, 1893, 5%. 1,000
 Armstrong, John to New York World Co-operative Building and Loan Assoc. 17th st, n e s, 266.8 n w 8th av, 16.8x90. Jan. 17, installs. 4,000
 Aldrich, Spencer H. with Title Guarantee and Trust Co. Agreement as to priority of mort. made by John H. Styles. Jan. 20. nom
 Boyd, Mary R. wife of William C. to Benjamin T. Kissam, Bayonne, N. J. Bedford av and Butler st. P. M. Dec. 17, 6 months, 5%. 2,000
 Burke, John to Charlotte T. Perry. Oakland st, e s, 25 s Eagle st, 25x75. Jan. 20, 3 years. 300
 Burrill, Mary F. wife of and John to John R. Planten. 9th st, n s, 155 w 5th av, runs north 80 x east 10 x north 25 x west 40 x south 105 to st, x east 30. Jan. 21, 1 year. 500
 Bachman, Carrie M. to Citizen's Co-operative Building and Loan Assoc. Bath Beach, N. Y. Bath av, north cor Bay 7th st, 38.8x100. Jan. 17, installs, 5%. 2,000
 Benkler, Ferdinand to Henry Jeblick. Kent st, n s, 275 e Manhattan av, 25x100. Jan. 1, 3 years, 5%. 700
 Beer, Louis and Michael Schaffner to Sarah Peck. Vernon av, s s, 305 w Sumner av, 20x95. Jan. 15, 3 years, 5%. 5,500
 Same to William Entwistle. Vernon av, s s, 267 w Sumner av, 20x95. Jan. 15, 3 years, 5%. 5,500
 Same to Sarah E. Ostrander. Vernon av, s s, 229 w Sumner av, 20x95. Jan. 15, 3 years, 5%. 5,500
 Beet, William to Mary L. Parsons. 55th st, n s, 117.10 e 3d av, 17.10x100.2. Jan. 16, due Jan. 1, 1893, 5%. 2,000
 Same to Rebecca S. Monfort, Oyster Bay, L. I. 55th st, n s, 100 e 3d av, 17.10x100.2. Jan. 16, due Jan. 1, 1893, 5%. 2,000
 Same to Jonathan A. Smith, Oyster Bay, L. I. 55th st, n s, 153.7 e 3d av, 17.10x100.2. Jan. 16, due Jan. 1, 1893, 5%. 2,000
 Same to Daniel Tilley. 55th st, n s, 171.5 e 3d av, 17.10x100.2. Jan. 16, due Jan. 1, 1893, 5%. 2,000
 Same to Susan M. Kissam, extr. D. T. Kissam. 55th st, n s, 135.8 e 3d av, 17.10x100.2. Jan. 16, due Jan. 1, 1893, 5%. 2,000
 Bogart, Arthur H. to The Title Guarantee and Trust Co. Bushwick av, s w cor Vanderveer st, 39x73.2. Jan. 18, demand. 4,000
 Bohlken, Henry to Henry F. L. Holbrook. Hull or Hale av, w s, 150 n Division av, 75x100. Jan. 16, 1 year, 5%. 2,000
 Boyd, Mary R. to The J. L. Mott Iron Works. Bedford av, n w cor Butler st, runs west 172 x north 100 x west 20 x south 100 to st, x west 18 x north 131.1 x east 104 x south 51 x east 100 to av, x south 80. Jan. 9, 1 yr. 550
 Bennett, William J. to Emilie Huber et al. exrs. Otto Huber. Fulton av, s w cor Alabama av, runs south 125 x west 100 x north 25 x east 25 x north 100 to Fulton av, x east 75; Brooklyn and Jamaica plank road, s s, 85 e Sheffield av, 21.3x86.2x20x79.1; Sheffield av, e s, 50.5 s Brooklyn and Jamaica plank road, 50x100; New Jersey av, w s, 100 n Evergreen pl, 160x100; Atlantic av, n e cor Vermont av, 21x91.3x21x90.3. Jan. 21, due Jan. 1, 1891, 5%. 25,000
 Bihl, William to Hamilton Co-operative Build-

ing and Loan Assoc., Brooklyn. 48 h st, s s, 380 e 3d av, 16x100.11 Jan. 26, installs, 2,000
Same to William McMonegal. Same property. 535
Jan. 22, due May 1, 1892.
Brockner, Isabel to Mary G. Waters, Yonkers, N. Y. Gates av, s s, 205 w Marcy av, 20x 100. Nov. 25, 3 years, 5%. 7,500
Brockner, Washington to Susan Dyckman. Gates av, s s, 185 w Marcy av, 20x100. Nov. 26, 2 years, 5%. 7,500
Cook, Mary E. to Harriet T. Smith. Livonia av, s e cor Watkins st, 25x75. January 22, 2 months. 1,000
Cantwell, Theresa F. to Elizabeth A. Hallock. Willoughby av, n s, 168.3 w Stuyvesant av, 18.3x100. Jan. 15, 1 year, 5%. 700
Carnes, Charles T. to Jacob T. Van Sieten. Hendrix st. P. M. Jan. 17, due Jan. 18, 1895. 600
Clark, Ann F. wife of and Thomas C. to Mary J. Leeds, Mount Clair, N. J. Sands st, s s, 50.4 e Jay st, 25.2x103.10x25.2x103.7. Jan. 16, 3 years. 10,000
Coker, John J. to The Williamsburgh Savings Bank. Penn st, n s, 190.9 w Lee av, 18.11x 100. Jan. 16, 1 year, 5%. 4,500
Conley, Ellen to Conrad V. Dykeman. Rodney (9th) st, n w s, 100 n e South 3d st, 40x125. Jan. 9, 3 years. 400
Connelly, Jane to William Paine. Hamilton av, n w cor Centre st, 26.8x26.6x37.7. Jan. 1, 5 years. 1,000
Cook, Mary E. widow to Lewis Hurst. Snediker av, e s, 150 n Belmont av, 50x100. Jan. 16, 1 year. 1,000
Cooney, Mary to The Abbott Brewing Co. Central av, north cor Ralph st, 25x100. Jan. 14, demand, 5%. 325
Cooper, Fanny S. widow to The Brooklyn Savings Bank. 1st pl, n s, 233 e Court st, 25x 133.5. Jan. 18, 1 year, 5%. 1,000
Corrigan, Thomas to John C. Smith and ano. exrs. Conklin Brush. 11th st, n e s, 119.8 n w 7th av, 22.6x60.1x21.11x60.1. Jan. 16, due Feb. 1, 1893, 5%. 4,000
Same to Agnes H. Davies. 11th st, n e s, 75.6 n w 7th av, 22.5x59.9x22.5x59.9. Jan. 9, due Feb. 1, 1893, 5%. 4,000
Corwin, Frank L. to Frances M. Vibbard. 20th st. P. M. Jan. 18th, 10 years, 5%. 60,000
Cosgrave, Ellen to Agnes H. Davis. 4th av, east cor 53d st, 21x100. Dec. 9, 4 years, 5%. 5,000
Craig, George A. to James C. Brower. Madison st, s e s, 242 s w Knickerbocker av. P. M. Jan. 11, 6 months. 3,830
Same to same. Madison st, s e s, 170 s w Knickerbocker av. P. M. and building loan. Jan. 11, 1 year. 6,200
Coop, Catharine to Clara Schwenck. Monroe st, s s, 120.9 w Throop av, 19.3x100. Jan. 16, 3 years, 5%. 800
Cropsey, James to William R. Bennett. Bay 34th st, s e s, 140 s w Benson av, 60x96.8, New Utrecht. Jan. 17, 3 years. 2,000
Cerny, Franz to Rudolph Binder. Lynch st. P. M. Jan. 20, due June 1, 1895, 5%. 4,500
Chace, Earl B. to Moses Sahlein. Marcy av, s e cor Greene av, 50x60. Jan. 6, due Jan. 8, 1892. 25,000
Collins, Charles H. to James Thouboron. 4th av, north cor 7th st. P. M. January 6, 6 months. 2,500
Cook, Mary E. to Henry C. Richmond. Livonia av, s s, 75 e Watkins st, 25x75. Jan. 20, 3 years. 1,300
Cornell, Elizabeth A. to Adolph Sussman. Hull st, n s, 262.6 e Saratoga av, 17.6x100. Jan. 8, due Sept. 1, 1890. 742
Dearing, James W. to James E. Rice. Henry st, w s, 120 s Harrison st, 20x88.6. Jan. 18, due Jan. 20, 1893, 5%. 6,000
Duffy, James J. to The Germania Savings Bank, Kings Co. Gold st, e s, 100 n Johnson st, 25x85. Jan. 21, 1 year, 5%. 1,000
Dundas, Henry to The Mutual Life Ins. Co., New York. Sackett st, s s, 91.10 e 4th av, 12 lots, each 25x95. 12 mortg., each \$6,000. Jan. 21, 1 year. 72,000
Same to Charles M. Marsh, Morris Plains, N. J., same 12 lots. 12 mortg., each \$2,531.60. Sub. to same mortg. for \$72,000. Jan. 21, 1 year. 30,379
Driscoll, Daniel E. to James B. Murray. 46th st, P. M. Jan. 15, 2 years. 340
Doscher, John to Alfred J. Pouch. Cooper st. P. M. Jan. 15, 2 years, 5%. 1,000
Dundas, Henry to Charles M. Marsh, Morris Plains, N. J. Sackett st, s s, 75 w 4th av, 25 x95. Jan. 21, 1 year. 300
Same to Elihu Thompson, Lynn, Mass. Same property. Jan. 21, 3 years, 5%. 6,500
Everit, Thomas to Mary E. Wilson. Ridge-wood av, s s, 20 e Elton st, 20x1000. Jan. 15, 3 years. 1,500
Ellis, Joseph T., Whitestone, L. I., to Chester I. Poland. Herkimer st, s s, 120 w Schene-ctady av, 16x92.2. Jan. 1, 5 years. 1,500
Fuch, Julius G. to John Cregier. Lots 287-291 on block 5, map 593 lots at Leffert's Park, New Utrecht. Jan. 18, 1 year or installs, 5%. 650
Feely, John M. and Sarah wife of John Young to Spencer Aldrich. Union st. P. M. Oct. 21, due Jan. 15, 1890. 73,000
Fish, Ferdinand to Lizzie J. Taylor widow, Plainfield, N. J. Gates av, s s, 150 w Stuy- vesant av. P. M. Nov. 6, due Dec. 1, 1890. 2,000
Same to same. Gates av, s s, 175 w Stuyvesant av. P. M. Nov. 6, due Dec. 1, 1890. 2,000
Flatbush Park Association to William Mac- kenzie, Bowden, England. Ocean av, e s, 98.1 s Caton av, runs east 200 x south 25 x

east 30 x south 75 x east 263 to Flatbush plank road, x south 50 x west 264 to East 21st st proposed, x south 25 x west 270 to av, x north 175, Flatbush. Jan. 15, 3 years, 5%. 15,000
Foley, Julia J. wife of and Frank M. to Clara Schwenk. Vernon av, s s, 326.8 e Marcy av, 16.8x100. Jan. 16, 3 years, 5%. 1,600
Frank, Joseph and Thomas to Henrietta Haeg. 57th st, n s, 220 e 5th av, 20x100.2. Jan. 15, due Jan. 1, 1893, 5%. 1,500
Ferguson, Cornelius to John Cowenhoven, Joanna C. and Ametta M. Cowenhoven, Cowenhoven's lane, New Utrecht. P. M. Jan. 17, 3 years or sooner, 5%. 6,795
Felgenhauer, Edmund to Joseph Huber. Throop av. P. M. Jan. 21, 3 years, 5%. 1,500
Fraser, Sarah E. to The Title Guarantee and Trust Co. Halsey st, s s, 200 e Bushwick av, 20x100. Jan. 22, 1 year. 2,500
Gorton, James to M. Fraser Bolen. 11th st, n e s, 181 s e 5th av, 19x100. Jan. 20, due Jan. 22, 1892, 5%. 1,000
Same to The Title Guarantee and Trust Co. Same property. Jan. 20, due Jan. 22, 1891, 5%. 2,500
Goodenough, Roberta F. to Title Guarantee and Trust Co. Degraw st, n s, 278.3 w Bond st, 17.9x100. Jan. 18, 1 year, 5%. 1,000
Graham, George A. to Margaret Seckel. Sack- ett st. P. M. Jan. 16, due Feb. 1, 1891, 5%. 1,000
Graham, George to Mary J. Sproule trustee James Sproule. Brooklyn av, n s, 85.9 s Dean st, 21.5x72.6. Jan. 15, due Jan. 1, 1895, 5%. 2,500
Gregory, Eva R. to James H. Watson. Ful- ton st, s s, 200 e Stone av, 50x100. Jan. 16, demand. 600
Same to James H. Watson and James H. Pit- tinger. Marion st, s s, 200 e Reid av, 50x 100. Jan. 16, demand. 1,500
Garrison, Sarah A. wife of and Samuel W. to The Title Guarantee and Trust Co. Greene av, n s, 40 e Sumner av, 20x80. Jan. 21, 3 years, 5%. 2,000
Gilbride, Francis J. to Thomas Gilbride. Van Dyke st. P. M. Jan. 2, 3 years, 5%. 2,000
Godward, William H. to The Peoples Co-operative Building and Loan Assoc. Seigel av, e s, 250 s Division av, 50x100. Jan. 16, in- stalls, 5%. 500
Goodenough, Roberta F. to Ransom F. Clay- ton. Macon st. P. M. Jan. 18, installs. 300
Gunther, Andrew F. to The Dime Savings Bank, Williamsburgh. Division av, n s, 75 e 5th st, 50x99x50x100.6. Jan. 14, 1 year, 5%. 15,000
Hartley, John and Thomas to Fanny J. Meyer. 92d st, s s, 260 e 2d av, 40x100. Nov. 29, 2 years. 1,500
Hartung, Gustave to Maria T. Ryan. 20th st. P. M. Jan. 17, 1 year, 5%. 3,500
Hess, Henrietta E. C. to David S. Jones. Flat- bush av, w s, 505.2 s Caton av, runs west 301 to centre East 21st st, runs south 115.6 x east 308.1 to Flatbush av, x north 96.4. Jan. 1, 3 years, 5%. 4,500
Hoh, Sebastain and Carl A. Mertz to Harriet I. Morey trustee H. A. Lamadrid. Evergreen av, s w s, 80 n w Greene av, 20x100. Jan. 16, 3 years, 5%. 1,800
Hunter, Minnie A. to Martha Walsb. Pacific st. P. M. Jan. 18, 5 years, 5%. 4,500
Hurlbut, Lawrence to Mary E. Wilson. Ridgewood av, s s, 40 e Elton st, 20x100. Jan. 15, 3 years. 1,500
Hafner, John to The Williamsburgh Savings Bank. Greenpoint av, s s, 35.11 w Leonard st, runs southeast 87.5 x 8.4 x northwest 94 to av, x east 30.1. Jan. 21, 1 year, 5%. 3,000
Hanan, Jane wife of and Marcus to Albro J. Newton. Penn st. P. M. Jan. 20, 3 years, 5%. 4,000
Haven, Joseph A. to Henry Weil. Vander- veer st. P. M. Jan. 15, installs. 600
Hein, Ferdinand R. to The Title Guarantee and Trust Co. Division av, s s, 93.1 e Rodney st, 25x92.1. Jan. 20, 1 year, 5%. 8,000
Hellyer, Mons to The Williamsburgh Savings Bank. Hart st, n s, 350 e Stuyvesant av, 25 x63.11x27.1x74.4. Jan. 17, 1 year, 5%. 1,500
Hun, Susan wife of Charles to Mary Sawyer. 21st st, s w s, 35 n w 4th av, 25x50. All title. Jan. 18, 6 months. 75
Harmen, Jacob to John M. Stearns. Bedford av, w s, 20 n South 1st st, —x52x21x52. Sub. to mortg. \$5,000. Jan. 21, note. 500
Same to Sarah L. Totten. Same property. Jan. 21, 3 years. 700
Hinchman, George W. to Harriet B. Hinch- man exr. George W. Hinchman. Gates av, n s, 62 e Patchen av, 19x90. Dec. 2, due Dec. 6, 1894, 5%. 4,000
Higgins, Mary J. wife of Walter to Alfred Beinbauer. Essex st. P. M. Jan. 21, in- stalls. 900
Joyce, Mary A. to John North, Brooklyn. Madison st. P. M. Jan. 7, due Jan. 17, 1892, 5%. 2,000
Joyce, John H. to James D. Lynch. 23d st, New Utrecht. P. M. Jan. 14, due Jan. 21, 1891, 5%. 840
Jansen, Henry to The Williamsburgh Savings Bank. Georgia av, w s, 150 n Eastern Park- way, 25x100. Jan. 21, 1 year, 5%. 2,800
Johnson, Jane E. wife of Frederick H. to James K. Barnsdall. Yellow Hook to New Utrecht road, north cor lands of John D. Graff, contains 6 acres, 3 roods and 15 perches. Jan. 20, 1 year, 5%. 3,000
Jagy, William C. to John J. Jagy. Monroe st, s s, 220 w Ralph av, 20x100. Jan. 9, 1 year. 1,200

Jones, Lucinda H. to C. Isabella Hedges, East Hampton, L. I. Jerome st, e s, 225 s Sutter av, 50x100; Jerome st, e s, 100 s Sutter av, 100x100. Jan. 17, 3 years. 650
Kirby, Joseph I. to Daniel S. Arnold. Grand av, s e cor Lexington av, 36.7x90. Jan. 16, due July 31, 1890. 10,000
Koch, Paul to Emilie Huber et al. exrs. Otto Huber. Wyckoff av, south cor Grove st, 25x 80.4x25x80. Jan. 18, 3 years, 5%. 5,000
Same to same. Wyckoff av, west cor Linden st, 25x79.8x25x80. Jan. 18, 3 years, 5%. 5,000
Same to same. Wyckoff av, s w s, 25 s e Grove st, 3 lots, together 75x81.5x75x80.4. 3 mortg., each \$3,500. Jan. 18, 3 years, 5%. 10,500
Same to same. Wyckoff av, s w s, 25 n w Lin- den st, 3 lots, together 75x78.7x75x79.8. 3 mortg., each \$3,500. Jan. 18, 3 years, 5%. 10,500
Kirschner, Joseph and Catharine to Jennie V. Wilbur. East 2d st, w s, 90.3 n Franklin (Fort Hamilton) av, Flatbush. P. M. Jan. 10, 3 years, 5%. 2,500
Keller, August mortgagor with Frank and Johanna Nothig mortgagees. Extension of mort. Jan. 21. nom
Lang, Johann M. to Silas Condict. Hopkins st and Newtown road. P. M. Jan. 21, due Jan. 1, 1892. 800
Lewis, David W. to John A. Lewis et al. trustee for Benjamin L. Sherman. Atlantic av, n w cor Cumberland st, runs north along st 31.10 x west 40 x northwest 51.6 x southwest 12.9 to Atlantic av, x southeast 100.11. Jan. 1, 1 year, 5%. 3,000
Lobdell, John to Edwin Packard committee Henry U. Perry. Leonard av, w s, at high- water line of Sheepshead Bay, 793x112x775x 120. 1 857-1,000 acres, except parts taken for 3 rod road, &c., Gravesend. Jan. 21, 3 years, 5%. 5,000
Laughlin, Michael to Henry Kettelhodt. 58th st, s s, 180 e 12th av, 40x100.2. Jan. 15, 1 year. 150
Lehey, John C. to The Title Guarantee and Trust Co. Jefferson av. P. M. Jan. 16, 1 year, 5%. 4,500
Lenihan, Margaret wife of and Peter to The German Savings Bank, Brooklyn. De Kalb av, n w s, 100 s w Evergreen av, 22.6x9 x 22.10x187.9. Jan. 9, due June 1, 1891, 5%. 600
Lewis, Alfred G. to The People's Building and Loan Assoc. 96th st, n s, 210.5 e 3d av, 25x 100. Jan. 13, installs. 1,000
Loerch, Ernst, John Welz and Charles E. D. Zerwick to Joseph Huber. Wyckoff av, west cor Grove st, 25x86.5x25x86.9. Jan. 15, 3 years, 5%. 4,000
Same to same. Wyckoff av, s w s, 25 n w Grove st, 3 lots, together 75x85.8x75x86.5. 3 mortg., each \$3,000. Jan. 15, 3 years, 5%. 9,000
Loret, George to Rudolph Kunzer. Himrod st, n w s, 225 n e Irving av, 50x100. Jan. 15, due Jan. 2, 1892, 5%. 1,500
Lott, Albert to Stephen L. Vanderveer. Flat- bush and Flatlands to Canarsie road adj. land of Johannes lot at Flatlands, contains 25 acres. Jan. 14, due Feb. 1, 1891. 1,000
Lott, L. Renssen to Richard Pickering. Barbey st, w s, 239.11 s Fulton av, 50x95. Jan. 15, 1 year, 4%. 2,000
Lewis, Margaretha to Allen Van Hagen. Put- nam av. P. M. Jan. 20, due Feb. 1, 1893, 5%. 5,000
Langin, Bridget to Sally A. Denike. Dean st, s s, 118 w Buffalo av, 16.6x100. Jan. 20, in- stalls. 800
Lange, Gerhard to Caroline E. Ditmars, guard. Ferdinand L. Wyckoff. Fulton av, n w cor Barbey st, 24x90.6x41.9x83.9. Jan. 21, due May 1, 1893, 5%. 5,000
Mager, Francisca C. wife of John W. to Anna E. Cozine. Halsey st, s e s, 280 n e Bushwick av, 20x100. Sub. to mort. \$2,500. Jan. 20, installs. 1,800
Same to The Title Guarantee and Trust Co. Same property. Jan. 20, 1 year, 5%. 2,500
Marshall, Elizabeth wife of and George T. to Rosina Cooke, Freehold, N. J. South 3d st. P. M. Jan. 1, 3 years, 5%. 3,500
McAneeny, David W. to William H. Williams. Schenck av, w s, 225 n Division av, 25x100. Jan. 20, 1 year, 5%. 2,500
McGuinness, Bessie to Title Guarantee and Trust Co. 1st st, s s, 248.11 w Bond st, 19.8x 83.3x19.8x83.9. Jan. 20, 1 year. 2,000
Mulledy, Patrick to Emma R. Tappen, Graves- end, L. I. Halsey st, n s, 200 w Reid av, 16.8 x100. Jan. 15, due Jan. 1, 1893, 5%. 2,000
Same to same. Halsey st, n s, 333.4 w Reid av, runs north 100.2 x west 16.8 x south 0.2 x east 0.4 x south 100 st, x east 16.4. Jan. 15, due Jan. 1, 1893, 5%. 2,000
Manchester, Charles N. to Joseph A. Dean et al. trustees Edward Leavitt. De Kalb av, n e cor Waverley av, 20x82. Jan. 11, due Jan. 15, 1893, 4 1/2%. 7,500
Mattfeld, John to William H. Beadleston. Pros- pect pl, n s, 70 w Albany av, 30x75. Jan. 17, due Jan. 1, 1895, 5%. 3,000
Milne, Fannie A. wife and Peter to Warren C. Barber. Cambridge pl, e s, 320 s Greene av, 20xx100. Jan. 16, 3 years, 5%. 7,500
Molatzsch, Henry A. to The Town of New Utrecht Co-operative Building and Loan Assoc. Lot at New Utrecht, adj. road from Yellow Hook to New Utrecht lane and land of A. W. Van Brunt, —x—. Jan. 15, in- stalls. 1,250
Moore, Robert L. and Charles A. Le Quesne to Benjamin Wright and ano. exrs. Charles Curtis. Putnam av, n w s, 220 n e Brad- way, 20x100. Jan. 16, due Jan. 1, 1893, 5%. 6,000

Same to same. Putnam av, n w s, 200 n e Broadway, 20x100. Jan. 16, due Jan. 1, 1893, 5%. 6,000

Morris, Kate wife of and Thomas to The Germania Savings Bank, Kings County. Underhill av, w s, 25 s Dean st, 25x80. Jan. 16, 1 year, 5%. 3,000

Mowbray, Edward H. to The Title Guarantee and Trust Co. Garfield pl, n s, 80 w 7th av, runs north 150 x west 170 x south 150 to Garfield pl, x east 10 x north 100 x east 150 x south 100 to Garfield pl, x east 10. Jan. 18, 1 year, 5%. 5,000

McKinlay, Adaline J. to David C. Tiebout. Van Siclen av, e s, 150 s Baltic av, 50x100. Jan. 16, 1 year. 200

McLean, Henrietta to The Title Guarantee and Trust Co. Bedford av, e s, 57.9 s Hancock st, 21.3x69.7 to Cripplebush road, x21.5x66.10. Jan. 21, 5 years, 5%. 7,000

Same to The Brooklyn Young Men's Christian Assoc. Bedford av, e s, 79 s Hancock st, 21x72.3 to Cripplebush road, x21.2x69.7. Jan. 21, 5 years, 5%. 7,000

Monks, Samuel to Robert L. Moores and Charles A. Le Quesne. Covert st. P. M. Jan. 20, 1 year. 550

Murmann, George to Effie V. V. wife of Charles H. Knox. North 9th st, n e s, 275 s e Roebing st, 25x100. Jan. 15, 3 years, 5%. 1,100

Same to Monroe Eckstein guard. Same property. Jan. 15, 3 years, 5%. 600

Murray, Jr., James I. to The Title Guarantee and Trust Co. Halsey st. P. M. Jan. 21, 1 year, 5%. 2,500

Same to Anna E. Cozine. Same property. Sub. to last mort. Jan. 21, installs. 1,500

Manker, Frank to the trustees of the Reformed Protestant Dutch Church, Flatbush. Gravesend av, e s, 175.7 n Franklin av, 325x125, Flatbush. Jan. 16, due Jan. 15, 1893, 5%. 3,000

McNeil, John to Rebecca F. Eastburn. 3d pl, s s, 62 w Clinton st, 20x80. Jan. 16, 1 year, 5%. 2,000

Mentrup, Maria L. wife of Charles to Hope H. Conkling, Bennington Vt. Fulton st, s w s, 60 n w Carlton av, 20x91.2 x east 20.2 x south 7 x northeast 87.1. Jan. 16, due Jan. 1, 1892, 5%. 500

Merrifield, William H. to Laura M. Gillmore. Remsen st, n s, 75 e Clinton st, 24x100. Jan. 17, demand. 2,300

Neubert, George M. to Frank E. Hart. Arlington av. P. M. Jan. 21, 3 years, 5%. 3,500

Newcome, Robert T. to Augustus Hurd. Hancock st, s s, 160 w Lewis av, 20x100. Jan. 2, 1 year. 3,000

O'Brien, Frank N. to Eibe D. Cordts. North 8th st, s s, 100 w Wythe av, 25x100. Sub. to mort. \$2,500. Jan. 13, installs, 5%. 1,800

O'Connell, Daniel to Jacob Ccle. Underhill av. P. M. Dec. 31, due Jan. 15, 1891, 5%. 3,500

Ogilvie, Annie E. to Amelia M. Lott, both of New Utrecht. Bay 22d st, n w s, 200 w 86th st, 50x96.8, New Utrecht. Dec. 30, due May 11, 1890, 5%. 500

Okie, Mary E. widow to Mary S. Clark. Adelphi st, w s, 131.3 n De Kalb av, 25.6x100. Jan. 15, 3 years or sooner, 5%. gold, 1,000

Orr, Abby A. to Adolph Busch. Bath av, n w cor Bay 17th st, 96.8x125. Jan. 22, due Feb. 1, 1893, 5%. 7,000

Porter, Helen E. wife of and Elihu to Mary A. Redfield, Pittsfield, Mass. St. Marks av, n s, 150 w Albany av, 16.6x145.7. Jan. 20, 5 years, 5%. 6,500

Payne, Thomas P. to Frederick D. Edsall. Grand av, w s, 100 n St. Marks av, runs west 20 x south 100 to St. Marks av, w west 20 x north 100 x west 60 x north 47.8 x southeast 106 to Grand av, x south 12. Jan. 17, 2 yrs. 550

Powderly, Sarah wife of and John to James Campion. Eagle st, n s, 295 e Franklin st, 25x100. Jan. 9, 1 year, 5%. 2,091

Peacock, Charles L., Hoboken, N. J., to James J. Duffield, Portland, Conn. 6th av, e s, 22 s Lincoln pl, 4 lots, together 78.4x82x78.4x—4 morts., each \$4,500. Dec. 14, 2 years. 18,000

Powell, William B. to George W. Brush. Blake av, s e cor Thatford av, 50x100. Jan. 20, 3 years. 2,000

Quin, Lucy A. to John R. Hughes. Fountain av, w s, 249.8 s Atlantic av, 100x100. Sub. to mort. \$2,500. Jan. 20, due Oct. 21, 1890. 380

Quin, Catherine to same. Jamaica av, s s, 284 w Enfield st, 100x291x98.9x307. Sub. to mort. \$4,500. Jan. 20, due Oct. 21, 1890. 380

Rae, William P. and Benjamin H. Newman to Frederick W. Starr. Howard av, s w cor Halsey st, runs west 27.10 x south 38 x west 0.2 x south 62 x east 28 to av, x north 100. Sub. to morts. \$12,000. Jan. 10, due Jan. 1, 1891. 3,200

Reichert, Maria wife of and Gotthardt to Joseph H. Robinson. Sands st. P. M. Jan. 22, 1 year, 5%. 2,000

Robinson, David to Joseph Binns and ano. exrs. George Binns, Sr. Shaeffer st, n w s, 75 n e Bushwick av, 25x100. Jan. 21, due Mar. 1, 1895, 5%. 3,000

Rohrs, John to Edward C. Underhill. Ralph av, n e cor Bergen st, 65.2x100. Jan. 17, 5 years. 500

Roots, Samuel to The Bedford Co-operative Building Loan Assoc. Park pl, s s, 100 e Buffalo av, 25x127.9. Jan. 2, installs. 400

Ross, James to John Magilligan. Carroll st. P. M. Jan. 21, 3 years, 5%. 6,500

Rubien, Christian to The Title Guarantee and Trust Co. Halsey st, n s, 220 e Bushwick av, 20x100. Jan. 21, 1 year, 5%. 2,500

Same to Anna E. Cozine. Same property. Mort. \$2,500. Jan. 21, installs. 1,500

Radcliffe, Thomas H. to Ransom F. Clayton. McDonough st. P. M. Jan. 20, 1 year, 5%. 3,600

Ramsay, Hugh to Frances Connelly widow. Bergen st, n s, 291.8 e Hopkinson av, 16.8x90. Jan. 18, 3 years. 1,600

Randolph, Obadiab W. F. to Title Guarantee and Trust Co. 14th st, n s, 80.10 e 6th av, 17 x100. Jan. 20, 3 years, 5%. 3,000

Reid, Philip H. to American Missionary Assoc. Atlantic av, n e cor Alabama av, 76x63x75x 50.11. Jan. 16, due June 1, 1892, 5%. gold, 3,000

Rice, Sarah with Abraham E. Stillwell both mortgagors. Agreement as to priority of morts. made by Letitia A. Van Name. Jan. 17. nom

Robbins, Thomas H. to Charles H. Heinburg. St. Marks av, s w s, 168 s e Vanderbilt av, 32 x131. Sub. to morts. \$6,000. Jan. 13. 1,500

Roberts, Sherman to The Blythebourne Improvement Co. 57th st, n e s, 220 n w 13th av, 80x100.2, New Utrecht. Sept. 3, installs. 1,340

Robins, Charles to Ellen wife of Gerrit H. Wyckoff, Gravesend, L. I. Albany av, w s, 86.5 s Prospect pl, 16.7x80. Jan. 15, due Feb. 1, 1893, 5%. 2,000

Same to Henry S. Wyckoff, Gravesend, L. I. Albany av, w s, 103 s Prospect pl, 16.7x80. Jan. 15, due Feb. 1, 1893, 5%. 2,000

Same to Maria A. Kouwenhoven widow. Albany av, w s, 119.7 s Prospect pl, 16.7x80. Jan. 15, due Feb. 1, 1893, 5%. 2,000

Same to same. Albany av, w s, 152.9 s Prospect pl, 16.7x80. Jan. 15, due Feb. 1, 1893, 5%. 2,000

Same to William M. Ingraham. Albany av, w s, 136.2 s Prospect pl, 16.7x80. Jan. 15, due Feb. 1, 1893, 5%. 2,000

Same to John R. Planten. Albany av, w s, 86.5 s Prospect pl, 16.7x80. Dec. 21, 6 months. 1,000

Robin, Ida M. J. to George W. Underhill. Spencer st, e s, 20 s Willoughby av, 17x67. Jan. 15, 5 years. 1,000

Roder, Frederick and Dorathea O. his wife to Moritz Paul. Bleecker st. P. M. Jan. 15, 3 years or installs., 5%. 1,000

Roth, Jr., John to the Brooklyn City Co-operative Building and Loan Assoc. New Utrecht av, w s, 66.10 s 60th st, 22.3x89.5. Jan. 15, installs., 5%. 2,500

Rosentritt, John P. to Jacob N. Herrle. De Kalb av. P. M. Jan. 17, 3 years, 5%. 1,300

Ritson, Tom H. to The Citizen's Co-operative Building and Loan Assoc. of Bath Beach, N. Y. Bay 16th st, w s, 200 s 86th st, 100x 96.8. Jan. 20, installs, 5%. 2,000

Robbins, Thomas H. to James H. Watson and James H. Pittinger. St. Marks av, s w s, 120 s e Vanderbilt av, 16x131. Sub. to mort. \$3,000. Jan. 15, demand. 1,250

Rodgers, Thomas and Benjamin A. Morrison to John McCormick. Hart st, s s, 100 e Marcy av, 25x100. Dec. 19, 3 years, 5%. 3,500

Rowe, Frederick W. to Benjamin F. Watson. Patchen av, w s, 20 n Van Buren st. P. M. Jan. 20, 3 years, 5%. 4,325

Same to same. Patchen av, w s, 40 n Van Buren st. P. M. Jan. 20, 3 years, 5%. 4,325

Rustin, Evan J. to James T. Young. Bainbridge st. P. M. Jan. 16, 3 years, 5%. 3,300

Schulz, Henry and Christine to Frederick Back. Maspeth av, n s, 28.2 w Bushwick av, runs northwest 105 x east 21.4 x southeast 89.2 to Bushwick av, x south 14 to Maspeth av, x southwest 28.2. Jan. 20, 5%. 1,020

Simpson, Thomas to Salina Hudson. Willoughby av, s w cor Walworth st, 20x90. Jan. 20, 3 years or sooner, 5%. 4,000

Smith, Caleb V. to John S. Williamson. Cumberland st, w s, 135.3 s De Kalb av, 16x100. Jan. 20, due May 1, 1891, 5%. 5,500

Smith, Thomas J. to Allen L. Mordecai. Nostrand av, No. 716, w s, 26 s Prospect pl, 20x 100. Jan. 15, 1 year. 2,500

Soderstrom, Erick to Thomas Victory. Bergen st. P. M. Jan. 20, 3 years, 5%. 3,000

Spader, Charles F. to Louise H. Selden, Erie, Pa. Kent av, w s, 215 s Willoughby av, 25x 100. ¼ part. Oct. 8, 1887, 3 years. 1,000

Speaight, George W. to Thomas C. Harden. North 10th st. P. M. Jan. 8, 3 years, 5%. 2,625

Stone, Thomas to The South Brooklyn Savings Inst. State st, n w cor 3d av, 20x100. Jan. 20, 1 year, 4½%. 7,000

Story, Joseph R. to William Post. 10th st, n s, 250 e 3d av, 99.7x82.6. Jan. 20, due Jan. 1, 1891. 22,500

Suss, Paul to Nathaniel A. McBride. Atlantic av. P. M. Jan. 1, 3 years, 5%. 3,500

Schranner, Kate widow to Ferdinand Wigand. Howard av, w s, 75 s Herkimer st, 23 x71. Jan. 17, 1 year, 5%. 250

Simonson, Jacob A. S. to John Striker, Newtown, L. I. Evergreen av, north cor Grove st, runs northwest 28.6 x northeast 70 x northwest 72 x northeast 50.5 x southeast 32.10 x southeast 64 to st, x southwest 82. Jan. 13, 1 year. 1,550

Sorensen, Mads C. trustee Anna S. Sorensen to Cornelius Ferguson, Jr. Lots 168-175 inclusive block 7 map of 730 lots at Bath Junction, New Utrecht, by Samuel H. McElroy. Aug. 1885. Jan. 13, note. 234

Scanlon, Joseph J. to James D. Lynch. 23d av, west cor 84th st, New Utrecht. P. M. Jan. 20, 2 years, 5%. 735

Schoening, Hugo to Otto Vanrein. Van Buren st, s e s, 244 n e Broadway, 18x100. Jan. 21, due July 1, 1890, 200

Same to Heinrich Wagner and Louise his wife. Van Buren st, s e s, 244 n e Broadway, 18.9x 100. Jan. 8, due Jan. 1, 1895, 5%. 3,000

Seacriff, John to Jeremiah Keeler. Real property in 12th Ward. All title. Jan. 10, 3 years. 360

Simonson, Maria L. wife of Charles M. to Willard J. Gregory. Monroe st, n s, 17.6 e Franklin av, 17.6x90. Jan. 22, 3 years, 5%. 1,000

Smith, Josiah T. to The Title Guarantee and Trust Co. Fulton st, s s, 29.6 w Hoyt st, runs south 100.11 x east 19 to Hoyt st, x south 25 x west 87.6 x north 26 x east 30.6 x north 100 to Fulton st, x east 37.11. Jan. 22, 5 years, 4%. 40,000

Smith, Mary wife of Terence to Sarah A. White. 3d av, s e s, 45.2 s w 36th st, 20x100. Jan. 20, 5 years. 500

Tebbetts, Noah to Frank Forshew. Evergreen av, east cor Van Voorhees st, 100x400. Dec. 30, note. 3,660

Travis, George E. to Bushwick Savings Bank. Grand st, s s, 175 w Graham av, 25x100. Jan. 15, 1 year, 5%. 2,500

Thompson, Clarence A., Owego, N. Y., to Adolphus Bennett, Bay Ridge, L. I. 1st av, w s, at intersection with centre line 78th st, runs south 130, New Utrecht. P. M. Jan. 13, due Jan. 18, 1895, 5%. 2,300

Troulmin, Julia wife of Hector to Andrew D. Baird. Gates av, s s, 20 w Stuyvesant av, runs south 80 x east 20 to Stuyvesant av, x south 20 x west 75 x north 100 to Gates av, x east 55. April 29, 1886. 2,000

Tyler, Frank H. to Louise A. Belford. Gates av, s s, 25 e Lewis av, 18.9x80. Sub. to mort. \$5,00. Jan. 20, due Sept. 1, 1890. 500

Valentine, Conrad to Leopold Michel. Flushing av. P. M. Dec. 7, due Dec. 1, 1892, 5%. 1,000

Volckening, Ferdinand F. and John W. Eckelkamp to The Kings County Trust Co. Bergen st, n s, 303.1 w Rochester av, 100x107.2. Jan. 20, due Jan. 21, 1891, 5%. 3,000

Van Name, Letitia A. wife of Charles R. to Abraham E. Stillwell, Gravesend, L. I. Lot at Gravesend, begins at west cor of land of R. I. Stillwell, —x—; lot adj above at intersection with woodland of Altie Stillwell, contains 6 acres and 19 perches; main road from Gravesend to New Utrecht, adj land of Joost Stillwell on south, contains 2 acres; lot of woodland adj woodland of R. Stillwell's heirs, contains 2 acres, 3 rods and 24 perches; lot of salt meadow adj meadows of John S. Garretson, contains 1½ acres; Gravesend to Brooklyn road via Washington Cemetery, w s, adj land of George W. Harris, contains 15 acres. All title. Jan. 17, 1 year. 1,800

Van Dyke, Henry E. to Henry Buffett. Madison st, e s, 200 s Bay av, 100x180 to Monroe st. Jan. 2, due Jan. 1, 1893. 500

Weidhorn, Carl A. to George Ringler & Co. Weirfield st, s e s, 335 n e Broadway, 20x 100. Jan. 21, 1 year. 1,000

Williams, Samuel J. B. to The Title Guarantee and Trust Co. Halsey st. P. M. Jan. 21, 1 year, 5%. 2,500

Same to Anna E. Cozine. Same property. Sub. to last mort. \$2,500. Jan. 21, installs. 1,500

Williams, Rusmore G. to Anthony McNeely. 56th st. P. M. Jan. 18, 2 years, 5%. 1,000

Wilson, Ottobson B. to Anna E. Cozine. Halsey st, s e s, 180 n e Bushwick av, 20x100. Sub. to mort. \$2,500. Jan. 22, installs. 1,400

Same to The Title Guarantee and Trust Co. Same property. Jan. 22, 1 year, 5%. 2,500

Watrous, William L., Waverley, N. Y., to Adolphus Bennett. 1st av, w s, at intersection with centre line 78th st, runs north 139.4, New Utrecht. P. M. Jan. 13, due Jan. 18, 1895, 5%. 2,300

Walker, Andrew to Williamsburgh Savings Bank. Linwood st. w s, 400 n Arlington av, 25x100. Jan. 16, 1 year, 5%. 1,700

Weylant, Lanart to Annie Weylant. 21st st, n s, 125 e 3d av, 25x100. May 7, 1889, 5 years, 4%. 700

Woll, George to Valentine Popp. Central av, east cor Himrod st, 25x100. Jan. 15, 3 years, 5%. 2,700

Wendt, Louisa S. to Elihu Ayres. Prospect pl, n e s, 95 n w Vanderbilt av, 20x131. Jan. 6, 5 years, 4%. 1,000

Whelehan, James to Charles M. Thompson. Bergen st, n s, 100 e Rockaway av, 25x107.2. October 1, 2 years. 2,000

Wilson, Florence A. to Southold Savings Bank. Gates av, s e cor Franklin av, 21.10x76.6. Jan. 20, due Jan. 1, 1893, 5%. gold, 12,500

Wolf, Jacob to Williamsburgh Savings Bank. Debevoise st, n s, 125 w Graham av, 25x100. Jan. 20, 1 year, 5%. 8,000

Zender, Austin to John F. Hume. 14th st, s w s, 288 n w 3d av, 16x90. Jan. 18, 1 year, 5%. 1,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY

JANUARY 17 TO 23—INCLUSIVE.

Anderson, Edmund and William Le Count exrs., &c. Mary Ann Patterson to Silas A. Brush. \$1,400

Aspinwall, John A. and ano. exrs., &c., William H. Aspinwall to John A. Aspinwall and ano. trustees for Louisa Min-turn widow. 3 assigns. nom

Aspinwall, John A. and ano. exrs., &c., William H. Aspinwall to John A. Aspin-

Table of judgments for Kings County, listing names, amounts, and dates. Includes entries like 'wall and ano. trustees for Louisa Min-turn widow. 3 assigns. nom' and 'Andrews, Walter E. to The East River Savings Inst. 3,000'.

Table of judgments for Kings County, listing names, amounts, and dates. Includes entries like 'Aikman, Walter M. to Mary A. Wood. \$2,000' and 'Same to same. 3,100'.

Table of judgments for New York City, listing names, amounts, and dates. Includes entries like '21*Alpers, Ida C—Nat Bank of De-posit. \$1,277 75' and '21* the same—the same. 1,242 83'.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the

24 Cohn, Max—Fritz Hoeninghaus...	1,757 73	23 Hillebrand, Albert—Albert Friedlander.....	68 60	24 McDowell, William O—Columbia Bank.....	1,461 05
24 Connor, Thomas—Johanna E Kirk.....	916 24	24 Hardenbergh, John P, Jr—August Seibert.....	160 50	24*McDonald, Thomas—Abraham Berliner.....	318 39
17 Demarest, John W—A D Mills.....	402 87	24 Homringhausen, Frederick—Knickerbocker Brewing Co.....	240 98	24 McQuade, Francis—Patrick Reynolds.....	3,315 33
18 Doelger, Jacob } Thomas Mortimer.....	1,649 91	24 Hafner, Philip—O K Dimock.....	132 43	18 Nast, Samuel } Solomon Katz.....	141 41
20 Donnelly, John F—J T Walsh.....	294 20	24 Hills, Samuel H—John Isenmann.....	539 62	18 Nast, Louis }.....	
21 Dessar, Adolph } C B Barnes.....	1,148 69	24 Ingalls, William—Barnard Mfg Co.....	190 62	21 Newman, Moses—L M Hirsch.....	171 97
21 Dessar, Joseph B }.....		21 Izen, Yetta } Albert Schenck.....	158 73	22 Nathan, Michael—Baer Stiefel.....	267 50
21 Dessar, David }.....		21 Izen, George }.....		23 Nelson, Daniel D—John Besson.....	547 19
21 Daniels, James—O K Dimock.....	212 49	23 the same—Abram Cox Stove Co.....	351 21	23 Nesbit, John A—William Bawden.....	46 49
22 Donaldson, Theodore P—Joseph Reitmeier.....	177 00	21*Jackson, Daniel—J T Dill.....	297 26	20 Overin, Henry C—D B Wyckoff.....	66 09
22 de Kraft, Henry—E J Flood.....	151 07	23*Joseph, Charles—Moritz Juskowitz.....	83 65	22 Oeser, Henry } Nineteenth Ward	
22 Deeley, Robert—John Turl.....	918 06	24 Jarvis, William—Jacob Cohen costs	116 19	22 Oeser, Rudolph } Bank.....	131 60
22 the same—Kate H Murray, admrx.....	931 01	24 Krakauer, Henry G } Albert Lach-Krakauer, Meyer } man.....	508 05	22 *Dorizio, Pasquale—John Claffy..	259 08
22 de Toppa, John—H R Kelly.....	91 50	20 Koster, John—Julia A Montague.....	254 39	23 Orr, Alexander E, assignee J M Pease George St. Amant.....	1,022 63
23 Delany, William H—J R Van Derveer.....	421 86	20 Kerkhoff, William—Julius Blankenstein.....	675 82	24 Ostrom, Arthur W—G H Morrill.....	180 44
23*Doe, John—Albert Friedlander.....	68 60	21 Kahn, William—R J Hoguet.....	186 37	24 Osborio, Pasquale—C W Palmer.....	324 67
23 de Jongh, Lewis S—A G Dickinson.....	109 48	21 Keefe, Clara A—R C Fisher.....	3,541 78	24 Osborne, Thomas—F G Clarke.....	276 21
24 Ducker, John D } H J Bachran..	117 32	21 Kedney, Edward—B H Browning..	591 09	18 Pollack, Edward H—Hitchcock Mfg Co.....	608 61
24 Ducker, Margaret }.....		21 Kaiser, John—Angelo Myers.....	231 97	18 Paynter, William R } F A Ringer..	138 84
24 Devlin, John B—John Allen.....	471 66	23 Klaus, Carl—Metropolitan Opera House Co (Lim.).....	389 92	*Paynter, A Lincoln }.....	
21 Egerton, William—J W Wilson.....	1,029 00	24 Koehane, John F—G F Langbein..	27 77	20 Pier, Elwood C—C G Denison.....	282 80
21 Ernst, Balthazar—A J Fay.....	189 25	24 Kuntz, Joseph—Emily A Thorn.....	397 35	20 Perkins, Mattie J—A R Lopez.....	152 86
22 Einstein, Samuel—Baer Stiefel.....	187 75	24 Kempton, Clifford S—N E Alling..	248 13	21 Perine, Christine F—Horace Galpen	878 01
23 Eichengrim, Simon—East Side Bank.....	249 14	24 Kapp, Adam Joseph—William Steinway, exr..... (D)	148 93	21 Pocher, Antoinette—Bridget Kelly..	160 44
23 Egerton, William—Frederic Bronson	539 12	24 the same—the same.....	78,895 91	21 Price, Walter J—W B Griffin.....	100 67
18 Foster, John M—Engineering News Publishing Co.....	272 08	24 Kross, Henry—H C Schrader.....	197 29	21 Pryor, John T—Rudolph Van Baar..	108 98
18*Fondeville, Edmond B—E S Clark..	692 14	24 Loftus, Edward—G F Swift.....	80 26	21 Preble, John Q } Leather Mfrs	
18 Foster, James R—S T Apollonia..	125 14	24 Laing, Edward—John Bohnet.....	104 12	21 Preble, Walter E } Nat. Bank.....	2,521 17
18 the same—Excelsior Dynamite Co.....	562 70	24 Lydecker, Charles E—Christiana Weber.....	1,330 00	23 Pell, Alice B—H L Herbert.....	201 24
18 French, Thomas J—W J Merrall..	589 17	24*Liebeg, Valentine—C E Pell.....	346 46	23*Pell, Alice B—H L Herbert.....	201 24
20 Frers, John H } Beadleston & Frers, George }	748 75	18 Linz, Michael—R C Maxwell.....	162 14	23 Pease, Eliza A extrx. J M Pease—George St Amant.....	31,002 98
20 Farrell, Thomas—Thomas Mackellar costs	77 25	18 Lydecker, Charles E, Pub Admr and admr Elizabeth Gilbert otherwise Buck—W W Gilbert.....costs	131 77	23 the same—the same.....	1,022 63
20 Forbes, Isaac N—Catharine Galster	362 87	18 Lind, Edward—A A Son.....	93 95	24 Perot, Francis—W B Hill.....	1,276 01
20 Freund, Oscar—J A Simmons.....	105 83	20 Laing, Mary V—Abraham Engelhard.....	158 49	24 Parsons, Charles H—James Glennon	1,454 97
21 Francisconi, Guido—J G Gerber.....	206 01	20 Liebermuth, Rachel—E T Hepburn..	652 57	24 Pollock, Nathan—F L Holinquist..	1,573 17
21 Forney, John A—U S Illuminating Co.....	38 23	22 Lowenstein, Samuel—Justus Koch..	1,114 78	22 Quigley, Michael—J A Frazee.....	150 31
21 Fisher, William Y—W D Godley..	150 72	23 Lockwood, William W—East Side Bank.....	249 14	18 Rosenberg, Aaron—C V Fornes.....	213 14
21 Fagan, Anne—W E Strong.....	48 07	17*Meade, William W—Miguel Llano..	254 42	Ryan, Matthew A } Hiram Jelliff..	228 99
22 Fertig, Aaron L—M B Ochs.....	693 50	18 Martin, George G—Cora Morris.....	1,145 80	Ryan, Patrick J } Ryan, Nicholas W }	
22 the same—Moses Fertig.....	694 22	18 Muldoon, Kate—Hyde and Gload Mfg Co (Lim.).....	153 10	20 Roe, Cornelius W—F A Beekman..	82 30
22 Fickus, Stanislaw } Rosa Matuszew-Fickus, Victoria }	262 96	18 Mann, William J } M A Ruland....	129 97	20 Rich, Marcus—I D Einstein.....	339 52
23 Fisher, Kaufman } Charles Lewis..	232 02	18 Mann, Edward C }.....		22 Rosenzweig, Sigmund—E R Lazarus.....	155 27
23 Fisher, Lena }.....		18 Maxwell, Charles M—W R Hibbard.....	124 08	22 Rosenfield, Joshua, Jr—Edward Brook.....	210 40
23 the same—the same.....	256 10	20*Metzger, John E—August Marschall	258 50	22 Rosenstock, Carl } Simon Raw-Rosenstock, Philip }	5,157 74
23 Ferguson, James A—Felix Govin (Margaret P. Valentine, by assignn.).....	2,160 85	20 Mandemakers, A William—Park Fraser.....	1,454 89	22 Rice, William C—Christiana R. Kehoe.....	167 16
24 Fritz, Adolph—O K Dimock.....	132 43	20 Muller, Clemens—Caroline J Cammerer.....	12,736 75	22 Reuter, Alfred—Wiebusch & Hilger (Lim.).....	21 20
24 Farrington, John R—L D Pearsall..	355 49	21 Marcus, Mendel—Wilhelmina H Arnstaedt.....	977 95	24 Roberts, Annie—Columbia Neckwear Co.....	108 45
24 Florence, John—E C Gates.....	154 43	21 Morgenweck, Adolph—Samuel Pollack.....	79 68	24 Ryan, Frank—F M Ackerman.....	90 97
24 Foley, John R—the same.....	93 65	21 Mason, Emma J—S A Mason.....	604 58	24 Runnett, Jane—J J Coogan.....	928 24
18*Gill, Anna—Standard Gas Light Co.	29 29	21 Michaelis, Annie—Louis Falk.....	297 57	24 Reitlinger, William—C E Pell.....	346 46
18 Geer, Wilham W—Anna M Geer.....	31 05	21 Mott, Hopper S—Second Nat Bank of Hoboken.....	2,227 75	17 Simons, Frank M—F S Townsend..	143 54
20 Gross, Gustave—August Marschall..	258 50	22 Mauterstock, William—Merchants Nat Bank of Albany.....	1,568 42	18 Scheel, Jacob—John Harrington..	175 42
20 Gulick, Joseph—J W Barlow.....	50 00	22 Murphy, Jeremiah—Samuel Pollack	85 60	18 Sternberger, Clarence S—Nyack Nat Bank.....	288 52
20 Grossman, Adolph—B J Solomon..	190 37	22 Marcus, Mendel—J F Curren.....	281 60	*Seelig, Adam } W P Ellison.....	2,306 60
20 the same—Charles Bittel.....	1,210 80	22 Moseley, Randolph L—W M Martine.....	110 91	*Seelig, Laura }.....	
20 the same—Moses Musliner.....	1,598 53	22 Maxwell, Charles M—James O'Toole.....	73 68	20 Stromberg, Gustave—Leo Von Raven.....	122 99
20 Golder, Grace L—Giles Lithographic and Liberty Printing Co.	2,757 58	22 Monahan, Edward J—L E Wilmerding.....	93	20 Spitzer, George W—J A Simmons..	105 83
21 Griffith, John T—Charles Reilly, Comm'r of Jurors.....	60 00	23 Mansell, Maurice—Julius Newwittter.....	2,465 84	20 Snyder, Dominick—Isaac Boehm..	212 28
21 Gibbens, George E—Annie Bowlby..	475 79	23 Malloy, Patrick H—D T Leahy.....	7,121 72	20 Shaw, John C—Emil Calman.....	376 92
22 Goldman, Nachson—Max Mayers, costs	22 05	23 Mahnken, George—Frederick Dormeyer.....	103 72	20 Stewart, James M } Rodney Hunt Stewart, William R }	2,390 13
23 Gottlieb, Edward—Columbia Bank..	219 03	23 Miller, Edward T—Edward Russ, assignee.....	463 37	21 Swarthout, Margaret—Nat Bank of Deposit.....	1,277 75
23 Goddard, Ely Ely—W E D Stokes..	2,540 81	25 Malloy, James F—William Bawden	43 85	21 the same—the same.....	1,242 83
23 Gibson, Robert—C U Ely.....	92 79	23*Morse, Henry F—August Eisele....	21 03	21*Schickschaft, Richard—Jaques Kahn.....	69 75
24 Groth, Ernestine F—Merchants' Nat Bank of Albany.....	227 17	24 Mayer, Amiel—G F Swift.....	80 26	21*Segelcke, John H—Rubsam & Horrmann Brewing Co.....	512 22
24 Grote, Augustus H—William Steinway, exr..... (D)	148 93	24 Myers, William—J G Gerber.....	155 17	21 Schumm, Joseph—P A Messer.....	237 42
24 the same—the same..... (D)	78,895 91	24 Mellen, Abner—Helen J Banning..	1,386 34	21 Schwab, William—the same.....	121 27
24 Grossman, Adolph—Richard Patzowsky.....	1,646 60	24 the same—Maria L Kendall.....	1,386 34	21 Stevenson, Vernon K—Mary T Kierstedt.....	106 88
24 Godwin, Parke—Frank Walton.....	4,322 98	24 Murphy, Daniel A—Peter Engel, assignee.....	67 50	21 Schroeder, Oscar—Peter Buckel....	498 57
18 Hollingsworth, William S—Lucy O Moulton, extrx.....	77 50	24 Mann, Eugene D—John Lochner.....	64 44	21 Snaith, John S—Unexcelled Fireworks Co.....	280 10
18 the same—the same.....costs	98 07	24*Merrett, Amelia—John Isenmann..	539 62	21 Shaw, John C—F L Wellman.....costs	223 77
18 the same—the same.....costs	205 61	18 McGovern, Joseph—J S McAleer....	321 63	21 Stern, Dinah } H E Ope-} penhei-} extr Joseph Stern }	293 22
18 Heshinowitz, Isaac—John Clafin..	1,617 08	18 McGuire, John—P J Gilroy.....	52 48	21 Stow, William L—E S Chapin.....	603 35
18 Hill, James M—L G Preusch.....costs	79 02	18 McNulty, John—C H Willson.....	450 48	21 Stanfield, Hope G—Knickerbocker Trust Co.....	1,474 31
18 Huske, Henry—Syndicate Watch Co.....	74 50	20 McAleer, Thomas J—Isaac Rosskam.....	198 98	21 Slotte, Sarah B—Merchants' Nat Bank of Albany.....	1,568 42
20 Hagan, Thomas—Thomas Mackellar.....	77 25	20 McNamee, Patrick H—Catharine Galster.....	362 87	22 Sternheimer, Augusta—Beatrice M C Davis.....	109 05
20 Hall, William F—Alfred De Garis..	76 84	20 McGowan, Patrick—G W Venable..	194 90	22 Stanfield, Hope G guard estate G E Stanfield—Knickerbocker Trust Co.....	737 17
20 Herrmann, Morris—B D Traitel.....	1,024 39	20 McDonald, Noble—John Golla.....	100 31	23 Schuhmann, Michael—G H A Meyer	269 81
20 Hastings, William—D B Wyckoff..	66 09	21 McLean, Walter K—F P Earle.....	186 43	23*Senia, James G—William Hodgson..	31 85
20 Hart, Julius—First Nat. Bank of Cincinnati.....	1,605 61	21 McTighe, Henry—P E Alden.....	186 43	23 Staiger, Charles—Russel Johnson..	534 30
20 the same—the same.....	1,687 75	22 McIntyre, Byron F—Ewen McIntyre.....	7,780 68	23 Scott, Charles R—Ebenazer Hoskins	121 03
20 the same—the same.....	1,365 81	22 the same—the same.....	2,154 06	23 Sise, Horace F—C U Ely.....	92 79
21 Hayman, Charles—Whitson Oakley	315 75	22 the same—the same.....	3,266 46	23 Solomon, Morris—J P Farrel.....	805 76
21 Hynes, Margaret, admrx M J Hynes—U S Trust Co.....	707 59	23 McMahon, Dennis—A G Magrath..	190 12	*Stern, Simon extr. Jo-} R A Brei-} denbach..	1,731 26
21 Havens, Edward S—C E Pell.....	416 38	23 McKee, John, exr Sarah Morrow—Robert Catterson.....	562 85	Stern, Dina, extrx }.....	
21 Hadfield, Joseph—J H Cassidy.....	267 93	23 McKenzie, John—Russel Johnson..	275 80	23 Steinhardt, Michael—Augustus Noll	299 24
21 Herzberg, Moritz—Knickerbocker Ice Co.....	255 39	23 McDavitt, Margaret—Ludwig Baumann.....	146 57	23 Silberstein, Joseph—Marvin Safe Co.....costs	42 73
21 Harrison, John—G F Swift.....	2,251 89	24 McGoldrick, Peter J—Merchants' Nat Bank of Albany.....	227 17	24 Steinen, Julius—H M Partridge....	110 11
22 Herzberg, Moritz—A F Allen.....	119 32	24 McLain, George—Knickerbocker Ice Co.....	215 34	24 Strauss, Moses } E S Clark.....	290 87
22 Howard, Thomas H—Joseph Meister	402 37	24 McLean, Washington—F W Devoe..	159 31	24 Strauss, Julius }.....	
22 Hutchins, Edgar A—American Writing Machine Co.....	40 32				
22 Hume, Matilda Gunning—Ellen T Sims.....	749 60				
23 Hayes, Ellen T—C J Nourse, Jr....	4,223 22				
23 Harcourt, Joseph M—Eliza Ennis..	81 93				

Table listing names and amounts for various individuals and companies, including Storms, Christian S-G L Beekman, Spellman, James B-W H Barnes, Stafford, William H-Domestic and Foreign Missionary Society of the P E Church in U S, Salomon, Albert De C-C E Phillips, Smith, Waightstill A-A E Butts, etc.

Table listing names and amounts for individuals, including Zatterelli, Pasquale-Charles Barzotti, Zimmern, Simon-Isaac Eppinger, and of Brooklyn (Samuel Strauss, by assign).

KINGS COUNTY.

Table listing names and amounts for Kings County residents, including Jan. Atkins David-J Englis, Jr, et al, exrs J Englis, Sr, the same-the same, the same-W C Selden, etc.

Table listing names and amounts for various individuals and companies, including Ray, George W-Mary E Earl, Russell, Grace-W Nungasser, Robinson, Edward, etc.

SATISFIED JUDGMENTS.

NEW YORK. January 18 to 24-Inclusive.

Table listing names and amounts for satisfied judgments, including Brunton, John-George Saxe, Same-same, Same-same, etc.

Table listing names and amounts for Olcott, Frederick P. recvr, &c—Sarah J Kohlsaas, (1889) 79 22; Paine, Nasmi C—H M Brigham, guard. (189) 100 00; etc.

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

KINGS COUNTY.

January 17 to 23—inclusive.

Table listing names and amounts for Ackerman, John A, assignee May & Hollishead—A H Jackson, (1889) \$255 01; Bauer, Henry C—Horace F Burroughs et al. (1890) 835 00; etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for 18 Attorney st, No. 168 1/4, e s, bet Stanton and Houston sts. Nathan Hutkoff agt Leopold Brand, owner, and Gabriel Galef, contractor. \$207 50; etc.

Table listing names and amounts for Cairns agt Mary O. Nesbit, owner, and Timothy Grindrod, contractor. 566 18; Sedgwick av, w s, 150 n land of J. E. Eustis, 66x185.6 to Health av, x57x200 to beginning. Mary McPherson agt William H. Mangles, owner, and John Rooney, contractor. 33 50; etc.

* Editor RECORD AND GUIDE: The lien filed against us by Stephen J. Egan is unjust, and we shall bond the same or deposit the money and contest it. He has not finished his work, nor has it been passed by the Board of Health, according to contract. We have offered him his money, except \$500 which we wanted to retain until he had completed his contract, which he refused.

KINGS COUNTY.

Table listing names and amounts for 16 Baltic st, s e cor Columbia st, runs south 155.5 x east 77 x north 49.6 x east 108.7 x north 110.4 to Baltic st, x west 195.5. Henry McShane & Co. agt Daniel Ferry, owner, and Ola Nilsson & Donovan Bros., contractors. \$303 20; etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing names and amounts for 17 Second av, No. 558, e s, 40 s 31st st. Henry Berlinger agt Mary E. Hurlbut. (Lien filed Dec. 26, 1889). \$157 00; etc.

Table listing names and amounts for 22 Madison av, n w cor 105th st. James Nunan agt Valentine Lorz and Anna Hix. (Jan. 9, 1889). 900 06; 22 94th st, Nos. 118 and 120, s s, 200 w 9th av, 54.8 x 91.8. Jos. B. Gillie agt Jane Phylfe. (July 17, 1889). 800 00; etc.

‡ Vacated and cancelled of record by order of Court. * Discharged by depositing amount of lien and interest with County Clerk.

KINGS COUNTY.

Table listing names and amounts for 17 Henry st, w s, bet Pacific st and Amity st, 200x169 L. and G. Brandies agt Long Island College Hospital, Brooklyn, owner, and Edward Thompson, contractor. (Dec. 24, 1889). \$132 00; etc.

21 Degraw st, s s, bet 4th and 5th avs. Albert J. Waite agt John Kelly, owner, and Emil Brass, contractor. (Oct. 21, 1889).....	50 00
21 Sixth av, w s, 25.2 n 46th st, 25x100. John Worsdale agt William Parks, owner, and George Hayward, contractor. (Jan. 14, 1890).....	117 50
22 Milford st, e s, 512.6 n Liberty av, 37.6x100. R. Cummings' Sons agt Joseph A. Kuyper. (Oct. 3, 1889).....	275 25
22 Same property. Schulze & Pufahl agt same. (Oct. 22, 1889).....	160 00
22 Same property. Charles Buckman agt same. (Oct. 19, 1889).....	160 00
22 Same property. Schluchner Bros agt same. (Oct. 8, 1889).....	143 70
22 Scholes st, n w cor Waterbury st, 50x100. Jacob Stalab agt W. R. Hyde, owner, and W. R. and A. D. Hyde, contractor. (Dec. 30, 1889).....	31 25
22 Howard av, s e cor Herkimer st. Charles Horn agt John H. Ernst. (Feb. 12, 1889).....	272 00
22 North Oxford st, No. 80. John H. Carroll agt Benjamin Carman, owner, and George W. Sheppard, contractor. (Nov. 1, 1889).....	200 00
23 Fifty-ninth st, s s, 280 w 12th av, 20x100. Thomas Liese and Frank Fairbanks agt Jens C. Jensen, owner and Erik Anderson, contractor. (Sept. 24, 1889).....	50 00
23 Same property. Thomas Robinson agt same owner and contractor. (Sept. 9, 1889).....	251 40
23 Same property. Peter Johnson agt same owner and contractor. (Nov. 1, 1889).....	152 00
23 Same property. John Mullin agt same owner and contractor. (Nov. 14, 1889).....	44 00
23 Same property. John Koski agt same owner and contractor. (Oct. 8, 1889).....	52 50
23 Same property. Erik Anderson agt same owner and contractor. (Oct. 8, 1889).....	092 55
23 Same property. Gustav Reichenbach agt same owner and contractor. (Oct. 24, 1889).....	29 00
23 Same property. Ray Ridge Mfg. Co. agt same owner and contractor. 2 liens. (July 19, 1889, and Aug. 8, 1889).....	575 00

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Cherry st, Nos. 42 and 44, five-story brick flat and stores, 31x51.4 and 55.8, tin roof; cost, \$16,000; C. Wickmann, 53 Cherry st; ar't, J. Wolf. Plan 71.

Henry st, No. 214, five-story brick and stone flat, 23.7x90, tin roof; cost, \$18,000; T. Krakower, 216 Henry st; ar't, C. Rentz. Plan 78.

New st, Nos. 38 and 40 and Broad st, Nos. 42 and 44, eight-and-ten-story marble, brick and copper office building, 41.5x143.8, mansard and flat roof; cost, \$250,000; J. T. Smith, agent, 304 West 14th st; ar'ts, Carrere & Hastings. Plan 84.

Orchard st, No. 37, five-story brick and stone flat and stores, 25x71, tin roof; cost, \$25,000; A. J. Dworsky, 38 Orchard st; ar'ts, Herter Bros. Plan 87.

Willett st, No. 99, five-story brick and stone flat, 25x88.6, tin roof; cost, \$20,000; Fay & Stacom, 337 Pleasant av; ar't, C. Rentz. Plan 77.

Forsyth st, No. 104, five-story and basement brick and stone flat, 25x90, tin roof; cost, \$17,000; A. Stake, Stapleton, S. I.; ar't, A. I. Finkle. Plan 89.

13th st, No. 414 E., two-story brick workshop, 26x57, gravel roof; cost, \$1,500; G. B. Marx, 412 East 13th st; ar't, E. W. Greis. Plan 94.

BETWEEN 14TH AND 59TH STREETS.

57th st, Nos. 34 and 36 W., two four-story and basement stone front dwell'gs, 27 and 23x100.5; total, cost, abt \$105,000; C. F. Schmidt, 38 West 57th st; ar't, J. E. Ware. Plan 69.

18th st, s s, 115 w Av B, two-story brick factory, 64x25, tin roof; cost, \$4,000; T. E. Tripler, 233 East 18th st; ar't, B. E. Lowe; m'n, J. H. Tripler. Plan 90.

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

89th st, n s, 210 e 3d av, five five-story brick and stone flats, each 25x68 and 73, tin roofs; cost, \$15,000 each; F. Schuck, n w cor Av A and 85th st; ar't, E. Wenz. Plan 82.

90th st, s s, 110 e 3d av, four five-story brick and stone flats, 25x68 and 73 each, tin roofs; cost, \$15,000 each; ow'r and ar't, same as last. Plan 83.

91st st, No. 418 E., one-story frame shed, 25x100.8, gravel roof; cost, \$100; J. J. Schillinger, 420 East 92d st. Plan 73.

3d av, No. 1968, five-story stone flat and stores, 25x89.6, tin roof; cost, \$18,000; J. D. Karst, Jr., 1874 3d av; ar't, A. I. Finkle. Plan 74.

116th st, n e cor Madison av, five-story brick and stone flat and store, 30x96, tin roof; cost, \$60,000; McDonough & O'Sullivan, 179 East 113th st; ar't, T. P. Neville. Plan 96.

116th st, n s, 30 e Madison av, four five-story brick and stone flats, 20x72, tin roofs; cost, \$25,000 each; ow'r and ar't, same as last. Plan 97.

1st av, w s, 25 s 78th st, five-story brick and stone flat and stores, 25x75, with extension 8.6x13, tin roof; cost, \$18,000; E. Jacobs, 134 2d av; ar't, W. Graul. Plan 95.

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

86th st, n s, 200 e Riverside Drive, five four-story brick and stone dwell'gs, three 20x56.4, one 20x66.4, one 20x61.4, roofs terra cotta and tile front and tin rear; cost, \$20,000 each; W. E. D. Stokes, 260 West 73d st; ar't, H. P. Seyfert; m'ns and c'rs, Squier & Whipple. Plan 79.

86th st, s s, 200 e Riverside Drive, five four-

story brick and stone dwell'gs, three 20x56.4, one 20x66.4, one 20x61.4, tin roof; terra cotta and tile front; cost, \$20,000; ow'r and ar't, same as last. Plan 80.

94th st, Nos. 107 and 109 W., six-story brown stone flat, 50x85, tin roof; cost, \$50,000; J. H. Babcock, 1649 1st av; ar't, Flemer & Koehler. Plan 88.

Central Park W., 8th av, bet 103d and 104th sts, six five-story brick and stone flats, two corner buildings 51x90 each, four middle buildings 25x86 each, fireproof soapstone cement roofs; total cost, abt \$210,000; J. B. Fuller & Son, 542 Washington av; ar't, W. Howe; m'ns, McDonough & O'Sullivan; c'r, P. Barbens. Plan 99.

NORTH OF 125TH STREET.

143d st, n s, 200 e 8th av, two five-story brick and stone tenem'ts, 25x65, tin roof; cost, \$13,000 each; R. Caterson, Woodlawn, N. Y.; ar't, J. E. Darragh. Plan 81.

Harlem River, w s, 211 n of 159th st and 171 w wharf, one brick and iron ash pit, 48.9x33.8; cost, \$2,000; Manhattan Railway Co., F. K. Hain, 165 West 58th st; ar't, R. J. Sloan. Plan 86.

137th st, n s, 200 e Lenox av, on rear, two-story brick stable, 50x27, felt and gravel roof; cost, \$1,000; H. Colwell, 1865 Park av; ar't, J. P. Walther. Plan 72.

8th av, w s, 26.10 n of 159th st, frame storage sand shed, 42x25; cost, \$250; ow'r, ar't, c'r and m'n, Manhattan Railway Co., 71 Broadway. Plan 100.

8th av, w s, 88 n 159th st, iron storage shed and tank house, 21x25, iron roof; cost, \$1,000; ow'r, ar't, m'n and c'r, same as last. Plan 101.

23D AND 24TH WARDS.

Broadway and Kingsbridge road, w s, 75 s Church st, one and two-story frame stable, 25x75, asbestos roof; cost, \$600; F. M. & E. W. Varian, Kingsbridge, N. Y.; ar't, m'n and c'r, F. M. Varian. Plan 85.

149th st, n s, 140 w St. Anns av, one-story frame shed, 30x20, tar paper roof; cost, \$200; Wheelock & Co., 297 Alexander av; ar'ts and c'rs, Wright & Pragnell; m'n, T. Foley. Plan 75.

160th st, n e cor Railroad av, three two-story frame dwell'gs, two, 18.6x50 each, and one 29.6x50, tin roofs; cost, \$3,200 each; A. Dooper, 150th st, near 3d av; ar't, A. Pfeiffer. Plan 76.

Daily av, e s, 300 s Samuel st, one-story frame dwell'g, 16x20, shingle roof; cost, \$400; M. Cook, 1204 Vyse av; m'n, G. Pierce; c'r, F. Billet. Plan 70.

Cedar pl, n s, 125 e Forest av, two-story frame dwell'g, 16.8x30, tin roof; cost, \$1,800; ow'r and c'r, A. Siefermann, 612 Tinton av; ar't, F. Lohse. Plan 91.

Northern terrace, n s, abt 600 w Riverdale av, two-story frame dwell'g, 18x28, with one-story extension, 12x14, shingle and tin roof; cost, \$2,100; Amelia A. Thorn, Riverdale, N. Y.; ar't, m'n and c'r, S. L. Berrian. Plan 93.

137th st, n s, 18.9 w Southern Boulevard, eight two-story frame dwell'gs, 18.9x45, felt and gravel roof; cost, \$1,650 each; Mrs. A. Friedmann, 922 East 138th st; ar't, m'n and c'r, F. Fenz. Plan 92.

148th st, s s, 80 e Railroad av, rear, one-story frame shed, 13x17, tin roof; cost, \$20; Marie Reinhardt, 428 East 148th st; b'r, C. Reinhardt. Plan 98.

KINGS COUNTY.

Plan 82—Flushing av, s s, 50 e Steuben st, two two-story frame stores, 25 and 34x40, tin roofs; cost, \$2,000; Mr. Korgmann, 14 Wallabout Market; ar'ts, D. Acker & Son.

83—4th pl, No. 128, rear, one two-story brick stable, 25x35, gravel roof, wooden cornice; cost, \$800; John Edwards, 183 Montague st; ar't, J. W. Bailey; b'r, not selected.

84—Irving av, n w cor Palmetto st, two two-story brick stores, dwellings and one candy factory, 25x60 and 30.6, tin roofs, iron cornices; cost, total, \$12,950; Theo. Hoelderlin, 27 Whipple st; ar't, Th. Engelhardt; b'r, J. Rueger.

85—Rapelye st, n s, 150 w Richards st, one two-story brick stable, 40 and 39.6x44 and 60, gravel roof, brick cornice; cost, \$8,000; Henry R. Worthington, Hydraulic Works; ar't, W. H. C. Hornum.

86—Bergen st, s s, 225 w Underhill av, one two-story and basement brick dwell'g, 25x30, gravel roof, wooden cornice; cost, \$2,500; ow'r, ar't and b'r, Erick Soderstrom, 132 Butler st.

87—Johnson av, n s, 50 w Bogart st, one one-story frame shed, 19x50, tar paper roof; cost, \$185; Christ Schleiermader, Staggt st, near Humboldt st; c'r, E. Werner.

88—4th av, e s, 22 n Butler st, four four-story brick tenem'ts, 26x51, tin roofs, wooden cornices; cost, each, \$7,000; ow'r and b'r, John M. O'Neil, 381 2d st.

89—4th av, No. 133, n e cor Butler st, one four-story brick store and tenem't, 22x54, tin roof, wooden cornice; cost, \$7,000; ow'r and b'r, same as last.

90—Ashford st, e s, 125 s Fulton av, one two-story frame dwell'g, 25x16, tin roof; cost, \$700; Mrs. E. Barrett, on premises; b'rs, J. Jennings and A. Heisinger.

91—Schenck st, w s, 155 n Park av, one one-story frame leather shop, 75x40, tin roof; cost, \$500; McDermott & Howard.

92—36th st, n s, 83 w 4th av, one two-story and basement frame store and dwell'g, 18x52, tin roof; cost, \$3,000; Chatarina Svenlin, 242 45th st; b'r, A. Svenlin.

93—Graham av, No. 260, e s, 50 n Maujer st, one four-story frame (brick filled) store, offices and tenem't, 25x63, tin roof; cost, \$5,500; ow'r and b'r, F. J. Berlenbach, 174 Meserole st; ar't, F. J. Berlenbach, Jr.

94—Jefferson st, n s, 200 e Hamburg av, one three-story frame (brick filled) store and tenem't, 25x56, tin roof; cost, \$4,000; Conrad Reuter, 265 Jefferson st; ar'ts, Schrempf & Loeffler.

95—Schenck st, e s, 142 n Park av, one two-story frame stable, 25x20, gravel roof; cost, \$100; Mr. Rigney, 91 Penn st; ar'ts, D. Acker & Son.

96—39th st, s s, 150 w 6th av, one two-story frame carpenter shop and dwell'g, 20x30, tin roof; cost, \$500; M. R. Thompson, 525 1/2 6th av; ar't, J. W. Davison; b'rs, M. R. Thompson & Co.

97—39th st, s s, 175 w 7th av, one one-story frame dwell'g, 20x30, tin roof; cost, \$600; David Barry, 1083 1st av, New York; ar't and b'r, C. W. Randall.

98—Thatford av, w s, 150 n Riverdale av, one one-story frame stable, 23x38, board roof; cost, \$150; Abraham Rute, Thatford av.

99—Gates av, n s, 100 e Central av, one three-story frame (brick filled) tenem't, 25x57, tin roof; cost, \$4,500; Ludwig Bauer, Vernon av, near Lewis av; ar'ts, D. Acker & Son.

100—Himrod st, s s, 140 e Wyckoff av, two three-story frame (brick filled) tenem'ts, 20x45, tin roofs; cost, \$4,000; Mr. Stubing, on premises; ar'ts, D. Acker & Son.

101—Palmetto st, n s, 400 e Central av, one three-story frame (brick filled) dwell'g, 21x50, tin roof; cost, \$4,500; Ludwig Bauer, Vernon av; ar't, D. Acker & Son.

102—Livonia av, s s, 50 e Watkins st, one two-story frame dwelling, 20x30, gravel roof; cost, \$2,000; Mary E. Cook, Ridgewood Heights; ow'r and c'r, O. S. Totten; m'n, I. Swabler.

103—Fulton st, n s, 100 w Richmond st, one two-story frame store and dwell'g, 20.3x30, tin roof; cost, \$2,600; Thomas H. Tierney, Logan st, near Fulton av; b'r, J. Rudershauser.

104—Nostrand av, w s, 21.3 s Wallabout st, two four-story frame (brick filled) tenem'ts, 26.7 and 25x52.6 and 61.6, tin roofs; cost, each, \$6,000; ow'rs and b'rs, J. Reeber & Co., Flushing av and Lee av; ar't, Th. Engelhardt.

105—Downing st, e s, 200 n Putnam av, five two-story and basement and attic brick and Belleville stone dwell'gs, each 16.7x50, tin and tile roofs, wooden cornices; cost, each, \$4,500; ow'r and b'r, A. C. Walbridge, 120 Broadway, New York; ar't, G. P. Chappelle.

106—47th st, s s, 140 w 3d av, two two-story and basement frame (brick filled) dwell'gs, 20x42, tin roofs; cost, each, \$2,500; Samuel J. King, 10 Goerck st, New York; ar'ts, A. Hill & Son.

107—South 4th st, No. 313, n s, 150 w Keap st, one four-story brick tenem't, 25x62, tin roof, iron cornice; cost, \$12,000; Jacob Hoffman, 349 South 4th st; ar't, C. Rentz.

108—Brighton Beach Railroad, n w cor Bergen st, two two-story frame stores and dwell'gs, 25x37, tin roofs; cost, each, \$2,000; Andrew Hanrahan, on premises.

109—Herkimer st, s s, 123 w Troy av, one two-story frame stable, &c., 30x75, tin roof; cost, \$1,200; Charles J. Warren, 1577 Atlantic av; ar't, E. B. Phillips; b'rs, G. W. Phillips and A. J. Basset.

110—Heyward st, s s, 240 e Harrison av, one one-story frame paint shop, 24x100, board roof; cost, \$920; Schoenherr & Brantigan, 268 and 270 Heyward st; ar't, J. O'Connor; b'r, L. Madn.

111—Fulton st, n s, 75 w Essex st, one two-story frame dwell'g, 23x30, tin roof; cost, \$1,500; Jas. P. Mulligan, Hale av, near Fulton av.

112—McDonough st, n s, 190 e Ralph av, five two-story and basement brown stone dwell'gs, 18 x42, tin roofs, wooden cornices; cost, each, \$4,000; ow'r and b'r, T. H. Radcliffe, 826 Fulton st; ar't, M. J. Morrill.

113—Wyckoff av, e s, 55 s Bleecker st, one three-story frame (brick filled) tenem't, 25x57, tin roof; cost, \$4,500; ow'r, ar't and b'r, Hermann Lowzer, 228 Wyckoff av.

114—Hopkinson av, e s, 20 n Decatur st, four two-story and basement frame (brick filled) dwell'gs, 20x46, tin roofs; cost, each, \$3,000; A. Stewart Walsh, 643 Madison st; ar't, A. Hill & Son.

115—Madison st, s s, 170 w Knickerbocker av, six two-story and two two-story and basement frame (brick filled), dwell'gs, tin roofs, 18x45; total cost, \$16,000; ow'r, ar't and b'r, Geo. A. Craig, 78 Wierfield st.

116—Dean st, s s, 80 e Washington av, one one-story frame blacksmith shop, 18x50, gravel roof, cost, \$250; Bernard Fins, 573 Washington av; b'r, not selected.

117—Dean st, s s, 98 e Washington av, one three-story frame store and dwell'g, 20x50, tin roof; cost, \$3,500; ow'r and c'r, same as last.

118—President st, s s, 50 w Van Brunt st, one four-story brick tenem't, 25.11x72, tin roof and iron cornice; cost, \$9,000; John Shaun or Shann, 270 Columbia st; ar't, J. W. Bailey; b'r, not selected.

ALTERATIONS NEW YORK CITY.

Plan 70—Pearl st, Nos. 444 and 446, interior alterations; cost, \$900; J. G. Wallace, agent, 236 East 50th st; ar't, O. Wirz; m'n and c'r, J. G. Wallace.

71—14th st, No. 201 E., walls altered; cost, abt \$125; P. Sullivan, on premises; m'n, M. Bower; c'r, B. D. Chandler.

72—Broadway, No. 200, interior alterations; cost, \$600; E. Witthaus, 27 East 75th st; ar't, W. W. Smith.

73—5th av, No. 305, interior alterations and walls altered; cost, \$4,825; Mrs. H. H. Ayer, lessee; b'r, G. W. Lithgow.

74—14th st, Nos. 56 and 58, W., raised one story; cost, \$2,000; J. Rothschild, on premises; b'r, Mr. Tucker.

MISCELLANEOUS.

BUSINESS FAILURES.

Schedule of assignments for the four weeks end Jan. 24, 1890:

Table with columns: Liabilities, Nominal Assets, Real Assets. Lists various individuals and companies with their respective financial figures.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- List of assignments for benefit creditors, including names like Louis C. Woehring, Louis C. Flag, Daniel D. Tompkins, etc.

KINGS COUNTY.

GENERAL ASSIGNMENTS. 20 Barnum, Thomas W. to Henry Manne. 16 Pick, Maurice to Joseph T. Griffin.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval ‡ Passed over the Mayor's veto.

NEW YORK, January 22, 1890.

PAVING.

- 89th st, from Western Boulevard to Riverside Drive, with granite block. †

REPAVING.

- * Houston st, from Washington to West st, with granite block. †

MAINS.

- St. James st, from Jerome av to Ridge road; gas pipes. †

*So far as the same is within the grants of land under water.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Jan. 20, 1890.

ELECTRIC LIGHTS.

- 11th st, bet 6th and 7th avs. } †

GAS LAMPS.

- Wythe av, e s, 125 from North 3d st, to be moved opposite. } †

FENCING.

- Quincy st, n s, bet Tompkins and Throop avs. †

SEWER.

- Albany av, s e cor Park pl. †

FILLING UP LOTS.

- 49th st, 140 ft w 4th av. * 9th st, n s, bet 6th and 7th avs. †

RESCIND RESOLUTION TO FLAG.

- Hooper st, w s, bet South 2d and South 3d sts. †

ADVERTISED LEGAL SALES.

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

- Forrest av, e s, 145.2 s 165th st, 94.10x300, excepting that portion taken for opening Tinton av; also excepting. †

- three-story brick dwell'g, by D. P. Ingraham & Co. (Amt due \$3,446; prior mort. \$10,500). 28

KINGS COUNTY.

- Decatur st, s s 160.6 e Stuyvesant av. 16.6x100, by T. A. Kerrigan, at 35 Willoughby st. 27

LIS PENDENS, KINGS COUNTY.

- Pacific st, s s, 220 e Albany av, 20x107.2. Jesse Carll agt Samuel Hilliard; att'y, Henry W. Gaines. 17

- Remsen av, centre line, part lot 22 map Alexander Martin, 24th Ward, runs north to centre Van Voorhis av, e east to centre Schenectady av, x south to centre Remsen av, x west. 18

- 1st st, n s, 142.3 e 6th av, 36x100. 20

- 17th st, s s, 191.6 e 7th av, 16.9x100.2. Sarah J. Stoutenburgh extrx. Peter Luyster agt Louise Squier; att'ys, Garretson & Eastman. 20

- Gold st, s w cor Plymouth st, 45x99.6. Isabella Greacen agt Nathan Hess; att'ys, Carrington & Emerson. 20

- 7th av, n w s, 21 n e 1st st, 20x80. Metropolitan Life Ins. Co. agt Cevadra B. Sheldon; att'ys, Arnoux, Ritch & Woodford. 21

- Graham st, e s, 76.11 s Park av, 95.6x83.2x95.6x82.6. Louis Wauke agt Becke Frankel; att'ys, Mahony & Westerman. 21

- Wythe av, s e s, 18.11 s w North 1st st, 18.11x58x18.11x57.3. Elizabeth Seiler agt Doris Tragman; att'y, Wm. J. Lippmann. 22

- North 8th st, s w cor Berry late 3d st, 75x100. Patrick Coleman agt Johanna Moore; action to set aside deed; att'ys, James and Thos. H. Troy. 22

- President st, n s, 100 e Rochester av, 22x80. Pauline Halm agt Ellen wife Herbert Rogers; att'y, H. C. Conrady. 23

Freeman st, s s, 140 e Oakland st, 50x100. Thomas L. Arnold agt Patrick Weir; att'y, Frank W. Arnold. 23
4th st, a lot designated on a map of property of heirs of Peter Calyer on file in the Kings County Clerk's office, and known as lot 151 on said map. Margaret A. Hibbits et al, agt Isabella M. Greene et al; att'y, Henry M. Birkett. 23
Brooklyn av, n e cor Winthrop st, 212x100. Kingston av, n e cor Winthrop st, 212x100. Albany av, n e cor Winthrop st, 212x95. Patterson Bros, agt Luther E. Kimball; att'y, Everett D. Barlow. 23

11th av. No. 460, e s, 49.5 n 37th st, 24.8x100. Carl G. A. Hoble to William Keil; 3 years, from May 1, 1890. 492

CHATELLE.

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.

JANUARY 17 TO 23—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Amalle, Lingi. 54 Mulberry. Budweiser B Co. \$830
Baier, Laura. 114 Delancey. Geyer's Enterprise B Co. (R) 350
Bervan, F. 174 E 106th. Bernheimer & S. Pool Table. (R) 140
Bheinheimer, Charles. 289 6th. Budweiser B Co. 600
Boschen, Charles. 1340 2d av. F Boschen. Oyster Saloon. 300
Roswell, John. 25th st and 10th av. J Kuntz. 2,000
Bulter, George. 503 E 133d. C Derlith. 2,000
Baden Bros. 1203 2d av. Bernheimer & S. 600
Bock, J. W. 294 3d av. D Becker. 1,750
Bucheler, Carl. 105 Stanton. J Eichler. (R) 750
Batt, Joseph. 68 1/2 Orchard. Burger & H B Co. 699
Brady, Terence. 145th st and 10th av. H Elias B Co. 2,000
Capparelli, Fiorino, and Gabriele Vaccaro. 5 Elizabeth. Abbott B Co. 295
Dietmann, Celestin. 87 W 3d. C R Ruegger. Restaurant. 174
Dimarco, Dominico. 47 Crosby. D Mayer. (R) 300
Dielmann, F C. 344 W 39th. M Groh's Sons. (R) 400
Dooley, J. J. 337 3d av. P Doelger. 4,200
Dougherty, Hugh. 734 E 143d. J & M Haffen. 350
Dalton, John. 581 11th av. P Doelger. 650
Edmunds, I A and Albert Martin. 76 Laight. Burr B Co. 1,500
Eiser, Anton. 292 W 116th. G Ehret. (R) 1,000
Esser, F. G. 553 8th av. H Petzold. Restaurant Fixtures. 200
Fritz, Charles. 59 1st av. Bachmann Bros. 350
Feith, Henry. 232 2d. H Wagner & Co. Pool 125
Fino, James. 163 Thompson. Burr B Co. (R) 200
Foley, Patrick. 145 Madison. G Ringler & Co. 400
Fubrtrol, Otto. 79 South 5th av. F Oppermann, Jr. 1,025
Faverge, Elisa. 55 W 28th. Duparquet H and M Co. Restaurant. 450
Fiola, Franto. 1407 Av A. Cleveland Faucet Co. Beer Pump. 75
Geil, Daniel. 28 Division. Rubsam & H B Co. (R) 1,372
Gensheimer, Andrew. 250 W 20th. Budweiser B Co. (R) 200
Guidou, Gustave. 188 Wooster. C R Ruegger. Restaurant. 108
Groth, Louis. 422 West 39th. V Loewer's G B Co. 500
Hausler, Ludwig. 989 1st av. H Elias B Co. (R) 400
Harrington, G C & H L. 1625 Broadway. G A Delere. Restaurant. 2,500
Healey, John. 340 E 36th. M Healey. 600
Herbst, Louis. 165 E 4th. G Ringler & Co. 800
Hyland, John. 23 West st. W G Devine. 1,000
Hanft, Adam. 165th st and Harlem River. J Haffen. 2,000
Herrmann, J A. 207 Av C. W Peter. (R) 1,500
Hihyak, Geiza. 224 2d. Budweiser B Co. 400
Hirichs, Henry. 97 Rivington. J Hoffmann B Co. 500
Herrenschmidt, Mary. 90 John. G Arnstein. 500
Holeroft & Fay. 746 2d av. Bernheimer & S. 2,400
Koch, Valentine. 392 E 53d. F Oppermann. 400
Knoll, Adam and Emil. 1238 3d av. Clausen & F. 4,300
Krueger, John and Matilde. 763 10th av. C Stein. 3,000
Kerwin, P. H. 716 3d av. F Oppermann, Jr. 20,000
Lang, William. 126 E 129th. C Iba. (R) 186
Ludlow, John. 75 W 51st. Ballentine & Sons. 4,000
Ludwig, Johann. 36 West Broadway. A Ahrens. Restaurant Fixtures. (R) 200
Lustig, Joseph. 236 Division. M Seitz. 1,095
Lynch, Frank. 7th av and 37th st. D G Yuengling, Jr. (R) 192
Mankin, J. F. 138 4th av. J Kuntz. 600
Moriarty, J. J. 431 Canal. Bachmann B Co. 1,500
Moskowitz, Max. 33 Essex. Abbott B Co. (R) 500
Murray, James. 1632 9th av. Bernheimer & S. (R) 3,000
Miller, Charles. 253 W 29th. M Groh's Sons. (R) 250
Murphy, James and J J Harbourne. 161 Bowery. J F Gleason. Billiards. (R) 1,350
Nekola, John. 1101 1st av. Metropolitan B Co. 500
Nussmann, Charlotte. 15 1st. Schmitt & S. 500
Oakford, J. K. 221 Washington. Beadleston & W. 8,007
O'Neill, Francis. 568 Pleecker. D Stevenson. 1,000
O'Reilly, Thomas. 1543 2d av. Bernheimer & S. 1,300
O'Leary, James. 2404 1st av. Beadleston & W. 2,500
Peymann, Henry. 1 Chatham sq. H Clausen & Son B Co. (R) 3,000
Poppiti, Vincenzo. 211 Mott. Bernheimer & S. Pool Table. (R) 140
Reaske, Gustave. 1814 and 1816 9th av. Bernheimer & S. 4,000
Ross, John. 614 Grand. L Stern. Restaurant. (R) 750
Rotunno, Antonio. 340 E 110th. D Mayer. (R) 175
Roberts, John. 135 Broadway. F Gies. Restaurant. 3,000
Ruger, Henry and Catharina. 40 South. C Heins. 1,000
Rappolt, F. X. 705 E 12th. G Feigenspan. 210
Reilly, J. J. 1290 1st av. P Doelger. 1,500
Reilly, Thos. 217 E 97th. P Buckel. 730
Schnakenberg Bros. 2108 8th av. G Ehret. (R) 1,800
Schroeder, Ernest. 109 1st av. C Iba. 600
Sanders, Nicolai. 51 Elm. S Liebmann's Sons. 3,500
Sarbacher, Jacob. 432 W 37th. A Kremer. 428
Scannell, M. J. 155 Madison. H Elias B Co. (R) 2,500
Schief, William. 283 Canal. H Elias B Co. (R) 070
Schopbach, Carolina. 77 Forsyth. G Ringler & Co. 335
Seckendorff, Hans. 133 Be kman. Rubsam & H. 1,500
Smith, Max. 713 6th. Budweiser B Co. 550
Stuhl, Fritz. 535 E 6th. J Eichler. 50
Schlottenbeck, John. 434 E 176th. Bernheimer & S. Pool Table. (R) 100

Schwab, John. 851 E 10th. Beadleston & W. (R) 125
Spriestersbach, Chas. 197 Delancey. F Oppermann. (R) 802
Suffel, Phillip. 403 5th. J Giegerich. (R) 600
Troger, Henry. 2300 2d av. J Fallert B Co. 1,000
Voegel, J. H. 206 E 34th. H Wagner & Co. Pool Table. 270
Weidhorn, C. A. 317 E 115th. G Ringler & Co. 1,000
Welsh & Dreyer and John Dreyer. 51 Little 12th. C. Stein. 2,500
Wogan, J. J. 372 6th av. T F Wogan. 1,000
Wuschem, Christian. 1377 Av A. G Ringler & Co. 979

HOUSEHOLD FURNITURE.

Abbott, Michael, Mrs. 275 E 43d. M D Brown. 209
Albert, Emilie. 232 W 25th. J Moriarty. (R) 100
Basch, Samuel. 1614 3d av. Cowperthwait & Co. 140
Bauer, T. Miss. 1086 Park av. Cowperthwait & Co. 194
Bechoff, L. 29 W 61st. D Schwarzkopf. 526
Bell, Jessie. 46 W 21th. H Schnitzer. 250
Brent, L. R. 207 E 22d. Cowperthwait & Co. 153
Burk, N. M. 15 W 34th. Bruner & Moore Co. 750
Burke, P. A. 72 E 119th. Cowperthwait & Co. 294
Ballard, Mary. 29 E 23d. Fidelity I & G Co. 325
Bergmann, Nanette. 42 Suffolk. A Mainz. 2,000
Bransfield, D. H. 112 Madison. J A Luddy. 253
Bresso, George, Mrs. 17 W 4th. D M Brown. 105
Ballet, Eugene and Josephine. 76 West Houston. F Ansel. 400
Berg, Gustav. 230 E 21st. Fiser & Harris. 150
Biederbick, Henry. 19 Myrtle st, Brooklyn. Fidelity I & G Co. 130
Branigan, Louise. 456 W 47th. O'Farrell & Co. 169
Carleton, H. G. 3 North Washington sq. Fidelity I & G Co. 150
Cloos, S. G. 58 Clinton pl. S L Lourie. 1,400
Cole, D. Mrs. 336 3d av. W E Wheelock & Co. Piano. 185
Cummings, Eva. 240 W 40th. D O'Farrell & Co. 180
Curtis, L. I. 211 W 58th. J H Little & Co. 330
Caro, Therese. 249 E 57th. S I Herschmann. 162
Chamberlain, Mrs. 301 E 117th. J A Luddy. 208
Clarkin, B. Mrs. 304 W 54th. Brooklyn F Co. 180
Connors, Mary. 228 E 89th. D M Brown. 119
Cabill, Mrs. 240 Av A. Thoesen & Uhl. 137
Calvert, W. F. 460 W 43d. Cowperthwait & Co. 280
Cartall, Max. 202 E 78th. Cowperthwait & Co. 145
Cohen, Leon. 632 E 9th. F D Pello. 100
Criggs, H. T. 331 W 132d. Dreisacker & Co. 187
Crist, W. D. 29 Jane. Cowperthwait & Co. 309
Curtis, L. A. 163 E 27th. W E Wheelock & Co. Piano. (R) 200
De Foutenillat, J. F. 1021 6th av. J Baumann. 276
Dyott, Chas G. 227 W 25th. Cowperthwait & Co. 377
Delacruz, Elizabeth. 242 E 97th. F T Higgins. (R) 170
De Witt, M. J. 407 W 57th. K Rossi. (R) 1,000
Deyong, Meyer. 126 E 110th. J Moriarty. 247
Dreyfuss, Mrs. 162 E 107th. J Moriarty. 183
Dean, C. T. 812 Lexington av. A B Potter. (R) 300
De Eirlsly, Helen. 270 W 43d. S Williams. 151
Delmar, Katie. 145 W 16th. B Milach. 709
Dunne, Catharine. 147 Waverly pl. Home Loan Co. 203
Dyott, C. G. 227 W 25th. Hyatt Co. Carpets. 498
Earlie, G. E. 129 W 21st. J H Little & Co. 200
Edwards, L. M. 68 W 11th. same. 200
Edgecomb, A. E. 21st st and Broadway. Cowperthwait & Co. 313
Edwards, Tillie. 117 W 60th. J Baumann. 149
Erskine, L. A. 118 W 39th. Cowperthwait & Co. 122
Farrington, Reta. 153 E 50th. J Baumann. 189
Finn, Mrs W. 179 Waverly pl. J J Coogan. 170
Flood, R. C. 129 W 49th. D Krakaur. Piano. 300
Faucinelli, Francesco and Amanda. 229 E 18th. H Schile. (R) 498
Foran, Margaret. 132 E 127th. R Silverman. 200
Foster, Julia and Minnie. 61 Cannon. J Wolf & Son. 112
Gardner, M. Mrs. 256 Henry. Fennell & P. 169
Gibbs, C. B. 165 E 66th. S Williams. 100
Greenfield, H. 265 W 125th. W E Wheelock & Co. Piano. (R) 165
Halbran, A & M L. 308 W 129th. W J Wiedersum. 195
Harlon, L. Miss. 185 W 102d. W E Wheelock & Co. Piano. 260
Hoole, C. E. 19 Jane. V A G Russell. 200
Ingull, Frank. 7 Rivington. H S Eisler. 108
Irving, M. L. 21 and 23 W 32d. M B Kitching. 8,000
Jones, Ann. 150 W 21st. B D Depierris. 1,200
Jacobson, Lesser. 1661 9th av. S Hyman & Co. 180
Jomer, Sophie. 233 Willis av. Fennell & P. 353
Jones, W. G. 700 W Boulevard. J H Little & Co. 228
Johnson, P. R. 255 W 43d. Brooklyn F Co. 106
Keenan, Annie. 66 E 11th. Simpson & P. Piano. (R) 163
Keffel, Max. 834 Broadway. F J Brechtel. 178
Klinger, Henry. 211 East Broadway. R Silverman. 125
Kaimmerlen, E. C. Garnerville, N Y. W E Wheelock & Co. Piano. (R) 140
Kaines, Michael. 16 1/2 Hamilton. Cowperthwait & Co. 106
Kellogg, W. C. D M Kellogg. 200
Kiernan, Bridget. 51 Charles. A M Jones. 500
Leahy, B. M. 180 E 117th. Fennell & P. 110
Lilly, Geo. F. 955 2d av. Friel & H. 353
Loether, Margeretha. 351 W 50th. S C Thompson. 500
Lee, Mamie. 63 Oliver. Cowperthwait & Co. 187
Lee, Richard. 12 W 60th. Cowperthwait & Co. 451
Leon, Louise. 150 W 20th. Cowperthwait & Co. 442
Lowe, Mrs M. 303 E 38th. W E Wheelock & Co. Piano. (R) 152
Lee, Robert. 107 E 53d. Friel & Hand. 193
Markillie, E. T. 11 W 18th. A Wallingford. 2,000
Marks, F. R. Mrs. 41-45 E 23d. S Knapp. 1,412
Masterson, S. A. 103 E 101st. M Gearon. security 313
Mayer, P. S. 225 E 88th. Brooklyn F Co. 152
McGuire, Letina. 19 Watts. S I Herschmann. 151
McMahon, J. J. 178 Av B. J A Luddy. 122
Maxwell, M. J. 253 W 121st. Home Loan Co. 309
McCarthy, Mary. 534 7th av. A Baumann. (R) 685
McCartney, Mary. 126 East Broadway. Fennell & P. 147
McIntosh, Jessie. 237 W 135th. J H Little & Co. 210
Miller, M. E. 134 W 101st. O'Farrell & Co. 194
Moore, W. J. 137 Madison. Fidelity I & G Co. 200
More, M. J. 67 E 56th. Brooklyn F Co. 725
Morris, Jacob. 89 Division. H S Eisler. 225

RECORDED LEASES.

NEW YORK. Per Year
Beaver st, No. 9, front rooms 9-13, second floor. John J. Holy to Udolpho Wolfe's Son & Co; 3 years, from May 1, 1890. \$1,750
Beaver st, No. 9, front room 108, seventh story. Same to same; 3 years, from May 1, 1890. 150
Bleecker st, No. 268, n w cor Charles st, 21.4x 70. Edward E. Conklin to James M. Smith; 10 years, from May 1, 1890. 2,100
Broad st, No. 91, cor Stone st. Horatio Gomez, trustee, &c., to Charles Weezerick; 5 years, from May 1, 1889. 1,000
Broadway, No. 68, sub-basement. New st, No. 17, basement. Harvey Kennedy to C. F. Eberlin; 5 years, from May 1, 1889. 5,000
Division st, No. 66. Francis J. Dominick to Isidor Kranshaar; 5 1/2 years, from Feb. 1, 1890. 2,100
Ferry st, No. 7. Elizabeth M. Blague to Emil Britthheimer; 3 years, from May 1, 1890. 1,700
Ludlow st, n w cor Rivington st, store and two rooms. Philip Knobloch to William H. Porr; 3 years, from May 1, 1889. 660
Manhattan st, No. 101, store floor and basement. District Number One of the Independent Order Benai Berith to George Kern; 5 years, from Nov. 1, 1889. 720
West st, Nos. 408, 409 and 410. Mary A. Burhans to Alexander Reid; 5 years, from May 1, 1889. 1,000
William st, Nos. 234 and 236. Thomas Stillman to Adrian Feyh; 3 years, from May 1, 1892. 1,550
Willis av, s w cor 135th st, first floor and part cellar. Luigi Guiseppo, Steffano and Natale Cavinato, of Cavinato Bros., to Thomas A. Smith; 5 1-6 years, from March 1, 1890. 1,080
32d st, No. 138 E, stable. Harvey Kennedy to Patrick Dunn; 10 years, from Sept. 1, 1886. 750
33d st, No. 207 W. Bernhard Grunhut to Mamie Clifford; 3 years, from May 1, 1890. 1,200
40th st, Nos. 603 and 604 W. Sarah McDonald to Metzger & Levy; 2 years, from May 1, 1890. 1,300
53d st, No. 447 W, n s, 150 e 10th av, with use of driveway adjoining. Ruth A. Wallace to Robert J. Armour, Alfred Osterhoudt and Furman D. Spear; 5 years, from May 1, 1890. 3,980
54th st, No. 426 W, store and basement. Catherine Heckel to Ernest Rohde; 3 years, from May 1, 1890. 336
Av A, No. 42. George A. Heinrich to Jacob 3d st, No. 153. Hoffmann Brewing Co.; 5 years, from May 1, 1890. 2,700
Same property, Jacob Hoffmann Brewing Co. to Philip Neusch; 5 yrs., from May 1, '90. 2,700
Av C, No. 178, store and part cellar. William C. Burne to Thomas Murtha; 5 years, from Dec. 1, 1889. 660
Madison av, No. 1543. Mary Hitchcock to Charles Trier; 3 1-6 years, from March 1, 1889. 750
Park av, s w cor 91st st, store and four rooms on first floor. Maria C. Meyer to Hermann C. Schmidt; 3 years, from Feb. 1, 1890. 1,200
1st av, No. 153, store and basement. Albert and Anna Luhrs to Charles Specht; 5 years, from May 1, 1889. 1,176
3d av, No. 714, store and basement. John Hanigan to Richard I. Brooks; 3 years, from May 1, 1883. 1,150
8d av, No. 874, s w cor 53d st. Ann S. Young et al. exrs. John S. Young to Julius Laber; 5 years, from May 1, 1890. 3,200
3d av, No. 1884, store and front cellar. Ferdinand Kurzman to John Coyle; 5 years, from May 1, 1890. 1,500
4th av, No. 2297. Mary Barlach to Max Nissen; 5 years, from May 1, 1889. 780
6th av, s w cor 127th st, store and part basement. Rosalia Foshay to H. C. Rosenzweig; 2 1/2-12th years, from Dec. 1, 1889. 1,200
8th av, No. 2363, w s, 25 s 127th st, store and basement. Same to Jacob Schwartz; 4 1/2 years, from Sept. 1, 1889. 1,150
8th av, No. 2431, store and rear apartments. Claus Haaren to Hermann A. Stockers; 8 1-6th years, from Mar. 1, 1890. 730, 900 and 960
8th av, No. 47, s w cor 32d st. James Fitzgerald to Charles E. Hunt and George Gregorius; 3 years, from May 1, 1890. 3,500
9th av, No. 1876, store and rear rooms. William Buhler, Jr., to Dietrich Buck and Elbe Mangels; 5 1-3 years, from Jan. 1, 1890. 1,200-1,500
9th av, No. 635, store, front cellar and four back rooms. Maria Schmidt extrx. Peter Schmidt to Richard Cohn; 4 years, from May 1, 1890. 1,224
9th av, No. 865, store and front cellar. Rosalie Steinhardt to Louis Grauman; 3 1-12 years, from April 1, 1889. 660
9th av, No. 1745, store floor and part of front cellar. Simon Adler and Henry S. Herman to Ferdinand Guckenheimer; 1 year, from April 3, 1889, per first four months, per month \$6, remainder. 65
9th av, No. 1776, store and front cellar. Christian Blinn, Jr., to Philip Grassmuck; 5 years, from May 1, 1890. 900, 1,000, 1,100
9th av, No. 976, store floor and basement. Cordt Mahnen to A. J. Engelhard & Co.; 5 years, from May 1, 1890. 2,400-2,525
10th av, s w cor 145th st, store and cellar. William H. Niebuhr to Terence Brady; 5 1/2 years, from Jan. 1, 1890. 1,000-2,100
Same property. Assign. leases. Terence Brady to Th e Henry Elias Brewing Co. 10th av, No. 312. Frank Porter to John McCauley; 4 years, from May 1, 1891. 1,100
11th av, No. 781, store and part cellar. James Brooks to John McCauley; 5 years, from May 1, 1891. 1,300

Mansfield, Richard. 29th st and 5th av ... W A Dallon. 1,000
 McCormick, G T. 23 W 84th...Cowperthwait & Co. 363
 McGuire, James. 346 W 36th...L Baumann. 165
 Morgan, Mary. 13th st, St Marks pl... J Moriarty. 124
 Munster, C V. 1706 3d av... E Schroeder. 1,000
 Noncross, Minnie. 202 W 38th... L Baumann. 169
 O'Brien, Mary. 44 Broome...Cowperthwait & Co. 106
 Patterson, J C. 120 W 63d...Cowperthwait & Co. 193
 Payne, W. 11 Jay... R M Walters. Piano. 182
 Pullman, M M. 4 Rutherford pl... W E Wheelock & Co. Piano. (R) 190
 Pursell, F J. 342 W 55th... W E Wheelock & Co. Piano. (R) 115
 Peppard, Emma. 639 6th av... D O'Farrell & G. J. (R) 206
 Pole, G J. 311 Henry... F J Brechtel. 307
 Quinn, Henry. 310 W 134th... J J Coogan. 151
 Read, Henry. 210 E 10th... G Reubel. 124
 Rising, Lizzie. 411 W 51st... J Baumann. 156
 Reid, W L. 72 W 127th... J H Little & Co. 456
 Rodgers, E T & H D. 124 E 59th... R Rodgers. 1,000
 Rothkrunn, Arnott and Christina. 221 E 88th... C F Jenson. 1,130
 Ross, I M. 226 Madison av... Brooklyn F Co. 257
 Seeker, Patrick. 51 Oliver... J A Luddy. 103
 Stehle, Gussie. 339 E 43d... A H Mangold. Piano. 225
 Smith, Mrs. 66 Oliver... J A Luddy. 204
 Spinapont, Jos. 151 3d av... S J Herschmann. 193
 Seixas, R S. 206 and 222 W 24th... D O'Farrell & Co. (R) 316
 Senia, Lottie. 113 E 119th... Fennell & P. 131
 Sinclair, M J. 39 W 126th... J J Nathans. (R) 750
 Smith, J W. 303 Rivington... E Wolf. (R) 177
 St Clair, Jane, and C H Rockwell. 309 W 22d... Fidelity I & G Co. 130
 Stiles, Amelia. 17 Perry... Simpson & P. Piano. (R) 125
 Stokes, Ida. 265 W 25th... W E Wheelock & Co. Piano. 400
 Symmons, Jeanette. 220 W 104th... W J Wiedersum. 126
 Sanders, Amelia. 429 E 56th... L Baumann. 181
 Scannell, M J. 103 Monroe... J P Delehanty. 215
 Schampnyen, Pauline. 146 W 16th... L Baumann. 362
 Schuberth, Edward and Margaretha. 402 E 51st... Fidelity I & G Co. 400
 Sivioli, K L. 36 E 32d... E J Tyler. 350
 Spirak, B. 316 Broome... Cowperthwait & Co. 262
 Stiles, William. 316 W 52d... Cowperthwait & Co. 113
 Struck, C W. 27th st, 9th and 10th avs... R Silverman. 200
 Tillsman, Geo and Lizzie Neff. 29 Rivington... H W Leonard. (R) 200
 Tompkins, L M. 69 E 114th... W E Wheelock & Co. Piano. (R) 125
 Tillmans, George, and Lizzie Neff. 29 Rivington... H W Leonard. 1,550
 Tuttle, Helen. 35 Grove... D O'Farrell & Co. (R) 145
 Theinhardt, Clara. 334 W 56th... R W Wolfsohn. 872
 Van Den Esch, Peter and A M Van Den Esch. 1773 1st av... D Ingram. 500
 Van Hagen, Mary. 227 W 34th... H D Ranney, exr of. 250
 Vogel, Louis. 1277 Washington av... S Hyman & Co. 109
 Wacher, Sarah. 339 E 77th... S Hyman & Co. 105
 Warshauer, J C. 217 W 122d... Fennell & P. 130
 Wirth, William. 13 Bainbridge st, Brooklyn... W E Wheelock & Co. Piano. 300
 Wood, Alex. 112 E 11th... J H Little & Co. 179
 Worthington, Mary. 408 W 37th... F T Higgins. 233
 Warner, F P. 76th st and Boulevard... L Baumann. 646
 Webb, Ida. 235 W 40th... L Baumann. 150
 Wolf, Aaron. 439 W 57th... L Baumann. 373
 Wolf, Elias. 441 W 57th... L Baumann. 215
 Wood, A H & B A. 129 W 76th... J Cassidy. 300
 Wright, L S. 9 West 31st... A E Wright. (R) 3,500
 Wright, Nellie. 103 W 66th... J Moriarty. 240
 Wurzbarger, Annie. 29 Suffolk... L Wolf. 308
 Zuanzig, K. 301 E 48th... Cowperthwait & Co. 110

MISCELLANEOUS.

Ackerman, Esther. 48 Av C... M Cohen. Paint Fixtures. 400
 Appleman, Anton. 931 10th av... J W Tufts. Soda Fixtures. (R) 150
 Arndt, Theo. 352 9th av... same. Soda Fixtures. 450
 Anderson, R N. 145 Broadway... J C Spencer. Office Furniture and Fixtures. 300
 Angevine, William and William Dougherty. 328 and 330 7th av... F Berg, Jr. Laundry Fixtures. 600
 Braslausky & London. 67 Ludlow... Liberty Machine Works. Press. 800
 Bates, F A. 312 and 314 E 22d... M Devlin. Machines. 575
 Blank, J C. 527 5th av... P A Cassidy. Wagon. 170
 Boehm, Moses. 1415 2d av... Marvin Safe Co. Safe. 301
 Bohn, H, & Bro. 1700 Park av... H Eggers & Co. Grocery and Horse, &c. 800
 Brinke, Charles. 296 Hudson... G Winter. Barber Fixtures. 600
 Brunner, M M. 95 Cliff... F M French. Machinery, &c. (R) 1,500
 Cairnes, John. 426 and 428 E 110th... P Patry. Machinery. 900
 Crescenzi, Francesco. 172 Bleeker... A S Annunziata. Barber Fixtures. 110
 Corrigan, R A. 39 and 41 Park pl... T Moore, Jr. Machinery, Type, &c. 7,500
 Carroll, W C. 8 East 23d... S Less. Surgical Fixtures. 2,500
 Cuthbert & Harwood. 98 Duane... W H Butler. Safe. 150
 Davis, Ambrose. 150 W 27th... J I Israel. Horse and Wagon. 325
 Deane, M J. 607 W 52d... C Deane. Machinery. (R) 1,500
 Deitsch Bros. 416 Broome... A C Manning & Co. Engine. 1,050
 Deutz, Louis. 13 and 15 Murray... Corlies, Macy & Co. Presses. (R) 15,000
 Dewey & Bro. 106 E 126th... C C Schildwachter. Horses, Truck, &c. 2,000
 Dressel, John. 640 E 150th... M & L Loeb. Cows. 400
 Ellithorpe Air Brake Co. 28 City Hall pl... A C Manning & Co. Engine. 1,117
 Engellung, F. 138 E 93d... F Hotze. Grocery. 735
 Esselborn, George. 1687 9th av... J Essenborn. Butcher Fixtures. 700

Everett, A M & E J. 1650 10th av... D Christie. Books and Paintings. 240
 Findlander, F. 45 10th st... Mosler Safe Co. Safe. 145
 Fitzgerald, Michael. City... D P Nichols & Co. Cab. 650
 Fitzgerald, William... Same. Cab. 225
 Finegan, Chas. 436 E 19th... E Willis. Coach. 275
 Fitzgerald, William. 247 W 41st... A & J Wolff. Cab. 190
 Foster, A E. 472 and 474 Hamilton av, South Brooklyn... G H Moore & Co. Buildings, Oil Cans, &c. 2,230
 Fuchs, Conrad and Henry Born. 1526 Av B... H Happel. Butcher Fixtures. 100
 Galfo, James. 217 W 19th... A Salvatore. Barber Fixtures. 200
 Gauz, Samuel. 140 Delancey... A Newfield. Machines. 100
 Glasser, Jacob and Max Salat. 120 Delancey... J Schindler. Fixtures. 100
 Goerger, Gustav. 13th st and Av B... H Thiermann. Horses and Truck. 300
 Goey, C A. 1117 2d av... L S Marx. Laundry. 75
 Guazante, G. 69 Marion... C A Purazza. Barber Fixtures. 120
 Gensburg & Silberman. 161 Attorney... J Freese. Machine. 175
 Guttman, Jacob. 102 Lewis... I Guttman. Machines. 210
 Gelb, Rebecca. 192 South... D Spiro. Machinery. 875
 Goldstein, Morris. 88 Norfolk... M Kovolsky. Butcher Fixtures. 250
 Same... same. Fountains. 250
 Grube, F W. 173 E 4th... W A Kreuter. Confectionery. 90
 Hager, G M. 1654 10th av... R Koehler. Butcher Fixtures. 400
 Halsey, J B. 88 Waverley pl... Mosler Safe Co. Safe. 120
 Hyams, S and Schef. 102 West Houston... Marvin Safe Co. Safe. 101
 Hickey, M E... L McGrath. Butcher Fixtures. (R) 350
 Hoffmann, G B. 201 W 131st... S Kerner. Horse and Truck. 225
 Habersack, N and R. 122 7th... L Schlimbach. Drug. (R) 1,200
 Keenan, P J. 149 3d av... Liberty Machine Works. Press. 150
 Kelly, P J. 34 North Moore... Van Allens & B. Press. 1,700
 Koelsch, George. 1181 Broadway... W T Taylor. Lease and Fixtures. 850
 Kinsey, E U. 348 W 27th... T L Hamilton. Machinery. 3,000
 Koehler, Christopher. 1592 1st av... F M Bauer. Drug Fixtures. 2,200
 Kolle, Philip. 122 W 46th... J Polya. Carriage. 500
 Kuck, H M. 36 South 5th av... L Fink. Truck. 150
 Kaerger, Fritz. 235 Hudson... Weeks & P. Bakery. 199
 Kelly, E... Armstrong & Co. Coach. 450
 Lina, Lorenzo. 338 E 73d... A Geunaro. Barber Fixtures. 130
 Knapp, A D... Mosler Safe Co. Safe. 150
 La Forest, E B. 661 E 144th... G E La Forest. Express, Horse, &c. 700
 Leaman, Louis. 59 Duane... M E Bristol. Plating Fixtures, &c. 250
 Lloyd, A. 234 Broadway... Mosler Safe Co. Safe. 125
 Lagen, M H. 731 Greenwich... D G Logemann. Grocery. (R) 700
 Lehmann, Max, and Joseph Frey. 1022 Av A... E Lehmann. Machinery. 1,400
 Lowden, Abram R. 131 Sullivan... G Lowden. Truck. 475
 Same... T H Brush. Truck. 450
 Lehr, Harry. 66 Nassau... W H Butler. Safe. 150
 Lewis, F F. 256 E 74th... J Burlison. Milk Fixtures, Horse, &c. 900
 Lichtenstein, Jenny. 27 West Houston... M Feigel & Bro. Hat Fixtures. 2,200
 Maniaci, Nunzie. 201 E 107th... F Speciale & Co. Barber Fixtures. 148
 McGrath, Nora. 78 E 116th... T P Dunne. Grocery. 200
 Morse, George. 149th st and 3d av... C M Morse. Printing Fixtures. 700
 Murray, W F. 37 Willett... Jane Lane, exr of. Horses and Trucks. 200
 Mackey, C A. 233 Broadway... T N Mackey. Type, &c. 1,000
 Mangan, John. 673 E 142d... Curtis & Blaisdell. Horses and Wagon. 623
 Mercurio, Giuseppe. Tremont... C Chiaclero. Horses and Wagons. 250
 Minrath, Geo. 737 8th av... J W Tufts. Soda Fixtures. (R) 325
 Mooney, G W. 2275 3d av... J Metz. Press, &c. 187
 Mullin, Patrick. 563 W 36th... J McQuade. Horses and Trucks. 3,000
 Murphy, M J & W J. 457 4th av... G Strauss. Butcher Fixtures. 1,101
 Musiello, A & R. 52 Mulberry... F Musiello. Grocery. 2,000
 Nord, F A, Jr. 24 Rivington... E J Kenney. Cigar Fixtures. 100
 O'Brien, J J. 208 Bowery... S I Hannigan. Photographic Fixtures. 250
 O'Connor & Co. City... Campbell P P Co. Presses. 9,500
 Ohannessian, Sarkis. 212 Eldridge... M M Mangassaria. Grocery. 565
 Onbrasio, Pietro. 135 W 33d... V Giglio. Barber Fixtures. 130
 Powell, Geo P. 1 Great Jones... G W Berry. Machines. 250
 Plundeke, W... H B Smith Machine Co. Machines. 250
 Pulfer, Max. 172 E 63d... M Mahler. Butcher Fixtures. (R) 486
 Porr, Lisette. 388 and 390 2d av... E Hoffman. Presses, &c. (R) 1,000
 Radigan, Simon. 14 Macdougall alley... J Lyons. Horses, Cab. (R) 500
 Railway Directory Pub Co. 18 Cortlandt... Marvin Safe Co. Safe. 370
 Rapalyea, H H, & Co. Long Island City... P W Nickerson & Co. Coal, &c. 10,000
 Reccius, Waldemar. 145 and 147 11th av... H Meyer. Machinery. (R) 600
 Reynolds, Frank. City... J Rothschild. Horses, &c. 475
 Richter, C F R. 126 E 125th... F G Richter. Florist Fixtures. 300
 Rockwell, W E. 605 W 50th... J Rozell. Horses and Trucks. (R) 1,500
 Rudolphy, C B. 45 Liberty... F Beltz. Office Fixtures. 486

Rafelson, W & F. 102 East Broadway... A Simon. Butcher Fixtures. 100
 Raich, M. 251 William... Johnson Peerless Works. Press. 27
 Rapalyea, H H & Co. L I City... J C Provost. Horses, Carts, &c. security for notes
 Reagles, I V & C C. 12 Jacob... E M Burt. Presses, &c. 1,300
 Rohm, Wenzel. 15 E 134th... J Wolff. Bakery. 190
 Schmidt, Francis. 422 W 49th... G Schumacher. Grocery. 100
 Scuyler, A C. 338 and 340 5th... Hagerty Bros. & Co. Soda Fixtures, Horses. (R) 4,000
 Seifried, Henry. 522 W 45th... M Steinmann. Butcher Fixtures. 80
 Sherwood, A G & Co. Lafayette pl... Van Allens & B. Press. (R) 1,113
 Solomon, M & M. 43 Hester... P Eisenberg. Horses and Ice Wagons. 800
 Spohr, Mathias. 513 W 55th... G Spohr. Horses, Wagons, &c. 300
 Steinhardt, Harry. 301 Rivington... E Glasberg. Store Fixtures. 400
 Strate, H. 4 Rivington... W H Butler. Safe. 250
 Savage, Alex. Armstrong & Co. Coupe. 125
 Schuckmann, Adam. 353 E 4th... A C Schuckmann. Livery Stable. 6,000
 Schwartz, Albert. 542 W 41st... J Essenborn. Butcher Fixtures. 100
 Soriero, Antonio. 290 Hudson... T Frasca. Barber Fixtures. 250
 Thistleton, Fred. City... D P Nichols & Co. Cab. 650
 Truckenbrodt, Martin. 705 E 165th... M & S Loeb. Cows. 200
 Thompson, J P, Alex. Walters and J H White. 353 Bleeker... J P Thompson. Plates, Books, &c. 1,366
 Ungar, Ignatz. 164 Attorney... Duparquet, H & M Co. Range. 82
 Vessie & Bowers. 115 Broad... Marvin Safe Co. Safe. 200
 Waller, W H. 1368 Broadway... M Wade. Press. 400
 Werner, F. 13 Forsyth... A D Puffer & Co. Soda Fixtures. 655
 Willis, Henry. 4 E 39th... N J Demarest. Harness. (R) 248
 Wood, S A. City... Armstrong & Co. Broughan. Wyatt, Francis. 24 Park pl... A E J Tovey. Laboratory Fixtures. 2,171
 Wyckoff, J V D. 1267 and 206 Broadway... Eliza J. Wyckoff. Furniture and Office Fixtures. (R) 650
 Wadsworth, Claudius. 90 Fulton... T J Kieley. Machinery. 100
 Zimmern, Simen. 17 Jones... I Eppinger. Horses, Trucks. 2,670
 Zukerberg, Rosa. 18 Essex... S Barnett. Horses and Truck. 125

BILIS OF SALE.

Barnbold, Frederick. 133 Beskman... H V Seckendorff. Saloon. 3,000
 Block, Lafa... S Williams. Horse. 250
 Christen, A. J. 178 Bowery... J Ohle. Jewelry Fixtures, &c. 6,046
 Cohen, Morris. 45 Av C... Esther Ackerman. Paint Fixtures. 500
 Darling, Clara A, Adella D Stearns and F A Darling. 39 and 41 Ann... P J Haggerty. Printing Fixtures. 325
 Dittmar, Otto. 296 Hudson... C Brinke, Barber. Fallert B Co, Jos. 2200 2d av... H Troger. Saloon. 1,400
 Frank, Franz. 535 E 6th... F Stahl. Saloon Fixtures. 880
 Glasberg, Eva. 301 Rivington... H Steinhardt. Store Fixtures and Stock. 400
 Gottschalk, Abraham 169 Christopher... C Gaize. Saloon. 2,000
 Koelle, W G. Philadelphia, Pa... American Permanent Color Co. Process for Making Colors. shares
 Kruedelbach, Chas. 1836 Park av... H Egge. Upholstering Fixtures. 6,000
 Lehmann, Ernst. 1022 Av A... F Lehmann. Machinery. 1
 Lehmann, Frank. 1022 Av A... Lehmann & Frey. Machinery. 1
 Little, H T. 8 Broad... F J Brown. Cigar Fixtures. 350
 McArdle, John. 706 11th av... P McArdle. Saloon. 3,000
 Sagokershi, I. 220 Grand... V Zolto. Barber Fixtures. 100
 Sherer, Amelia... F Ritter, Jr. Florist Fixtures. 500
 Sherwood, Geo. 50 E 41st... G M Mechler. Horses and Cabs. 1
 Veirs, S H. 211 W 34th... W J Beers. Furniture. 1,500

ASSIGNMENTS OF CHATTEL MORTGAGES.

Hay, A C... Robert Schinzel. (Mort given by Peter Hay and Geo W Hunold, Feb. 25, '89.) 1,060
 Hiot, Rudolph... Blum Bros. (H Schmidt, John Fritz and Robat Adolph, Feb. 13, 1889.) 350
 Josephson, Benno... Bertha Dege. (Louis Spiro, Jan. 14, 1890.) 1
 Leonard, H W... A Stengele. (Geo Tillmans and L Neff, Jan. 23, 1889.) nom
 Petzold, Henry... Manhattan Pie Baking Co. (Fred G Esser, Jan. 20, 1890.) 200

KINGS COUNTY.

JANUARY 17 TO 23—INCLUSIVE.
 SALOON AND RESTAURANT FIXTURES.
 Brown, L H. 328 Myrtle av... Sarah I Brown. \$500
 Canfield, T F. 83 Hamilton av... M Seitz. 650
 Clark, Mary A. 117 Franklin... P Doelger. 175
 Dautel, H. 217 Johnson av... Burger & H B Co. (R) 700
 Donnelly, M. 342 Lorimer... P Doelger. (R) 1,000
 Donovan, J. 104 Park av... J F Carey. 600
 Eichhorn, C, Jr. 166 Central av... Welz & Z. 550
 Freyberg, C and Henrietta. Rockaway av, n w cor Parkway... Budweiser B Co. 600
 Freiderich, F. 393 Broadway... M Seitz. (R) 750
 Gramlich C. 222 Bushwick av... Abbott B Co. 400
 Hawkins, T P. 349 Manhattan av... Wagner & S. 150
 Higgins P. Sands, cor Adams st... Budweiser B Co. (R) 1,772
 Hughes, Cath. 609 Washington av... Budweiser B Co. 350
 Kelly, M and C Marshall. 51 Raymond... Budweiser B Co. 650
 Knorz, J. 194 Boerum... Burger & H B Co. (R) 800

Table listing names and addresses such as Madden, J. 661 Vanderbilt av... Budweiser B Co. 200, McDermott, J. 977 Pacific... Williamsburgh B Co. 1,500, etc.

HOUSEHOLD FURNITURE.

Table listing household furniture items and prices, including Ansello, P. 83 Columbia... Fidelity I & G Co. 125, Burns, Nellie. 141 Luquer... Piser & H. 100, etc.

BILLS OF SALE.

Table listing bills of sale, including Blaum, J. 409 Kent av... Jacob Blaum. Sa- loon. 100, Davis, J. S... R E Badger. Milk Route, &c. 440, etc.

ASSIGNMENT OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Peters, H. to Sophia Peters (mort by H Peters, Jan. 28, 1888). 4,000

Table listing names and addresses such as O'Connor & Co... Campbell P P, &c. Co. Press. 9,500, Ohlefeldt, Anna M. 499 3d av... Eliz Gebhardt. 250, etc.

BILLS OF SALE.

Table listing bills of sale, including Blaum, J. 409 Kent av... Jacob Blaum. Sa- loon. 100, Davis, J. S... R E Badger. Milk Route, &c. 440, etc.

ASSIGNMENT OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Peters, H. to Sophia Peters (mort by H Peters, Jan. 28, 1888). 4,000

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including Allen, W L—J Chanick, Kipp st... \$320, Same—W J Nietzer, Kipp st... 320, Baldwin, J R—A Wolf et al. 16th av... 325, etc.

Table listing names and addresses such as Lelong, Louis—J H Breakenridge et al, Ridge- wood av... 1, Lister, Alfred—G Latimer, Lister av... 800, etc.

MORTGAGES.

Table listing mortgages, including Attridge, Thomas—W Pierson, Orange... 2,000, Batten, C G—F Bonykamper, Jr, et al, exrs, Market st... 2,500, Boswick, Ernst—T Nevins, East Orange... 6,000, etc.

Table listing names and addresses with associated numerical values, including Osmann, John, Parkhurst, E R, Perry, L C, Purdy, M A, Ray, W T, Retner, Philip, Rockwell, W F, Rutan, W D, Sayre, W T, Schill, Ludwig, Schroeder, J C, Seker, S E, Summers, Michael, The Dominican Fathers, Thirpe, Robert, Thromp, H F, Wagner, William, Ward, Lucy, Ward, M E, Waters, A M, Wiessmann, John, Williams, M A, Wilts, A F, Withuhn, J H, Wolf, Alois, Yung, Daniel.

CHATTEL MORTGAGES.

Table listing names and addresses with associated numerical values under the 'CHATTEL MORTGAGES' section, including Barbieri, Angelo, Best, C L, Bey, George, Bischoffsberger, F, Buchanan, William, Burt, A F, Jr, Coleman, Henry, Courter, W R, Daly, John, Guth, Frank, Heimall, Christian, Hopper, L J, Kirchgessner, A, Koellhoffer, A A, Martin, C B, Mason, Henry, McIlvane, Joseph G, Mogatz, Harry, Ochslager, Jacob, Payne, George, Pendleton, James, Pollock, G F, Rapp, W N, Saum, John, Schaefer, Augusta, Schulman, A, Smith, F J, Weisfiag, Charles.

JUDGMENTS.

Table listing names and addresses with associated numerical values under the 'JUDGMENTS' section, including Dufour, Achille, Farley, Daniel, Gebraitz, Herman, Murray, John, Rapp, W N, Thistle, H B.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses with associated numerical values under the 'HUDSON COUNTY CONVEYANCES' section, including Abell, T M, Ackerson, Ann E, Ackerson, Garret, Ayres, C D, Bonner, Martin, Braden, Anna E, Brandt, Stephen, Bruegmann, Elizabeth, Burrows, William, Butts, Theophilus, Cagney, D H, Caton, Harriet, Clark, Margaret, Clerc, Henrietta, Cornelison, J M, Cranston, William, Crothers, Sarah, Culver, Ann L, Culver, F A, Curry, James, Dietz, Dorothea, Diskin, Michael, Doersching, Sophia, Drayton, Adelaide, Dunne, J E, Eager, Joseph.

Table listing names and addresses with associated numerical values, including Ellshemins, H G, Ewald, Henry, Fenn, Helen, Fenker, Justina, Fitzgerald, Marie, Gordon, J A, Hamilton, Eliza, Harper, James, Hart, Mary, Jensen, H C, Julke, Edward, Kunzli, Anton, Kissam, B F, Liann, Michael, Marnell, John, Matthews, T J, Maxwell, Henry, McClure, Arthur, McEwan, Thos, McIntyre, Sarah, Nichols, F H, Nist, Jacob, Nist, Louise, O'Brien, Hannah, O'Brien, John, Osborne, Dora, Panthes, Joseph, Ruh, C F, Ruykhaver, Charles, Schubert, G H, Schuyler, J R, Sickles, J S, Smith, Mary, Stumpf, Jacob, Sturges, Jimma, Sullivan, Mary, Terrel, T R, The Hoboken Land, Van Cleff, R J, Van Horne, Cornelius, Van Solinger, Eliza, Van Vorst, Elizabeth, Vottela, William, Vreeland, Jesse, Van Buskirk, Rebecca, Wersebe, H W, Woelleon, Thomas, Woodbridge, S M.

MORTGAGES.

Table listing names and addresses with associated numerical values under the 'MORTGAGES' section, including Arata, Louis, Barth, Maria, Benner, Caroline, Bierman, Emanuel, Bishop, Rachel, Bove, John, Brand, George, Bruegman, Elizabeth, Clark, Carrie, Craig, G M, Crawford, Henry, Doersching, Sophia, Davis, Ebenezer, De Malgnon, Charles, Derchoel, John, Dietz, Frederick, Durand, P A, English, John, Fisher, John, Francis, M J, Gallivan, Catharine, Greene, H C, Higgins, Thady, Isbills, Edward, Jersey City Electric Light, Kearney, Francis, Kelleher, Timothy, Kenney, Thomas, Kern, W F, Koutrick, George, Lauer, Elizabeth, Mahoney, Jeremiah, Marion, W C, Marnell, James, McDonald, D G, McGovern, Catharine, Meyer, W A, Neville, Margaret, O'Brien, Alice, Page, George, Reid, James, Robinson, D T, Schaefer, H W.

Table listing names and addresses with associated numerical values, including Schubuell, Minna, Solomon, Fannie, Symes, J H, Trustees German Evang, Walsh, Richard, Woelleon, Francis, Zaulich, William, Yeandle, Teresa.

CHATTEL MORTGAGES.

Table listing names and addresses with associated numerical values under the 'CHATTEL MORTGAGES' section, including Bader, Simon, Banzinger, Adolph, Bosch, John, Burns, Bernard, Costello, J C, Donohue, J J, Edwards, W D, Fiano, Julius, Geist, O R, Hauf, F S, Hansen, Peter, Hinness, Diederich, Kelly, Patrick, Knoelke, Louis, McDougall, Charlotte, Meyer, Anna, Schlatterer, Conrad, Stegemann, Reinhold, Thiele, Wm F, Tomkins, W J, Tutbill, G E, Winkler, Charles, Wiseman, William, Wright, Margaret, Yam, Simon, Zeigler, William.

BILLS OF SALE.

Table listing names and addresses with associated numerical values under the 'BILLS OF SALE' section, including Cross, L H, Immer, John, Kiesewetter, Louis.

JUDGMENTS.

Table listing names and addresses with associated numerical values under the 'JUDGMENTS' section, including O'Brien, W J, O'Grady, Michael.

BUILDING MATERIAL MARKET.

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

BRICKS.—Very little variation has developed on the general market for Hard Brick since the commencement of the year. Open weather permitted the pushing forward of considerable work, and as usual in such cases demand gave the preference to fresh arrivals and kept the cargo market fairly active, but as the state of water transportation permitted continuous shipments there was always a very good supply available and receivers found no foundation upon which they could build up an advantage beyond holding the line of value about steady, and matters have moved along in uniform uneventful shape. The present week reveals just about the same conditions, and down to the present writing there is practically the same old story both as to supply and demand and the ruling range of cost. A new feature has arisen, however, that suggests some talk about the prospects. We refer to the more pronounced evidence that winter has not entirely deserted this section of the country, and should the cold hold out for any length of time it will of course lead to a closing of the river, and possibly cut off all chance of arrivals for a while, unless Long Island manufacturers find attraction to ship in this direction. We notice that not much buoyancy of tone grows out of the contingency presented, for the apparent reason that a lower thermometer would also have an influence to retard work somewhat, and there is believed to be all in all a pretty good accumulation on hand to which dealers could resort in case of necessity, though it would be reasonable to expect a little stiffening of values.

LATH.—A meagre supply of stock with a demand ready for the offering whenever it became available has almost as a natural sequence maintained the market in healthy condition, and indeed stiffened it a trifle if anything, and reports are cheerful. A full cargo received during the week was taken entirely by one house, and additional custom is on hand seeking supply in a manner to carry confidence in ability to place all that may arrive, as the quantity afloat is small and a portion of it under contract. The general range may be placed at \$2.30@2.40 per M, the latter a little extreme if anything.

LIME.—Within a couple of weeks some few cargoes have arrived, and there is a little additional stock afloat, some of it under engagements; but altogether the supply is meagre and seasonable, and receivers feel quite content over the present situation. Prices are held about as before under the old compact; but we again have an assurance that the present chances are against a renewal of the combination of manufacturers for the coming season.

LUMBER.—While general business does not pick up to any noticeable extent as yet, operators are commencing to canvass the chances and probabilities of

the new year with a little more freedom. Dealers who contribute to the demand for repairs and for manufacturing purposes calculate upon a fair average trade in due season, and there is also reason to expect a pretty good call for building consumption in due time dependent, of course, somewhat upon the weather. Over the placing of bulk lots there is considerable diverging opinion over which a little more time, will be required for decision, but as matters stand at the moment it looks as though the grades dealers would be willing to handle they cannot reach in any quantity, and stuff they are in no special need of is comparatively plenty.

Eastern Spruce remains as one of the principal grades over which sellers exhibit much confidence and claim that it is hardly possible for any modification of the strong elements of the market until well into warm weather. Some allowance must, of course, be made for the optimistic suggestions emanating from primary sources, and there is reason to believe that with the logs carried over and what they may get from the present winter stock, manufacturers will be able to commence upon new production in reasonably good shape, but against that are evidence of wants already existing and likely to arise with the opening of spring trade. Of course, stock in yard is well maintained in value, and dealers in some cases if willing to risk disappointing regular custom could probably dispose of many lots at quite an advance. The compact between yard dealers is to all intents and purposes completed and in force, and in future there will probably be found a determined stand for prices paying at least a living margin over cargo rates.

Piling is firmly held and generally offered with indifference. Demand is somewhat uncertain at the moment, but prospects of plenty of work ahead continue and sellers are in no hurry about negotiating. The chances are still believed to be against any very unusual supply during the coming season.

Hemlock retains a pretty good market, especially for thoroughly standard stock, and occasional reports of something selling a little off may as usual be traced to stuff showing a modification of quality in proportion to price. Demand is not of a widespread character, yet there are few of the leading operators who do not have the opportunity for negotiating.

White Pine remains as probably the most uncertain article on the lumber list and sometimes the reports are very decidedly in conflict. It is just as trade may be caught, now and then agents manage to place quite a respectable invoice, while others, after a most protracted effort, will meet with annoying failure. It looks, however, as if buyers felt no great amount of apprehension over the situation and were reasonably well inclined to postpone negotiations for awhile on the belief that nothing can be lost and there may be some gain by waiting. At least no danger of scant supplies is supposed to exist and the prospect of decided improvement in consumption is moderate.

Yellow Pine is valued well up to former figures in pretty much all cases and there is a continued manifestation of indifference about pushing deals on the selling side of the market. Manufacturers and their agents are of course alert to all the chances for placing contracts, but they do not seem to feel there is any necessity for placing themselves in a position where buyers could exact greater advantages than they have for sometime enjoyed.

Carolina Pine receives words of praise from the selling side wherever manufacturers have strictly adhered to a high order of production and kept their output up to the standard required, and the complaints heard can generally be traced to an inferiority of quality. Values all around are supported at about the former basis.

Hardwoods are commencing to pass into consumption with a little more freedom, it is said, some of them on contract delivery, and a portion on new negotiation. The movement is fairly general, but as leaders may be named quarter sawed oak, choice ash and poplar. Over the latter there is the usual conflicting statement regarding price; but really first class stock does not afford buyers opportunity for picking up many bargains. Mahogany is just about as good selling stock as ever, and meets the ordinary proportion of interior demand. The export trade is a little uncertain, except that it does not afford much promise for a promiscuous forwarding of inferior stuff.

GENERAL LUMBER NOTES.

THE WEST.

The Northwestern *Lumberman* has the following:

Actual conditions in the trade at large, excepting the one that has been caused by the advent of cold weather, have not materially changed since the first of the month. Dealers generally feel satisfied with their holdings, and are anticipating a good spring trade, with certainly prices not lower than prevail at the present time, with prospect that there will be an advance on some classes of lumber. The situation in this respect is, however, somewhat uncertain in respect to white pine. Logging conditions, from being dubious during the early weeks of the season, have become very favorable, and the croaker about a short crop can hereafter croak but to be laughed at. A full input is likely to result from the season's operations, and that is all that need be said. The mills will run next season up to their capacity, many of them day and night, and the markets will be amply supplied with product. Dealers can make up their minds to this outcome and govern themselves accordingly. At the same time there is likely to be a large demand for consumption, as the country seems ripe for an advance in various lines of industry. The outlook is for plenty of lumber, a large demand, with conditions for higher prices not specially promising. We may conclude that prices will rule during 1890 about as they did in 1889. Thus much in respect to white pine.

There are some features of the hardwood trade that look cheerful. There is a brisk movement of quartered oak, and a cry for it that reaches from Little Rock to Boston. Eastern buyers have been after it in the Ohio River states, and a good deal has changed hands for \$38 at points of shipment, which makes it worth on the eastern seaboard \$50 to \$51 a thousand. Considerable quartered oak has recently been sold in this city at \$38 a thousand by the carload.

There has also lately been a better inquiry for walnut in Cincinnati and at points east. The call is mostly for the high grades, when the buyers are eastern men, and for common and cull in western furniture manufacturing towns. There is an active inquiry for thick machine ash, with a supply that is not abundant.

Cherry is urgently wanted at all consuming points throughout the north, and prices are very firm and higher than last year.

Reports from the south mention the good demand prevailing for cypress. The log supply at Mobile is still short, and the shingle industry correspondingly

depressed. Logs are selling there at 8c. to 10c. a cubic foot.

The popular trade of Tennessee and Kentucky is in a healthy condition. Since January 1 there has been manifest a more confident tone among manufacturers and dealers, the degree of doubt and perturbation about stocks and prices that prevailed in December having passed away. Stocks of good lumber are in active demand, and prices firm.

The Mississippi Valley *Lumberman* as follows:

The present prospects are entirely favorable for a very large production of white pine next season. The conditions have rarely been more favorable for the loggers than those which prevail at the present time. It is morally certain that a great many logs will be got in this winter. It is also a fact that a pretty good sized surplus was carried over from last year, so that the mills will have a stock early; will be in position to commence to saw early, and presumably will make a large cut. How far this fact will influence prices remains to be seen. More depends upon how much vigor trade displays in the spring.

The *Timberman*, on the Chicago market, as follows:

The Exchange figures show that there was more lumber sold in this market in 1889, than any year for the past five, although it did not quite reach the 2,000,000,000 mark set for it early in the season. On the other hand it was the lightest year for shingles for the same period.

In the receipts of lumber for the year there was a falling off of 80,000,000 feet, and an increase of sales of 18,000,006, leaving a decrease of the stock on hand of 12,000,000 feet. Dealers would be satisfied with this showing if it were not for one thing and that is the falling off has been mostly in good lumber, leaving a surplus of the common and cull grades.

Quotations are made on the basis fixed by the association, and it is claimed that no lists are now being sent out from this city giving lower figures. Dealers say it would be easy enough to sell stock at old figures, but they don't know just how the higher lists will be received throughout the country.

The hardwood dealer is not taking any more chances nowadays than he can help, the numerous failures having developed his bump of caution to an abnormal extent. Some of the trade go so far as to say that the shipping trade is the only line of the business in which there is any money, and even there credits must be watched closely or the balance will be on the wrong side of the ledger.

Within a few short days the outlook for loggers has undergone a very material change and with the advent of snow a blithe activity has usurped the place of the despondency that dominated them a short time ago. Late reports from all the logging camps of the north indicate that no fears need be entertained of a short log crop and if the prognostications of many who should be competent judges are to be given credence, the business activity of the present year will be such as to afford a market for all that are harvested.

"La grippe," not content with paying unwelcome visits to the principal cities of the land, has invaded the logging camps, and reports from the Wisconsin River are to the effect that many men in the camp are affected with the disease, and considerable anxiety prevails among the loggers over its introduction and it is feared that it may be a potent factor in retarding operations in the woods. It is said to be prevailing on the Chippewa and its tributaries, and many men are being received at the hospitals for treatment, and the logging camps on the upper and lower peninsulas of Michigan have many suffering from this disease.

GREAT BRITAIN.

From *Timber Trades Journal* as follows:

LONDON.

American Black Walnut.—Logs of straight growth and good sizes are constantly being inquired for, and for such full prices could be obtained just now. There have been, however, very few of this sort on sale for some time past; for small and poor descriptions there is absolutely no demand. Lumber of the better grades continues to sell freely at fully-maintained prices.

American Whitewood.—Logs are not often asked for, but lumber continues to move off freely.

American Oak.—The stock of logs is small, but as there is only a very moderate demand it is, perhaps just as well that it should be so. In quarter-boards there continues to be a very good trade doing; it would appear, however, that the present stock is largely held by the wholesale dealers at the docks, from whom, no doubt, consumers may purchase to advantage.

Pitch pine freights are said to be weakening, and this will account probably for the present tendency of both sawn and hewn timber from the Gulf of Florida, which is decidedly downward in the London market.

GLASGOW.

There have been very few walnut logs arriving for some time past. The stock is not large—considerably under the amount held a year ago. Usually imports of walnut logs (arriving here in parcels per steamships from time to time) are at the rate of between two and three hundred monthly, which is needed to provide for the large consumption that goes on.

METALS.—COPPER—Ingot since our last regular review has shown a pretty firm tone, with indeed possibly a slight increase in the general strength of the market. The position, however, is a rather quiet one as the speculative feeling has become more or less passive, the large consumers are pretty well stocked, and most of the demand was confined to ordinary lots as wanted by small buyers. Quotations are generally placed at 143 $\frac{1}{2}$ @144 $\frac{1}{2}$ c. for Lake, and 13 $\frac{1}{2}$ @13 $\frac{3}{4}$ c. for casting brands. Manufactured Copper is generally reported as selling well up to average run for the season, and there seems to be a healthy, cheerful sort of tone on the general market at steady rates throughout. We quote as follows: Sheets, not above 30x72 in., 16 oz. [and over, 22c.; do, 14 to 16 oz, 23c.; do, 12 to 14 oz, 24c.; do, 10 to 12 oz, 25c.; do, 8 to 10 oz, 28c.; do, under 8 oz, 30c. Sheets longer than 72 inches add 1c. for 12@14 oz. 2c. for 10@12 oz, and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz and over, 22c.; do, 14 to 16 oz, 24c.; do, 12 to 14 oz, 25c.; do, 10 to 12 oz, 30c.; do, 8 to 10 oz, 33c. Sheets longer than 96 inches 22c. for over 32 oz, and add 1c. for 16 to 32 oz, 14 to 16 oz, 12 to 14 oz, and 2c. for 8 to 10 oz. Sheets, not above 48x96, 32 to 64 oz, 22c.; do, 16 to 32 oz, 25c.; do, 14 to 16 oz, 27c.; do, 12 to 14 oz, 34c. Sheets wider than 48x96 and longer, 22@25c. for 32 to 64 oz, and over, and 27@30c. for 16 to 32 oz. All bath tub sheets, per lb., 16 oz, 25c.; 14 oz, 27c.; 12 oz, 29c.; and 10 oz, 30c. Bolt copper, $\frac{3}{8}$

inch diameter and over, 23c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottom, 26@29c. per lb. Iron—Scotch Pig is without important change in general features, the cost at primary points continuing very full, and the demand here amounting to nothing except on the force of necessity, with rates somewhat nominal, though best brands cost \$27.00@27.50 to import. A comparatively quiet tone has prevailed on the market for American Pig and beyond the continued firm tone shown by holders the market is without feature of very decided interest. Consumers seem to have largely anticipated their wants previous to the turn of the year, and the speculative feeling is quiet. We quote at \$19.50@20.00 per ton for No. 1 X foundry; \$18.50@19.00 for No. 2 X do., and \$17.50@18.00 for Gray Forge. Old material also has been pretty dull and to a considerable extent nominal, though control of the supply is fair, and owners say they shall expect full figures upon the resumption of trading. We quote at about \$27.50@28.00 for old rails; \$24.00@25.00 for No. 1 wrought scrap; \$19.00@20.00 for cast scrap, and \$30.00@31.00 for car wheels. Manufactured Iron moves along moderately about as calculated upon and returns a steady market, with production in some cases commencing to pick up a trifle. We quote Common Merchant Bar, ordinary sizes, at 2.09@2.05c. from store, and refined at 2.20@2.50c.; Rods, round and square, 2.20@2.25c.; Bands, 2.50@2.55c.; Norway Nail Rods, 4@5c., and domestic sheet on the basis of 3.00@3.05c. for common Nos. 10 @16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel Rails do not find any increase of demand and it looks as though consumers had well anticipated present wants. Manufacturers, however, are firm and confident, with offerings of an indifferent character. We quote at \$34.50@35.00 per ton for standard section at the mills and \$36.00@36.50 do. at tide water. LEAD—Domestic pig meeting with a slow and somewhat uncertain demand, and little of special interest brought out on the general market. We quote at 3.85@3.95c., as to quality. The manufacturers of lead are quoted: Bar, 4 $\frac{1}{2}$ c.; pipe, 6c.; sheet, 6 $\frac{1}{2}$ c., less the usual discount to the trade; and tin lined pipe, 15c.; block tin pipe 45c., on same terms. TIN—Pig has found some speculative attention, but of an erratic character and without forcing wide fluctuations. The dealers and consumers, however, were poor investors and contended against increased cost. We quote at about 20.50@20.55c. for round lots, and 20 $\frac{1}{2}$ @20 $\frac{3}{4}$ c. for jobbing parcels. Tin plate is moving out slowly, and in most cases only on the limit of ordinary trade orders. To meet the call offerings are fair and sellers are not inclined to be exacting on valuation. We quote prices as follows: I. C. Charcoal, $\frac{1}{2}$ cross assortment, Melyn grades, \$6.12 $\frac{1}{2}$ @6.15, each additional X add \$1.50; I. C. Charcoal, $\frac{1}{2}$ cross assortment, Allaway grade, \$5.25@5.30, each additional X add \$1; Charcoal terme, M. F. grade, 14x20, \$7.13 $\frac{1}{2}$ @7.15; M. F. grade, 20x28, \$14.50@14.55; Worcester, 14x20, \$5.00@5.05; Worcester, 20x28, \$10.20@10.25; Deane grade, 14x20, \$4.85@4.90; Dean grade, 20x28, \$9.05@9.70; D. R. D. grade, 14x20, \$4.55@4.65; D. R. D. grade, 20x28, \$9.25@9.40; I. C. Coke, Penlan grade, \$4.70@4.75; J. B. grade, 14x20, \$4.85@4.87 $\frac{1}{2}$; I. C. Bessemer steel, squares, \$5.10@5.12 $\frac{1}{2}$ basis; I. C. Siemens steel, squares, \$5.20@5.25 basis. Spelter without important change, the movement running in narrower limits and at steady rates. We quote \$5.35@5.50 for common Western, according to brand.

The Bulletin of the American Iron and Steel Association has just issued its annual report, showing the Pig Iron production in 1889 with comparisons as follows:

The total production of pig iron in the United States in 1889 was 7,604,525 gross tons, against 6,489,738 gross tons in 1888, an increase of 1,114,787 gross tons, or over 17 per cent. Reducing gross to net tons, our production in 1889 was 8,517,068 net tons, against 7,268,507 net tons in 1888. When it is remembered that our production in 1888 was the largest in our history down to that time the magnitude of production in 1889 will be more fully comprehended. The production of the first half of 1889 was 3,662,486 gross tons, and the production of the second half was 3,942,039 gross tons, an increase in the last half of 279,553 gross tons. The increased production in the second half of 1889 was wholly due to the increasing demand for Bessemer pig iron.

The stocks of pig iron which were unsold in the hands of makers or their agents on the 31st of December last, and which were not intended for the consumption of the manufacturers, amounted to only 277,401 net tons, against 326,161 net tons at the close of 1888. There was, however, an increase in stocks during the first half of 1889, the figures on the 30th of June amounting to 563,286 net tons. There was, therefore, a considerable decrease in stocks in the last half of the year. In addition to the stocks above noted, the American Pig Iron Storage Warrant Company advises us that at the close of 1889 there were 36,200 gross tons, or 40,544 net tons, of pig iron in its warrant yards.

The production of pig iron in 1889 according to the fuel used was as follows, compared with the production of the two preceding years:

Fuel—Net tons.	1887.	1888.	1889.
Bituminous.....	4,270,635	4,743,989	5,952,414
Anthracite and coke.....	1,919,640	1,648,214	1,575,936
Anthracite alone.....	418,749	277,515	244,358
Charcoal.....	578,182	598,789	644,300

Pennsylvania shows the largest actual gain, with Alabama next. Pennsylvania's increase over 1888 being 592,056 net tons, and Alabama's 341,933 tons. The great progress made by the entire South in the production of pig iron in the last four years is shown in the following table:

States—Net tons.	1886.	1887.	1888.	1889.
Alabama.....	283,859	292,762	449,492	791,425
Tennessee.....	199,166	250,344	267,931	294,655
Virginia.....	156,250	175,715	197,396	251,356
West Virginia....	98,618	82,311	95,259	117,900
Kentucky.....	54,844	41,907	56,790	42,518
Georgia.....	46,490	40,947	39,397	27,559
Maryland.....	30,502	37,427	17,606	33,347
Texas.....	3,250	4,833	6,587	4,544
North Carolina...	2,200	3,640	2,400	2,888
Total.....	875,179	929,436	1,132,858	1,566,702

There has been a gratifying increase in the production of spiegeleisen in 1889, the production being 86,812 net tons, against 54,769 tons in 1888.

Much has recently been written about the possibility of our overtaking Great Britain in 1890 in the produc-

tion of pig-iron. The following comparative figures will throw some light on this subject:

Years—Gross tons.	Great Britain.	United States.
1882.....	8,586,680	4,623,323
1883.....	8,529,300	4,595,510
1884.....	7,811,727	4,097,868
1885.....	7,415,469	4,044,526
1886.....	7,009,754	5,683,329
1887.....	7,559,518	6,417,148
1888.....	7,998,969	6,489,738
1889 (estimated for Great Britain).....	8,300,000	7,604,525

We do not think that we will pass Great Britain in 1890, if trade conditions in both countries should continue as they now are. In 1889 we exceeded her production in 1887.

NAILS.—A regular trade deal covers about all the present business, and there is not much new to suggest at the moment. Holders of stocks claim confidence in the situation, offer without pressure and generally ask former rates, but outside holders are occasionally shading a trifle. We quote at \$2.10@2.15 per keg for car lots, and \$2.15@2.20 per keg for parcels from store.

PAINTS, OILS, ETC.—Business has been in the main of a jobbing character, and is expected to continue so for a short time. Certain indications, however, carry an idea that within a few weeks both local and interior wants will improve, and as most stocks are down to seasonable proportions owners carry them in a sufficiently confident manner to maintain pretty steady rates. Linseed Oil a little slow of sale, but steadily held all around. On first hand lots the quotations are 58@60c. for Western, and 60@62c. for City. Spirits Turpentine continues to sell very slowly, and prices are gradually falling off. We quote at 42½@43½c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—Scarcely any business doing beyond ordinary channels, and a quiet market, as usual, brings with it some uncertainty in the matter of values, though about former figures are asked. We quote Pitch at \$1.40@1.50 per bbl.; Tar at \$2.25@2.50, according to quantity, quality and delivery.

For tables of Building Material prices see pages v., VIII., IX. and x.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY,
Manufacturers of

'ATLANTIC' PURE WHITE LEAD.



The best and most reliable White Lead made and unequalled for uniform

Whiteness, Fineness and Body.
RED LEAD AND LITHARGE,
PURE LINSEED OIL,
Raw, Refined and Boiled.

Atlantic White Lead & Linseed Oil Co.,
287 PEARL STREET New York.

A. KLABER,

Importer of and Worker in

MARBLE, ONYX & GRANITE
Steam Works,
238 to 244 EAST 57th STREET,
At 2d Av. Elevated R. R. Station NEW YORK.

SHADED ANTIQUE GLASS
AND ROUNDELS.

Artists' Supplies Imported by

J. MARSCHING & CO.,
27 Park Place, New York.

SAYRE & FISHER CO.,

Manufacturers of

FINE FACE BRICK
Buff, Red, Mottled, Old Gold and
Other Shades,

Plain or Moulded in any Des'gn.

Terra Cotta—Red or Buff—of different designs.

OFFICE: No 3 CENTRE WHARF, NEWARK, N. J.
Works, SAYREVILLE, Middlesex Co., N. J.
Send for Illustrated Catalogue.

STANDARD IRON WORKS,

Iron Work for Building Purposes
AND ORNAMENTAL IRON WORK,
261 and 263 WEST 27th Street,
W. H. & J. J. McCaffrey, NEW YORK

MISCELLANEOUS

G. BICKELHOUP,

PATENT

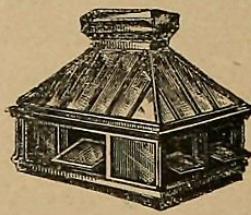
METALLIC
SKY-LIGHT

WORKS,

243 & 245 W. 47th St.,
Telephone Call, No. 675 39th St. NEW YORK.

The Brooklyn Skylight & Cornice Works

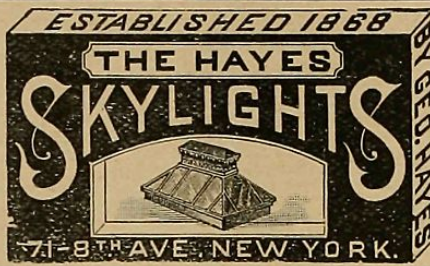
Estimates furnished for
Sheet Metal and Wrought
Iron Glazed Structures.



John Seton & Co.

78 & 80 Washington Av.

BROOKLYN, N. Y.



ESTABLISHED 1868.

J. FOERSTER & SON,

Galvanized Iron Cornices & Sky-Lights

SLATE AND METAL ROOFING,
Copper Cable Lightning Rods Put Up.
806 FIFTH STREET, near Avenue D., N. Y.

Jacob Schorerer,

ESTABLISHED 1869.

Galvanized Iron Skylight and Cornice Works.
TIN, SLATE AND TILE ROOFING.
No. 8 SECOND STREET, Near Bowery

J. C. French
& Son,

VAULT AND SIDEWALK

LIGHTS

Of every Description.

155 West Broadway, New York.



MISCELLANEOUS

MERCHANT'S

GUARANTEED

Roofing
Plates.

WE not only give the purchaser the best Roofing Plates, but we protect him:

FIRST—By guaranteeing every box.

SECOND—By stamping each sheet with the brand and thickness.

THIRD—By excluding wasters or defective sheets.

FOURTH—By branding the net weight of the 112 sheets on each box, to satisfy the customer (in this age of light-weight plates) that he is obtaining full weight.

For the benefit of those wanting the very best Roofing Plates, we assert, and are prepared to prove, that there are no other brands of Roofing Tin offered in the market to-day, by any firm, under the four different guarantees given above by this house, and we challenge a public contradiction of this statement.

OUR BOOK ON TIN ROOF WILL
BE FURNISHED FREE
ON APPLICATION.

MERCHANT & CO.,

Philadelphia,
Chicago,

New York,
London.

Material Men's Mercantile Association,
LIMITED.

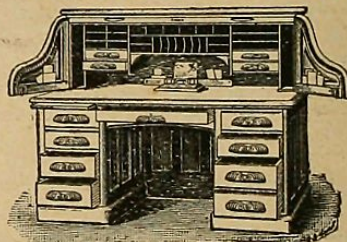


Reports and Ratings on
BUILDERS & CONTRACTORS.
Daily Information as to
Liens affecting Subscriber's
Customers.

A Bureau of Quick and Re-
liable Information for
MATERIAL MEN.

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

OUR NEW NO. 10
DERBY ROLL-TOP
WITH SWING ARM ATTACHMENT.



LIGHT! CONVENIENCE! COMFORT!
John M. Tufts, Sole Agent
128 Fulton Street, Cor. Nassau.

LIVERPOOL & LONDON & GLOBE
INSURANCE COMPANY.

STATEMENT UNITED STATES BRANCH JANUARY 1, 1890.

ASSETS.

Real Estate.....	\$1,499,500 00
Loans on Bond and Mortgage.....	1,954,850 00
U. S. Gov. 4 per cent. Bonds.....	1,992,375 00
State and City Bonds.....	353,275 00
Cash in Banks.....	831,952 38
Other admitted Assets.....	705,203 93
	\$7,337,156 31

LIABILITIES.

Unearned Premiums.....	\$3,222,615 54
Unadjusted Losses.....	391,554 90
Perpetual Policy Liability.....	337,343 78
All other Liabilities.....	340,734 29
Surplus, - - -	3,038,907 80
	\$7,337,156 31

Income, 1889, - - - - - \$4,516,668 14
Expenditures, 1889, - - - - - 4,102,971 37

DIRECTORS IN NEW YORK.

CHARLES H. MARSHALL.....CHAIRMAN.

JOHN A. STEWART.

J. E. PULSFORD.

JOHN CROSBY BROWN.