

# RECORD AND GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST

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*The Semi-annual Index of the Conveyances and Projected Buildings in New York and Kings Counties which are recorded in Volume XLIV. (July to December, 1889, inclusive,) of THE RECORD AND GUIDE, is published to-day, and subscribers who do not receive a copy can obtain one by addressing the office of publication, No. 191 Broadway. In addition to the usual matter a Classified Directory of advertisers in THE RECORD AND GUIDE is given, which will be found of great value by Bank, Trust, and Insurance Companies, owners of realty, architects and others.*

The stock market seems to hold fast to its long run of hard luck. No sooner does it give evidence of activity and a better feeling than immediately comes along the Sixth National Bank trouble and upsets confidence again. The average operator has not yet forgotten the Ives financing, nor how the stock market continued for months after that exposure to feel its effects, and considering this, it is marvelous the market did not give way more than it has. It is probable that we have heard the worst of this matter, but it certainly makes one shiver to think how nearly these schemers came not only to totally wrecking the Sixth National, but how close were their hands to the vaults of other prominent institutions, the stock control for which they were negotiating. Undoubtedly the average, so called, English syndicate hereafter will be watched more closely. So far as the general outlook is concerned everything looks better with the close of each week of the year. The price of a number of stocks has enhanced not a little since the first of January, and this process is very likely to continue. The rate of exchange in England is more or less of a spectre to many operators, but it is nothing compared to the fright which the English capitalist gets every time he sees the rate of exchange at a point which would compel shipment from England of any quantity of gold. General business is good and orders from merchants indicate light stocks held through the country, which fact shows that with anything like ordinary consumption we are sure to have good trade.

It is to be regretted deeply that the World's Fair bill at Albany was not promptly passed without the bickering of politicians and property-owners. The measure has in a sense been besmirched, and the moral effect which it should have had in Washington and throughout the entire country has been materially lessened if not practically lost. The bill should have been made to represent the spontaneous enthusiasm of the Empire State, of all classes, of all factions. Censure for the delay that has arisen out of politics belongs wholly to the politicians who have caused it. The people are in no way responsible for this. Never for a moment have they viewed the bill in a political light. They want the Fair to be located here in this city, not altogether for any local advantages that might accrue to them; but for larger reasons, as citizens of "no mean country." So long as the Fair is properly managed they care little as to the politics of those into whose hands the management falls. As to the opposition that has come from property-holders, is there not good reason for thinking that it is based, to a degree at least, upon misunderstanding? It is true the bill provides that the commission may condemn and acquire in fee any land they deem necessary. The power given is undoubtedly large, undoubtedly also it might have been circumscribed somewhat; but is there any reason for assuming that this power will be indiscriminately used to the disadvantage of all property-owners on the site that has been selected? To assume that it will, is about as unwarranted as the criticism of the *Evening Post*, which says, that under the provisions of the bill the commissioners might proceed to condemn and acquire the Chemical Bank building or the Fifth Avenue Hotel. In a legal discussion points of this kind may have a proper place; but they are largely factitious and of little value in a great popular movement of vast importance to the city. The commissioners might, but they are not likely to, attempt to acquire in fee

the 200 acres or thereabouts that are supposed to be necessary for the Exposition. Some of the land should be acquired outright—that is, the land that may be necessary for the permanent preservation of any of the Fair buildings. This land would be used for "city purposes" as certainly as park lands are, despite what meaning legal quibblers may give that term. For such land the city should pay handsomely, and no doubt it was only in view of this necessary acquisition that the power to take land in fee was conferred at all upon the commission. The bill was too hurriedly drafted to permit of exact definition, and too hastily pushed in the Legislature to admit of ample explanation. So much time has been lost now that it might be well to delay a little longer and amend the bill so that the land to be taken in fee shall be delimited. The rights of property owners should be protected, of course; but, on the other hand, the larger interest of the city in so important a matter as this of the World's Fair should not be overlooked.

The National Convention of Builders practically "dodged" the eight-hour movement question when it came up for discussion, by resolving that the association deemed it inexpedient to take any action that might hamper the local exchanges. There is, undoubtedly, some reason for such a course, for the same conditions do not prevail in all parts of the country, and it is proper that the local bodies should be free to act in conformity with these; but, admitting this, the question in its larger features is a national one, and the convention could easily have declared its views without formally binding its affiliated societies to any course of action. From the telegraphic reports of the meeting it would seem that the sentiment of the convention, so far as it can be inferred from the debate, was not very favorable to the movement, and, indeed, the resolution finally adopted goes to prove that. The convention "tabled" the matter and left the local bodies to deal with the problem. The subject, however, is not to be so easily disposed of. The labor organizations, especially in the building trade, are strong and are determined to force the fight with the master builders on the point. There is to-day, in this city, an undercurrent of feeling that is making for a general strike for an eight-hour day on the first of May; an eight-hour day, moreover, not such as that which Mr. Deeves has in mind, wherein the new condition, will be "equalized" for the employer by payment by the hour, so that an eight-hour day will mean eight-hour pay. It is to be hoped that this question will be treated by both parties to the issue in a fair-minded and liberal way. It is one of great importance not only to those directly interested but to the nation at large. The nature of the question moreover, is of such a character that it will not be settled until it is wisely settled, not according to superficial appearances, or the dictates of momentary self-interest, but according to all the facts that bear on the matter.

During the past week the Mayor called a conference of certain of the city officials to discuss the subject of street cleaning and the way in which it could be most effectually done. The departmental heads present at the conference were Commissioner Loomis, Deputy Commissioner Hagan, Commissioner Gilroy, Corporation Counsel Clark, Police Superintendent Murray and President Wilson of the Board of Health. This conference, we believe, is something of an innovation for Mayor Grant. Hitherto no such consultation has been called: each departmental head has gone his own way irrespective more or less of the ways of other departmental heads. For this and other reasons it would be well to hold them more frequently. Mayor Grant, it must be remembered, is clothed by the Consolidation act with responsibility for the honest and efficient management of every city department. The various heads are practically his clerks, just as the various departmental secretaries in Washington are clerks of the President. It would be better, perhaps, if they were collectively responsible like the board of directors of a railroad or the English Cabinet; but, considering that all the accountability is lodged in the Mayor, it is obvious that he, if he wishes to perform his duties efficiently, should work in harmony with the different heads of departments, and confer with them collectively or individually, according as the subject was of general or of special importance. Ex-Mayor Low, of Brooklyn, the first chief executive of that city who was responsible as Mayor Grant is responsible, strongly advocates these conferences. He says: "The heads of departments having been appointed, it was the custom of the writer to hold a meeting in the Mayor's office with all his executive appointees once every week, except during the summer when the Common Council was not in session. \* \* \* When a question was brought up of general interest to the city the whole company discussed it, giving the Mayor the advantage of their experience and judgment. These weekly councils were of great value to the Mayor in determining his attitude on the various questions raised during his term by the Common Council of the city. \* \* \* These gatherings of the executive officers were useful in other ways than this. They made all the heads of departments personally acquainted with each other, and converted the machi-

ery of the city government from separate and independent departments into one organization working in complete harmony and with singleness of aim."

The best friends of our present municipal administration can hardly claim that it is "an organization working in complete harmony and with singleness of aim." On the contrary, the disputes between the Mayor and the various departmental heads have been as constant and apparently as ill-tempered as the traditional enmity between the hero and villain of a melodrama. Some of the squabbles which took place during the meetings of the Board of Estimate and Apportionment may have been founded on justifiable differences of opinion; but they certainly implied a lack of harmony in the workings of the different parts of the city administration which is at wide variance with the unity of aim of which ex-Mayor Low speaks. It may be argued with justice that this is not Mr. Grant's fault. If he had the power when he came into office to make a clean sweep of all the leading city officials, just as the President has of all the secretaries, then indeed he could work in harmony with his subordinates; but as it stands these officials have specified terms, and the Mayor has to wait until these terms elapse before making his appointments. All this may be admitted; yet without inconsistency we may couple it with the regret that, although his hands are tied in the matter he has been more apt to confer with the Tammany "Big Four" on important municipal questions than the departmental heads. At all events, the precedent he has set in consulting the heads of other departments as to the most effectual methods of street cleaning is one that should be followed in other cases.

#### New York and Our Foreign Trade.

Baltimore is awakening from her long industrial lethargy and is now giving hopeful signs of regaining her old place as a commercial centre. Ship-building, for which that port was once famous, has been revived. Her elevators have become inadequate to receive the increasing volume of grain that keeps steadily pouring in. During the last year she exported twenty times as much oats as in 1888, four times as much corn-meal, twice as many cattle, and a large percentage more of beef, hams, bacon, tallow, cheese and other produce. Her receipts of corn during 1889 amounted to 18,354,018 bushels, as against 6,944,839 bushels in 1888, exports in this produce aggregating more than four times that of the previous year.

This enormous increase of export trade for Baltimore cannot be attributed wholly to the large grain crops and general prosperity of last year. The year of 1888 was also one of abundant crops, yet this would scarcely appear from the export trade of Baltimore during that year. The truth is that Baltimore is gaining as a commercial centre at the expense of others of our larger seaboard cities. An examination of the grain and produce trade of New York during the last few years gives weight to the belief that this city is one of those which is losing to the advantage of Southern ports. New York, connected as it is by canal with the great inland lakes, and by immense systems of railroads with the grain-growing States of the West and Northwest, should boast of no seaboard rivals, yet, though at present her commercial supremacy is undisputed, it is certainly not secure. In 1880 the grain brought by canals to New York reached close to 75,000,000 bushels, while during the year which has just closed less than 45,000,000 bushels were brought by canal. Shipping statistics for New York show that her foreign trade, measured by the number of ship arrivals, increased only slightly during 1889 over that of 1888, while it still remains much below the amount carried on by this port in 1887, 1886 and 1885. Measured in the same way, the coasting trade of New York shows an actual falling off during the last year.

Why is it that during prosperous years New York's grain and produce trade is dull, while that of less favorably situated seaports is thriving? One reason, and a chief one, is that the city of New York is completely deprived of the benefits of the canal, which is the connecting link between the great lakes and the ocean, by the contravention of grain elevator monopolies which have obtained control of the ports of Buffalo and New York, the canal terminals, and neutralize the advantage of waterway transportation by levying heavy tributes in the shape of grain elevator tolls. The grain elevators at these terminal ports have fallen under the control of railway companies, which use this means of taxing canal transports to enlarge railroad traffic. The tolls which the elevator monopolies have charged, and endeavor to still continue, for the transfer of grain to the canal at Buffalo is \$14.50 per thousand bushels and \$18 per thousand bushels for transferring the grain at the port of New York, making an average of three and a-half cents a bushel, which those who ship grain via the canal must pay. In contrast to this, the cost to all rail routes to deliver grain from cars to ocean vessels at the port of New York is—including trimmers' charges—not more than one-half of one cent per bushel. In this way cheap transportation by the canal is neutralized by monop-

lies working in the interest of railroad companies which control the ports at either end.

Another obstruction to New York trade is the system of leasing piers and bulkheads. These public piers fall into the hands of sailboat and steamboat companies to the exclusion of individual shippers who cannot pay the price which they command. While this system of leasing the piers and bulkheads bring in a revenue to the city, the income from this source is more than offset by the discouragement it gives to trade. Through the influence of leading owners or lessees of these wharves, the laws of the State now permit a heavy tax to be levied on vessels making fast to any pier or wharf within the port of New York. Bills introduced to repeal this obnoxious wharfage law are repeatedly defeated through the influence of railroad corporations and other syndicates which have secured a monopoly of the piers. Buffalo, Cleveland, Detroit, Chicago, and all other lake ports furnish free wharfage accommodations to all shipping, and New York should do the same. The canal itself is in great need of improvement, but bills making appropriation to this end invariably meet with defeat in the State Legislature on account of the opposition of private corporations who now profit from its injured condition.

If New York is to maintain her commercial supremacy it is necessary that some measures be taken to sweep away these obstructions to the freedom of her trade. Wharves, together with the buildings constructed upon them, such as grain elevators, are natural monopolies and the State should not allow them to remain in the hands of private corporations.

The Subsidy bill now before Congress will probably be passed. It provides that any vessel constructed and owned in the United States, registered according to the laws thereof, and trading between ports in this country and foreign ports, shall receive from the National Treasury 30 cents per gross ton for every 1,000 miles sailed. Certainly this ought to be satisfactory to shipowners, and should make the shipping business a peculiarly profitable one in this country. According to its provisions the owners of a steamer like the City of Paris would receive from the people, through taxation, the sum of nearly \$19,000 for every round trip made between New York and Liverpool; or, if one round trip were made every month, about \$238,000 a year. Four boats, costing probably not more than \$5,000,000, would be sufficient for the express service of one company. They would receive from the government \$912,000 per annum, or more than 18 per cent. yearly on their investment, supposing that the revenue from freight, passengers and mails were only just sufficient to provide for running expenses, insurance, etc. In other words, in every two years that company would receive a bounty more than equal to the cost of one of their vessels. Of course, as under the provisions of the bill, the boats would have to be constructed in this country, the cost might be somewhat in excess of the figures given above, though Mr. Camp said the other day at Washington that he could build steamers, quality for quality, as cheaply as they could be built in Europe. However, this is scarcely to be credited in view of well-known facts. But there is margin enough in the figures of the foregoing calculation to permit it to stand as it is, for the operation of such a line as is supposed would surely yield some profit; and supposing we say the government subsidy amounted to only 12 per cent. on the investment it is an enticing profit as things go nowadays, and will no doubt be a nice plum for capitalists with some millions to invest in steamboats. It is not disguised that the people will have to pay for this. But our "merchant marine" will be "rehabilitated," and though we are able to sell only one hundred million dollars' worth of manufactured goods of all kinds in Europe we will be more successful in other parts of the world if we have steamships. Indeed that "trade follows the flag," meaning thereby the nationality of the ship, is an axiom of our own political economists who are patriotic enough to break away from the teachings of foreign theorists of the Mill-Bastiat-Cairnes type. Many of the large steamship owners and builders of the country have appeared before the House Committee in Washington who have charge of the Subsidy bill, and they not only support the measure but are unanimously of the opinion that this country can acquire its rightful position in the shipping of the world only by means of subsidies. Ambrose Snow, the Vice-President of the American Shipping League, said "the shipbuilders of the whole country are enthusiastically interested and in favor" of the bill, and pointed out to the chairman that the shipping of the world "was a battle after all, governments against governments, and not interests against interests." Counting what has been paid for mail service as subsidy, England has subsidized her shipping during the last one hundred years to the amount of \$275,000,000. No wonder her commerce is as large as it is.

Judge Andrews has appointed Andrew H. Green, Dwight H. Olmstead and Edward C. Donnelly to appraise the easements of eleven pieces of property for the elevated railroad companies. The property involved is situated on Church, Murray, West 53d and 23d streets, and on 1st and 2d avenue.

### The Union Trust Company.

It is common to hear the new building of the Union Trust Company, in Broadway just below Wall street, spoken of as "a slice of the Times building." It is quite true that the architect, the same in both cases, has used over again, on a scale somewhat smaller, the main motive of the Times building, or rather of its northern front, which is the most successful in the building. In this front the awkwardness of resting the central mullion of a coupled arch, a mullion so massive and stalwart as to be in fact a pier, upon the crown of another arch is avoided by the interposition of a single story between the group of three stories below and of four stories above. This awkwardness is the chief drawback to the success of the Park row front of the Times building—this and the meagreness of the main entrance, which in so large a building has a look even of meanness. Although the front is considerably narrower than the north front of the Times building, it looks as wide, since it is, architecturally, two stories lower. The material is also more favorable to an effort of massiveness, being a rather dark granite throughout in place of the light limestone over a granite base of its prototype.

The basement of the building here comprises four stories, though the lowest is somewhat underground, and really a basement, so that it scarcely counts. The uppermost is the separate story which serves, so to say, as a dado for the basement and separatest from the central division. This intermediate story is a range of three pairs of round arches arranged between the piers so as not to interrupt them; the piers, four in number, continuing from the ground to the spring of the great arches above the eighth story, forming a triple division of the front laterally and giving vertical lines so powerful as to be distinctly predominant in spite of the emphasis given to the horizontal lines. The three arches of the basement are slightly withdrawn from the plane of the piers and turned between them, and as the opening extends from pier to pier at the impost, the arch itself is cut by the piers. The jambs of the lower story are simply squared, while in the second they are modeled into three nook-shafts of which the capital is the continuous and rather rich impost moulding. The northernmost bay, for a story and a half is given to the entrance, a broad and deep and widely splayed round arch, very similar in treatment to that at the centre of the north front of the Times building. The spandrels of this arch, as well as the arches between the piers, are filled with carving. A decorated string course crosses the front below the intermediate story and another above it. The detail of the basement is all excellent and appropriate, neither petty nor exaggerated in scale, and although the basement meets all the commercial necessities that are so difficult to reconcile with architectural requirements, it is an adequate and dignified sub-structure.

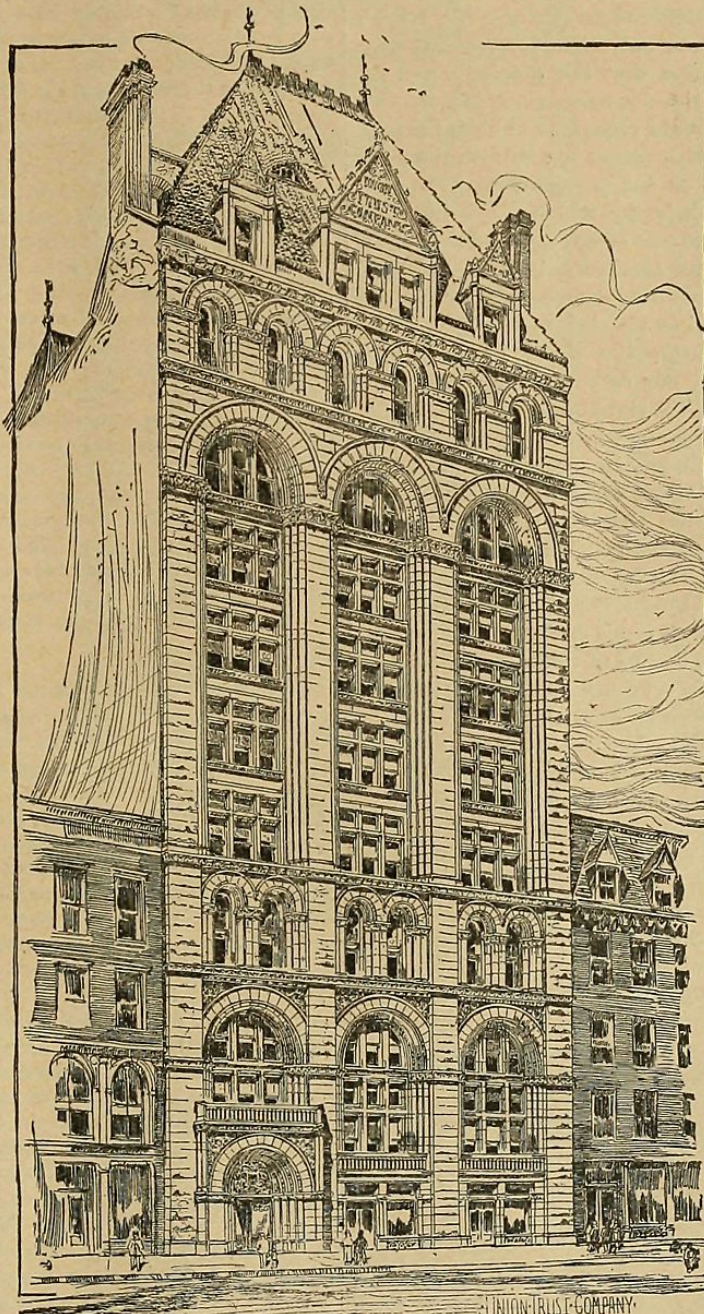
It is the central division, however, including the five stories between the fourth and the tenth, that constitute the striking and characteristic feature of the building. Three openings, closed by round arches above the tenth story, are continued through this central group. The intermediate divisions are as plain and inconspicuous as possible, merely a grill of mullions and transoms, the latter widened at the floor lines. The piers are unbroken from the lightly moulded base to the impost of the arches. Indeed they are virtually continuous, and visibly form the skeleton of the building, from the sidewalk up, in spite of the string courses that transverse them. Above the eighth story they are furnished with a continuous capital in the shape of a richer, stronger and deeper string course than those below, while the jambs are modeled into

shafts also recognized in the capital. This feature has its counterpart in the Times building, but it is here developed and modified and every change is an improvement. In detail, at least in the adjustment and scale of the detail, there is no room for improvement, but the composition of the later work is very much more successful, successful as the earlier was. The basement has a story less here, and the central division a story more, thus unmistakably designating the latter as the principal member of the composition, whereas in the Times building there is a somewhat confusing uncertainty on this point. Moreover, the two-storied division above the principal division is here abolished, and its place is taken by another intermediate story repeating that above the basement, but with a difference. The piers ceasing at the impost of the

principal arches, the triple lateral division ceases also, and the whole wall field is available. Accordingly the tenth story is an arcade of round-headed openings not coupled, as in the fourth, but equally spaced, and set upon a continuous and decorated sill course. An emphatic but not exaggerated cornice crowns the wall and completes the second member of the composition, the third being the steep roof, with its three picturesque gabled dormers, the central one of three openings and a single opening on each flank.

The rear of the building, on New street, is architecturally not less important than the Broadway front, which it repeats with some difference, made necessary by the greater height on this front owing to the sharp decline in the level of Wall street, and by the change of material, which is here buff brick used with buff terra cotta. The front is even more picturesque than that on Broadway, inasmuch as we can get a "glimpse" of it, as one can of so few buildings in the rectangular and regular parts of the town. There is nothing more inspiring in its way in New York than the view north from the corner of New street and Exchange place, with the Union Trust Company on the left, nothing more paintable and nothing that gives a more favorable notion of our commercial architecture. If anybody asserts that the Union Trust Company is the very best specimen of that architecture yet produced we

shall not quarrel with him. We are indebted for the use of the cut of the Union Trust building to the Architectural League.



THE UNION TRUST COMPANY BUILDING.

According to telegraphic reports there was a lively session on Monday at the meeting of the National Association of Builders in St. Paul, when Mr. Richard Deeves, of this city, denounced labor organizations. He said: "To-day, all over this land, there is a loud outcry against trusts, and I shall make no effort to defend them, as I believe they are injurious to the best interests of the nation; but the labor trusts, which receive the least denunciation, are the worst, because they are the most despotic, unreasonable and injurious." We do not know how these statements were received by the association to whom they were addressed, but it is to be regretted that Mr. Deeves, whose opinions are usually liberal, should take so narrow a view of so important a subject. In the first place it is not quite correct to say that there is a loud outcry against trusts all over the land. There *was* such an outcry some time ago, but to-day it is scarcely to be heard, if indeed it is not silent. What cry there was proceeded chiefly from the somewhat large mouths of blatant demagogues, who unfortunately infest all parts of the country, greatly to the detriment of the real interests of the public. Every one who followed the agitation against trusts knows that it was chiefly the agitation of "scurvy" poli-

ticians (to use Shakespeare's adequate phrase) on the "strike," political or pecuniary. This agitation received remarkably little support from political economists or thoughtful business men, and the outcome of it has been practically nothing. Trusts, as THE RECORD AND GUIDE has been saying for the last two or three years, "are here to stay." The same must be said of labor organizations. In themselves they are perfectly legitimate. It would be interesting to know upon what principle Mr. Deeves would prohibit individuals combining to better their condition or increase the value of their own possessions. No man is obliged to employ labor or purchase commodities upon terms unsatisfactory to himself. It is ridiculous for the employer of labor or the consumer to demand the forced perpetuation of conditions that are to his advantage, and to deny to the laborer and the producer the right to protect themselves. If the State is to intervene to prohibit the latter's increasing wages or prices, it would be only right for the State also to fix the minimum wages and prices that the employer and the consumer shall pay. This, however, is not necessary. Mr. Deeves, and those who think as he does, should recognize at once that the individual has a right to combine with others to establish the price at which he will sell his services or his possessions. What Mr. Deeves probably objects to is the injustice which these organizations sometimes perpetrate—as in the case of boycotts and the forced prevention of laborers filling vacant situations in a strike. But here Mr. Deeves' case is not against combination or organization in itself, but against the administration of the law of the land which permits these organizations to outstep the limits of legitimate action. His cry should be against our corrupt, inefficient police and judiciary. He has none against the right of people to combine.

The appointment by Street Commissioner Loomis of a politician of the most objectionable class as Deputy-Commissioner need not necessarily be taken as an indication that our streets will be as poorly cleaned in the future as they have been in the past, but it effectually disposes of the hope that it is possible to get anything out of the Tammany cow except Tammany milk. We may give Mayor Grant credit for being earnest in his desire to depart from the Constantinople standard in the matter of cleaning our streets, but his earnestness is qualified by a concomitant desire to give to the Tammany leaders such opportunities as their eminent service to the organization demands. On the whole, although it is probable that something will be accomplished simply because of the indefensibility of his position in case the converse was true, it is quite certain that at the outset a wrong method had been adopted, and the good results are liable to be as meagre and unsatisfactory as the philosophy of a fool. It is too soon to predict failure, but if the minor appointments are to be made on the same principle as that of the Deputy-Commissioner the result may be to strengthen Tammany Hall, but our streets are liable to remain dirty. The causes which have kept our thoroughfares in a condition that warrants ex-President White, of Cornell, feeling homesick when wandering through Constantinople, are not such as can be removed by the simple resignation of a commissioner. The responsibility does not lie with any individual. Ultimately it rests with the voters of this city for permitting by their indifference the present system of rewarding party effort with public office.

### Men and Things.

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Readers of the *Sun* may possibly during the past week have come across the following testimonial to Peter Jackson, the prize-fighter:

We, the undersigned, cabin passengers of the steamship Adriatic, from Liverpool to New York, desire at the termination of the voyage to convey to you our thorough appreciation of your modest and gentlemanly deportment while crossing the Atlantic in our company. We beg to assure you of our earnest wishes for your future success in your profession, and we have every confidence that your uniform courtesy and cheerful disposition will be at all times a passport for you into the society of gentlemen. We, the undersigned passengers, have great pleasure in presenting you with this testimonial of our sincere appreciation: D. B. Saxton, P. E. Lamalicio, Col. A. B. Lindermen, Col. George H. Corey, W. R. Davison, H. R. Williams, Alexander S. Hill, F. E. Bree, Charles Peterson, George W. Benny, J. R. Palmer, F. Dennison, W. S. Charles, N. A. Shiell, P. W. Bellard, J. Craig, Jr., Godolphin Burslem, W. H. Cleyer, Dr. James Hewitt, R. M. Whitney, Gill Robinson, D. W. Way and the Rev. James Black, M. A.

Readers of Mark Twain may remember an incident related in one of his books of travel telling of the annoyance expressed by the inhabitants of a Swiss chalet, when the rock in which the cottage was located was blown up, and the house and its occupants were scattered to the four winds of Heaven. In the same sense I was mildly surprised when I happened on the above paragraph. Human nature is proverbially imperfect in such wise that it has always been singular to me that a custom has not arisen, when two people are introduced, of each saying to the other immediately: "God forgive you." Yet with all our imperfections there are certain qualities which all of us must possess in order to be worthy of living in society. Some of us, it is true, do not possess them. Such people we either avoid, lock up or hang. The presence of these qualities is not a merit; their absence is a positive defect. In a literary way, we do not praise a man for being grammatical, although we condemn him for being ungrammatical. The qualities I am speaking of constitute the grammar of social existence. The application of all this is obvious. If Mr. Peter Jackson asked for the above testimonial, that in itself would be a sufficient reason

why it never should be given. If on the other hand the testimonial was voluntary, Mr. Peter Jackson would have an opportunity for making a good use of his fists in knocking down the signers of it. It is usual, I believe, to get testimonials of that kind for patent medicines; but a certification that one man is fit to associate with his kind ought to be unnecessary. Peter Jackson owes small thanks to the passengers of the Adriatic.

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It was hardly to be expected that Mark Twain's most recent work would be favorably received in England, yet few Americans could have foreseen the unqualified condemnation which has greeted its appearance. It was Mr. Clemens' intention, doubtless, to contrast the practical shrewdness and the large mechanical resources of the modern Yankee with the turbulent ignorance and brutal violence of the feudal ages. This has been attempted several times before; but never with the same elaboration of detail which Mr. Clemens has put into his book. It is open to criticism on the ground that he endows his Yankee with a knowledge and a shrewdness which may be exhibited by a nation in the aggregate, but which no single individual can claim to possess. Our ordinary Yankee would make a sorry spectacle in the Court of King Arthur, or of any other mediæval monarch. How many of us if transplanted to other conditions would have sufficient knowledge of the inventions and appliances of modern times to hold his own against the more brutal methods of the feudal ages. Other reasons, however, made the book particularly open to English criticism. The selection of King Arthur's Court as the field of operations of the energetic Yankee, coupled with the fact that this representative of modern machinery was emphatically a local creature, was liable at the outset to create antagonism. The myth of King Arthur, embodying as it did the chivalry, self-sacrifice, courtesy and romance of feudal times, and clothed as it is with additional sacredness by the beauty of Tennyson's verse, is a legend as dear to Englishmen as the tales of the gods were to the Greeks, or the Nieblungen Lied to the Germans. They are creatures of fancy, not of fact; and to hold them up to elaborate ridicule, because they did not possess qualities and attain to knowledge which would have leveled them to the prose of modern life, is at once silly in itself and offensive to any one to whom King Arthur was more than a mere sceptre-bearer, or Sir Launcelot different from a mere swash-buckler. It would have served Mr. Clemens' purpose almost equally as well if he had imagined his own court and country instead of injuring the susceptibilities of them to whom romance is still a thing of value by making fun of King Arthur and his Knights because they knew nothing about a steam engine or nickel-in-the-slot machine.

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A few of the criticisms of the London *Telegraph* on Mr. Clemens are worth reading. The article begins with the following unimpeachable remark: "A book which tries to deface our moral and literary currency by bruising and soiling the image of King Arthur, as left to us by legend and as consecrated by poetry, is a very unworthy production of a great humorist's pen." It goes on to compare Mark Twain, in this particular book, to a Cockney who put a flaming tie around the neck of Apollo Belvidere, or stuck a clay pipe between the lips of Venus de Medici. "Stilted tragedies," it says, "artificial melo-dramas, unnatural acting, are properly held up to ridicule, on the stage or in parodies." To this list may be added false sentiment in verse, false tricks of style and grotesque mannerisms in action—anything, in short, which pretends to be what it is not, or which is marred in its harmony by an incongruous element. But in the last two paragraphs of the article I am sorry to see that the London *Telegraph* falls into exactly the same error as did Mark Twain. At bottom, Mr. Clemens' mistake was the condemnation of a beautiful piece of legendary poetry from the point of view of absolute prose. The *Telegraph* responds with equal absurdity by condemning things prosaic from the point of view of poetry. Doubtless in the light of the ideals of the Knights of the Round Table, the ambitions of our own people would not appear particularly noble. But the comparison is ridiculous. "Were King Arthur," says our mentor, "to descend in New York to-morrow, he would make for Wall street, where he would find a host of men whose word is as good, and as bad as their bond-railway schemers who plunder the shareholders of a continent, and are ever intent, by every device of falsehood and of plot, to deceive each other, and to defraud the public." And the article is ended by the following questions, which are evidently intended as posers: "Under which king will the Americans serve—the ideal or the real? Will they owe allegiance to King Arthur or Jay Gould?" The answer is, I conceive, that the questions are not worth asking. It is the merest commonplace that real life in this country, as elsewhere, is sordid, mean and unprofitable, and everybody will admit that it is a little hard on that long-suffering individual, Mr. Jay Gould, to compare him to King Arthur.

### An Exchange Election.

The Mechanics' and Traders' Exchange held their annual election on Tuesday, at 1 P. M. There was a large attendance of members present and the officers elected were as follows: President, Samuel I. Acken; Vice-President, William C. Smith; Treasurer, Edmond A. Vaughan; Secretary, Henry W. Redfield; Trustees, John J. Tucker, William Brennan, Robert C. Martin, Otto M. Eidlitz, Henry M. Dickinson, Thomas M. Mulry, Henry A. Maurer; Examiners (Bureau of Buildings), Warren A. Conover, Edwin Dobbs; Inspectors of Election, Thomas E. Tripler, Jacob Voorhis, A. E. Pelham.

### Removal Notice.

Messrs. Cleverdon & Putzel, architects, of No. 110 East 125th street, have removed to offices at No. 529 Broadway, corner of Spring street.

At the last meeting of the Sinking Fund Commissioners a change was made in the specifications for the new Criminal Court building to permit contractors to have two or more sureties on their bonds. Before the change was made only two sureties were allowed; a fact which would be objectionable in a \$1,000,000 contract.

## Brooklyn Building Improvement.

[COMMUNICATED.]

The growth of Brooklyn in the past few years has scarcely been realized by New Yorkers. Its prosperity has been steady and sure, every year has brought its gift of good things, and the record of the past and the prospect for the future are, indeed, pleasing to contemplate.

Formerly Brooklyn was looked upon as a city of residences of people whose business brought them to New York—a small town which had little or no commercial importance of its own—but year after year the great business houses, before located in the metropolis, have opened establishments in the city across the bridge, and new houses of wealth and importance have established retail emporiums and wholesale stores. Another consideration in Brooklyn's development is the great number of factories which have made their appearance within the last ten years. Along Newtown Creek; in parts of the 1st, 2d, 4th and 5th Wards; in South Brooklyn, the Gowanus Canal district, tall chimneys surmounting large factories take up the greater part of the available ground. This

sanitary point of view. He contracted to give you a few rooms, built in a careless way, in return for which you paid a rent a little lower than that now prevailing. But if the rent was smaller the doctor's bill was larger, and tenants rebelled against the existing state of affairs and caused a great change to take place in the methods of the builder. People signified their willingness to pay more rent for a more satisfactory domicile, and in response to the demand for better flats and dwellings there sprang up a superior class of builders, who looked well to the sanitary condition of the site on which they proposed to build.

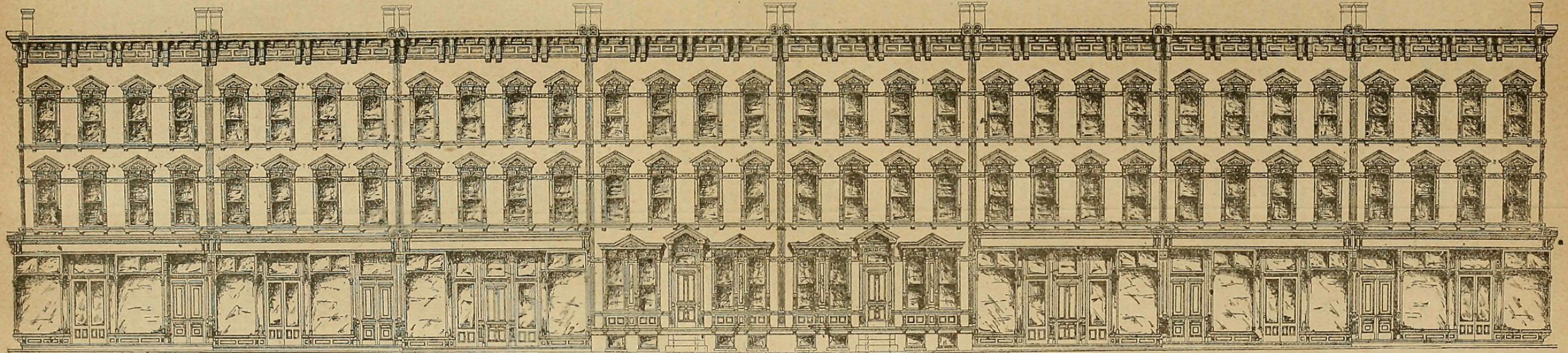
About the best example of the improved flats is the block, now almost finished, which is being erected by Paul Koch, of Sumner avenue and Hancock street, telephone 277 Bedford, on Wyckoff avenue, between Linden and Grove streets, Highground Park, in the 18th Ward. This ground is the highest in the city of Brooklyn, and, consequently, one of the healthiest. From the windows of the second story of Mr. Koch's houses can be seen the Brooklyn Bridge and all the surrounding country, and if this were the only thing to be said for the houses it would be a decided attraction.

The plumbing in these houses, put in by Messrs. Schmidling & Cardoo, is of the very best and latest design, and the pipes are of an extra heaviness. This fact taken in connection with a satisfactory system of sewage and the high ground on which the buildings are situated renders these flats, perhaps, the healthiest in the city.

Geo. S. Harris, who did the flagging and coping, has done much to render agreeable the exterior of the houses. They have the additional advantage of being finished in hardwood, and of being plastered throughout in the finest manner.

The mason work, done by L. E. Brown, the stone work by Thomas Lawless, and the carpentry, by Loeser & Schneider, are entirely satisfactory and substantial. The parlor is, in size, 15x11.9 feet, and the kitchen 16.6x11.9 feet, the other rooms being on a correspondingly large scale. The houses are supplied with fire escapes, which were put up, as was the other iron work, by Philip Dugro. The painter, F. Terriault, is now in possession of the premises, so that it is likely that the houses will be very shortly ready for the spring market.

These flat houses and stores have all been constructed carefully, by day's work.



HOUSES ERRECTED BY PAUL KOCH ON WYCKOFF AVENUE, BETWEEN LINDEN AND GROVE STREETS.

Increased commercial importance means that the city must find homes for the mechanics and tradesmen who have been attracted by the work which these factories and stores furnish them, and in this way Brooklyn is still further developed.

The elevated roads and the surface cars furnishing quick and convenient means of intermural transit have increased the value of land in the outlying wards by bringing them nearer to the business centre and to New York.

Attention has been called, by Brooklyn papers, to the fact that elegant private residences, rivalling the most expensive dwellings in this city, have been and are now being built. Large sums of money have been spent on this private house construction, and architecturally great strides have been made, but this improvement along the line of the very costly houses affects only the few, while the more careful building of the cheaper residences and flats affect the many.

In ten years time the cost of building the frame house has trebled itself, and the increased cost represents valuable improvements on the old structure where the rooms were small and badly-lighted and the plumbing of the cheapest kind. Ventilation was a thing of the smallest importance, and it mattered not to the builder whether the house was situated advantageously or not, judging from a

But the panoramic view is but one of many pleasing attractions. First of all comes the fact of its accessibility—a thing not to be overlooked in these days of rush and hurry. By means of the elevated road, the station of which is not three hundred feet from the houses, one is carried from the bridge in twenty minutes, and from Broadway Ferry in about twelve minutes. Six different horsecar lines have their depot within a block of the houses, while right in the rear of the buildings is the depot of the steam line of cars to Manhattan Beach and Coney Island. By a system of transfers now in vogue on the elevated and surface roads a traveler can be carried to any part of the city of Brooklyn for five cents.

The houses, which are of frame, are three stories in height, filled in with brick to peak, accommodating two families on a floor. The architects, D. Acker & Son, have succeeded in presenting an elevation which is not over-decorated, and which, at the same time, as will be seen from the accompanying illustration, is not lacking in the qualities which go to make up a pleasing exterior. The houses are 25 feet by 57 feet on a lot 80 feet deep. The corner houses contain stores as do the two adjoining houses on each side. The two centre buildings are reserved entirely for flats.

at a total cost for the eight houses of \$46,000. The fact that Mr. Koch could have saved between \$8,000 and \$10,000 in the cost of construction had he built by contract proves that money was not spared in the desire to build a good house.

The results to the builder cannot fail to give entire satisfaction, as he has already rented the house next to the corner of Grove street, for five years, at a rental of \$900 per annum, and he has already rented more than half his apartments, and received a deposit on the same, although the houses are not yet ready for occupancy. This phenomenal experience in the renting line arises from the fact that the houses are within a stone's throw of the depot, where six surface car lines end, and the elevated and other roads, mentioned in the beginning of this sketch, bring to the houses a class of tenants who are steady and honest wage-earners.

The owner is asking for the corner houses \$11,000; for the inside houses, with stores, \$7,500, and for the houses without stores \$7,000.

It is stated that the houses will yield a net income, after all taxes, etc., are paid, of 10 per cent. on the investment, and if this is the case small capitalists have a splendid opening, as Mr. Koch will sell on terms to suit.

The section of the city in which these houses are situated is being rapidly developed, and from the present outlook the day is not far distant when vacant lots will be a rarity in the neighborhood.

An interesting fact in connection with the enhancement of values in vacant lots, is that relating to a transfer of four lots by Mr. Koch to Peter Riebling three weeks ago for \$10,000. Mr. Ripley has since resold the lots to a New Yorker for \$13,000, an increase in value of \$1,000 a week.

ARGUS.

The Views of the Property-Owners.

The position of the property-owners within the boundaries of the Fair site must not be misunderstood. Such of them as were represented in the hearing before the Senate Committee on Tuesday last would not have objected to the bill on general grounds if it had not contained a provision which permitted the commissioners to take title to the property *in fee*. In the argument before the Senate Committee they did, indeed, oppose the bill on other grounds; in fact they attacked its constitutionality on four different counts, viz.: (1) that it authorizes the city to incur an indebtedness for purposes other than city purposes; (2) that it authorizes a city to give the use of its property to a private corporation; (3) that being a local bill, it contains two subjects and the title does not clearly indicate the vicious provisions of the bill itself, and (4) that it authorizes the condemnation of land by the power of eminent domain for the purposes of a World's Fair—a purpose which cannot be classified in the category of "public use."

But this was done only because of the threatened confiscation of their property after it had been offered to the Site Committee on the easiest of terms. They are all of them in favor of the Fair, but they are not willing to have their property taken in fee for a temporary purpose.

A reporter of THE RECORD AND GUIDE called on Mr. Dwight H. Olmstead, who together with Mr. William W. Cook represented a number of the property-owners on the hill in the hearing before the Senate Committee, and who himself owns property which is threatened by the bill. In answer to an inquiry as to this movement in case the bill was passed, Mr. Olmstead said that nothing would be done by him until the commission constituted by the bill attempted to take in fee some of the property which he represents, in which case the constitutionality of the bill would be thoroughly tested. He had no objection to surrendering his property simply for Fair purposes; but any attempt to confiscate it would be met by an appeal in case of a defeat in the State courts to the Supreme Court of the United States. The delay caused by these legal proceedings could not amount to less than, at least, the intervening time before 1892. It would mean, in short, the defeat of the Fair project. The city would find it impossible to float the bonds with such a cloud obscuring the legality of their issue. Mr. Olmstead had no fear that the commission would be able to confiscate any land under the present bill. A persistence in the attempt would simply involve a suicidal litigation, and the defeat of the project.

The Building for the Museum of Natural History.

Bids for the completion of the west wing, entrances, stoop, steps and driveway of the American Museum of Natural History building on Manhattan square were opened January 29th, and are as follows: Jas. B. Smith, \$353,000; Edward Franke, \$363,000; Dawson & Archer, \$369,450; Watson & Mahoney, \$401,240.

For the second time it was found that a balance of the appropriation would be left on hand. In the first instance the amount was something like \$22,000, and now the committee finds itself with \$29,000 in funds over and above the lowest bid made. Work on the present building has been greatly delayed owing to the difficulty experienced in procuring the necessary supply of the kind of granite which enters largely into the decorations of the building, and which, by the way, is an especially beautiful and noticeable feature. However, arrangements have been made to send New York men to the quarries, so that speedy completion is confidently anticipated. This building is by far the finest and most beautiful of any public building in the city, and it is much to be desired that no unnecessary hindrance or delay may prevent its completion upon the exceedingly ornate designs of Messrs. J. C. Cady & Co., the architects. Whatever may be the popular opinion on the question of Sunday opening the Mayor is to be commended for legalizing the appropriation for the progression of the work. The advantages to the city in having the internal and external designs of such a beautiful building carried to completion are certainly greater than having it left crippled in usefulness and marred in beauty because of any difference of opinion on the vexed question of public morals.

The West Street Bridges.

Comptroller Myers, after full consideration, has decided that the Pennsylvania and Jersey Central railroads should not be asked to pay compensation to the city for the bridges which they are to build over West street to connect with the ferries at Cortlandt and Liberty streets. He felt that the bridges would probably be of more convenience to the public than profit to the company, and gave his decision accordingly. A public officer, when spoken to in the matter, said: "It does not seem wise to grant such a privilege to these companies, for it will be a precedent to grant similar privileges to other companies, and in the end the whole length of West street may be disfigured by unsightly bridges." Another officer, who heard the statement, said: "Well, no one wants to try and make West street attractive, for it never will be. The bridges will make it look picturesque, if anything, and will certainly be a relief from the monotony of old brick buildings and stores on the one side and frame piers on the other. The great point to be considered is that thousands of passengers will daily be saved the annoyance and danger of crossing West street, which is certainly one of the dirtiest and most crowded thorough-

fares in New York. The utility of the privilege granted will far outweigh any aesthetic considerations, though I contend that the bridges will not by any means ruin the appearance of the street." The Pennsylvania Road has purchased the northeast corner of West and Cortlandt streets and will run its eastern bridge entrance into that building, just as the "L" road does at Fulton street, so that the sidewalk will remain just as unobstructed as it is at present. The Jersey Central Road will run their bridge into their new building on Liberty and West streets. Both bridges will be a decided convenience to passengers on the two ferries.

The College Place Opening.

It has been reported that the Corporation Counsel has found some difficulty in obtaining commissioners to serve in the matter of the widening and extension of College place, owing to the fact that the compensation for the work, which will involve numerous sittings extending over several months, is only \$120. Corporation Counsel Clark was asked whether the report was true, and he said: "No; on the contrary. I now have about fifty applications before me from lawyers, real estate men and others to serve as commissioners. They do not seem to care for the compensation so much as they do for the honor of being appointed, as the commission is one which will attract some public attention. The sum of \$120 is a small one, but as the law fixes upon a certain amount by the foot, and as the College place improvement runs over only a few hundred feet, the compensation cannot, by law, be made larger." The Corporation Counsel says that a larger appropriation will no doubt be made, but it will have to be a special bill passed through the Legislature for the purpose.

Mr. Clark was asked whether, in view of the dilatoriness of commissioners in expediting the work of street openings generally, it would not be advisable to create a board to deal with street opening matters which would sit permanently, and whose sole business it would be to do the work which is now being done by so many of the commissioners on opening streets. This board might consist of a lawyer, an engineer and a layman. At present the young lawyers, political aspirants and others, who act as commissioners, do not attend to their commissionerships as they ought to do, owing to their own personal business requiring most of their time. Such a board as proposed, however, would devote their whole time and attention to the matter. Mr. Clark, when these views were presented to him, doubted whether such a board could be created, and if it were created he was not prepared to say whether it would or would not expedite street opening proceedings.

Assessed Valuations for 1890.

The total assessed valuation of real estate in the twenty-four wards of New York City for 1890 is \$1,339,869,435, an increase of \$68,291,144 over 1889. This does not, of course, include personal estate, for which the figures will not be obtainable until some time in May. The following are the relative assessed valuations, by wards, for 1889 and 1890. The largest increases are in the 12th, 23d, 17th, 1st and 19th Wards. The 2d, 3d, 4th, 5th, 6th, 8th and 14th Wards show comparatively slight variations. There is an increase in every ward. The figures given below are subject to a slight change, and will be presented to the Board of Assessors within a few days. The final figures for the year will not, of course, be published until a few weeks after April 30, 1890, which is the last day for presenting objections to tax assessments made by the commissioners on property for the ensuing year:

Wards.	Assessed Valuation, 1889	Assessed Valuation, 1890.	Increase.
First.....	\$1,235,638	\$84,934,138	\$3,968,500
Second.....	35,058,685	35,818,580	759,665
Third.....	39,250,797	39,761,097	510,300
Fourth.....	13,681,753	14,083,503	401,750
Fifth.....	47,242,952	47,665,670	422,718
Sixth.....	25,117,100	25,252,800	235,700
Seventh.....	18,226,667	20,231,857	2,005,190
Eighth.....	29,617,093	30,165,588	548,550
Ninth.....	30,974,780	32,562,590	1,587,810
Tenth.....	12,841,832	20,828,632	1,986,800
Eleventh.....	17,709,187	20,418,087	2,708,900
Twelfth.....	188,171,960	208,761,925	20,589,965
Thirteenth.....	11,457,279	13,270,829	1,813,550
Fourteenth.....	25,395,292	25,826,592	431,300
Fifteenth.....	57,784,830	59,300,880	1,516,050
Sixteenth.....	39,501,450	40,681,435	1,179,985
Seventeenth.....	35,276,908	41,158,108	5,881,200
Eighteenth.....	80,717,200	81,953,400	1,236,200
Nineteenth.....	221,231,400	225,916,170	4,684,770
Twentieth.....	48,104,550	49,626,400	1,521,850
Twenty-first.....	91,241,100	93,613,800	2,372,700
Twenty-second.....	126,533,070	133,546,720	7,013,650
Twenty-third.....	28,891,261	28,630,411	2,739,150
Twenty-fourth.....	13,315,562	15,918,503	2,602,941
Total.....	\$1,331,578,291	\$1,339,869,435	\$68,291,144

In the City Departments.

The Dock Department, eight years ago, built a pier on the North River, between 27th and 28th streets (pier new No. 57). Cornell, the steamboat man, owns a grant between the pier and the main thoroughfare, which prevents proper access to the pier. Two years ago the Dock Department consented to lease the pier to the Anchor Steamship Company for ten years at an annual rental of \$25,000. But Cornell got an injunction prohibiting the use of his property, and the result was that the steamship company saw that it could only berth its vessels there and was prevented from loading and unloading freight. It therefore gave up the idea of leasing the property and went to Brooklyn, where it now has five docks. It is said that the Dock Department could have purchased Cornell's rights in the property for \$120,000, but made no effort to do so. The Corporation Counsel, when called on by a reporter of THE RECORD AND GUIDE, said: "I am trying to see whether it is not possible to condemn the property and get the absolute title to it for the city." There are two applicants for the pier at \$25,000 per annum, and the city will evidently gain considerably by making a settlement with Cornell.

## Real Estate Exchange Matters.

THE NEW LEGISLATIVE COMMITTEE.

There was a full attendance at the first meeting held by the newly-appointed Committee on Legislation on Tuesday. Among the members present were Messrs. Geo. H. Scott, C. A. Andrews, Geo. De Forest Barton, Wm. Reynolds Brown, Hy. J. Carr, Clermont L. Clarkson, E. A. Cruikshank, Wm. Cruikshank, W. M. Deen, W. H. Folsom, Richard V. Harnett, Thos. C. Higgins, Frank R. Houghton, Geo. S. Lespinasse, W. C. Lester, Thos. F. Murtha, Sinclair Myers, Wm. C. Orr, Marx Ottinger, Wm. M. Ryan, Henry D. Smith, Julius Lipman, Morris Littman, Geo. Wolfe, Cyrille Carreau, Herbert A. Sherman, Arthur S. Cox, Edmund H. Martine, Henry Wilson, Leon Tanenbaum, John P. Windolph, S. F. Jayne, John H. Dye, James E. Leviness, J. C. Lalor, H. W. Donald, Wm. Kennelly and Philip A. Smyth.

President Scott called the meeting to order, and in opening the proceedings made the following address:

I hope that this year, when so much legislation of an important character will undoubtedly be brought forward, you will be alert to the duties which a membership of this committee invites. The Board of Directors have already passed resolutions approving the site selected by the Site Committee of the General Committee of the Quadro-Centennial Exhibition of 1892. They appointed a committee, consisting of your president and ex-presidents, who appeared before the Senate Committee of the United States, at Washington, to advocate the holding of the Exhibition in the metropolis of this country—the great City of New York.

The subject which will most commend itself to your consideration is that of rapid transit. It would be a waste of time on my part to attempt to enlighten you upon this point. Its importance to the interests of the City of New York, to the comfort and welfare and continued prosperity of its inhabitants cannot be overstated. Already one Rapid Transit bill has been introduced in the Senate; there may be others. Look to it that between the different bills we do not fail in securing the very best system of rapid transit. It is imperative that we should have it. It is important to the very existence of this great city that greater facilities should be had for moving its ever-increasing population, and that this be done at once. Our Exchange must now assert its influence, and, as the representative of the taxpayers of New York who pay upward of thirty millions of dollars annually, demand that this Legislature shall not adjourn until it has passed a proper Rapid Transit bill. Again, gentlemen, we must demand recognition upon any commission appointed to lay out a route. It is those most interested in real estate who, from their business experience, should be most able to judge as to the proper route, and there is no doubt that if our suggestions are presented in a proper way the Legislature will accede to them.

If I could infuse into each and every member of this committee the belief, which I hold, that all should take an active part in these deliberations—knowing, as I do, that we are all vitally interested in all legislation relating to the City of New York, whether State or Municipal, we would then have the benefit of the experience and advice of so many gentlemen of ability, all closely allied with the real estate interests of this city, we would then indeed be able, by our knowledge of the situation, to so fitly represent the important charge committed to our care that the force and power of the Real Estate Exchange in the right direction would make its influence felt in every legislative body.

Let us, however, not merely act on the defensive, content with opposing vicious legislation, but let us also be progressive; let us initiate measures of reform and legislation calculated to effect all needed improvements and protect the interests of real estate owners. Let us be broad in our scope, honest in our purpose, energetic in our action, and we will place ourselves, where we belong, at the head of all the exchanges in such matters, and while commanding the respect of all have the position and influence to which we are entitled. (Applause.)

On motion Wm. C. Orr was elected chairman of the committee, Constant A. Andrews, first vice-chairman, and Geo. De Forest Barton, second vice-chairman. Isaac Fromme was elected secretary.

Geo. S. Lespinasse called the attention of the committee to the World's Fair bill. The bill was read by the secretary, and, on motion, a resolution was adopted to telegraph a message to the Speaker of the Assembly and the President of the Senate at Albany, urging the immediate passage of the measure by the Legislature.

A motion was put to make this resolution unanimous, but Henry Wilson rose to dissent, and said: "I, for one, object to its being passed unanimously. I think it the harshest, unwise and most unbusinesslike bill ever proposed."

Richard V. Harnett called attention to the Fassett Rapid Transit bill, and moved that a special committee of five be appointed to take the bill into consideration, with such other bills as might affect rapid transit. Messrs. Richard V. Harnett, Geo. De Forest Barton, John D. Crimmins, Geo. F. Gantz and Sinclair Myers were appointed by the chair to constitute this committee.

The chairman was then authorized to appoint various sub-committees, after which the meeting adjourned.

The following additional committees of the Exchange have been appointed: *Arbitration*—Wm. Reynolds Brown, M. A. Ruland, John G. Folsom, John Duer, E. J. Sause, Jr., Wm. E. Callender, H. L. Morris, Bernard Smyth, W. J. Roome, Henry H. Elliott, Newbold T. Lawrence, Geo. Ashforth, Samuel D. Babcock, John Downey, H. W. Coates, D. V. Westbrook, William G. Bibb, Francis S. Gray, George Day, John C. R. Eckerson, and C. F. Hoffman, Jr. *Brokers' Meetings*—Sam'l M. Blakely, J. Searle Barclay, C. L. Clarkson, W. H. Blackwell, and Jas. E. Leviness. *Complaint*—Horace S. Ely, Fred'k P. Forster, Charles S. Brown, Samuel F. Jayne, and E. C. Potter.

## Albany Bills Affecting Property in New York and Vicinity.

By Mr. Blumenthal—To amend the act for the acquisition of the school sites in New York, doing away with the appointment of commissioners, and giving the Board of Education direct power.

By Mr. Hoag—Putting the Dock Department under the control of the Board of Estimate and Apportionment as the other city departments are.

By H. C. Johnson—Amending the act incorporating the New York and Long Island Bridge Company allowing the bridge to be built across Blackwell's Island, beginning in New York near the Grand Central Depot.

By C. C. Clark—Providing for a tunnel under the Harlem River from 138th street and Linden avenue to 2d avenue on the Harlem side, to cost \$5,000,000; not exclusively for railroad purposes.

By Mr. Greene, of Ulster—Last year's bill for a bridge between New York and Jersey City.

By Mr. Cooney—Authorizing Brooklyn to borrow \$200,000 to meet a deficiency in the Department of Charities.

By Senator Ahearn—Directing the new Municipal Commission to find some other site for the building than the one proposed to be taken in the City Hall Park.

By Senator Stadler—A bill to enlarge the city of Brooklyn by the annexation of Flatbush.

By Mr. Lewis—Authorizing the United States to take 200,000 feet of land in New York City for a Custom House and for Appraisers' Store.

## A West End Avenue Improvement.

[COMMUNICATED.]

The changes that have been effected on the southern portion of West End avenue have received more than a passing attention—not only in the columns of this paper, but in those of journals not especially devoted to real estate. West End avenue has not only been written about, but it has been illustrated and made much of. Its handsome houses have been talked of, its fine asphalt pavement extolled and its superb location dilated upon. But so far this has been applied to the southerly parts of the avenue. The more northerly parts have come in for very little attention, possibly because the improvements in that direction have been the exception and not the rule. The rumor that Mr. Jay Gould has been contemplating the purchase of a plot of ground, and possibly an entire block, on Riverside and West End avenues, between 103d and 104th streets, and the fact that excavations were recently made with the object of ascertaining the character of the ground on that block by workmen said to be there in Mr. Gould's behalf has attracted some attention to a section of West End avenue where only two or three builders have so far ventured to tempt fortune. One of these, the pioneer in that neighborhood, R. S. Townsend, the architect, built a number of private residences on 101st street, and they were readily marketed to desirable purchasers. More recently Messrs. Walker & Lawson have come in and selected the highest spot on West End avenue on which to conduct their building operations, a plot 110 feet above the Hudson. This spot, it so happens, is exactly opposite the site which it is said Mr. Gould contemplates purchasing and building, a rumor which, it should be added, he has not yet denied, though his attention has been called to it.

The houses built by Messrs. Walker & Lawson are seven in number. They are on the southeast corner of West End avenue and 104th street. Three of them are already disposed of, although only just about completed, while four of them remain on the market. They are all 20 feet wide, with the exception of two fronting on the street, which are 16.6 feet in width. One of the houses is worth describing. It has a vestibule with the walls in tile, the ceiling decorated in oil and the flooring covered in German and Italian marble. The hallway is being elaborately painted in oil, by a firm of decorators, the subject representing a tropical scene, lending a charm and attractiveness to the hall which will delight the eye of the artist as well as the visitor. The design is carried out in the ceiling, where the tropical sky is painted in perspective.

This decorative work is carried out in the parlor floor, the ceiling of which is in what the decorator calls "Modern Renaissance." The floor is trimmed in mahogany, and the mantels and mirrors are in special design, the firegrates being framed in tile. The walls are to be in silk velvours, an idea gathered from Europe by one of the builders while on a tour there last summer. The floor consists of a parlor, dining-room and butler's pantry, and one of the features about it is the abundance of closet room, a feature which is apparent at every turn throughout the entire house.

The second floor is trimmed in hazel. The front bedroom has a spacious alcove, which can be used as a reading-room, a ladies workroom or a library. The rear bedroom communicates with the front by a double saloon, with mirrors, wardrobes and other conveniences. The top floor has four bedrooms, storeroom, etc., and is surmounted by a skylight in stained glass. The front basement is handsomely fitted up and the kitchen is supplied with a fine range, refrigerators and other culinary appliances.

The other houses, on the whole, are a *fac simile* of the house just described. The exteriors of the houses are worth noting, the bay windows, and the peculiar design of high box stoops, together with the carved work, meriting attention.

The houses overlook the Hudson and the Palisades and are in the vicinity of the Dearing, Foster, Bacon, Doelger, Bayne and other residences, while nine new houses are to be built on the opposite corner and nine more on the corner of 103d street and West End avenue. The builders have certainly done wisely in selecting this neighborhood, for it is high, healthy and easily accessible to the 104th street "L" station, and their investment is sure to be a safe and doubtless a profitable one. WANDERER.

## Notice to Property-Holders.

CITY OF NEW YORK, FINANCE DEPARTMENT,  
COMPTROLLER'S OFFICE, January 27, 1890.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller gives notice to all persons, owners of property, affected by the following assessment list, viz.:

ACQUIRING TITLE.

East 148th st, from Railroad av East to 3d av.

College av, from Morris av to East 146th st.

—which was confirmed by the Supreme Court January 18, 1890, and entered on the 24th day of January in the Record of Titles of Assessments, kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon at the rate of 7 per cent. per annum, from January, 24th, Payments to be made to the Collector of Assessments and Clerk of Arrears, between 9 A. M. and 2 P. M.

### A Long Felt Need Well Supplied.

That the methods of transferring and mortgaging real estate needed reforming is proven by nothing so conclusively as by the rapid development and extension of the business of the Title Guarantee and Trust Company.

Its business for each of the last four years has doubled that of the previous year, until, in 1889, it reached the very large figures of \$300,690 for title insurance premiums and \$67,743 for fees for searches furnished to attorneys.

The company has become also the largest lender on mortgage in the city. In fact it has become a great mortgage exchange, where borrowers can procure their loans at small expense, and where lenders can buy mortgages without loss of time or interest.

In 1889 the company made to borrowers and then sold to investors 849 mortgages, aggregating \$6,697,288. During the past month the company has still further commended itself to the real estate interests by doubling its capital stock and giving to its policy-holders a protection of \$2,000,000 in paid-up capital, \$2,000,000 in additional stockholders' liability, and \$350,000 in surplus.

Such a guarantee, supplementing the work of able counsel, is bound to speedily make, and in fact now does make, its titles pass current from hand to hand without the old, vexatious delay and expense for constant re-examinations of title.

### \$1,000,000 Worth of Property in a Week.

A BROKER'S PROSPEROUS HAUL.

[COMMUNICATED].

The west side, less than five years ago, could boast of very few real estate agents and brokers. They were all on the east side, or in the downtown, central and other sections of the city. Indeed there was little necessity then for west side agents—or brokers either for that matter—as there was comparatively little stirring in the large section of territory between the Central Park and the Hudson River, commonly termed "the west side." But as things commenced to move, one or two agents began to come, and they, meeting with some prosperity, attracted the attention of a large number of their brother agents in other parts of the city, several of whom thought it worth their while to follow suit and obtain a share of the large business which seemed destined to grow up on the west side in the near future.

But a great many agents and brokers "pooh-poohed" the new movement, and spoke of it slightly. Everything was done to run down the west side; yet its natural advantages, despite the backward condition of some of the public improvements at that time, were too strong for the undercurrent, and the west side rode safely on top of the waves to success. With how much success we now know.

Many agents came and went. Those who did not understand their business thoroughly were forced to seek new fields, while those who were unwilling to bend their utmost energies in the struggle for existence and supremacy shared their fate. But those who showed intelligence, industry and perseverance remained. It was a question of the "survival of the fittest."

Among the latter was a broker who last week effected sales of real estate aggregating about \$1,000,000. A part of these were reported in THE RECORD AND GUIDE of last Saturday, in the column headed "Gossip," which in reality chronicles more truth than report. The notable feature of his sales is that they do not cover one or two large parcels, sold to one or two people. They embrace all kinds of west side property, and they were purchased by all sorts of people from different parts of the city and even out of town. Most of the properties have been taken absolutely out of the market, for they are to be either held for investment or retained as residences for the personal occupation of the purchasers. This is a very healthy sign, and will help to increase the confidence in the west side, which has permanently attracted scores of millions of dollars during the past five or six years. The broker referred to is Frank L. Fisher, and the sales were made by him within a week's time. An enumeration of them will show the character of the purchases and the purchasers, and will be interesting to everyone interested in west side property. They are as follows:

Five three-story brown stone front private dwellings, each 20x57x100.8, on the north side of 87th street, commencing 225 feet west of West End avenue, and ending near Riverside Drive. These Mr. Fisher sold for Dunn Brothers, the builders, to J. B. Smull, a ship broker and a member of the Produce Exchange. The price paid was \$110,000. Two have already been resold to parties who intend to occupy them.

Seven out of the nine four-story, high stoop, brown stone front dwellings, 18 to 21, feet wide, on the south side of 76th street, between Central Park West and 9th avenue. They were sold for J. C. Ueberfeld, the builder, to the Rev. Edmund Guilbert, late rector of the Church of the Holy Spirit (now All Soul's Church, Rev. R. Heber Newton, rector). The price paid was about \$250,000. In conjunction with Mr. Guilbert's purchase, the following incident may not be uninteresting. In announcing to his communicants his retirement from the church, which he built up on Madison avenue and 66th street, Dr. Guilbert said that some sixty of the wealthiest families of his congregation had moved to the west side. This evidently impressed him with the advisability of placing his personal property into real estate in that section of the city, and this purchase by him, amounting to a quarter of a million dollars, is the result.

The three-story, high stoop, light stone front, private dwelling, No. 159 West 87th street, between 9th and 10th avenues, size 18x55x100.8, sold for Tichborne & Wilson, builders, to Peter J. Radiker, a 9th avenue groceryman, for \$22,500. He will occupy it as his home. Also a similar dwelling, 165 West 87th street, 20x55x100.8, for the same builders, to Joseph A. Carberry, of H. Wallach's Sons, the shirt manufacturers of Thomas street, for which the purchaser paid about \$25,000, and which he will occupy as his residence.

The three-story stone front dwelling, 20x57x100, No. 145 West 78th

street, between 9th and 10th avenues. Sold for Dr. A. W. Lozier to Emil Rinke, importer of hat trimmings, for \$24,500.

The four-story, high stoop, brown stone front dwelling, No. 252 West 72d street, east of West End avenue, 20x60x112 in size. Sold for L. Steinhardt, to Mrs. O'Brien, who now lives in Cherry street, and who will come up town to healthier quarters and occupy the house herself. She paid \$45,000.

The two five-story brick and stone front double flats, Nos. 1725 and 1727 9th avenue, between 99th and 100th streets, each 25.11x88x100 in size. These the broker sold for his fair wife, Mrs. Isabella H. Fisher, to John D. Dent, of Rochester, N. Y., who has now come to live on the west side, and the price paid by him was \$66,000.

Three lots on the south side of 78th street, 75x102.2, for the Merriam estate, to Dr. A. W. Lozier, which the later will improve by building several four-story private houses. The price paid was \$36,000.

The two five-story brick and stone front single flats, Nos. 223 and 224 Central Park West, between 82d and 83d streets, 20x90x100 each in size. Sold for C. P. West to a well-known actor, whose name will later on appear, for \$90,000. The purchaser will keep them as an investment.

The five-story brick and stone front apartment house, known as "The Rutledge," on the northwest corner of Central Park West and 82d street, size 27.2x95x100, built by Edward Purcell. Sold for Hy. T. McCoen, a retired capitalist, to Neil Burgess, the actor, who will hold it for investment. The price paid by the latter was \$85,000.

The five-story brick and stone front double flat, No. 72 West 100th street, near 9th avenue, 25x70x100 in size. Sold for Mrs. H. G. Crozier to J. H. Whitelegge, lawyer, of Fordham, N. Y., for \$22,500, for investment.

Five three-story, high stoop, brick and stone front dwellings on 97th street, in exchange for lots on 80th street, for a total of \$207,500.

Here are sales aggregating \$984,000, or, in round numbers, nearly \$1,000,000, in real estate on the west side by a single broker. If this does not show a healthy condition of the market on that side of the city then nothing will. Mr. Fisher had, during the previous few weeks, also sold other properties, most of them private houses, aggregating about \$500,000. Included in the latter sum was the sale of the six-story office and apartment building on the northwest corner of 72d street and 9th avenue, built by Chas. Buek & Co. This Mr. Fisher sold for Geo. R. Read to the Hudson River Bank for \$180,000. This brings his sales, in a comparatively short time, to about \$1,500,000. He is, of course, not the only broker on the west side, and if the sales made in total in that part of the city during the past month or so were put on paper they would foot up several millions of dollars.

The writer called on Mr. Fisher. He found him at his upper office on the southwest corner of 9th avenue and 81st street and interviewed him on the present condition and future prospects of the west side.

"For what class of buildings do you find there is the greatest demand?" asked the scribe.

"Well," said Mr. Fisher, "for private houses and good investment property. What is interesting about the demand for private houses is that people seem to be coming from the crowded lower wards, many of them being old New York families who have lived for a generation past in what was once the 'swell' portion of New York city. These people, desirous of obtaining more congenial surroundings, and wishing to get the advantages of a modern dwelling, come to the west side to make their homes. This is especially so with the younger people, when the old folks pass away. There are hundreds of educated and refined families down town who are forced to move owing to the inroad of business and factory buildings in their vicinity, and they generally come up to the west side. Besides that, some of the very best people in New York City are making their homes west of the Central Park, and many more of them, directly they can dispose of their handsome houses on the line of Madison and 5th avenues, will come over to this side."

"Between what streets do you find the greatest demand for property?" asked the writer.

"Generally," said Mr. Fisher, "between 72d and 86th streets. And while on this point of house purchasing I want to say that a very large proportion of our callers are ladies. They know the best points in a house better than a man. It would be well for builders to recollect this in having their houses designed. Plenty of closet-room for personal apparel, crockery, silver, etc., is very essential. Every possible convenience in the kitchen, excellent arrangements as to bathrooms, such as needle and shower baths, and a score of other improvements, many of which are, and some of which are not, found in every one of the new houses. Sometimes a very trifling convenience, obtained at little cost, will be the feather which will turn the scale in favor of a purchase."

"What do you think of the immediate future of the west side?" asked the writer.

"Well," said Mr. Fisher, "as a broker whose interests are principally on this side of the city I am loath to speak in as sanguine a way as my feelings would prompt me to do, for it might be said that I am interested in talking 'bullish.' But I will give you an instance of the manner in which property sometimes runs away from us, so to speak. I went down town to Mr. — (mentioning the name of a well-known property-owner) and found I could get some lots on a certain street, between Central Park West and 9th avenue, for \$15,000 each. That was about three months ago. I went down again the other day to try and buy them for a customer and found I could not get them for less than \$20,000 each. And I am not sure but what they will bring much more in a very short time. The fact is, values have been equalizing themselves between the east and west sides, and the end is not yet. When you have to pay \$40,000 for a lot on one of the streets east of the Central Park, between Madison and 5th avenues, why should not a lot west of the Central Park and in as good a location every way, be worth \$20,000 or more? Don't you see that you can buy a house and lot so many thousands of dollars cheaper on the west side and get a better article, generally, for your money, owing to the modern character of the houses on the west side. The same holds good for avenue properties. The values of vacant prop-



erty on 9th avenue are not yet as high as on 3d avenue. Yet 3d avenue does not begin to compare in the character of its buildings with 9th avenue. Besides, the west side has a tone to it, from one end to the other, that the east side has only had, generally, between Lexington and 5th avenues. We will never have anything like 1st avenue and Avenue A and the streets between those avenues. We have only got one liquor store between 69th and 81st streets, and that got in surreptitiously, in the absence of the owner from the city, through the error of an agent. We have no attractions for the objectionable classes of society such as you find in different parts of the east side. Look at the people who get on and off our "L" stations and you will soon notice that they are all well-dressed and prosperous-looking. No drunken men and women are to be seen on our streets because they cannot, except in a few stores further north, buy the liquor to get intoxicated with. No, sir, I am a great believer in the west side, and for good and substantial reasons. I think some parts of it not yet developed will show an advance of 100 per cent. in about two years, and I predict that values generally, both in improved and unimproved properties, will within that time show a general average advance of 25 per cent."

OBSERVER.

**Important to Property-Holders.  
BOARD OF ASSESSORS.**

No. 27 CHAMBERS STREET,  
NEW YORK, Jan. 25, 1890.

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

**PAVING.**

- No. 1.—10th av, from 110th to Manhattan st, with granite blocks, and laying crosswalk.
- No. 9.—37th st, from a point 109 east of 1st av to the bulkhead line of East River.

**REGULATING, GRADING, CURBING AND FLAGGING.**

- No. 2.—87th st, from West End av to Riverside Drive.
- No. 10.—148th st, from 8th av to first new avenue west.
- No. 14.—94th st, from 1st to 2d av.
- No. 15.—1st av, from 125th st to Harlem River.

**SEWERS.**

- No. 3.—94th st, bet 1st and 2d avs.
- No. 4.—Lexington av, bet 127th and 128th sts.
- No. 5.—Front st, bet Fletcher st and Burling slip.

**FLAGGING AND REFLAGGING, CURBING AND RECURBING.**

- No. 6.—3d av, s w cor 21st st.
- No. 7.—Park av, w s, from 58th to 59th st.  
58th st, n s, from Park to Madison av.
- No. 8.—131st st, s s, from Madison to Park av.
- No. 11.—57th st, n s, from 6th to 7th av.
- No. 12.—Park av, w s, from 84th to 85th st.
- No. 13.—Boulevard, e s, from 124th to 125th st.

**FENCING VACANT LOTS.**

- No. 16.—90th and 91st sts, 1st and 2d avs.

**CROSSWALKS.**

- No. 17.—123d st, at e s of Lenox av.
- No. 18.—Lenox av, at s s of 123d st.

The above-described list will be transmitted for confirmation on the 26th day of February, 1890.

TEN shares of the Real Estate Exchange for sale. Address E. H., office of THE RECORD AND GUIDE, 191 Broadway.—[Adv.]

WANTED in a long-established and prominent Real Estate office (down-town) a competent salesman. Address, stating terms, A. B. C., office of the RECORD AND GUIDE, 191 Broadway.—[Adv.]

**Real Estate Department.**

This has been a very quiet week at the Exchange, where the sales held were few in number, and with one or two exceptions unimportant in character. The announcements for the next few weeks are very slim, and as week after week goes by it becomes more evident that we are far behind last year's business in the auction room. Before this date last year the Jones and Lynch estate sales had taken place, not mentioning many others of importance. It is well known that at present there is comparatively little demand for dwellings, flats or vacant lots, unless exceptionally well located, and owners, executors and trustees hesitate about throwing blocks of improved and unimproved property on the market, perhaps only to be sacrificed or bid in. Of course there are some houses selling at private contract, but nothing like enough to clear away the supply. Flats in good renting districts are salable, but when the high cost of lots and material is considered fancy figures must be realized to clear the builder. Concerning lots, there are not very many changing hands except through the building loan operators, and the best known of these are exercising caution in the selection of lots and builders alike. At the present the field of operations seems to be north and east of the park, where values have not as yet increased very materially. There are some operators who are engaged in other localities, but the section mentioned seems to be the last taken hold of, and the reason is, as already stated, because prices have not yet gone too high. With the object of preventing a too rapid increase along the line the building loan operators are trying to hide the prices they pay as well as receive, and, accordingly, deeds for a nominal consideration are not infrequent.

The week has been moderately active in the brokers' offices, the parcels sold being mainly of west side properties, both below and north of 59th street, as well as a few down-town business properties.

On Monday, February 3d, Richard V. Harnett & Co. will sell the five-

story brown stone apartment house with store, 25.2x80, and a one-story extension 25.2x20, No. 951 6th avenue.

On Tuesday, February 4th, John F. B. Smyth will sell the four-story single brick tenement, with a two-story frame dwelling on the rear, 20x98.9, No. 332 East 28th street. The property is subject to a mortgage of \$7,000 at 5 per cent.

On Tuesday, February 4th, James L. Wells will sell, to close the estate of Alfred Knapp, deceased, the cottage and lot, No. 1118 Washington avenue, near 167th street, 25x134. He will also sell on the same day, four lots, each 25x90, on the west side of Brook avenue, 25 feet south of 144th street, and two lots, 25x85 each, on the east side of Brook avenue, 125 feet south of 142d street. All these lots are near rapid transit stations and are ready for immediate improvement.

On Wednesday, February 5th, Richard V. Harnett & Co. will sell two lots, 25x145.4 each, on the south side of 71st street, 175 feet west of Avenue A, and two lots, 25x102.2 each, on the south side of 74th street, 150 feet west of Avenue A.

On Wednesday, February 12th, John F. B. Smyth will sell a plot with seven brick buildings thereon, on the southwest corner of 6th avenue and 11th street. The plot runs west along 11th street 56.10 x southwest 140.6 x south-east 50.6 x northeast 166.7 to 6th avenue, x north 9.6. Seventy-five per cent. of the purchase money may remain on mortgage for three years.

On December 16th, John F. B. Smyth sold at the Exchange for \$75,000, the four-story brick store on the northwest corner of 6th avenue and 11th street. Mr. W. Scott Clirehugh was the purchaser. This week a loan of \$42,000 at 4 1/2 per cent. was made on the property by Strong & Cadwalader.

**CONVEYANCES.**

	1889. Jan. 25 to 31 inc.	1890. Jan. 24 to 30 inc.
Number.....	293	240
Amount involved.....	\$5,203,981	\$4,650,089
Number nominal.....	76	78
Number 23d and 24th Wards.....	49	36
Amount involved.....	\$153,250	\$93,700
Number nominal.....	14	14

**MORTGAGES.**

Number.....	251	246
Amount involved.....	\$4,210,429	\$2,724,328
Number at 5 per cent.....	104	107
Amount involved.....	\$1,609,019	\$1,379,704
Number at less than 5 per cent.....	31	34
Amount involved.....	\$464,980	\$637,440
Number to Banks, Trust and Ins. Cos.....	40	43
Amount involved.....	\$663,499	\$797,950

**PROJECTED BUILDINGS.**

	1889. Jan. 26 to Feb. 1.	1890. Jan. 25 to 31 inc.
Number of buildings.....	55	63
Estimated cost.....	\$694,650	\$1,140,055

**Gossip of the Week.**

**SOUTH OF 59TH STREET.**

Henry Naylor has sold the five-story business structure on the northeast corner of Cortlandt and Church streets, size 23.2x122, and taking in No. 26 Cortlandt and Nos. 19 to 31 Church streets, for \$212,500. It is known as the "Naylor Building," and has a brown stone front on the former street and a brick front on the latter. A liquor, hat and other stores are on the first floor and Kennedy's gents' furnishing and other parties are above. The purchasers are said to be a corporation who have contracted for the property through a lawyer, the names of neither one nor the other being obtainable. The buyers have also purchased, we are informed, the property in the rear of that building, on the southeast corner of Dey and Church streets, and taking in Nos. 23 and 25 Dey street and Nos. 33 to 39 Church street, the price not having transpired. Jefferson M. Levy owns the latter parcel, and if the same corporation has purchased both properties it would seem as though they must have bought it for improvement, as it comprises a strip about 25x200, running through. The lessee of the liquor store on the corner of Cortlandt street said that his lease has still eight years to run.

D. H. Carrol has sold for Mary C. Torrenere the five-story building, No. 535 Broadway, 25x110, for \$115,000.

The Metropolitan Life Insurance Company, whom we some time ago reported as having purchased some property on the corner of Madison square and 23d street, still declines to give further particulars of the sale. Two of the principal officers yesterday acknowledged to a reporter of THE RECORD AND GUIDE that the Barlow property and an adjoining house had been purchased by the company, but the president declined to say anything further till the titles are all searched. He would not say whether they would improve the property, though there is little doubt but what this will be done. No. 5 Madison avenue has already been conveyed to the company by W. E. Laimbeer for \$100,000.

John F. B. Smyth has appraised the Armory site on the east side of 4th avenue, between 33d and 34th streets, and estimates its value, as it now stands, at \$382,725. The plot, if will be remembered, is 200x236 feet.

Asher Weinstein has sold No. 63 Downing street, a three-story brick building, 20x50x90, to Jacob Bookman for \$8,600—brokers, Hall J. How & Co.; also 225 West 14th street, a four-story and basement brown stone house, 25x75x120, to Agnes C. Larchner—broker, Thomas C. Smith; also 168 Clinton street, 25x50, a three-story dwelling, to Fishel & Mogoritz, for immediate improvement; also, 147 Broome street, a three-story and basement private dwelling, 20x40, to Wolf Honig.

Mr. Weinstein has bought from the Genin estate the northwest corner of 14th street and 7th avenue, a six-story brick and brown stone hotel 25x98.6—broker, L. J. Carpenter; also Nos. 231 and 233 West 43d street, north side, near 7th avenue, two three-story frame buildings, 40x100.5, from Joseph I. West and Hattie E. Price for improvement—broker, J. Edgar Leaycraft.

B. Galewski has sold the three-story brick house No. 130 Columbia street, 25x100, to John Lewis at \$18,000.

H. V. Mead & Co. have sold for C. Fraser the four-story single flat, 22x

50x98.9, No. 359 West 29th street, to Paul Arnheiter for \$16,500.

Joseph Levy & Son have sold for Joseph Hassel the four-story double tenement, 25x50x100, No. 549 West 26th st, for \$10,500 to Wm. E. Lord. and the three-story and basement high stoop dwelling No. 246 West 33d street, for Augusta Tragaser to E Bachman for \$10,500.

Wm. R. Mason has sold for Mme. E. O'Donovan the three-story brick dwelling No. 236 West 37th street, 18.9x50x98.9, to Isaac Manheimer for \$11,750, and for H. V. Mason the front and rear tenements, lot 25x98.9, No. 319 West 39th street, to Geo. Kohler for \$15,750.

Katz & Co. have sold for Geo. M. Rothstein the three-story and basement brick dwelling No. 296 Broome street, 25x100, to Benedict A. Klein on private terms.

Julius Friend has sold No. 18 West 4th street, a three-story brick dwelling, 25x91, for Ambrose Kingsland to Edwin C. Kolber, and for David Steiner to Adolph and Emanuel Alexander the three-story and attic brick dwelling No. 19 West 3d street, 18.9x75, for \$20,000.

S. M. Blakeley has sold No. 238 West 33d street, a three-story brick house, 20x52x90, for Simon Simon to Mr. Pine for \$12,500.

James Shea has purchased from Builders Kotlowsky & Levy the lot No. 74 Henry street, size 25x100, with a four-story brick and frame and three-story brick tenements thereon, at \$20,000.

NORTH OF 59TH STREET.

Frank L. Fisher has sold five three-story dwellings on 97th street, in exchange for some lots on 80th street, for a total of \$207,500; two five-story flats at Nos. 223 and 224 Central Park West, 20x90x100 each, for C. P. West, to a well-known actor; five three-story dwellings, on the north side of 87th street, 225 west of West End avenue, for Dunn Brothers to J. B. Smull for \$110,000, and seven four-story houses on the south side of 76th street, east of 9th avenue, for Tichborne & Wilson to the Rev. Edmund C. Guilbert for about \$250,000.

Walter Lawrence has sold for McDonald & Stewart the southwest corner of 9th avenue and 94th street, 100x100, to Albert Flake for \$210,000. The corner, a five-story flat with stores on the avenue, has a frontage of 30 feet, and the two inside houses a frontage each of 35 feet.

Terence Farley's Sons have sold No. 66 West 71st street, a four-story and basement brick and stone dwelling, 20x65x100 feet, for \$44,000.

J. W. Stevens has sold for P. & D. Mitchell eight lots on the north side of 92d street, 225 east of 10th avenue, to Ferriter & Russell, on private terms, for immediate improvement.

Slawson & Hobbs have sold for Alexander McSorley, No. 104 West 76th street, a four-story brown stone dwelling, 20x55x102.2 feet, to W. Gilmore for \$28,000.

The C. Graham & Sons Co. have sold the new house on the southwest corner of Madison avenue and 80th street, having a frontage on 80th street of 25x53.2, on Madison avenue, lot 25x69.2, being a four-story and basement, high stoop, Baltimore brick and brown stone front dwelling; price, \$65,000; buyer, Mrs. C. E. Crossman Riley.

C. H. Gilman & Co. have sold three lots on the north side of 75th street, 300 feet west of 9th avenue, for R. Drummond & Sons to R. H. Arkenburgh for \$33,000.

A. Abrahams has sold to A. Abraham the three-story brown stone dwelling, 18.9x50x100, No. 209 East 71st street, for \$16,500.

Wm. S. Anderson has sold for Leopold Jaros to Isaac Sonr, on private terms, No. 205 East 71st street, a three-story brown stone dwelling, 18.9x50x100 feet in size.

S. M. Blakesley has sold for M. B. Smith No. 32 East 76th street, a four-story brick house, 21x70, to William Jaffray for \$33,000.

A. Ward Benedict has sold for Evelyn Randall to Benjamin F. Edsall the three-story dwelling 15x60x100.11, No. 214 West 122d street, for \$19,000.

Henry B. Stacy has sold for Doré Lyon a three-story and basement brick and stone residence, No. 356 West 118th street, 18x50x100, to Frank McKee on private terms.

Ames & Co. have sold for the Koopman estate the three-story brown stone dwelling, 20x45x60, No. 53 West 37th street, on private terms.

Martin & Dreyer have sold the plot, 41.7x100.11 feet, on the south side of 100th street, 110 feet east of 10th avenue, for Henry Osterdorff, on private terms, to the German Lutheran Church for improvement.

Svartwout & Co. have sold for Mrs. Adelaide L. Wood the three-story brick and stone dwelling, 18.9x50x100 feet, No. 244 West 130th street, to Jonathan Goodwin, of Chicago. The consideration was \$13,750. The same firm has sold for Henry Hahn, No. 314 East 121st street, a four-story brick single flat, 20x65x100 feet, to Mr. Crawley for \$12,500.

We hear that Mr. Lyman has sold No. 160 East 122d street, a five-story flat.

Brooklyn.

Wm. P. Rae & Co. have sold the three four-story brick stores and flats Nos. 448, 450 and 452 Gates avenue, 20x65x100 each, to W. Brockner for \$30,000, and the three-story brick dwelling No. 141A Monroe street, 16.8x50x100, to A. Edlund for \$8,000.

Corwith Bros. have sold the three-story frame dwelling, on lot 15x100 No. 180 Eckford street, for T. E. Scofield to Chas. R. Harris for \$4,000; also a similar dwelling adjoining, lot 15x100, No. 182, for Cath. C. Storms to Louise P. Barrett for \$3,800.

J. P. Sloane has sold for Johanna Maher the two-story and cellar brick dwelling house with lot, 25x100, No. 366 Oakland street, to Margaret Cassidy for \$2,300.

Negotiations are now pending, through Rapp, Loeser & Co., by a party connected with the veterans of the army and navy to purchase property in Brooklyn upon which to erect a hall, to be known specially as the Veteran's Hall.

CONVEYANCES.

	1889.	1890.
Number.....	Jan. 24 to 30 inc. 276	Jan. 23 to 29 inc. 257
Amount involved.....	\$1,381,644	\$1,065,336
Number nominal.....	69	73

MORTGAGES.

Number.....	251	258
Amount involved.....	\$1,932,114	\$943,426
Number at 5% or less.....	160	159
Amount involved.....	\$740,925	\$630,495

PROJECTED BUILDINGS.

	1889.	1890.
Number of buildings.....	Jan. 25 to 31 inc. 66	Jan. 24 to 30 inc. 107
Estimated cost.....	\$800,700	\$364,425

Out Among the Builders.

As though to emphasize the article on "Changes in the 15th Ward," which appeared in THE RECORD AND GUIDE last week, the following improvements are about to be commenced, all of them from plans prepared by Alfred Zucker: A six-story brick, stone, iron and terra cotta building, 53x93 in size, to be erected on the northeast corner of Washington place and Mercer street, to contain a passenger and freight elevator and other improvements, and to cost about \$153,000; owner, Chas. Weiss. The building has already been leased by Fisk, Clark & Piagg for ten years on terms that cannot be learned. A similar building with a brick, stone and iron front is to be built at Nos. 195 and 197 Greene street. It will be 47x100, and will be built by S. Meinhart, of Savannah, Ga. This has also been leased for a term of years. Another building of similar height and construction will be erected by Max Goldfrank, at Nos. 200 and 200½ Greene street. It will be 50x100 in size, and will have all the improvements. The cost has not been estimated. This also has been leased to parties whose names will be divulged later on.

The German Lutheran Church will erect a church on the plot, 41.7x100.11 feet, recently purchased on the south side of 100th street, 110 feet east of 10th avenue.

The competition for the new brewery to be erected by the Consumers' Brewing Company of New York, on Avenue A, 54th and 55th streets, has been decided in favor of O. C. Wolff, of Philadelphia. The cost of the structure will be \$500,000.

Architect Wm. Schickel, when seen in reference to the Roman Catholic Seminary, to be erected at Duawoodie, Yonkers, said: "The excavation of stone from the quarry on the property will be commenced in the spring. The stone is a Gneiss rock, and we expect to use it in the entire front of the building. We shall probably commence to build in the summer. But really the plans have not been sufficiently matured yet to be talked about."

Harry B. Van Benschoten is drawing plans for an ornate frame dwelling to be built on the Fox estate in the 23d Ward, to cost the owners, Conrad & Schneider, about \$2,500.

D. W. King has plans under way for the Grand Stand to be built by the Players' League. The structure is to be a frame one, located between 157th and 159th streets. It will have a frontage of 470 feet on 8th avenue, extending back 800 feet to St. Nicholas avenue, and the plans embrace two Swiss club houses, ticket offices, etc.; cost, \$14,000.

John C. Burne is the architect for two five-story tenements, 25x90 feet, to be built for Michael H. Berry, on the south side of 102d street, 210 feet east of 3d avenue, at a cost of \$40,000. The same architect has sketches for two five-story flats to be erected on the north side of 97th street, between 10th avenue and the Boulevard, for Frank Mulligan, at a cost of \$44,000.

R. E. Rogers has plans for a two-story frame dwelling, 21x48 feet, to be built on the east side of Washington avenue, between 170th and 171st streets, for I. C. Jones, at a cost of \$5,500.

A. Pfeiffer is the architect for a four-story brick flat, 25x42 feet, to be built on 146th street, between Brook and Willis avenues, at a cost of \$12,000.

Chas. S. Clark will furnish plans for a five-story brick factory, 40x150 feet, to be built for F. Keil, on the northwest corner of 163d street and Brook avenue, at a cost of \$32,000. The same architect has plans for a three-story brick storehouse, 25x50 feet, to be erected on the west side of Vanderbilt avenue, near 177th street, for Richard Furner, at a cost of \$8,000. Mr. Clark will also furnish plans for fifteen two-story frame dwellings, 21x30 feet, to be built at Fordham for Wm. Wicke, at a cost of \$3,500 each.

Lederle & Co. have plans under way for converting a portion of the brewery building belonging to the India Wharf Brewing Co. into offices and stables. The office section will be two stories, 30x35, and the stables will be 60x68, two stories in height. The cost of these alterations has not been estimated.

Wm. H. Brennan intends to build a four-story tenement, 25x65, on the east side of 151st street, 550 feet east of Courtlandt avenue, from plans by Theo. E. Thompson.

Andrew Ewald will build a five-story tenement and store, 25x87, on the east side of 7th avenue, 50 feet north of 48th street, from plans by J. W. Cole.

Chas. Rentz has drawn plans for a five-story and basement brown stone, brick and terra cotta tenement. The building, which will be 52x88.6, is to be built at Nos. 123-127 Forsyth street, at a cost of \$55,000. Fay & Stacom are the owners.

Nicholas McCool is about to improve a plot of four lots on the east side of 10th avenue, 250 feet south of 133d street, by the erection of tenements.

John S. Scott will erect two flats on the south side of 105th street, 45 feet east of Madison avenue, on a plot of two lots.

John Hickey has purchased a plot containing nearly six lots on the south side of 111th street, 100 feet east of 5th avenue, which he will improve at once by the erection of five-story flats.

James Livingston and Wm. Forster intend to build on a plot of three lots on the south side of 82d street, 300 feet west of 8th avenue.

The Coffee Exchange has, after all, decided not to erect a new Exchange building.

Thom & Wilson have the plans on the boards for four five-story brick

and stone front tenements, each 25x69, and extension, to be built by Higgins & King on the south side of 89th street, 110 feet east of 3d avenue, and five five-story tenements, each 25x68, and extension, to be built by Feehan and Hammer on the north side of 88th street, 125 feet west of 1st avenue.

Chas. Rentz has completed plans for a five-story and basement brick, stone and terra cotta flat. The building will be 25x88.6, and is to be erected at No. 85 Henry street. Fay & Stacom are the owners. Cost, \$20,000.

Andrew Spence has sketches for a two-story brick stable, 25x95 feet, to be built at a cost of \$7,000 for E. A. Mayer, on the south side of 137th street, 100 feet west of Lincoln avenue.

Ralph S. Townsend is the architect for a five-story flat, 25x85 feet, to be built for Robert Auld at No. 420 West 29th street. The cost of the building will be \$20,000.

Edward Wenz will furnish plans for six five-story brown stone flats to be built for John Hickey on the south side of 111th street, 100 feet west of 5th avenue, at a cost of \$150,000. Four houses will be 27x86 feet and two 18 and 19x89 feet in size. The same architect has plans under way for four five-story brick and stone front flats, 25x71 feet, to be built on the north side of 90th street, 300 feet east of 2d avenue, for Emil Rossert, at a cost of \$76,000.

**Brooklyn.**

Th. Engelhardt has plans in hand for a four-story frame tenement, 24.6x58, to be built on the west side of Humboldt street, 25 feet south of Stagg street, for Leopold Michael, to cost \$6,500; a three-story frame store and tenement, 25x60, on the north side of Gates avenue, 130 feet west of Irving avenue, for Caroline Mandel, to cost \$4,800; two three-story frame tenements, 25x57, on the southwest corner of Bushwick avenue and McKibbin street. The corner building will contain a store on ground floor, with extension 25x18, for A. Kraemer, to cost \$9,500.

Paul Koch will erect eight three-story frame flats, 17x60 each, four on the north side of Linden street and four on the south side of Grove street, 80 feet west of Wyckoff avenue, to cost about \$35,000, from plans prepared by D. Acker & Son.

F. B. Langston has the plans for four two-story and basement brown stone dwellings, 20x48 each, to be built on the south side of 2d street, 90 feet west of 7th avenue, for Earl B. Chase & Co., at a cost of \$30,000.

D. Acker & Son are at work on plans for a two-story frame dwelling, 20x50, to be erected on the south side of Bleeker street, 120 east of Irving avenue, for Chas. F. Schaff, to cost \$2,500, and a two-story frame dwelling, 20x42, at No. 1635 De Kalb avenue, for a Mr. Boesch, to cost \$2,500.

C. D. Marvin has plans under way for alterations in the building formerly occupied by the Union White Lead Co., of which the Leavy & Britton Brewing Co. are the present owners. The building is to be converted into a storehouse for grain.

**Out of Town.**

ASTORIA, L. I.—F. Tyrrel, of this place, has plans for three four-story frame flats, 28x66 and 19x60, to be built for Henry Furlong on the west side of Halsey street, 300 feet north of Fulton street, at a cost of \$23,000. The same architect has plans for a three-story double tenement, 25x52, to be built on Van Alst avenue, near Elm street, at a cost of \$4,500; also two three-story double tenements to be built on the southwest corner of Ely avenue and Elm street, at a cost of \$9,000, for the same owner.

BEDFORD PARK, N. Y.—E. H. Mosher will build a frame cottage in Queen Anne style on Valentine avenue, to cost about \$6,000. Harry B. Van Benschoten is preparing the plans.

BIRMINGHAM, ALA.—Steiner Bros. are about to build a banking house on the corner of 1st avenue and 21st street. It will be five stories and basement in height and will have a granite, freestone and terra cotta front. The architect will be Alfred Zucker, of New York, and the cost is estimated at \$40,000.

BAY SIDE, N. Y.—W. C. Frohne has completed plans for two two-story and attic frame Queen Anne cottages, each 30x40, hardwood finish, to cost \$8,000; S. Ewing, owner; also for one two-story frame stable, 20x30 to cost about \$1,200; F. Storm, owner.

DENVER, COL.—T. J. Stein has completed plans for a three-story and basement building which will cover eight city lots. It is to be built by the Vienna Model Stock Co. at a cost of \$48,000, will be constructed of brick and stone, and is to be used for bakery and stable purposes.

MORRISTOWN, N. J.—Bulkeley & Bannister have plans under way for a two-story and attic frame dwelling, 30x60, to be built for F. R. Geiger; cost not estimated.

ORANGE, N. J.—Bulkeley & Bannister have drawn plans for a two-story and attic brown stone and frame dwelling, 40x64. It will be built on Reynold's terrace, corner of Centre street, and will cost \$14,000. J. H. George is the owner. Also for a two-story and attic frame dwelling to be built at Lawn Ridge. The house will be 40x60, and will cost \$7,500. W. C. Powell, Jr., is the owner.

PASSAIC, N. J.—S. S. Covert has drawn plans for a two-story and attic frame dwelling to cost \$5,000. It will be built on Lafayette avenue, and L. F. Spencer is the owner.

PLAINFIELD, N. J.—O. S. Teale has completed plans for John Weir, who will build a two-story and attic brick and frame dwelling, 34x53, at a cost of \$12,000; also plans for a two-story brick dwelling, 44x52, to cost \$8,000 of which Geo. H. Babcock is the owner.—A. L. C. Marsh has drawn plans for the new gymnasium to be built for the Plainfield Bicycle Club. The building will be 44x46, and is to cost \$3,000.

PALISADE PARK, N. J.—F. Tyrrel, of Astoria, is the architect for two three-story frame dwellings and stores, 22x40, to be built at this place for Benjamin Hitchcock, at a cost of \$6,000.

**Special Notices.**

The handsome addition to Temple Court, built by Eugene Kelly, is now being rented in single rooms and suites for office purposes. The building runs through from 119 to 121 Nassau street to Theatre alley. It is of fire-proof construction and ten stories high, with all the improvements, including two Otis elevators, steam heat, safety appliances, etc. Mantels and grates adorn many of the rooms, while the first hall is fitted up with marble tilings and wainscotings and mosaic work. The building is certainly one of the best of the down-town structures. Ruland & Whiting, of No. 5 Beekman street, are the agents.

The attention of capitalists on the lookout for first-class investment property is called to the elegant flats, built by Messrs. Radebold & Wenz, on the south side of 109th and the north side of 108th streets, between Madison and 5th avenues. These flats are first-class in every particular; they have been built by practical men under their direct supervision and they are situated in a district that is being rapidly improved and developed.

In another column will be found a cut of the "Novelty Range" made by the Abram Cox Stove Co. There are a large number in use, and they are powerful, popular and cheap. Letters have been received from many prominent owners in Brooklyn, Long Island and elsewhere who have tested the "Novelty Range" and all speak highly of it. Among others in Brooklyn may be mentioned A. Stewart Walsh, Dr. Skidmore Hendrickson, M. B. Ray & Co. and A. M. Pierce. The New York manager, W. B. Wilkinson, of 250 Water street, New York, will send books and prices on application.

The trustees of the Gratuity Fund of the New York Produce Exchange offer for sale, at Bayport, L. I., a handsome residence, in Queen Anne style, with twenty-two acres of land, including 1,200 feet of water front on the Great South Bay. The house is 35x58 in dimension, and contains a hall, library, alcove, dining-room and butler's pantry on the first floor; five bedrooms and two bathrooms on the second floor, and four bedrooms, trunk-room, storeroom and several closets, etc., above. There is also a barn, 50x50 in size, containing five stalls, a box-stall, a glass harness closet, harness-room and coachman's room, and a farmer's cottage with ten rooms, as well as a boat-house, cow-shed, wagon-shed, etc. The whole property is in first-class order, and is offered at considerably below cost and on reasonable terms. The title is guaranteed by the New York Produce Exchange.

The desire for handsome interior decoration in the homes of all who can afford it has produced efforts by decorators which are by far superior in design and execution to the work seen in many houses built a generation ago. There has grown up a new school in recent years—men who can produce excellent results without too large an expense. Among the latter is John Woolley, the interior architect, who has drawn many handsome designs for interior decorations. His quarters are at No. 2 West 14th street, on the corner of 5th avenue.

People intending to erect houses of any kind will do well to send for estimates to Taylor Brothers, carpenters and builders, whose work is already so satisfactorily known. The facilities of this firm are excellent. Jobbing in all its branches is undertaken with dispatch. Their office is at No. 1628 Broadway, on the southeast corner of 50th street.

**Contractors' Notes.**

Bids will be received at the Department of Public Works until 12 o'clock Thursday, Feb. 6th: For a sewer in 12th avenue, between 39th and 40th streets, with alteration and improvement to sewer in 39th street; for regulating and grading 138th street, from 8th to Edgecombe avenue, and setting curb-stones and flagging sidewalks therein; for furnishing and delivering bricks, cement, sand, timber, sewer-pipe and spurs; for improvement of the old reservoir in Central Park; and for laying water mains in 9th, Morningside, Bainbridge, Pelham and Railroad avenues, in 91st, 128th, 135th, 138th, 165th, 166th, 167th, 169th, 170th, 175th, 176th, 177th, 178th, Sherwood, New and Talmadge streets.

**NOTICE TO READERS.**

Our weekly review of the Building Material Market, usually placed here, will be found this week on page 179.

**SALES OF THE WEEK.**

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 31.

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

R. V. HARNETT & CO.  
Fulton st., No. 190, s w cor Church st., 11.11x78.2x17.8x78.5, four-story brick building with store. John Best. \$58,000  
\*8th av. s w cor 145th st., 99.11x100, one-story frame store and dwell'g, vacant.  
145th st., s s, 100 w 8th av., 106x99.11, vacant. }

Jacob D. Butler. (Amt. due \$30,657; prior mort. \$69,400) 76,000  
A. H. MULLER & SON.  
122d st., No. 168, s s, 228.10 w 3d av., 16.10x69.9x16.10x70.4, two-story brick dwell'g. Samuel Raphael. 6,750  
WM. KENNELLY & BRO.  
61st st., No. 214, s s, 200 w 10th av., 25x100.5, five-story stone front flat. John Stewart. (Amt. due \$2,768; prior mort. \$23,000) 17,625  
73d st., No. 431, n s, 150 w Av A., 55x102.2, five-story brick tenem't. Nathan Wise. (Amt. due \$3,881; prior mort. —) 18,650  
JERE. JOHNSON, JR.  
23d st., No. 25 W., house and lot. David Bachrach. 7-25 part. 10,500  
JOHN F. B. SMYTH.  
73d st., s s, 123 e Av A., 25x102.2, one-story frame house and one-story frame stable. John J. Dye. 4,950  
JAMES C. LALOR.  
3d av., No. 1421, e s, 90 n 80th st., 16.9x100, three-

story brick building with store. Heilner & Wolf. 13,550  
**OTHER AUCTIONEERS.**  
Water st., No. 179, s e cor Burling slip, 24.10x63x24.10x62.10, four-story brick store. Fay Bros. 43,500  
127th st., No. 235, n s, 230 w 2d av., 16.8x99.11, three-story brick dwell'g. John McLee. (Amt. due \$6,522) 9,100  
\*Manhattan av., No. 122, e s, 17.3 n 105th st., 17x70, three-story brick dwell'g. Jane A. Brown et al. extr. & c. (Amt. due \$3,446; prior mort. \$10,500) 11,500  
Total 270,125  
Corresponding week 1889. \$1,004,300  
**BROOKLYN, N. Y.**  
FOR WEEK ENDING JANUARY 30.  
RICHARD V. HARNETT & CO.  
Baltic st., No. 192, s s, 190.10 w Clinton st., 24.6x

100, three-story brick and stone dwell'g. Margaret Coffey.....	\$7,500
TAYLOR & FOX.	
Park av. No. 755, n s, 62 w Delmonico pl, 25x44.2 x 25.5 to Delmonico pl, x53.1 to beginning, two-story brick lined frame dwell'g. John Henigin.....	3,875
OTHER AUCTIONEERS.	
Decatur st. s s, 166.6 e Stuyvesant av, 16.6x100, two-story and basement brick and stone dwell'g. Edward C. Moffat. (Sub. to mort. \$1,000.....)	5,500
Prospect pl, Nos. 295 and 297, n s, 150 w Underhill av, 33.4x102.5x38x121, two three-story and basement brick and stone dwell'gs. Theo. B. and Henry A. Willis.....	11,740
Prospect pl, No. 291, n s, 200 w Underhill av, 16.8x83.10x19x93.2, three-story and basement brick and stone dwell'g. Same.....	5,870
Prospect pl, No. 293, n s, 183.4 w Underhill av, 16.8x93.2x19x102.5, three-story and basement brick and stone dwell'g. O. M. Robinson.....	6,375
Narrows av, n e cor Mackay st, New Utrecht, 25.1x88.3x32.5x85.10. Chas. J. Baker.....	475
Total.....	\$41,735
Corresponding week 1889.....	\$55,165

### CONVEYANCES.

#### NEW YORK CITY.

JANUARY 24, 25, 27, 28, 29, 30.

Bleecker st, Nos. 98 and 100. Greene st, No. 170. Agreement as to easement for light and air. Rachel Cohnfeld to Erastus E. Marcy. Jan. 15. nom	
Bleecker st, No. 304, w s, 75.6 n Barrow st, 19.8x81x0.9x81, three-story brick store and tenem't.	
Bleecker st, No. 264, w s, 72 s Morton st, 18x75, three-story brick tenem't with stores.	
Grove st, No. 34, s s, 190.6 w Bleecker st, 21x100, three-story brick dwell'g. James B. Miller and Fannie H. Cooper formerly his wife to William H. Miller. B. & S. and C. a. G. 1/4 part. Oct. 29, 1888. nom	
Bowery (4th av), e s, 98 n 9th st, 24x72.11x25.3x64.11.	
Bowery (4th av), e s, 122 n 9th st, 24x80.10x25.3x72.11. Known as Nos. 65, 67 and 69 4th av, three four-story brick tenem'ts with stores. Lazarus Rosenfeld to Cornelius J. Donovan. Jan. 21. \$50,000	
Broad st, No. 62, w s, 98.7 n Beaver st, runs west 66.9 x south 0.4 x west 64.10 x north 25 x east 1.3 x north 4 x east 7.3 x north 0.5 x east 35.7 x south 5.8 x east 86.10 to Broad st, x south 23.1, four-story brick office building, &c.	
New st, No. 56, e s, 141.10 n Beaver st, runs east 41.2 x north 1.3 x east 35.1 x north 4 x east 7.3 x north 0.5 x east 11.9 x north 22.8 x west 63.6 x south 8.2 x west 23.9 to New st, x south 23.6, four-story brick office building.	
Amelia A. Gunther widow, Lena wife of James Miller and George A. Gunther, Christian J. and Amelia B. Gunther and Adelaide Curtis heirs C. Godfrey Gunther to Hyam K. Stevens. All title. C. a. G. Jan. 16. nom	
Same property. Amelia A. and Geo. A. Gunther exr., &c., C. G. Gunther to same. Morts. \$7,000. Jan. 16. 12,000	
Broadway, n e cor Hawthorne st, runs east along Broadway 125 x north 150 x west 25 x south 50 x west 100 to Hawthorne st, x south 100. Foreclos. Edmund T. Oldham to Clara Fairchild. Jan. 27. 7,475	
Broome st, No. 406, n w cor Marion st, 27x100x1x100, seven-story brick factory. William C. Browning, New York, Henry W. King, Chicago, Ill., and Edward W. Dewey to John J. Duff. B. & S. Jan. 13. See Elm st. nom	
Same property. John J. Duff to William C. Browning, New York, 3/8 part; Henry W. King, Chicago, Ill., 3/8 part, and Edward W. Dewey, New York, 2-3 part. B. & S. Jan. 13. nom	
Central Park West (8th av), n w cor 104th st, 100.11x100, vacant. August Kohn to John J. Carey. Morts. \$47,000. Jan. 21. 61,000	
Charles st, s s, 80 e Washington st, 45x95x73 x100.	
Charles st, s s, 78.7 e Washington st, 6.5x33x32, gore. Nos. 138 and 140, two and three-story frame and brick buildings. John H. Sprague, East Orange, N. J., to Ernest G. W. Woerz. Mort. \$12,000. Nov. 26, 1887. nom	
Charles st, No. 88, s s, 112.6 e Bleecker st, 25x100, five-story brick tenem't with stores. Daniel Rosenbaum to Martin Berg. Mort. \$15,000. Jan. 30. 39,000	
Christie st, No. 172, e s, 125 s Rivington st, 25x100, five-story brick store and tenem't. Jessie Setzkorn wife of Fritz to Abraham Newmann. Mort. \$19,000. Jan. 30. 32,500	
Christie st, No. 211, w s, abt 85 n Stanton st, runs west 50 x south 25 x east 25 x south 3.6 x east 25 to st, x north 25, with all gores, alleyways and land in possession of the parties of the first part as shown on survey by J. B. Holmes, &c., five-story brick store and tenem't. William and Louise Bauer to Victorine Mohn. Mort. \$14,500. Jan. 16. 24,400	
Cliff st, Nos. 3-7 } begins Cliff st, north John st, Nos. 99 and 101 } cor John st, runs northeast 91.2 x northwest 100.8 x southwest 21.5 x southeast 31.11 x southwest 77.11 to	

John st, x southeast 40.5, two four-story brick stores. William E. Dodge to D. Willis James. C. a. G. 1/2 part. Jan. 25. 70,000	
Cliff st, No. 11, n s, 22.7x103x—x100.4.	
Cliff st, No. 13, n s, 24x103x24x105.9. Portion of four-story brick store. William E. Dodge and D. Willis James to Cleveland H. Dodge. C. a. G. Jan. 23. nom	
Same property. Cleveland H. Dodge to William E. Dodge and D. Willis James. C. a. G. Jan. 24. nom	
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. Jette Rosenberg to Moses Levy. Morts. \$8,000. Jan. 20. 19,200	
Division st, No. 248, n s, —x93x17.4x101, three-story frame (brick front) store and dwell'g and four-story brick shop on rear. Samuel Longfelder to Wolf Mitz. Mort. \$10,000. Jan. 22. See Ludlow st. 24,000	
Doyer st, No. 4, n e s, 20x63.5x20x63.6, four-story brick factory. Robert G. Gregg to Anthony Somariva, Jersey City, N. J. January 28. 11,000	
Eldridge st, No. 180, e s, 80 s Rivington st, 23x87.6, four-story brick tenem't. Matilda Moser widow to Albert Scharf and Jacob Liebmann. Morts. \$9,500. Jan. 29. 18,500	
Elizabeth st, No. 61, w s, abt 48 s Hester st, 26x54, three-story brick tenem't. Charles Gerlach to Joseph Siegel. Jan. 29. 13,500	
Elm st, Nos. 185 and 187 } begins Marion st, Marion st, Nos. 4 and 4 1/2 } w s, 100 n Broome st, 30.11x93.10x34.9x102.8, portion of six-story brick factory. John J. Duff to William C. Browning and Henry W. King. May 15, 1889. See Broome st. 40,000	
Elm st, No. 189 } begins Marion st, w s, 131.3 n Marion st, No. 6 } Broome st, 17.6x— to Elm st, x17.2x—, portion of six-story brick factory. Same to same. Jan. 14. nom	
Essex st, No. 100, e s, 70.2 n Delancey st, 18.11x75.1, three-story brick store and dwell'g. Harry S. Cram to Sophie J. Wanninger. Sub. to liens, legacies, &c. Dec. 11. 13,900	
Same property. Charles Wanninger to same. Q. C. Jan. 22. nom	
Same property. Peter F. Wanninger to same. Q. C. Jan. 24. nom	
Essex st, Nos. 143 and 145, w s, 250.1 n Rivington st, runs west 78.3 x southwest 13 x south 42.8 x east 89 to Essex st, x north 50, two five-story brick stores and tenem'ts. Louis Lese to Morris Green. Morts. \$50,000. Jan. 29. 76,000	
Fulton st, No. 180, s s, 33.1 e Church st, 24.9x77x25.1x77, five-story stone front factory. Partition. Gerard M. Stevens to Hermann Heyland. Mort. \$15,000. Jan. 30. 26,500	
Grand st, No. 110, n s, 50 e Mercer st, 25x107, five-story brick (iron front) store. John H. Miller to Emily M. Peters. Morts. \$71,000. June 23. nom	
Greene st, No. 170, e s, 150 s Bleecker st, 24.4x100, five-story iron front building. Rachel wife of Theodor Cohnfeld to Erastus E. Marcy. Morts. \$55,000. Jan. 15. 87,500	
Greene st, No. 202, e s, 150 s West 3d st, 25x110. Release dower. Ida Meyer to Max Goldfrank. Jan. 14. nom	
Greenwich st, No. 617 } begins Greenwich st, n Leroy st, No. 123 } e cor Leroy st, 19.3x48.10x18.6x50.6, three-story brick tenem't with stores. Thomas H., William and Ada Baskerville heirs Paul Baskerville to Mary A. Baskerville widow. C. a. G. Mort. \$3,000. Jan. 20. nom	
Henry st, No. 74, 25x100, four-story brick and frame store and dwell'g and three-story brick dwell'g on rear. Contract. Barnett Levy and Philip Kotlowsky to James Shea. Jan. 10. 20,000	
Horatio st, No. 53, n s, 60 e Greenwich st, runs north 75.1 x east 36 x south 16.8 x west 20 x south 58.6 to Horatio st, x west 16, four-story brick tenem't; also all title in strip adj on west side of above, 0.4 x 34. Theresa Okkerse to John G. Partlin. Q. C. Jan. 23. nom	
Same property. Mary J. Jobin to same. Q. C. Jan. 23. nom	
Horatio st, No. 64, s s, 18.8 e Greenwich st, 18.8x50, three-story brick dwell'g. Jane P. wife of James McComb to Henry O. Beebe. Mort. \$5,000. Jan. 22. 8,000	
Ludlow st, Nos. 82 and 84, e s, 60 n Broome st, 40x65.7, two five-story brick stores and tenements. Wolf Mitz to Samuel Longfelder. Mts. \$33,000. Jan. 22. See Division st. 41,000	
Manhattan st, Nos. 51 and 53, n e s, 89.8 s e 10th av, 50x100, two four-story brick stores and tenem'ts. Lambert Suydam to Esther A. Wheaton. Jan. 22. nom	
Manhattan st, n e s, 89.8 s e 10th av, 50x100. Esther A. Wheaton to Lambert Suydam. Mort. \$22,000. Jan. 23. nom	
Monroe st, No. 83, n s, 68.2 e Pike st, runs north 71.11 x east 17.7 x south 29.3 x east 4.7 x south 42.10 to st, x west 22, four-story brick tenem't. Carl Ruppel to Charles Sergansky. Jan. 30. 11,700	
Mott st, w s, abt 112.6 s Spring st, 50x100, excepting a gore off n s 8 inches in front x32 ft. Methodist Book Concern to Henry Herrmann. Jan. 16. See Mulberry st. 25,000	
Montgomery st, No. 58, s w cor Monroe st, 25x93.4, five-story brick store and tenem't. Phillip Samuels to Jacob Guterman, Joachim Stein and Gerson Hyman. Morts. \$40,000. Jan. 30. 52,100	

Mulberry st, Nos. 196-204, e s, 111.2 s Spring st, runs south 121 x east 99.6 x north 100.4 x west 50 x north 21.1 x west 59.8, four-story brick factory. Methodist Book Concern to Henry Herrmann. Jan. 16. See Mott st. 95,000	
Pearl st, No. 48, runs northwest along st, 20 x northeast 45 x again northeast 9.2 x northeast 13.4 x southeast 19 x 15 x 45, five-story brick store and tenem't. Maria J. wife of and William R. Tice, Brooklyn, to Carlo Cappeletti. Mort. \$9,000. Jan. 29. 16,000	
Perry st, No. 13, n s, 23.6 e Waverley pl, 22.2x76.10x24x76.10, four-story brick dwell'g. Henry Levintan to Samuel H. Ball. Morts. \$12,000. Jan. 30. 18,750	
Pike st, No. 56, n w cor Monroe st, 25x86, two-story brick store and dwell'g, new flat projected. Metta wife of Henry Schwartz to Peter Herter. Morts. \$16,000. Jan. 27. 24,000	
Pitt st, No. 35, w s, 100 s Delancey st, 25x100, five-story brick store and tenem't. Elias Jacobs to Ignatz M. Rottenberg and Aaron Wise. Mort. \$15,000. Jan. 23. 26,000	
Pitt st, Nos. 75-79 } begins Pitt st, s w Rivington st, Nos. 211-215 } cor Rivington st, 53.7x75, two five-story brick stores and tenements. Maurice Levy to Sarah Davis widow. Jan. 24. nom	
Pine st, No. 34 1/2, n e s, 23.3x65.9x22.10x66.6, five-story brick office building. Henry A. V. Post to Hanover Fire Ins. Co., New York. Jan. 21. 110,000	
Spring st, No. 22, s s, 71.3 e Mott st, 25.5x80x25.5x85.10, five-story brick store and tenem't. Jonas Weil and Bernhard Mayer to Benjamin Goldberger and Aaron Brode. Mort. \$20,000. Jan. 3. 32,750	
Stanton st, No. 39 } begins Stanton st, s w cor Forsyth st, No. 189 } Forsyth st, 25x75, five-story brick tenem't with stores on Stanton st and three-story brick tenem't on Forsyth st. Elias Jacobs to John H. and Albert Iden. Mort. \$10,000. Jan. 30. 40,000	
Stanton st, No. 256 } begins Stanton st, n w cor Sheriff st, No. 101 } Sheriff st, 18.9x60, four-story brick store and tenem't. Samuel Cohen to John G. Weber and Hellmuth W. Jarchow. Mort. \$7,000. Jan. 29. 17,000	
Washington st, Nos. 681 and 683 } begins Washington st, Charles st, Nos. 142 and 144 } ington st, s e cor Charles st, runs east 78.8 x south 64 x west 83 to Washington st, x north 44, four three and four-story brick and frame stores and tenem'ts. John H. Sprague, East Orange, N. J., to Ernest G. W. Woerz. Mort. \$16,000. Feb. 1, 1888. nom	
Washington st, s e cor Charles st, 44x83x64x78.8.	
Charles st, s s, 80 e Washington st, 45x95x73x100.	
Charles st, s s, 78.7 e Washington st, 6.5x33x32, gore. Ernest G. W. Woerz to Beadleston & Woerz. B. & S. Jan. 25. nom	
Water st, No. 6, n e cor Moore st, 16.4x51.8x16.4x51.2, four-story brick store and tenem't. Francis A. Livingston to William M. Martin. Morts. \$10,000. Jan. 21. 24,000	
Water st, No. 59, s e s, 22.8x86.8x22.8x87.1, five-story brick store. Frederic B. Fiske, Brooklyn, to Thomas P. and Frederic B. Fiske, of Fiske Bros. Mort. \$10,000. Jan. 24. 22,500	
Water st, No. 192, w s, 134.11 n Burling slip, runs northwest 45.5 x northeast 19.2 x northwest 4.11 x northeast 6.3 x southeast 48.7 to st, x southwest 25.3, six-story brick loft. Joseph D. Eldredge to John Pettit, Orange, N. J. Mort. \$20,000. Jan. 9. nom	
Weehawken st, No. 9, e s, 87.11 n Christopher st, runs e 74.11 x north 10.6 x east 9.10 x north 10.3 x west 78.6 to st, x south 22, three-story frame (brick front) tenem't. Burtis Skidmore to William H. Beadleston. July 18, 1887. nom	
West Broadway, Nos. 72 and 74, n w s, 83.2 s w Leonard st, 41.11x50x41.10x49.11, two four-story brick stores and dwell'gs. Morgan L. Livingston to Silvia Livingston. Q. C. Jan. 22. nom	
Wooster st, No. 104, e s, 150 n Spring st, 25x100, two-story frame (brick front) store and dwell'g. Magdalena wife of and George Ruckert to William Rothschild. Dec. 30. 23,000	
Wooster st, No. 14, e s, 22x100.8x21.9x100.4, three-story brick shop and dwell'g and two-story brick stable on rear. Cornelius J. Donovan to Simon Strahlheim. Morts. \$19,000. Jan. 23. 27,000	
2d st, Nos. 196 and 198, n s, 80 w Av B, 48.4x106, two five-story brick tenem'ts with stores and two three-story brick tenem'ts on rear. Mary R., Josephine A. L. and Francis R. Cummings, New York, Frances M. Hedden, Brooklyn, Stephen L. Cummings, Bayonne, N. J., and William J. Cummings, Chicago, Ill., to Andrew Lion. Mort. \$10,000. Jan. 20. 41,250	
3d st, No. 229, n s, 303.11 e Av B, 23x96.2, four-story brick tenem't with stores and four-story brick tenem't on rear. Charles Rosenberg and Daniel Kohn to Arnold and Edmund Kohn. Mort. \$9,000. Jan. 23. 17,625	
4th st, n s, 25.11 e Greene st, 102.8x96.2; Nos. 21 and 23, two-story stone front stable; Nos. 25 to 29, three four-story brick dwellings with one story brick track covering the lots entire in rear.	
Washington pl, No. 10, s s, 42.10 w Mercer st, 42.10x96.2, four-story brick building. Cornelius and William K. Vanderbilt to Louis and Samuel Sachs. Jan. 27. 201,000	
Same property. Release dower. Maria L. Vanderbilt widow W. H. Vanderbilt to same. Jan. 28. nom	

5th st, No. 642, s s, 114.9 w Av C, 24.9x96.2, five-story brick store and tenem't. Theresia Huber, Brooklyn, to Conrad Heberer. Mort. \$15,000. Jan. 30. 28,500

9th st, No. 226, s s, 245 w 2d av, 21x75, four-story brick tenem't. Elizabeth Resch widow and Eliza Eggers heirs Francis F. Resch to John B. Hagenbruchle. Jan. 29. 15,000

9th st, No. 420, s s, 319.2 w Av A, 18.7x90.3x 18.4x90.3.

9th st, No. 422, s s, 300 w Av A, 18.7x90.3x 18.11x90.3. Two five-story brick stores and tenem'ts. Louis Stoiber exr. Felix Stoiber to Edward G. and Gustavus H. Stoiber. Q. C. and release. Jan. 28. 411

9th st, No. 626, s s, 315.6 w Av C, 27.6x93.11, five-story brick tenem't. Henry Roloff to Anna G. Lerch. Ms. \$22,500. Jan. 30. 32,900

9th st, No. 628, s s, 2x8 w Av C, 27.6x93.11, five-story brick tenem't. Henry Roloff to George Grau and Minnie his wife. Morts. \$22,500. Jan. 30. 32,900

11th st, No. 643, n s, 108 w Av C, 25x103.3, five-story brick tenem't with stores. Adam Bischoff to Simon and Aaron Hirsch. Jan. 28. 22,500

14th st, No. 229, n s, 320.6 e 3d av, 28.6x103.3, five-story brick flat. Charles Wehle to James M. Smith. Mort. \$37,500. Jan. 30. 60,000

17th st, n s, 200 w 8th av, 25x92. Release dower. Eliza S. Young, West New Brighton, S. I., to Alexander Young. Jan. 7. nom

20th st, No. 117, n s, 203.4 w 6th av, 23x92, three-story brick dwell'g. John J. Lynes, Brooklyn, to Hugh O'Neill. C. a. G. Dec. 30. 24,000

20th st, No. 118, n s, 154.4 w 6th av, 25x92, four-story brick store and tenem't. John J. Lynes, Brooklyn, to Hugh O'Neill. C. a. G. July 18, 1889. 25,000

21st st, No. 213, n s, 192.6 e 3d av, 23.6x98.9, two-story brick dwell'g. John Lindenmeyer to Otto Schneider. C. a. G. Nov. 17, 1888. 9,000

23d st, No. 424, s s, 250 w 9th av, 25x98.9, four-story stone front dwell'g. Hall J. How to William H. Post. Mort. \$20,000. Jan. 28. nom

23d st, No. 126, s s, 325 e 4th av, 25x98.9, four-story stone front dwell'g. Nancy E. M. Rhineland to Charles D. Burwell, Brooklyn. Jan. 22. 33,000

23d st, No. 205, n s, 97.7 e 3d av, 24.2x98.9, two-story brick shop. John Reilly to John Fish. Jan. 28. 20,000

26th st, No. 249, n s, 150 e 8th av, 25x98.9, five-story stone front tenem't. Philip Fisher to Francis Eife. Mort. \$20,000. Jan. 15. 34,750

29th st, No. 412, s s, 175 e 1st av, 25x98.9, portion of frame shed. Samuel T. Goodwin individ. and admr. Gilman Goodwin and Alfred J. Goodwin to Paul D. Cravath. Q. C. Jan. 15. nom

30th st, No. 341, n s, 175 w 1st av, 25x98.9, four-story stone front tenem't. Edouard otherwise Edward Lecomte to Thomas Magrath. Jan. 27. 18,250

32d st, No. 348, s s, 400 w 8th av, 12.6x98.9, four-story stone front dwell'g. George M. McCaughan, Parkville, L. I., to James McCaughan. Correction deed. Dec. 27. nom

32d st, No. 334, s s, 242 w 1st av, 18x98.9, three-story brick store and tenem't. Mayer Kahn to Francis Clery. Mort. \$5,000. Jan. 28. 7,150

32d st, No. 154, s s, 231.1 e 7th av, 18.11x72.8x 15.11x72.8, four-story brick dwell'g. Charles Morris to Robert Ernst. Mort. \$8,500. Jan. 29. 13,500

33d st, Nos. 406 and 408, s s, 150 e 1st av, 50x 98.9, four-story brick store. Frederick C. Linde and Frederick W. Conklin to The Thir y-fourth Street Ferry & Eleventh Avenue R. R. Co. Mort. \$25,000. Jan. 24. 64,400

33d st, No. 410, s s, 200 e 1st av, 25x98.9, six-story brick store. Colson C. Hamilton, Brooklyn, to same. Mort. \$15,000. Jan. 24. 28,100

37th st, Nos. 242 and 244, s s, 65 w 2d av, 40x 49.5, two four-story brick dwell'gs. Essie and Olive A. Barnes, Cambridge, Mass., devisees Ludoe Barnes to Timothy Harrington. Morts. \$10,000. Jan. 30. 18,500

38th st, No. 332, s s, 200.2 w 1st av, 25x97.7x 25.2x100.9, two-story frame dwell'g and one-story frame stable and three-story frame stable in rear. James and Richard Turley to Newman Cowen. Mort. \$2,500. Jan. 24. 6,750

38th st, No. 330, s s, 225.2 w 1st av, 24x96x24.2x 97.7, two-story frame store and dwell'g and three one-story frame stables and dwell'gs on rear. Bridget Carroll widow to Newman Cowen. Morts. \$2,000. Jan. 20. 5,250

41st st, No. 226, s s, 300 w 7th av, 20.4x98.9x20 x98.9, four-story brick dwell'g. Peter G. Banks to Agnes Lewis. Morts. \$12,000. Jan. 15. nom

41st st, No. 255, n s, 140 e 8th av, 20x98.9, three-story brick dwell'g. Isabella A. wife of David W. Cochran formerly Warwick to William H. Jeffers. Jan. 20. 15,000

43d st, n s, 350 w 8th av, 25x100.4. James J. and C. F. McKenna exrs. Wm. McKenna to Michael Swick. Jan. 30. 15,000

Same property. Release dower. Mary E. McKenna widow to same. Jan. 30. nom

44th st, No. 327, n s, 425 e 9th av, 25x100.4, five-story brick tenem't. Alphonse Hogenauer to Jacob Dieter. Mort. \$18,000. Jan. 27. 36,000

44th st, No. 329, n s, 400 e 9th av, 25x100.4, five-story brick tenem't. Same to Albert E. Wesslau. Mort. \$18,000. Jan. 27. 36,000

46th st, No. 311, n s, 175 e 2d av, 25x100, five-story brick store and tenem't. Rachel wife of George Levinson to Abraham Sonnenstrahl. Mort. \$10,000. Jan. 22. 16,000

46th st, No. 18, s s, 100 w Madison av, 20x100.5, four-story stone front dwell'g. Sarah F. wife of Herbert B. Turner, Englewood, N. J., to Thornton F. Turner, Englewood, N. J. Sept. 8, 1889. nom

Same property. Thornton F. Turner, Englewood, N. J., to Herbert B. Turner, Englewood, N. J. Sept. 8, 1889. nom

48th st, No. 440, s s, 250 e 10th av, 25x100.5, four-story brick tenem't. John H. Wessel to Carl Eggert. Mort. \$7,000. Jan. 30. 17,500

48th st, n s, 400 w 6th av, 80x100.10, brick church. All Souls Church Memorial of the Rev. Hy. Anthon to the New York City Church Extension and Missio ary Society of the Meth. Epis. Church. Jan. 23. 70,000

53d st, No. 151, n s, 189.4 e Lexington av, 17.10x 100.5, three-story stone front dwell'g. Leopold Hecht to Therese Hecht. Mort. \$5,000. August 2. nom

54th st, No. 237, n s, 157.3 w Broadway, 20x100.5, three-story stone front dwell'g. Christian Blinn, Jr., to Alexander F. Blinn. Mort. \$15,000, taxes, &c. Jan. 29. 20,000

Same property. Alexander F. Blinn to Margaret wife of Christian Blinn, Jr. B. & S. Mort. \$15,000, taxes, &c. Jan. 30. 20,000

54th st, Nos. 431 and 433, n s, 119 w Av A, 50x100.5.

55th st, Nos. 438 and 440, s s, 119 w Av A, 50x100.5. One-story frame buildings, &c. Richard Riker to The Consumers' Brewing Co., New York. Jan. 29. 20,000

56th st, No. 314, s s, 190 e 2d av, 20x100.5, two-story brick dwell'g. John McFee to George Lane. M. \$4,000. Jan. 29. See 115th st. 9,000

57th st, Nos. 546 and 548, s s, 200 e 11th av, 50 x100.5. Richard Riker to The Consumers' Brewing Co., New York. Jan. 29. 20,000

56th st, Nos. 539 and 541, n s, 200 e 11th av, 50 x100.5, four-story brick wool pulling factory, with engines, boilers, machinery, &c. Hiram H. Hollis and Emma F. his wife to John Hinde and William Allan. Q. C. Jan. 25. nom. to H. H. Hollis and \$4,061 to Emma F. Hollis

Same property. Henry A. Robinson assignee of Hiram H. Hollis to same. B. & S. Mort. \$35,000. Jan. 25. 52,539

61st st, Nos. 231 and 233, n s, 300 e 11th av, 50x 100.5, two five-story brick tenem'ts. Adolph Keppich to Emil Green. Jan. 21. nom

62d st, No. 48, s s, 150 w 4th av, 16.8x100.5, two-story stone front stable. James M. Smith to Charles Wehle. Morts. \$14,500. Jan. 28. 22,500

65th st, No. 248, s s, 200 e 11th av, 25x100.5, two-story frame store and dwell'g and three-story frame building on rear. Bertha Gries, Germany, to Mary A. Bingold. Q. C. July 23, 1889. 50

66th st, No. 57, n s, 170 w 4th av, 20x100.5, four-story stone front dwell'g. Mary E. McLaughlin to Henry V. D. Black. Mort. \$31,000. Jan. 17. 34,000

68th st, No. 226, s s, 300 w 10th av, 25x100.5, three-story brick stable. Alfred C. Clark, Cooperstown, N. Y., to Frederick G. Bourne. June 1, 1888. 6,000

73d st, No. 304, s s, 100 e 2d av, 25x102.2, four-story stone front tenem't. Julius H. Keller, Brooklyn, to Roger O'Connor. Mort. \$8,000. Jan. 29. 13,800

73d st, s s, 100 w 3d av, 25x102.2, vacant. Max Na han to Gertrude wife of William Kayton and Johanna Mayer. Mort. \$10,500. Jan. 27. 14,500

73d st, No. 265, n s, 174 e West End av, 19x 102.2, four-story brick dwell'g. Henry Brock to Thomas H. Wallace. Mort. \$29,500. Nov. 21. nom

Same property. Thomas H. Wallace to Helen M. wife of Henry Brock. Morts. \$29,500. Nov. 21. nom

74th st, No. 336, s s, 266.8 w 1st av, 16.8x102.2, three-story brick dwell'g. James Philp, Jersey City, to Daniel W. Wisner. Mort. \$5,000. Jan. 28. 8,500

76th st, n s, 325 w 3d av, 25x102.2, vacant. Isaac Stiebel to Thomas H. Kelly. Mort. \$6,000. Jan. 20. 12,500

78th st, No. 133, n s, 430 e 10th av, 20x102.2. Release mort. Edward Oppenheimer and Isaac Metzger to Charles McDonald and Perez M. Stewart. Jan. 29. 15,000

78th st, n s, 250 e 10th av, 120x102.2. Release mort. Same to same. Jan. 28. nom

78th st, n s, 390 e 10th av, 20x102.2. Release mort. Same to same. Jan. 28. nom

78th st, No. 133, n s, 430 e 10th av, 20x102.2, three-story stone front dwell'g. Charles McDonald and Perez M. Stewart to Amelia P. wife of Thomas D. DeWitt. Jan. 29. nom

79th st, No. 425, n s, 356 e 1st av, 26x102.2, four-story stone front tenem't. Frederick C. Steffen to Charles W. Bohlmann. Mort. \$11,500. Jan. 21. 8,000

80th st, No. 53, n s, 143 e Madison av, 22x102.2, four-story stone front dwell'g. Sarah J. wife of James Boyd to Annie B. wife of George D. Mackay. Morts. \$30,000. Jan. 7. 38,500

80th st, No. 321, n s, 327.4 w 2d av, 32.4x102.2, four-story stone front flat. August Wernicke to Mary Wernicke. Reserves life estate. Mort. \$2,800. July 15. nom

82d st, s s, 300 w 8th av, 75x102.2, vacant. Morris Steinhardt to William Forster and James Livingston. Mort. \$24,000. Jan. 14. other consid. and 100

84th st, No. 330, s s, 300 w 1st av, 25x102.2, five-story stone front tenem't. Michael L. and John F. Bouillon, Mary Lambrecht, Barbara Vollmer widow and Lena wife of John G. Schwartz to Friedrich Windmann. Mort. \$13,000. Jan. 20. 22,000

84th st, No. 328, s s, 325 w 1st av, 25x102.2, five-story stone front tenem't. Same to Jacob Jung. Mort. \$13,000. Jan. 20. 22,000

84th st, n s, 100 w 9th av, 264.8x102.2, two three-story frame dwell'gs and two one and two-story frame sheds and vacant lots. John P. Paulison, Tenafly, N. J., to James Kearney, Hackensack, N. J. Jan. 30. See 85th st. 125,000

Same property. James Kearney, Hackensack, N. J., to John S. Robinson. Morts. \$98,500. Jan. 30. 135,000

85th st, No. 46, s s, 350 e 9th av, 25x102.2, four-story stone front dwell'g. John A. Rochford to James Kearney, Hackensack, N. J. Morts. \$38,500. Jan. 22. See West End av. nom

Same property. Release mort. The Bradley & Currier Co. (Lim.) to Frederick C. Bliss. Jan. 22. nom

85th st, No. 46, s s, 350 e 9th av, 25x103x2, four-story stone front dwell'g. James Kearney, Hackensack, N. J., to John P. Paulison, Tenafly, N. J. Morts. \$38,500. Jan. 30. See 84th st. 65,000

86th st, No. 312, s s, 201 w West End av, 18.6x 102.2, four-story stone front dwell'g. Frederick Van Tine to Marie L. Carolin. Mort. \$21,000. Jan. 28. See Essex Co. Conveys. 40,000

86th st, s s, 200 e Riverside av. Party wall agreement. House of Mercy, N. Y., to William E. D. Stokes. Jan. 7. nom

88th st, n s, 312.4 e 4th av, 25.7x100.8. Christina M. wife of William Freudenthal formerly Sinzheimer to Raphael Etlinger. Mort. \$15,000. Jan. 20. 23,000

89th st, No. 518, s s, 231.3 e Av A, 18.9x100.8, two-story stone front dwell'g. Theresa wife of and John Schappert to Philip L. Schappert his son. B. & S. Mort. \$4,000. May 8. gift

91st st, s s, 255.4x 5th av, 51.1x100.8x, vacant. Elizabeth Higgins to John S. Robinson. Mort. \$15,000. Jan. 21. (Corrects error in last issue.) 35,000

92d st, n s, abt 250 e 5th av, 50x100.8, vacant. Mary Bird widow to Walter Reid, Jan. 25. 30,000

92d st, Nos. 422-426, s s, 244 e 1st av, 75x100.8, two and three-story brick and frame moulding mill. John Hanson, Long Island City, to East River Mill and Lumber Co. Morts. \$17,000. Rerecorded. Aug. 15. 45,000

93d st, n s, 161.10 e Madison av, 16.4x100.8. Release mort. Edward G. Zoellner to Rosanna Toner. Jan. 29. nom

93d st, No. 55, n s, 283.4 e 9th av, 16.8x44.4 to Apthorps lane, x abt 16.8x45.1, with all title in 1/2 of road, three-story brick dwell'g. Alfred K. Wright to Walker A. Haves. C. a. G. Sub. to morts. and taxes. Jan. 27. 15,000

97th st, No. 154, s s, 480 w 8th av, 20x100.

97th st, No. 152, s s, 460 w 8th av, 20x100. Two three-story stone front dwell'g. Foreclos. William B. Bristow to Francis M. Jencks. Morts. \$38,000. Jan. 28. 43,400

103d st, Nos. 102-106, s s, 75 w 9th av, 75x100.11, three five-story brick and stone flats. William H. Hall to James Falahee. Morts. \$50,000. Jan. 29. 78,000

104th st, s s, 170 w 9th av, runs south 100.11 x east 19.6 to old Croton Aqueduct, x north on curve to 104th st, x west abt 3.6, vacant. Christian Blinn, Jr., to Thomas J. McLaughlin. Jan. 17. 4,500

105th st, s s, 45 e Madison av, 50x100.11, vacant. Thomas S. Williams to John S. Scott. Mort. \$10,000. Jan. 23. 1,000

106th st, No. 236, s s, 225 w 2d av, 25x100.11, two-story frame dwell'g on rear of lot. Max Danziger to Henry C. Tuke. Nov. 22, 1889. 7,750

107th st, No. 114, s s, 180 e 4th av, 25x101.1, four-story stone front tenem't. Charles Hubener to Henry Hubener. Mort. \$11,000. Jan. 27. 14,750

107th st, n s, 500 w 10th av, 25x100.11, vacant. Andrew Purdy exr. Albert Coles to Timothy Donovan. Dec. 26. 5,000

108th st, No. 206, s s, 115.3 e 3d av 24.3x100.11, four-story brick store and tenem't. Edward C. Prescott to Mary O'Keefe. Mort. \$9,000. Jan. 15. 15,000

109th st, No. 117, n s, 155 e 4th av, 18.9x100.11, four-story brick tenem't. Partition. Gerard M. Stevens to Joseph I. West. Mort. \$8,000. Jan. 30. \$25

109th st, No. 247, n s, 80 w 2d av, 20x100.11, two-story frame dwell'g. Sarah A. wife of and Abram M. Fanning to Franz X. Wagner. Mort. \$4,500. Jan. 23. 6,250

110th st, n s, 100 e 5th av, 120x100.11, vacant. }  
111th st, s s, 100 e 5th av, 144.11x100.11, va- cant. }  
Adolph B. Ansbacher to Jacob Bookman. Jan. 20. 75,000

111th st, s s, 100 e 5th av, 144.11x100.11, vacant. Jacob Bookman to John Hickey. Morts. \$25,000. Jan. 27. 41,000

113th st, No. 68, s s, 230 w 4th av, 25x100.11, five-story brick flat. William Scott to Bernard Weisl and Ernestine Bernheim. Mort. \$18,000. Jan. 29. 23,000

115th st, No. 70, s s, 155 w 4th av, 25x100.11, five-story brick flat. George Lane to John McFee. M. \$14,000. Jan. 29. See 56th st. 21,250

115th st, n s, 335 e 5th av and being the n w cor Madison av, 85x100.11, vacant. Rebecca

wife of Nathaniel Witherell to Edward Oppenheimer and Isaac Metzger. Jan. 22. 38,625  
 117th st, No. 344, s s, 70 w 1st av, 30x100.11, one-story brick stable. August Paur to Jacob Stahl, Jr. Q. C. Jan. 25. nom  
 118th st, No. 424, s s, 269 e 1st av, 25x100.10, three-story brick dwell'g. Leo Popper to Virginia Kuser. Jan. 22. 7,000  
 118th st, s s, 269 e 1st av, 25x100.10. Otilie wife of Isidor Popper to Virginia Kuser. Q. C. Jan. 27. nom  
 118th st, s s, 94 e 1st av, runs west 0.2 $\frac{3}{4}$ x45.8x 0.4 $\frac{1}{2}$ x45.8. Release mort. Martha Schluter to John H. McManus and Jane his wife. Jan. 23. nom  
 Same property. John H. McManus to Ann Cronin widow. Jan. 23. 400  
 118th st, Nos. 402-420, s s, 93.8 e 1st av, runs south 45.8 x east 0.4 $\frac{1}{4}$  x south 55.3 x east 150 x north 100.11 to 118th st, x west 150.4, ten two-story stone front dwell'gs. Ann Cronin widow to Griffen Tompkins, Brooklyn. Jan. 24. nom  
 118th st, s s, 93.8 e 1st av, runs east 150.4 x south 100.11. Griffen Tompkins to Herman Wronkow. Mort. \$40,000. Jan. 25. nom  
 119th st, No. 502, s s, 76 e Pleasant av, 26x100.11, five-story brick tenem't. William Dempsey to Max Hirschkind and Lefe J. Swartz. Mort. \$11,500 and taxes 1888 and 1889. Jan. 29. 14,900  
 120th st, s s, 231.6 e 5th av, 34.6x100.11, five-story brick flat. Fred. W. Styles to Clara Styles. All morts. Jan. 24. nom  
 121st st, No. 314, s s, 140 e 2d av, 20x100.11, four-story brick tenem't. Henry Hahn, Haverstraw, N. Y., to Adelaide M. Crawley. January 30. consid. omitted  
 121st st, No. 118, ss, 215 e 4th av, 16.8x100, three-story brick tenem't. Mary O'Keeffe to Edward C. Prescott. Mort. \$5,700. Jan. 30. 10,500  
 124th st, No. 67, n s, 160 w 4th av, 18x100.11, three-story stone front dwell'g.  
 124th st, No. 65, n s, 178 w 4th av, 17x100.11, three-story brick dwell'g.  
 129th st, No. 51, n s, 240 w 4th av, 25x99.11, two-story frame dwell'g. James Regan to Annie Regan. All liens. Jan. 28. nom  
 124th st, No. 73, n s, 135 e 6th av, 21x100.11, five-story stone front flat. Richard White to Edward Martin. Mort. \$16,000. Jan. 29. 25,000  
 128th st, No. 64, s s, 177.6 w 4th av, 18.9x99.11, three-story frame dwell'g.  
 131st st, No. 240, s s, 375 e 5th av, 17.10x99.11, two-story frame dwell'g. William S. Young to Elizabeth Goble. B. & S. and C. a. G. Jan. 27. nom  
 Same property. Elizabeth Goble widow to Cornelia T. wife of William S. Young. B. & S. and C. a. G. Jan. 27. nom  
 130th st, No. 114, s s, 240 e 4th av, 25x99.11, two-story frame dwell'g and three-story frame building on rear.  
 129th st, No. 117, n s, 240 e 4th av, 25x99.11, three-story brick dwell'g. August Klages to Herman B. Lanfer.  $\frac{1}{2}$  part. Feb. 23, 1881. 8,250  
 130th st, n s, 268 e 8th av, 19x99.11. Release mort. Reuben Ross to Stephen J. Wright. Jan. 14. nom  
 132d st, Nos. 149-155, n s, 175 e 7th av, 100x99.11, four five-story brick flats. John W. Haaren to Andrew T. Judge. Jan. 23. 120,000  
 Same property. Andrew T. Judge to John W. Haaren. Morts. \$68,000. Jan. 27. nom  
 132d st, No. 133, n s, 325 w 6th av, 18.7x99.11, three-story stone front dwell'g. Partition. Gerard M. Stevens to David Silberstein. Jan. 30. 12,050  
 133d st, No. 17, n s, 200 e 5th av, 17.6x99.11, three-story brick dwell'g. John Carss to Henry R. Carss.  $\frac{1}{2}$  part. B. & S. Jan. 28. nom  
 Same property. Henry R. Carss to Marian wife of John Carss. B. & S.  $\frac{1}{2}$  part. Jan. 28. nom  
 143d st, s s, 500 w 11th av, or 475 w Boulevard, 75x99.11, two-story frame dwell'g and one-story frame shed. Paul Halpin to Henry L. Hoguet. Q. C. Jan. 23. nom  
 168th st. Revocation of authority to sell real estate. Charlotte Ann Von Cort to George B. Goldschmidt. Jan. 27. nom  
 215th st, n s, centre line, 50 e 9th av, 50x99.11. George F. Gantz to Michael J. Shea. January 30. 2,400  
 Av A, Nos. 1401 to 1407, s w cor 75th st, 102.2x 100, four five-story brick tenem'ts with stores. Frederick W. Mertens to Frederick W., Jr., and Robert E. Mertens. Mort. \$60,000. Jan. 21. nom  
 Av A } begins 54th st, Nos. 439 to 453, n w cor 54th st } Av A, 100.5x119, one-story frame buildings with stores. Richard Riker to George Robinson. Jan. 29. 36,000  
 Av A, No. 998, n e cor 54th st, 25.5x65, five-story brick store and tenem't. George Robinson to William Homeyer. Mort. \$15,000. Jan. 28. 23,400  
 Same property. George Robinson to The Consumers' Brewing Co., New York. Jan. 29. 36,000  
 Av A, Nos. 1425 and 1427 } begins Av A, s w cor 76th st, Nos. 440 and 442 } 76th st, 51.1x100, two three-story frame dwell'gs with store in cor building on av and two two-story frame dwell'gs on st. Thomas Fitzgerald to Newman Cowen. Mort. \$10,000. Jan. 30. consid. omitted  
 Lexington av, No. 1081, e s, 17.2 n 76th st, 17x 70, three-story stone front dwell'g. Francis Stiebel to Thomas H. Kelly. Mort. \$10,000. Jan. 20. 16,500

Lexington av, e s, 49.4 s 26th st, 49.4x100; No. 71, five-story brick flat; No. 73, four-story brick dwell'g. Austin Gibbins to Mary E. Gibbins his daughter. All liens. Oct. 22, 1889. nom  
 Lexington av, No. 224, w s, 53.4 n 33d st, 26.8x 100, five-story stone front flat. Release mort. Herman Kertscher to George Erdmann. Jan. 22. 3,700  
 Same property. Release mort. William E. Pruden and ano. exrs. Joseph S. Pruden to same. Jan. 23. 2,500  
 Same property. George Erdmann and Peter N. Ramsey to Caroline W. Sebille and Gottlieb F. Hartranft. Mort. \$10,000. Jan. 23. 52,500  
 Lexington av, No. 963, n e cor 70th st, 20.5x 75.6, four-story brick dwell'g. Frederick W. Mertens to Frederick W., Jr., and Robert E. Mertens. Mort. \$20,000. Jan. 21. gift  
 Lexington av, No. 1059, e s, 22.2 n 75th st, 20x 94.10, five-story stone front flat. Mary E. Hahn widow to Martin S. Moot. Mort. \$19,000. Jan. 28. 23,750  
 Lexington av, No. 1501, s e cor 97th st, 25.11x 96, five-story brick (stone front) flat. William Dempsey to Mary Cahill widow. Morts. \$25,400. Jan. 27. 40,000  
 Lenox av, No. 220, n e cor 121st st, 22.10x100, four-story brick dwell'g. Foreclos. William S. Andrews to William S. Hollingsworth. Morts. and int. \$40,000. Jan. 27. 150  
 Lenox av, w s, 25 n 133d st, 50x100, vacant. Sarah M. and S. Knight exrs. Emanuel Knight to William Walbancke. Jan. 16. 19,800  
 Same property. Release dower. Sarah M. Knight widow to same. Jan. 17. nom  
 Madison av, Nos. 157 and 1579, e s, 50.11 n 106th st, 50x100, two five-story stone front flats. Hugh Brady to Daniel W. Whitt-penn. Morts. \$44,000. Jan. 28. 57,000  
 Madison av, No. 5, e s, 74.1 n 23d st, 24.8x125, four-story stone front dwell'g. William E. Laimbeer to The Metropolitan Life Ins. Co. Sub. to mort. \$55,000. Nov. 26, 1889. 100,000  
 Manhattan av, s e cor 115th st, 100.11x85.  
 115th st, Nos. 316-324, s s, 85 e Manhattan av, 85x100.11. Five three-story stone front dwell'gs on av and five three-story brick and stone dwellings on st. Patrick H. McManus to Thomas F. Garrett. All liens. Dec. 16, 1889. nom  
 Pleasant av, No. 350, e s, 50.8 s 119th st, 25.3x 76, five-story brick flat with stores. Louis H. Stroh to Wilbur F. Washburn, Yonkers. B. & S. Nov. 23. 18,000  
 Prescott av, n w cor Emerson st, runs north-west 174.9 x north 228.5 x east 407.10 x south 153.2 x southwest 354.6.  
 Emerson st, s w s, 226.10 n w Prescott av, 25.0x215.3x250x215.2. Frederick W. Mertens to Frederick W., Jr., and Robert E. Mertens. 1-9 part. Mort. \$9,000. Jan. 21. nom  
 St. Nicholas av, w s, 49.11 s 148th st. Party wall agreement. J. B. McCaffrey to S. J. and E. E. Ashley. Jan. 23. 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 Society of the U. S. to Eugene T. Lynch, Flushing, L. I. Jan. 16. nom  
 Same property. James Kearney, Hackensack, N. J., to John A. Rochford. Morts. \$113,000. Jan. 23. See 85th st, also last issue. 145,000  
 1st av, e s, 50.8 n 90th st, 100x94, vacant. Frederick Walter to Albert Weber. Mort. \$20,230. Jan. 29. 26,000  
 1st av, Nos. 1435 and 1437, w s, 72.4 s 75th st, 55.4x100, two five-story stone front tenem'ts with stores. Frederick W. Mertens to Frederick W., Jr., and Robert E. Mertens. Mort. \$30,000. Jan. 21. nom  
 2d av, No. 2306, e s, 53 n 118th st, 27x80, five-story brick flat with stores. Abraham Cohn to Amalie Cohn. All liens. Jan. 27. gift  
 3d av, No. 460, w s, 93.4 n 31st st, runs north-west along s s of former Louisa st, 222 x northeast 30 to centre said Louisa st, x southeast 217 to 3d av, x south 30.4, two-story frame carriage factory. Partition. Sylvester L. H. Ward to Louis Lese. Jan. 29. 42,000  
 3d av, No. 1795, e s, 50.7 s 100th st, 25.2x105, five-story brick tenem't with stores. Charles H. Will on, Charles L. and Allen W. Adams, Walter W. Watrous and Jacob S. Carvalho, of Willson, Adams & Co., to Mary E. McLaughlin. B. & S. June 5. nom  
 3d av, Nos. 1453-1457 $\frac{1}{2}$ , n e cor 82d st, 82.2x67.3, four five-story brick flats with stores. Frederick W. Mertens to Frederick W., Jr., and Robert E. Mertens. Mort. \$60,000. Jan. 21. nom  
 5th av, No. 2232, w s, 25 s 136th st, 24.11x85, five-story brick tenem't. Henry Hahn to Frances Brown. Mort. \$3,000. Dec. 9. nom  
 6th av, n w cor 11th st, 15.10x19.10 to 11th st, x 11.10. Samuel M. Pringle and Margaret P. wife of David W. Fenton heirs Thomas and Jane Pringle to Cornelius V. Sidell. Q. C. Jan. 20. nom  
 6th av, No. 151, n w cor 11th st, 25.3x60, four-story brick tenem't with stores. Cornelius V. Sidell to Wm. Scott Clirehugh. Jan. 28. 75,000  
 7th av } begins 7th av, n w cor 57th st, 100.5x 57th st } 150. Ezekiel Fixman receiver Thom-

as Osborne to John H. Taylor. Q. C. All title. Jan. 29. 2,750  
 7th av, No. 530, w s, 106 n 38th st, 16x84.6, four-story stone front tenem't. William H. Cohen to Sarah E. Holland. Jan. 24. 21,000  
 8th av, s w cor 119th st, 100x100, vacant. Foreclos. Alfred McIntire to Ferdinand Kurzman. Morts. \$24,000 and interest from Sept. 19, 1889. Jan. 27. 40,000  
 8th av, Nos. 2550-2564, e s, extends from 136th st to 137th st, 199.10x80, eight five-story brick stores and tenem'ts. George L. Day to Charles B. Merwin. Morts. \$186,500. nom  
 9th av, No. 580, s e cor 42d st, 20.1x65, four-story brick store and tenem't. John Male to Louis Brenner. Jan. 28. 50,000  
 10th av, e s, 250 s 133d st, 100x100, vacant. Hyman and Henry Sonn to Nicholas A. McCool and Sarah wife of James Cassidy. Jan. 25. 28,000  
 Interior lot, begins at point 99.11 n 141st st and 158.10 e St. Nicholas av, runs north 129.11 x east 4.11 x southeast 121.10 x south 9.9 x west 25. All title.  
 3d av, e s, 75.6 n 92d st, 50.4x100. All title. Canal st, No. 192. All title to  $\frac{1}{4}$  part. All title of grantor as life tenant in 1-55 share of the estate of Benjamin Lord dec'd.  
 Broadway, No. 859, and } All title as tenant 29th st, No. 112 W. } for life in 1-12 part. Gilbert N. Marshall, Jr., El Paso, Texas, to Gilbert N. Marshall. All liens. March 25, 1889. 3,500

MISCELLANEOUS.

All estate reversion and remainder in property or estate of Philip R. and Robert C. Kearny as devisee, legatee, heir at law or otherwise. Gertrude C., Robert, Henry S. otherwise, Harry Kearny to Pierre W. Wildey. Trust deed. Feb. 1, 1889. nom

23d and 24th WARDS.

Arthur st, w s, 158 s Pelham av, 25x117.5x25x 117.4, William O'Donnell to Mary Cotter. Mrt. \$2,750. Jan. 23. 3,000  
 Bristow st, w s, lots 14 and 15 block 420 map of sub-divis. Fox estate owned by Charlotte F. Trowbridge, 50x56.11x50x54.6. John Pirner to Rose Nelligan. Mort. \$500. Jan. 20. 2,100  
 Bush st, n s, 250 w Anthony av, 30x96.9x40x 96.2. Arthur Jessor to Anthony Whyte. Jan. 25. nom  
 Broadway, w s, 203.7 s of lane from Church st to Broadway, runs south 25x125 (24th Ward). Peter Delaney to Patrick Crosby. Jan. 22. 1,000  
 Ernest cliff pl, n s, 659.6 s and w of Grenada pl, runs west 75.4 x north 92.3 x east 75 x south 87. John H. Batchter to Jacob Murr, Brooklyn. Jan. 28. See Bushwick av, Kings Co. Conveys. 1,100  
 Gray st, n s, 44 e Monroe av, 28x75, h & l. Richard Horstmann to Anna Elizabeth Horstmann. Jan. 25. nom  
 Hoffman st, e s, lot A. K, map of 70 lots of the Cedar Hill plot, Powell farm, Fordham, 38x 118.1x-118.1. Robert Cochran to Cara S. Coffin. Mort. \$500. Jan. 11. 1,500  
 Northern terrace, n s, 92.10 e from west line of lot 48 map Hudson Park, &c., runs east 63.6 to point 218 west of proposed st, x north 201.3 x 64.2 x south 192.7. William E. Thorn to Amelia A. Thorn. C. a. G. Jan. 18. 1,500  
 Tiffany st, e s, 167.2 n 167th st, 30x113.2. Carl Gudebuss to Julius A. Bissegger. Jan. 17. 600  
 Waverley st, s s, 100 w Madison av, 50x125, 24th Ward. Release covenant. Lewis G. Morris to Frank D. Hunter. Nov. 25. nom  
 Wolf st, n e cor right of way occupied by Spuyten Duyvil & Port Morris R. R. Co., runs north along said right of way abt 105 x east abt 33.7 x south 100 x east abt 60 x south 38.6 to centre Wolf st, x west abt 94 to e s said right of way, x north 25. Marianna A. Ogden et al. exrs. &c., William B. Ogden to New York & Northern Railway Co. Oct. 30, 1889. 9,000  
 136th st, s w cor Brown pl, 20 to former Morris av, x100.  
 135th st, n w cor Brown pl, 20 to former Morris av, x100.  
 John S. Schultze to Thomas Rogers and William Cauldwell trustees Jason Rogers dec'd. B. & S. Dec. 24. 500  
 137th st, s s, 100 e Lincoln av, 75x100. Henry D. Purroy, Meyer Butzel and Robert A. Joyce to John Snyder. B. & S. Morts. \$7,200. Sept. 23, 1889. nom  
 Same property. John Snyder to Agnes Yost. Morts. \$7,200. Jan. 24. 11,200  
 175th st, n s, 53 e Waterloo pl, proposed, 26.6x 96.6x26x101.7. Job E. Besser to Mary E. Halley. Jan. 20. nom  
 181st st, s e cor Creston av, 25x100. Ellen A. A. Hulet, Brooklyn, to Ella Groll. January 25. 550  
 181st st, s s, 75 e Creston av, 25x100. Ellen A. A. Hulet, Brooklyn, to Margaretha Ditt-mur. Jan. 25. 500  
 181st st, s s, 25 e Creston av, 25x100. Same to Harriet A. Woodall. Jan. 25. 450  
 181st st, s s, 50 e Creston av, 25x100. Same to Robert R. Spencer, Elizabeth, N. J. Jan. 25. 500  
 181st st, s s, 100 e Creston av, runs south 100 x west 10 x south 50 x west 36 x north 143 to st, x east 70. Release mort. Annie Weaver extrx. James H. Weaver to Ellen A. A. Hulet. Jan. 27. nom  
 Av B, n w s, lots 161 and 162 map Prospect Hill estate, Fordham, 100x130.6. Edward F. Ross an heir Sarah Ross to Anna R. wife of Frank D. Hunter, also heir Sarah Ross. Q. C. All title. Dec. 14. nom

Bailey av, e s, at line bet lands of J. Parsons and N. P. Bailey, which line is also n s of certain unnamed str., —x27.9 to centre Heath av, x30x27.9. Nathaniel P. Bailey to John Parsons. Jan. 8. 1,000

Claremont av, n w s, abt 407.7 s w Highbridge st, 100x125x50x114. Charles A. King and ano. exrs. of William J. O'Connor, Mary E. wife of Charles A. King, John A., Edward J., Thomas F., J. Alphonse, Lillie L. and A. Irene O'Connor, Agnes C. wife of Francis P. Treanor and Josephine M. wife of James S. Carney to Charles Maync. All title. Nov. 20. nom

Edgewood av, centre line, 240.6 n Highbridge st, 60x125, h & l. Fannie Schwarzschild to Max Herman. Mort. \$6,000. Jan. 25. nom

Grant av, n w s, lot 214 map East Tremont, 66x136 to Southern Boulevard, x69x104. Henry Steers individ. and as pres. Eleventh Ward Bank to William H. Drake. B. & S. and C. A. G. Dec. 5. nom

Honeywell av, e s, lot 289 and part of 290 map East Tremont, runs east 225 to Daly av, x south 50 x west 112.7 x south 74 x west 112.11 to Orchard av, x north 117.2. Elijah M. Wilson to John J. Brady. Jan. 28. nom

Jefferson av, w s, lot No. 19 and part lot 20 map S. Ryer homestead, White Plains, 44x—x33x200.6. Theodore Mihm to Philip Schneider. Mort. \$500. Jan. 28. 1,900

Morris av, n w s, 75 s w 184th st, 125x203 to Fleetwood av, x 125x202. James Baillie to William R. King and William J. Wallace. Mort. \$5,000. Jan. 29. nom

Prospect av, e s, 150 n of north line of lot 67 map Woodstock, &c., 50x100. Theodore Mihm to Caroline Mihm. Jan. 27. 4,000

Prospect av, e s, at s s of w Chisholm's land, 126.6x195x125x195. Julia C. Hendrickson and John W. Cornish to Mathilda Jahn. Mort. \$9,500. Jan. 27. 20,500

Railroad av, w s, part lot 166 map of Morrisania, 25x140 to centre Mill Brook. Sarah Ray widow and Minnie A. and Henrietta E. otherwise Emma H. Ray heirs of Augustus Ray to Jane Buhling. All title. Jan. 17. nom

Stebbins av, w s, 145.4 n 167th st, runs north 30 x west 41.4 x west 41.4 to Prospect av, x south 30 x east 37.3 x east 37.3. Baruch Dimond to John J. Brady. Jan. 29. nom

Taylor av, n w cor Fordham to West Farms road, runs north 98.3 x west 18.9 x south 113 to road x east 43. Charles C. Rubsam to James Feury. Mort. \$500. Jan. 25. 850

Tinton av, s e cor Cedar pl, 100x100. Wooster Beach to Frederick Schwab. Mort. \$3,900. Jan. 28. 4,400

Washington av, e s, 260 s Bathgate pl, 50x120. Charles Frazier to George H. Swain. C. A. G. Mort. \$6,950 and all liens. Nov. 19. nom

Washington av, e s, 347.6 n Quarry road as it formerly existed, 24.6x100x22.9x100. George W. Copley and James A. Woolf to C. Adelbert Becker. 1/2 part. Jan. 22. exch

3d av, Nos. 3472 and 3474, e s, 322.3 s 168th st, 54.9x100x50.7x100. Cordelia K. Seabold extr. and trustee George W. Seabold to J. Waldron Gillespie. Morts. \$15,000. Jan. 28. 26,750

Same property. Release dower. Cordelia K. Seabold widow to same. Jan. 28. nom

3d av, s s, lots 110 and 112 map No. 1 Hyatt farm (Supreme Court, Valentine agt Brady et al.) Partition. Elizabeth T. wife of George S. Bell to Annie L. Smith. Jan. 22. 700

Lot 52, Damage map for acquiring portions of Courtlandt av, from 148th st to 163d st. Release mort. Frederick Dillemoth to Mayor, &c., New York. Dec. 4. nom

**LEASEHOLD CONVEYANCES.**

Chrystie st, No. 211. Assign. lease. William and Louise Bauer to Victorine Moha. nom

East Broadway, n s, 117.2 e Clinton st, 23.10x 107.4 to Division st, x23.10x107.8. Contract to assign. lease. Samuel Herschfeld to Reuben Battenstein. Dec. 30. 13,000

Greenwich st, No. 320. Assign. lease. Louisa C. Erdmann individ. and extr. Diederich W. Erdmann to Albert Iden. nom

Greenwich st, No. 320, s w cor Duane st. Assign. lease. Philip Beuhler to Diederich W. Erdman. nom

Same property. Assign. lease. Louisa C. Erdmann individ. and extr. Diederich W. Erdmann to Albert Iden. nom

Houston st, n e s, 277.1 n w Av A, runs northeast 70.10 to 1st st, x southeast 25 x southwest 67.8 to Houston st, x northwest 23.2. Rutherford Stuyvesant trustee Elizabeth S. Chandler to Franz Hackauff. 20 years, from Jan. 1, 1890, per year, taxes and 750

Mercer st, Nos. 5 and 7. Walker st, No. 21; also out of town property. William Voorhis to Augustus M. Voorhis, for life at 85% of net receipts, payable every 3 months. Reads st, No. 156. Consent to assign. lease. Rector, &c., Trinity Church, New York, to Henry M. Denison. nom

Stanton st, No. 256. Surrender lease. Ma x Sheriff st, No. 101. Drucker to Samuel Cohen. Dec. 27. nom

St. Marks pl, No. 22. Assign. lease. Samuel A. Sancier to Morris Sancier. 500

Vesey st, No. 66. Assign. lease. Michael A. and James J. Grace to Patrick Grace. nom

13th st, s s, bet Av A and 1st av. Mayor, &c., New York, to Herman Vogel. 1,000 years for taxes of 1880-1882. 286

13th st, No. 33 W. Assign. lease. Henry C. Demorest to Joshua Gregg. 4,000

Same property. Assign. lease. Joshua Gregg to Bernhard J. Ludwig. 15,000

22d st, s s, 77 w 8th av, 23x57. Mary E. Moore to Winfield Tucker exr. Joseph Tucker. 21 years, from May 1, 1890, per year, taxes and 270

23d st, n e cor 10th av, 29x117.6 (No. 1 London terrace). Assign. lease, upon trusts, Samuel R. Syms to Parker Syms. Jan. 22. nom

Same property. Consent to assign. lease. Casimir de R. Moore to Samuel R. Syms. nom

34th st, Nos. 160-164, s s, 60 w 3d av, runs west 72.6 x southwest 100.2 x east 66.6 x south 5.9 x east 7.6 x north 30 x east 12.7 x north 75.1 to beginning. Assign. lease. Richard E. Sause to Judson Sause. 2,500

49th st, s s, 563.4 w 5th av, 16.4x100.5. Assign. lease. Emily M. Peters to George V. Smith. nom

55th st, No. 414, s s, 170.10 w 9th av, 20.10x 100.5, four-story stone front dwellg. Foreclos. John M. Bowers to Margaret Dooley. Astor lease. Jan. 16. 7,000

61st st, n s, 110 w 3d av, 20x100.5. Hannah G. Gerry to Adolph Klaber. 20 years, from Feb. 1, 1890, per year. 450

62d st, s s, 80 w 3d av, 20x100.5. Assign. lease. Herman Steinhart to Hannah G. Gerry. 8,000

117th st, s s, 70 w 1st av, 30x100.11. Assign. lease. August Baur to Jacob Stahl, Jr. nom

150th st, s s, 200 w River av, runs south 206.5 x west 451.2 to bulkhead line on e s Harlem River, x north 24.11 x 241.9 to st, x 547.11. Assign. lease. Caroline Sturges to Abbie L. and Anna J. Sturges. nom

River av, s w cor 150th st, 182.11x211.9x206.4x 200. Assign. lease. New York Cordage Co. to Abbie L. and Anna J. Sturges. 1,000

1st av, No. 1299. Assign. lease. Charles Hagan to John J. Reilly. nom

1st av, No. 1429. Assign. lease. John T. Malcomson to Meyer & Kleine. nom

Same property. Assign. lease. John Meyer and August Kleine to Henry Bade. nom

3d av, No. 1799. Assign. lease. Michael J. Kilcoyne to Thomas Kilcoyne and Daniel McCormack. nom

8th av, w s, 140.3 n 21st st, 28x77. Casimir de R. Moore to Winfield Tucker. 21 years, from May 1, 1890, per year, taxes and 800

8th av, s w cor 22d st, 29x77. Katharine T. Moore to same, exr. Joseph Tucker. 21 years, from May 1, 1890, per year, taxes and 900

KINGS COUNTY.

JANUARY 23, 24, 25, 27, 28, 29.

Adelphi st, e s, 237.9 s Fulton st, 20x67x21.6 x59. }  
58th st, n s, 100 w 5th av, 60x100.2. }  
Patrick J. McDermott to Christopher McDermott. \$4,500

Adelphi st, e s, 124 s Myrtle av, 25x123.11x25x 123.10, h & l. William V. Studdiford to George H. Conger. Mort. \$7,000. exch

Ainslie st, n s, 296.11 w Lorimer st, 20.1x100.3. Ellen wife of Edward Jenner and Archibald D. Graham and Walter A. Graham heirs Walter Graham to Margaret Graham widow. B. & S. nom

Baltic st, s s, 250 e Bond st, 25x100. }  
Van Brunt st, n w s, 60 s w Van Dyke st, 25x 100. }  
William, Rosanna M. and John Abernethy and Margaret Simonson to Margaret Abernethy. B. & S. and C. A. G. nom

Barbey st, on south line Blake av and 12.6 from s e cor of Barbey st and Blake av, runs west 397.6 to centre line bet Hendrix st and Schenck av, x south 1,512 to New Lots road or av, x east 171.8 x north 484.9 x northeast 238.9 x north 958. James C., Schenck R. and Richard Van Sieten and Maggie Van Sieten by Cornelia Van Sieten guard to Albert H. W. Van Sieten. Correction deed. nom

Barbey st, e s, 165 n Stoothoff av, 60x100. Charles R. and Katharine Fredericks by Sophie Fredericks guard to Ira L. Bursley. Infant's share. 467

Same property. Release dower. Sophie Fredericks widow to same. 133

Bleecker st, n w s, 95 s w Irving av, 100x100. Henry C. and Emil C. Bauer to Charles A. Kitts. Assessm'ts. 4,000

Broadway, Jefferson av and Saratoga av. All real estate on these streets with Rutledge st, No. 247. Together with all personal estate of which Irene A. and George Bond were seized at time of George Bond's marriage with party of first part. Lillian L. wife of George Bond to Irene A. Bond. 2,500

Bridgewater st, s w s, 50.11 n w Meeker av, 25x46.10x47 to Meeker av, x25.1x32.3x29.11. Edward Blanch, Woodside, N. J., to George W. Boileau, Philadelphia, Pa. Mort. \$150. 1,150

Butler st, n s, 175 w Clason av, 40x131. Robinson Gill and ano. exrs., &c., Benjamin Lini- kin to Mary A. Timony. Mort. \$1,200. 1,500

Carroll st, No. 15, n s, 475 w Columbia st, 25x 100, h & l. Cornelius Coffey to Maria wife of Agostino G. Castagneto. 5,250

Cedar st, s s, 35 w Evergreen av, 16.8x112. Phillip Straus to Isadore S. Hagenbacher. Mort. \$1,500. 600

Central pl, s w s, 319.11 n w Grove st, 29.1x125x 34.3x125.1, h & l. Michael J. Hand to Pauline wife of August Kleinschnitz. Mort. \$3,000. 6,300

Chauncey st, s s, 250 e Ralph av, 25x100, h & l. Margaret Cahill to Lawrence Cahill. nom

Columbia st, No. 283, e s, 16 n Summit st, 21x 70x20.3x70, h & l. James and E. S. Calvert to Mathilda Jacobs. 10,500

Cook st, No. 175, n s, 285.3 e Bushwick av, 22.1 x100x20.11x100. Maria Hoffmann widow to August Sedlmeir. Mort. \$1,500. 3,500

Covert st, west cor Bushwick av as widened, 75x100. Thomas W. Conklin, Naugatuck, Conn., to John Rueger. Re-recorded. 9,500

Same property. John Rueger to George W. Jackson. Mort. \$6,000. 19,500

Covert st, s e s, 270.10 n e Evergreen av, 18.7x 100, h & l. Release mort. Frank Hyde to Louise Grassmann. 250

Covert st, s e s, 270.10 n e Evergreen av, 18.7x 100, h & l. Abby J. wife of James A. Bills to Louisa Grassmann. Mort. \$2,000. nom

Covert st, on map Palmer st, n w s, 150 n e Evergreen av, on map Voorhies st, 25x174.3x —x173.2. Theodore F. Jackson to Charles G. Bennett. Correction deed. B. & S. nom

Dean st, n s, 245 w Hoyt st, 20x100. }  
Livingston st, s w s, 134.11 s e 7th st, 14.11 x100, 10th Ward, error. }  
George W. Doremus, Santa Ana, Cal., to Alonzo E. Davis, Los Angeles, Cal. 1-6th part. 1,000

Dean st, s s, 85 w Buffalo av, 16.6x107.2. Sally A. wife of Thomas S. Denike to George and Ann E. Hand. Morts. \$2,300. 2,500

Dean st, n e s, 75 s e Smith st, 20.10x75. Joseph I. Schweinfest and Charles Schweinfest to Katharine wife of Christian Woensner. Mort. \$3,000. 6,500

Decatur st, s s, 600 e Tompkins av, 19.6x75x20x 70.7, h & l. Foreclos. Clark D. Rhinehart to William E. Bidwell. 1,300

Decatur st, n s, 377.6 w Throop av, 37.6x100, hs & ls. Mary A. Poole widow to Amanda Hazzard, Little Silver, N. J. Mort. \$16,450. 28,000

Degraw st, n s, 363.2 e Schenectady av, 6.10x 127.9x32.1x130.3. }  
Degraw st, n s, 390 e Schenectady av, 20x127.9. }  
Degraw st, s s, 380 e Buffalo av, 59.1x65.7x 70.10x78; also, }  
All title to land on Coney Island lying east of Ocean Parkway and south and east of land conveyed to Augusta Haeuser. }  
Melvin Brown to Edmund Kimball, New York. Sub. to taxes and sales for same. nom

Devoe st, n s, 675.8 e Bushwick av, 25x100. William Smith, Riverside, R. I., to Mathias Brewi. Q. C. nom

Driggs st, e s, 50 n North 12th st, runs north 100 x east 58 to west side Union av, x south 163.2 to centre of south branch of Bushwick Creek, x west along creek to point 56 west of Union av, x north 40.2 x south 5 x west 100. Zachary Taylor to Taylor & Co. Morts. \$5,500. C. A. G. 7,500

Decatur st, s s, 51 e Throop av, 17x86, h & l. Christian Blinn, New York, to Ernest H., Margaret, Edward W., Alexander F. and Charles P. Blinn and Alice B. Colcord. Mort. \$4,500. nom

Eastern Parkway, s s, 80 w Logan st, 40x99. Effingham H. Nichols to Joseph Arnold. 700

Ellery st, n s, 325 e Throop av, 25x100, h & l. Philipp Anschutz to Sebastian Bauer. Mort. \$3,000. 5,700

Ellery st, No. 47, n s, 350 w Marcy av, 25x100. Frederick Wasung to Bertha wife of Philip Wassung. Mort. \$3,000. nom

Ewen st, w s, 25.4 n Devoe st, 24.8x60, h & l. Henry Meyer to Francis Madden. 3,900

Fleet pl, w s, 140 n Myrtle av, 20x85. Henry B. and Addie Burtis to Abraham Burtis. All liens. 5,500

Same property. Abraham Burtis to Frank G. Keeney. Mort. \$5,000. 9,000

Franklin st, e s, 50 n India st, 25x95. Elizabeth J. wife of James Harding, of Barton, Tioga Co., N. Y., to Louis H. DuBois, Waverly, N. Y. Q. C. 417

Same property. J. Ennis DuBois to same. Q. C. 417

Fulton st, Nos. 95 and 97, n e s, 111.6 n w Prospect st, 27.7x49.4x26x49.3. Partition. William Quayle to Denis Haggerty. Mort. \$14,000. 18,200

Fulton st, n e s, 48.8 s e Bridge st, runs northeast 19.4 x north 62.9 x east 50.2 x south 25 x east 100.3 to Duffield st, x south 25 x west 45.8 x south 27.4 x southwest 50 to Fulton st x northwest 99. Stephen H. Herriman to Henry Offerman. 190,000

Furman st, e s, 100.7 s Pineapple st, runs east 37.10 x south 1.8 x — on curb line, x south 1.7 x west 38.2 to st, x north 25. Driscoll Driscoll to Ellen K. wife of Edward Driscoll. Mort. \$5,000. nom

Greene st, s s, 118.9 e Manhattah av, 18x100, h & l. Barbara Wefelmeyer widow to Peter Mundorf. Mort. \$1,000. 3,450

Grove st, n w s, 121 n e Knickerbocker av, 42x 100. Henry Ruthmann to Peter W. Voss. 1,625

Grinnell st, n s, 150 e Columbia st, 25x100. Stephen C. Williams to Annie Wetmore. 1,000

Herkimer pl, No. 3, n s, 620 w Nostrand av, 20 x85.6, h & l. Mary E. Stafford widow to Minnie M. wife of William J. Stafford. gift

Herkimer st, s s, 125 w Albany av, 25x100. Harriet wife of Frederick C. Borden to John E. Brownell. 3,770

Herkimer st, n s, 100 e Saratoga av, 37.6x100. Matthew Thornton to Clara V. wife of Matthew Thornton. B. & S. nom

Herkimer st, s s, 125 w Albany av, 25x100, h & l. J. Edward Brownell to Josiah C. Brownell. Mort. \$3,500. nom

Halsey st, n w s, 300 n e Rushwick av, 20x100. George F. Alexander to Heloise M. Hyman. Mort. \$2,500. 4,100

Hancock st, s s, 450 e Reid av, 25x100. Margaret A. Dixon to Mary wife of Henry Schmalstich. Mort. \$5,800. 8,300

Hancock st, s s, 110 e Bedford av, 20x100. George Starrett to Frederick B. Keppy. 15,250

Hancock st, n s, 195 w Ralph av, 30x100. Samuel Ayres to Samuel G. Holland. 3,500

Harman st, n w s, 320 s w Central av, 20x100, h & l. Abraham Phelps to William Fruhwald. Mort. \$2,000. 3,650

Hart st, s s, 80 w Marcy av, 20.4x100. Patrick Sheridan to August Kuhnla. Taxes 1889. 2,750

Hart st, n s, 181.3 e Tompkins av, 18.9x100, h & l. Mary E. wife of Benjamin T. Jessup to George R. Hunter. 4,700

Henry st, w s, 84 n Woodhull st, 21x100, h & l. Robert Grier to Charles A. Kaufmann. Mort. \$3,000. 9,500

Henry st, w s, 168.7 n Degraw st, 22x88.6, h & l. Foreclos. Clark D. Rhinehart to Mary E. Denike. 7,050

Henry st, e s, 20 n Sackett st, runs east 75 x north 55 x east 25 x north 25 x west 23 x north 40 x west 77 to Henry st, x south 120. Phebe M. Clarke widow, New York, to Eleanor F. Clarke, New York. nom

Hicks st, s w cor Bush st, 40x86.6. Patrick Hayes to John Coughlin. 1,200

Hooper st, s e s, 97 n e Bedford av, 20x100. Eunice M. Rawson widow to Jessie E. Swain. gift

Hopkins st, s s, 350 w Throop av, 25x72.3x28.9x 86.7, h & l. Conrad Mohr to Lippman Reizenstein and George Dittrich. Mort. \$1,300. exch

Humboldt st, e s, 25 n Ainslie st, 16.8x60, h & l. Caleb C. Freeman to John F. Werner. Mort. \$1,200. 2,900

Huron st, s s, 145 e Franklin st, 25x100. Alexander Mulholland to Maggie Mulholland. nom

Jay st, w s, 180 n Myrtle av, 20x100, h & l. Joseph F. O'Connell to Henry H. Cochran. 12,500

Same property. Henry H. Cochran to Frank Barnaby. nom

Jefferson st, s e s, 115 s w St. Nicholas av, 25x100. Troutman st, late Madison st, s e s, 170 s w St. Nicholas av, 25x100. Mary Darling widow to Charles A. Davidson, Chattanooga, Tenn. Correction deed. Q. C. nom

Same property. Charles A. Davidson to Thomas C. Higgins. 550

Jerome late John st, w s, 85 s Van Brunt av, 20x 100. Mary J. Manser to Ira L. Bursley. 200

Jerome late John st, e s, 120 s Duryea av, 20x 100. Albert Sibley to Fred. W. Tibball. 200

Kosciusko st, n s, 149.10 w Tompkins av, 16.8x 80. Edwin D. Phelps to Emma T. wife of George W. Webb. 4,000

Linwood st, w s, 125 n Ridgewood av, 25x100. Edward F. Linton to Charles H. Gregg. 650

Macon st, No. 432, s s, 220 w Stuyvesant av, 17.6x100, h & l. Arthur Taylor to John F. Coffin. Mort. \$4,000. 7,000

Madison st, n s, 105 e Patchen av, 18x100. Joanna Allen widow to Frank H. Tyler. 2,250

McDonough st, s s, 85 e Throop av, 100x100. Edward R. Betts to Walter S. Brewster, New York. 11,000

Meserole st, s s, 122 w Varick av, 44x64.8x47 x48. John Rehberger to Theodore F. Jackson. C. a. G. Sub. to mort. 25

Meserole st, s s, 122 w Varick av, 44x64.8x47x48. Elizabeth widow and Michael and Valentine Rehberger heirs August Rehberger to Theo. F. Jackson. C. a. G. 50

Same property. Margaret wife of Louis Dietsch heir Aug. Rehberger to Theodore F. Jackson. C. a. G. 20

Milford st, e s, 150 n Belmont av, 40x100. Effingham H. Nichols to Margaret A. Smith. 400

Monitor st, e s, 183.3 s Van Cott av, 40x100. Edwin C. Squance to William R. Beeston. 1,300

Monroe st, n s, 125 e Nostrand av, 75x100, hs & ls. Hector Toulmin, New York, to Charlotte Handley. Morts. \$31,750. 11,000

Myrtle st, n w s, 100 s w Knickerbocker av, 100 x100. John Patterson to John J. Brady and Robert H. Barry. (Corrects error in issue of Jan. 18.) 3,600

Myrtle st, n w s, 100 n e Central av, 25x100. August Sedlmeir to Maria Hoffmann. Mort. \$3,000. 6,400

Newel st, e s, 250 s Nassau av, 25x100, h & l. John Droge to Mary L. Tompkins. 5,800

Oakland st, e s, 79.3 n Calver st, 70.9x100x83.11x 85. Augustin Daly to George H. Gerard. 2,500

Oakland st, e s, 79.3 n Calver st, runs south 14 x east 7.7 x northwest —. Walter Smith to George H. Gerard. 100

Same property. Release mort. Frances Mead to Walter Smith. nom

Pacific st, n s, 183.2 w of patent line, 12.6x100. Gertrude R. Wright to Hiram Bedell. Mort. \$1,250. exch

Pacific st, n s, 186 e Bond st, 19.6x100. Release mort. United States Fire Ins. Co. to Eulalie M. J. d. H. wife of Charles P. Boel. nom

Same property. Release mort. Same to same. nom

Pacific st, n s, 300 w Underhill av, 50x100. William M. Burr et al. exrs. Calvin Burr to Charlotte wife of Lawrence Slavin. 5,500

Parkway, s s, 305.7 e Rochester av, 103.9x224.10 to Union st, x104.10x224.8. Frederick C. Vose to Kate Hurst. Q. C. nom

Pulaski st, s s, 325 e Marcy av, 25x100, h & l. Isabella Vredenburg to Mary Granger. Mort. \$2,500. 3,000

Rapely st, n e s, 233 n w Henry st, 21x100, h & l. Rebecca A. and Harriet M. Buckbee heirs Eliza S. Buckbee to John O'Toole. Mort. \$1,000. 7,000

Ralph st, s e s, 210 n e Irving av, 20x100. William Leck to Charles Horst. 200

Remsen st, n s, 310 w Court st, 23x100, h & l. George F. Hicks admr. James R. Jewett to Joseph F. O'Connell. 20,000

Rutledge st, s s, 281w Harrison av, 0.6x100. Clara Riechers to David N. Hanson, Jr., Chicago, Ill. B. & S. 450

Same property. Release mort. Matthias Nager to same. nom

Ryerson st, e s, 320 n Myrtle av, 20x100, h & l. Alois Lazansky to Thomas B. Skidmore. 5,550

Ryerson st, n e cor Willoughby av, 20x100. Willoughby av, n s 100 e Ryerson st, 20x100. Rosalie Kling widow to Charles Pratt. 7,500

Ryerson st, e s, 36 s Willoughby av, 18x80. Helea J. Paulding widow to Patrick Donnelly. 4,400

Sackett st, s s, 337.6 w 4th av, 40x95. Timothy C. Mayher to Joseph P. Fuels. nom

Same property. Joseph P. Fuels to Annie I. Mayher. Q. C. nom

Scholes st, s s, 22 w Varick av, 22x100. Edward Karutz to Theodore F. Jackson. B. & S. Sub. to mort. 25

Seigel st, n s, 225 e Graham av, 25x100. George Timmes to Elizabeth Timmes. gift

Sherman st, n s, bet 11th av and city line, being lot 1 block 198 assessm't map 22d Ward. John C. McGuire, Registrar Arrears, to Jerry A. Wernberg. 156

Smith st, w s, 63.8 n Baltic st, 20.4x85, hs & ls. Eliza wife of Julius D. Winne formerly Hauck to Rica Blumenau. 1,00

Stagg st, s s, 22 e Varick av, 44x100. John C. Speaker to Theodore F. Jackson. B. & S. 50

Stockholm st, n e cor Wyckoff av, 101.1x100x 98.6x100. Peter Riebling to Charles A. Kitts. Q. C. nom

Stockton st, n s, 550 e Sumner av, 25x100, h & l. Magdalena Fritz to Elizabeth Mollen-dick. 6,700

Troutman st, s e s, 175 n e Hamburg av, 25x 100, h & l. Lippman Reizenstein and George Dittrich to Conrad Mohn. Mort. \$3,500. exch

Van Buren st, s s, 389.9 w Sumner av, 19.3x100, h & l. William Ewald to Minna Ewald. nom

Vandyke st, n e s, 275 s e Richards st, 25x100, h & l. John Davis to Joseph Spratt. 2,200

Van Sicken st, e s, bet H. J. and Jas. Van Sicken, 42.3x— to Gravesend av, x36.9x—, Gravesend, Mary E. Stillwell to Henry J. Van Sicken. gift

Vermont st, e s, 50 n Belmont av, 25x106, h & l. Mary wife of Henry C. Heyser to Katherine Bergmoser. Mort. \$1,000. 3,000

Warwick late Washington st, w s, 100 s Blake av, 20x100. Warwick late Washington st, w s, 160 s Blake av, 20x100. Warwick late Washington st, w s, 200 n Duryea av, 20x100. Albert Sibley to Emil A. Janssen. 600

Washington st, No. 180, w s, 22x53, h & l. Sheldon C. Raymond to Trustees New York and Brooklyn Bridge. 17,000

Withers st, s s, 200 e Humboldt st. 25x100, h & l. Maria Vielbig by power of will Michael Vielbig to Bernhard Gehring and Elizabeth his wife, joint tenants. 2,600

Wyckoff st, s s, 158 e Bond st, 18x100, h & l. Harriet and Mary A. Van Pelt to Alice wife of Joseph Conklin. 3,400

1st st, s w s, 305 n w 5th av, 134.11x100. John Adamson to Hannah J. Gronen. nom

2d st, n e s, 142.10 n w 8th av, 20x100. Edward H. and Grace D. Litchfield trustees for Henry P. Litchfield to Emma L. wife of John C. Grennell. 3,000

North 4th st, n s, 50 w Roebling st, 25x100. Alfred Hodges individ. and trustee Cath. L. Hodges to Louise Belden. 1/2 part. 1,250

South 5th st, n e s, 45 n w 2d st, runs north-west 80 x northeast 91.4 x southeast 39.10 x southwest 23 x southeast 39.10 x southwest 72.6. South 4th st, s s, 90 w Wythe av, runs south 145.3 x west 34.6 x north 10 x west 5.6 x north 135.3 to Hoag, x east 40. Cornelius N. Hoagland to The Cleveland Baking Powder Co. 36,500

6th st, s s, 78.10 w 6th av, 19x100. Release mort. Henry Grasman to Ellen L. White. 625

6th st, s s, 78.10 w 6th av, 19x100, h & l. Noah Tebbetts to Ellen L. White. B. & S. nom

6th st, s w s, 286.8 n w 5th av, 144.8x100. Louis Bonert to A. Dillon Wallace. Mort. \$5,000. nom

Same property. A. Dillon Wallace to George F. Dobson. Mort. \$7,000. nom

Bay 7th st, n w s, 100 s w Bath av, 200x96.8, New Utrecht. Archibald Young to Thomas W. Rutherford. 2,000

7th st, n s, 222.10 e 4th av, 75x100. This deed conveys only the strip of old Gowanus road running through this parcel. City of Brooklyn to Whitman W. Kenyon. Q. C. nom

7th st, n s, 222.10 e 4th av, 75x100. Whitman W. Kenyon to Alexander G. Calder. 3,900

8th st, s w s, 211.2 s e 7th av, 20x80, h & l. Alexander G. Calder to Clara Gilbride. Mort. \$4,000. 7,500

8th st, s w s, 214.6 s e 3d av, 18.9x90, h & l. Francis G. Gardner, Chicago, Ill., to Theodore E. Lawton, Wickford, R. I. Morts. \$5,000. 9,500

8th st, s w s, 171.2 s e 7th av, 20x80, h & l. Alexander G. Calder to James Walsh. Mort. \$4,000. 7,500

10th st, n s, 246.10 w 9th av, 19.6x92.6. Thomas Brown to Amelia wife of Samuel H. Milliken. nom

11th st, s s, 151.3 w 7th av, 16.7x100. George M. McCaughan to James McCaughan. nom

12th st, n e s, 149.3 n w 6th av, 16.8x100. John Sherwood to Merrick D. Lawrence. nom

13th st, n e s, 97.10 n w 7th av, 25x100. Edwin A. O'Brien, Jr., to Edwin A. O'Brien. nom

East 15th st, w s, 425 s Av X, 52.6 to Rod road, x104.2x81.4 x east 100, Gravesend. Henry Leipt to George Walther. Correction deed. nom

17th st, n s, 100 w 7th av, 16.8x90. Christina Hall widow to Charles G. and Minnie A. Hall. B. & S. Reserves life estate. nom

17th st, n s, 150 w 7th av, 16.8x90. Louise Groth to Henry Groth. 2,300

20th st, e s, 100 n Vanderbilt st, 25x100, Flat-bush. Eliza and William E. Murphy exrs. Thomas Murphy to Ellen Brady. 250

Bay 31st st, s e s, 300 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to Mary A. Veitch. 1,500

Bay 32d st, s e s, 100 s w Benson av, 100x96.8, New Utrecht. James D. Lynch to Josephine Blaser. 2,000

39th st, s s, bet 6th and 7th avs, being lot 52 block 102 assessm't map 8th Ward. John C. McGuire Registrar Arrears to Patrick J. Sullivan. Final conveyance. in consid. of the premises, &c.

45th st, n s, 160 w 8th av, 40x100.2. William T. Guy to Thomas H. McKenna. 500

45th st, s s, 110 e 2d av, 400x100.2. 45th st, n s, 100 e 2d av, 440x100.2. Edward T. Hunt exr., &c., Thomas Hunt to James C. Bergen and William N. Dykman. 16,580

45th st, s w s, 120 n w 4th av, 19.9x80. Jacob Morgenthaler to Byron Tarrent. Mort. \$3,000. 3,950

47th st, s s, 140 w 3d av, 80x100.2. David J. Tongley and ano. exrs. Margaret M. Van Pelt to Samuel J. King. 2,400

50th st, s s, 250 w 6th av, 25x100.2. Thomas Minnis to John J. O'Connell. 400

50th st, n s, 160 w 4th av, 20x100.2. Ida J. Erickson to Eleanor L. Van Pelt. Mort. \$423. 640

57th st, n s, 240 w 3d av, 100x100.2x60x100.2. Release mort. Edward T. Hunt exr., &c., Thos. Hunt to Anna E. Bigelow. 1,119

57th st, n e s, 300 s e 8th av, 60x100, New Utrecht. James D. Lynch to Laura Ayers. 405

57th st, n e s, 240 s e 8th av, 60x100, New Utrecht. Same to James C. Ayers. 405

58th st, s w s, 220 n w 12th av, 40x100.2, New Utrecht. Blythebourne Improvement Co. to Patrick Dooley. 500

60th st, n e s, 320 n w 17th av, 40x100.2, New Utrecht. Hans C. Pfalzgraf to John A. Pfalzgraf. nom

Same property. William A. Copp exr. to H. C. Pfalzgraf. consid. omitted

61st st, s s, 230 w 11th av, 30x75, Bath Junction. James V. S. Woolley to Ernest W. Belger and Charles Fred. 187

63d st, n s, 600 w 14th av, 24.8x100.1x19.9x100, New Utrecht. James V. S. Woolley to Ferdinand Riehman, New York. 300

63d st, s s, 300 w 14th st, 40x105x40x105.6, Bath Junction. James V. S. Woolley to Patrick J. Looney. 500

67th st, s s, 120 w 11th av, 20x130, New Utrecht. James V. S. Woolley to Frederick V. Steenweth. 150

67th st, s s, 265 w 3d av, runs south 200 to Senator st, x west 50 x north 100 x east 25 x north 100 to 67th st, x east 25, New Utrecht. Eliphalet W. Bliss to Eda A. E. wife of J. T. McLean. 1,800

70th st, s s, 152.10 e Narrows av, 50x100, h & l. 70th st, s s, 252.10 e Narrows av, 50x100, h & l, New Utrecht. Thomas J. Coyle to Louise J. Kuhlke. Morts. \$4,000. exch

76th st, centre line, intersection s e s 18th av, runs southeast 1588.4 x southwest 6.9 x west 1594 to av, x northeast 165.3, New Utrecht. Aletta widow and Evert Suydam to J. Lott Nostrand. 4,761

78th st, s s, 230 e 2d av, 60x218.7 to 79th st, New Utrecht. Edwin F. Perkins, Waverley, N. J., to William A. Stevenson. 1,700

83d st, s w s, 280 s e 22d av, 60x100, New Utrecht. James D. Lynch to Herruan W. Croyey and Lewis G. Mitchell. Release mort. 450

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

East 95th st, n e s, 150 s e Av L, 100x— to Rockaway Beach R. R., x100.5x—, Canarsie. Adolph B. Zwahlen to Amelia E. Zwahlen. nom

Av A, n w cor East 19th st, runs west 150 x west 100 x south 24 x east 50 x south 126 to av, x east 50, Flatbush. Richard Ficken to Catharine M. G. Moon. 9,000

Av A, n s, 70 w East 19th st, runs north 125 x west 30 x north 1 x east 50 x south 126 to Av A, x west 20, same. Same to same. 800

Arlington av, n s, 75 w Elton st, 25x100. Edward F. Linton to Augusta Forbes, New York. consid. omitted

Atlantic av, n s, 80 e Troy av, 20x93. Charles J. Warren to Louisa wife of John Scholl. Taxes, 1889. exch and 1,700

Atlantic av, n w cor Flatbush av, 45 to 4th av, x30.2 to Flatbush av, x54.1. Percy G. Will-



iams to Mary T., Mary A. and George W. Donohue. 17,750  
 Atlantic av, n s, 182.4 w Utica av, 16.6x99.1, h & l. Louis Roswall to Hilder Roswall his wife. Q. C. nom  
 Bedford av, e s, 186.10 s Myrtle av, 25x100, h & l. Jessie Dunton to Benjamin Edwards. 4,600  
 Bedford av, w s, 100 s Putnam av, 20x90.  
 Fulton st, n e s, 87.3 n w Adelphi st, 20.7x 79.1x25.4x94.  
 Gilbert N. Marshall, Jr., El Paso, Texas, to Gilbert N. Marshall. Conveys life estate. 3,000  
 Bedford av, s e s, 48.4 n e Guernsey st, 21.4x84.2 x19x74.5, h & l. Henry Schultes to Herman Frank, New York. Mort. \$3,085. 4,560  
 Blake av, n w cor Sackman st, 50x100. Foreclos. Philip L. Balz, Jr., to The East Brooklyn Co-operative Building Assoc. 2,550  
 Bushwick av, n e s, 34 n w Ralph st, 16.4x83.3. Jacob Murr to John H. Batchter. See Ernest-cliff pl, New York Conveys., 23d and 24th Wards. 6,600  
 Bushwick av, e s, 50 s Boerum st, 42.10x75. Stephen Ulrich to John Ulber. 4,000  
 Same property. John Ulber to August Stutzmann. B. & S. 4,000  
 Bushwick av, w s, 54.6 s Montrose av, 25.11x 59.2x25x66. George Hafner to George Schnettinger. 1,250  
 Clason av, e s, 175.5 s Fulton st, runs east 72 x southeast 35.1 x south 10.2 x west 6.5 x 95.8 to av, x north 21.6. Mary M. wife of Charles F. Stagg, New York, to Ellen O'Reilly. Mort. \$2,000. 5,000  
 Clason av, e s, 196.11 s Fulton st, runs east 95.8 x east 2.11 x south 22.3 x west 89.6 to Clason av, x north 21.6, h & l. Annie S. wife of Charles W. Betts to Charles A. Betts. nom  
 Cropsey av, west cor Bay 29th st, 71.9x98.2x 75.1x91.3, New Utrecht. Amelia A. Gunther widow to Adelaide wife of Daniel Winant. Q. C. nom  
 Same property. Geo. A. and A. A. Gunther exrs. & c., C. G. Gunther to same. 3,500  
 De Kalb av, n s, abt 100 e Reid av, 50x49.4x— x70.2. Foreclos. Clark D. Rhinehart to William Andrews. Mort. \$1,700. 4,100  
 De Kalb av, n e cor Nstrand av, 20.10x76.9.  
 De Kalb av, n s, 20.10 e Nostrand av, 29.1x 76.9.  
 Partition. Adolph Simis, Jr., to Sarah E. Lynch. 28,000  
 Evergreen av, s w s, 25 s e Covert st, 75x82, h & l. Richard Geary to Jane E. Taaffe. Mort. \$9,300. exch  
 Flushing av, s e cor Carlton av, runs south 150.3 x east 45.4 x south 100 x east 112.3 x north 217.2 to Flushing av, x west 163.5.  
 Flushing av, s s, 20.5 w Adelphi st, 20.5x86.2 x29.4x82.10.  
 Adelphi st, w s, 220.8 s Flushing av, runs north 39.6 x west 42.5 x south 39.6 x east 42.6.  
 Charles F. Oxley, and Silas M. Giddings and Alanson T. Enos to Archer & Pancoast Mfg. Co. Mort. \$55,000. nom  
 Flushing av, n s, 206.7 e Bogart st, 20x87.8x20.8 x90.9. Abijah heir Jas. D. Weston to Elizabeth C. Gill. Mort. \$2,500. 3,700  
 Flushing av, n s, 121.3 e Bushwick av, 25x236.11 x25x236, h & l. Regina McGregor to Martha wife of Jacob Voelk. Mort. \$2,400. 4,000  
 Flushing av, s s, 125 e Nostrand av, 25x100, h & l. Paul Limberger to Herrmann Seidel. Mort. \$1,625. 2,800  
 Franklin av, e s, 76 s Gates av, 0.6x21.10. Release mort. Elizabeth Swackhamer, Cranford, N. J., to Florence A. Wilson. nom  
 Garden av, s e cor Meeker av, 50x50.  
 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, Townsend st, centre line, at centre line Scott av, runs north 235 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 Apollo 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 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  
 Frances Stith, Suffolk, Va., to Maria L. Matthews, Frances W. and Josiah Blackwell, Emma L. Tisdale, Adelgitha B. Lemcke and Gertrude B. Wiley. nom  
 Glenmore av, s s, 58 e Snedeker av, 25x100, h & l. Frederick W. Durckholz to Barbara Durckholz. Mort. \$1,800. 2,800  
 Graham av, e s, 50 n Debevoise st, 25x49.11x abt 28x abt 62.11. Elizabeth Mollendick widow to Leopold Michel. 3,500  
 Graham av, e s, 50 n Debevoise st, 25.10x81.5. Leopold Michel to Sarah Lichtenstein. Mort. \$3,000. 5,000  
 Grand av, No. 260. Assigns claim for damages agt Elevated R. R. James L. Spalding to Kate N. Jong. nom

Greene av, n w s, 218.9 s w Evergreen av, 18.9 x100, h & l. John M. Stearns to Isaac Hymes. Mort. \$1,500. 3,850  
 Greene av, n s, 310 e Sumner av, 40x100. Charles M. Church et al. exrs. Charles M. Church to Lillie M. Shiebler. 5,200  
 Jefferson av, s s, 559 e Throop av, 17.6x100. J. Halstead Dunn to Gertrude R. Wright. All liens. nom  
 Same property. Eliza and Gertrude R. Wright to Hiram Bedell, Orange, N. J. Mort. \$4,500. exch  
 Jefferson av, s e cor Lewis av, 135x135.8 to Lewis av, x north 14.4. John Truslow to Thomas H. Robbins. Sub. to assessmts. 2,400  
 Kent av, e s, 24 n Kosciusko pl, 24x96. Partition. Bernard J. York to Margaret Collins. Mort. \$2,000. 5,100  
 Lafayette av, n s, 125 e Tompkins av, 25x100. Charles D. and William H. Wells heirs Jane C. Wells to John Swan. 5,250  
 Liberty av, n e s, 75 e Hendrix st, 25x100. Isaac Reichmann to Mena Reichmann. New York. All liens. 4,000  
 Marcy av, w s, 143.7 n Hope st, 68.9x98.1x26.11 x75.10, h & l. John H. Burdette, Jamaica, L. I., to Emma E. Frith. 4,400  
 Marcy av, e s, 145 s Walton st, 43.4x37.11x76.10 x75.6. Catherina Jordan to Carolina Pierson. B. & S. nom  
 Metropolitan av, Williamsburgh and Jamaica turnpike, s s, 47.8 w Olive st, 25x100. Edward Busch to Theresa Kern. Q. C. 1/2 part. nom  
 Montauk av, e s, 150 n Sutter av, 40x100. Effingham H. Nichols to John Broach, Jr. 400  
 Myrtle av, s s, 165 w Canton st, 20x—x20x116.2, h & l. William R. Smith to Teresa Quigley. 6,250  
 New Utrecht av, s w cor 57th st, runs south 35.1 x west 110 x north 33 x north 50.3 to st, x east 97.10, Bath Junction. James V. S. Woolley to Maria W. Hopkins. 950  
 Nostrand av, s w cor Prospect pl, 26x100, h & l. Stephen Ballard to William Westlake. B. & S. C. a. G. Mort. \$17,000. nom  
 Nostrand av, e s, 76.9 n De Kalb av, 23.3x50. Partition. Adolph Simis, Jr., to Hugh S. Fingelton. 7,000  
 Park av, n s, 57 w Adelphi st, runs north 75 x east 17.1 x north 116.11 x east 39.7 to Adelphi st, x north 20.4 x west 70 x north 40 x west 81.3 x south 116.1 x east 21 x south 115 to av, x east 68.7. John Long and John Barnes to Patrick J. Carlin. 1/2 part. 3,667  
 Pennsylvania av, e s, 175 n Eastern Parkway, 25x110, h & l. Andreas Fey to Mina Schaefer. Mort. \$2,500. 3,500  
 Prospect av, south cor 8th av, 150x80.2. Thomas Garvey to John J. Leary. Mort. \$3,000. 9,000  
 Putnam av, n s, 300 e Reid av, 140x100. Margaretha Lewis to George H. Smith. Mort. \$35,000. nom  
 Same property. George H. Smith to Margaretha Lewis. 5,000  
 Putnam av, n s, 146 w Sumner av, 17x100. Foreclos. Edward T. Dooley to John McNamara. 6,550  
 Railroad av, e s, 550 s Brooklyn and Jamaica pike, 25x200. John Fisher to Stephen P. Nicoll. 400  
 Rockaway av, n e cor Glenmore av, 20x100.1. Andrew R. Culver to Charles J. Warren. Sub. to taxes from August, 1888. 700  
 Rockaway av, s e cor Belmont av, 50x100.1. Simon Schwartz to Rosie Schwartz his wife. nom  
 Rogers av, n w cor Carroll st, 87.9x100.  
 Rogers av, w s, 127.9 s Carroll st, 40x100. John J. Drake to Mary A. wife of Thomas K. Timony. 1,500  
 Rogers av, w s, 127.9 s Carroll st, 40x100. Mary A. wife of Thomas K. Timony to Michael A. Kean. Mort. \$750. 440  
 Rogers av, w s, 32.4 s Prospect pl, 16.1x80. James T. Johnson to Charles F. William Gebr. Mort. \$3,000. 1,000  
 Saratoga av, s e cor McDougal st, 100x100, h & l. Barbara Durckholz to Frederick W. Durckholz. Mort. \$5,000. 9,000  
 Sheffield av, e s, 25 n Eastern Parkway, 25x 100. Henry Deppe and Louise wife of George Schieferstine to Sophie wife of William Kolkhorst. B. & S. All title. 100  
 Shepherd av, e s, 260 n Ridgewood av, 20x102.5, h & l. Emilie wife of Gustave Liesegang to William Powell. Mort. \$1,700. 3,000  
 Skillman av, s w cor Kingsland av, 50.8x157 to Maspeth av, x30.4 to Kingsland av, x150.7. David Moore exr. Mary E. Moore to Ruth A. Vincent. 100  
 St. Marks av, n s, 150 w Albany av, 16.8x145.7 x16.6x145.7. Helen E. wife of Elibu Porter, Ellenville, N. Y., to Earl B. Chase, New York. Mort. \$6,500. 10,650  
 St. Marks av, n s, 200 w Underhill av, 25x131. John C. McCarty to Walter C. Lincoln. 1,500  
 St. Marks av, n s, 225 w Underhill av, runs north 70.2 to centre Covert st, now closel., x northwest 51.3 x south 114.10 to av, x east 50. Thomas E. McCarty to same. 1,200  
 St. Marks av, s s, 116.4 e 5th av, 18.9x80.5. Marianna H. wife of Leonard Moody to John Levy. 5,750  
 St. Marks av, n s, bet Vanderbilt and Carlton avs, being an interior lot known as lot 51 block 13 assesmt map, 9th Ward. George W. Kidd to Mary O'Neill. Q. C. 225  
 Stuyvesant av, e s, 22 n Macon st, 19.6x82, h & l. Benjamin F. Constable to Ann Read widow. Mort. \$4,000. nom  
 Sumner av, w s, 125 s Decatur st, 20x96.1x20.4

99.8, Julia B. F. wife of John D. Fish to Joseph B. F. Hodgson. 3,500  
 Sunnyside av, s s, 225 e Barbey st, 50x110, h & l. Frederick Hawkins, New York, to Mary S. Hawkins. 4,400  
 Sutter av late Union av, n s, 60 w Atkins av, 20x90. James D. Lynch, New York, to Severin P. Swenson. 250  
 Sutter av late Union av, n s, 40 w Atkins av, 20x90. Same to Albert Swenson. 250  
 Thatford av, w s, 200 s Glenmore av, 50x100, h & l. George F. Alexander to George W. Field, Greenlawn, L. I. Mort. \$4,400. 6,000  
 Thatford av, e s, 125 s Sutter late Union av, 25 x110, being lot 81 G. S. Thatford property, 26th Ward. Gilbert S. Thatford to Erastus D. Benedict. Correction deed. Q. C. nom  
 Same property. Sarah Malone widow, Felix and John Grimes individ. and as heirs Cath. Malone to same. 300  
 Tompkins av, e s, 62.6 n Greene av, 18.9x80. Mary E. wife of Joseph N. Hallock to Francis W. Bowron. 4,950  
 Utica av, e s, 127.10 n Prospect pl, 52x79.6. Joseph S. Courtney to Charles M. Berrian. Agreement to convey lot for services rendered. 450  
 Vernon av, s s, 225 w Sumner av, 4x95. Louis Beer and Michael Schaffner to Russell McKeel. 450  
 Vienna av, s e cor Berriman st, 100x95.  
 Vienna av, n s, 140 e Atkins av, runs north 100 x east 22.8 x south 101.2 to av, x 7.1.  
 Vienna av, s s, 120 e Atkins av, 16.3x136.8x 15.3x40x20x95.  
 Interior lot, 155 s Vienna av, on centre line bet Montauk and Atkins avs, runs east 12.2 x south 40.6 x west 5.11 x north 40.  
 William H. Jackson to Elizabeth C. A. wife of Henry P. Burger. 1,150  
 Washington av, St. Marks av. Party wall agreement. Philip Sullivan with Mary H. Abbott. nom  
 Wyckoff av, n e cor Stockholm st, 100x98.6x 98.6x100. Henry W. and John F. Dreyer to Charles A. Kitts. 5,500  
 2d av, s e cor 9th st, runs east 73.4 x south 71 x east 51.6 x south 29 x west 25 x south 24.6 x west 33.10 x south 75.6 to 10th st, x west 66.2 to 2d av, x north 200. Olive L. Caldwell extr. Robert Caldwell to Michael Fitzsimmons. 7,600  
 Same property. Release dower. Olive S. Caldwell widow to same. nom  
 2d av, n e cor 93d st, 100x100, New Utrecht. John Gross to Lucinda C. wife of Marshall D. Gardner. 6,800  
 3d av, n o cor 77th st, 25x110, New Utrecht. Contract. James A. Townsend to James J. Mills. 1,000  
 3d av, w s, 60.2 s 53d st, 20x100. Leffert L. Bergen and Catharine M. Wyckoff to Catharine Welsh. 2,000  
 4th av, n w s, 56.3 n e 15th st, 18.6x74.9x18.3x 81.8. Release mort. Cornelius E. Donnellon to John Weisenborn. 4,000  
 4th av, n w s, 80.2 n e 45th st, 28x80. Celia E. widow and Ralph B. Cooley heir Jas. P. Cooley to Nellie A. wife Henry A. Hiers. 4,000  
 4th and 5th avs, 50th and 51st sts, the block, 200.4x700; also,  
 4th and 5th avs, 49th to 50th st, the block, 200.4x700.  
 Edward T. Hunt exr., & c., Thos. Hunt to Joseph M. Kaufmann. 77,580  
 6th av, w s, 84 s 5th st, 16x78, h & l. Edmund Kimball to Melvin Brown. Mort. \$5,500. 8,000  
 7th av, west cor 6th st, 100x97. William A. Hall to Charles N. Howard. 17,500  
 7th av, s e s, 80 n e 18th st, 20x72. Henry Vander Lieth to Frederick G. Vollers. 1,950  
 7th av, s e cor 55th st, 25.2x100. Edward T. Hunt exr., & c., Thos. Hunt to Joseph M. Kaufmann. 510  
 Same property. Joseph M. Kaufman to William Uhlmann. nom  
 7th av, s w cor Carroll st, abt 164.6x262 x north 39.5 x east 153.2 x north 1.0 to Carroll st, x 123.2. Mirabeau L. Towns to The Mercantile Trust Co. C. a. G. nom  
 14th av, s e s, 100.2 s w 55th st, runs southeast 51.11 to w s New Utrecht av, x south 6.9 x northwest 52 to 13th av, x northeast —, New Utrecht. Blythebourne Improvement Co. to Heloise M. L. Allin. nom  
 Fort Hamilton to New Utrecht road, n w s, lot 2 map J. Stillwell property, 1 acre 1 rood 1 1/2 perches.  
 Highway, on 3d division, New Utrecht woodland, s e s, adj W. H. Bailey or C. Murray, abt 2 acres, New Utrecht.  
 David and John P. Duncan to Michael O'Donnell and Michael Murphy. B. & S. 4,000  
 General release, especially from life estate. Eva Timmes to Elizabeth and George Timmes. nom  
 Half of all grantor's right and title in all estate real and personal of which Trena Yung died seized and which was conveyed to her by Margt Reuderle. Elizabeth wife of Henry Fincken to Lizzie Haviland. 500  
 Interior lot, 211.2 s e 7th av and 80 s w 8th st, runs southwest 20 x southeast 20x20x20. Alexander G. Calder to Clara Gilbride. Q. C. nom  
 Indefinite right of way, w s, adj Elways' at Hogs Point, Gravesend, 100x70. Edmund and Julia A. Williams to Ralph Elways. C. a. G. 200  
 Indeft. 12-foot road adj J. Rutz et al., 52.6x 100, Canarsie. Rudolph B. Zwahlen to Amelia E. Zwahlen. nom  
 Interior lot, 80 s w 8th st and 171.2 s e 7th av, runs southwest 20 x southeast 20 x northeast 20 x northwest 20. Alexander G. Calder to James Walsh. Q. C. nom

Land under water, New York or Gravesend Bay adj land of parties 2d part. People State of New York to the New York & Coney Island R. R. Co. letters patent  
 Lot 1 map A. Terhune property, Gravesend, 4 acres, excepting parts taken for railroad. John R. Maxwell to Margaret Goodfellow. Q. C. nom  
 Old Bushwick road, s w s, abt 25 n w Schaeffer st, abt 25x114.6x25x—. George H. Gould exr. David H. Gould to Barbara Nagel. 400  
 All estate real real or personal of which Trena Yung died seized. Margrath wife of Anton Reuderle to Elizabeth wife of Henry Finken. 500  
 Assignment for benefit of creditors. Andrew P. Van Tuyl, Jr., to Charles F. Holm. nom

WESTCHESTER COUNTY.

JANUARY 22 TO 27—INCLUSIVE.

EASTCHESTER.

Darling, Alfred B. et al. to Lizzie Gould, e s Summit av, 709 n Sidney av, 100x—. \$2,900  
 Same to Jas. H. Pettingill, w s Park av, 308 n Sidney av, abt 105x120. 3,500  
 Ebner, Ferd. to Nellie A. Lawlor, acre plot, 75 w s Franklyn av, Sacchi map, abt 172x350. 3,200  
 Koedding, Eliz'h to John Stahl, s w cor Westchester av and Fulton st, 33.10x132. 4,000  
 Wood, Jos. S. to George M. Lawrence, lots 129 and 130 s s Urban st, map Villa Park, 100x 100. 2,000

NEW ROCHELLE.

Banks, Chas. G. to Eva A. Remington, e s Webster av, adj Edmund D. Griffin, abt 185x400. 13,000  
 Duff, Wilson J. T. to Robt. T. Place, part lot 80 e s Woodland av, map Residence Park, abt 50x186. 1,200  
 Same to Geo. W. Croncy, part same lot, 50x186. 1,200  
 Howe, Wm. H. T. to Virgil L. Eplattener, Jr., lot 27 n s Guion st, map property grantor, abt 50x160. 900  
 Higgins, Alim, et al. and C. H. Noxon to Fred. Essinger, s s Coligin av, 90 w North st, 4 1/2 acres. 1,304  
 Same to Wm. S. Lyon, s e cor Mayflower and Webster avs, abt 100x270. 1,090  
 Same to A. Banks Hudson, e s Clinton, 246 s Coligin av, 200x300. 900  
 Hudson, Alex. B. to Wm. S. Lync. Same property. 900  
 Same to Anna Helmrich, n e s Franklin av, adj grantee, 10x80. 300  
 Koch, Wm. J. to Rich H. Mullineaux, n w cor Petersville road and Koch st, abt 95x140. 750  
 Same to Theresia Williams, lots 137-141 inc and gore M, map Petersville. 1,000

PELHAM.

Black, Robt. C. to Florence M. Beach, plot on Manor Circle road, map grantor, abt 1/2 acre. 1,688

WESTCHESTER.

Heilr an, Elizabeth to Wm. Nowill, s s, 9th av, 380 e 4th st, Wakefield, 25x114. 300  
 Mace, Levi H. to Emil Babilot, lot 447 n s 14th av, cor 4th st, map Wakefield, 105x 114. 1,500  
 Shannahan, Mary to Thos. Basel, lot 23B e s Elliot av, map Olinville, 50x125. 800  
 Thwaites, Wm. et al., M. A. Fowler, ref., to Chas. M. Thwaites, lot 73 w s Williamsbridge road, map Thwaites estate. 345  
 Same to Mary S. Thwaites, lot 32 s e cor same road and Thwaites pl, same map. 580  
 Same to Chas. B. Godfrey, lot 33 n e cor same sts. 380  
 Young, John to John Cummings, part lot 1083 n s 11th av, map Wakefield, 50x105. 650

WHITE PLAINS.

Maynard, Wm. P. to Hiram P. Rowel and ano., w s Court st, 102 n Quaroppas st, 50x 113. 900

YONKERS.

Herriot J. Groshen exrs. of, to Dennis L. Engel, lot 46, w s Oak st, map estate grantor, 25x100. 250  
 Same to John W. Engel, lots 44 and 45, adj above. 420  
 Hermance, Edgar M. to Margt. Stewart, e s Woodworth av, 50 s Lamartine av, 25x80. 1,200  
 Lee, John to Mary Reagan, n s High st, 100 e Vineyard av, 25x100. 600  
 Reagan, Mary to John Lee, w s Orchard st, 464 n Ashburton av, 25x125. 600  
 Shonnard, Fred. to Timothy Moynihan, lots 273 and 274 block 4, map property grantor. 320  
 Same to same, lots 252, 253 and 254, block 4. 465  
 Same to Jos. Kealey, lots 43, 44 and 45, block 2. 435  
 Same to Samuel Sherwood, lot 449, block 5. 140  
 Sullivan, Peter J. to Rachel A. Elting, lots, 15, 16, 17 and 18, block 35, Bennett map. 1,000  
 Vance, Mary A. to Alice Cunningham, lot 46 e s St. Joseph's av, city map Yonkers, abt 25x100. 850  
 Ward, De Witt C. to Peter J. Sullivan, lots 15, 16, 17, 18, 21, 22, 23, 24, 25 and 26, block 35, Bennett map. 1,000  
 Weston, Edw. to Wilbur F. Washburn, plot adj John E. Andrews & Croton Aqueduct, 403 x448, also e s Warburton av, 401x161. 30,000  
 Washburn, Wilbur F. to Fred. H. Strong, lot 6 e s Warburton av, map property grantor, 50x161. 2,500  
 Same to Geo. E. Strobridge, lot 9 w s Grey-stone terrace, same map, abt 105x198. 5,000

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 24, 25, 27, 28, 29, 30.

Behrens, Henrietta wife of and Peter and Anna wife of Cornelius Link to The New York Lumber and Wood Working Co. 114th st, s s, 235 e 5th av, 50x100.11. Sub. to mortg. \$37,000. Jan. 17, notes. \$1,790  
 Bookman, Jacob to Adolph B. Ansbacher. 110th st. P. M. Jan. 20, due Feb. 18, 1892, 4 1/2 %. 35,000  
 Same to same. 111th st. P. M. Jan. 20, due Feb. 18, 1892, 4 1/2 %. 25,000  
 Bromm, Hartman and Max Klingler to Anna Borgstede, Greenville, N. J. 168th st, s w cor Tinton av, 57.5x126x59.6x126. Jan. 14, installs, 5 %. 2,500  
 Burwell, Charles D., Brooklyn, to Nancy E. M. Rhineland. 23d st. P. M. Jan. 24, 5 years, 5 %. 24,000  
 Bertine, Eleanor E. K. wife of and Frederick E. to THE BOWERY SAVINGS BANK. 122d st, No. 157, n s, 144 e 7th av, 17x100.11. Jan. 25, 5 years, 4 1/2 %. 8,500  
 Bourne, Frederick G. to Alfred C. Clark, Cooperstown, N. Y. 73d st, s s, 200 e 9th av, 75x102.2. Dec. 24, 1 year, 2 1/2 %. 54,000  
 Braender, Philip to John Maesel, Jr. 92d st, Nos. 47-51, n s, 79.5 e Madison av, 51x100.8. Jan. 27, due Jan. 1, 1891. 4,000  
 Brenner, Louis to THE FRANKLIN SAVINGS BANK. 9th av, s e cor 42d st. P. M. Jan. 28, installs, 4 1/4 %. 25,000  
 Browning, Harry C. and William J. to George B. Christman. Cherry st, n s, 239.3 e Catharine st, 25.8x104.2 Secures notes. Jan. 27, due Oct. 1, 1890. 3,987  
 Berrey, Selena C. to George Sohns. 27th st, n s, 81.10 e 8th av, 28x68.6x26.11x68.3. Jan. 27, due Feb. 1, 1891. 500  
 Bruns, Herman to THE METROPOLITAN SAVINGS BANK. 3d st, No. 9, n s, 325 w 2d av, runs north 80 x west 13 x again north 7 x again west 12 x south 87 to st, x east 25. Jan. 29, 3 years, 4 1/2 %. 15,000  
 Bade, Henry to Bernheimer & Schmid. 1st av, n s, No. 1429, cor 74th st. Lease. Jan. 13, demand. 2,000  
 Ball, Samuel H. to German-American Real Estate Title Guarantee Co. Perry st, No. 13. P. M. Jan. 30, 5 years, 4 1/2 %. 8,000  
 Banks, Ann widow, New Rochelle, N. Y., to G. A. Barker trustee for Elizabeth Barker. 21st st, No. 138, s s, 320.7 e 7th av, 23x92. Jan. 24, 1 year, 4 1/2 %. 750  
 Bardes, Anna to THE TITLE GUARANTEE AND TRUST CO. 2d av, No. 833, w s, 74.2 s 45th st, 24.5x100. Jan. 30, 3 years, 4 1/2 %. 8,500  
 Becker, C. Adelbert to Susan A. Snedeker, Westchester, N. Y. Washington av, e s, 347.6 n Quarry road as it formerly existed, 24.6x100.1x22.10x100. Jan. 28, 3 years, 5 %. 3,000  
 Bellamy, Albert mortgagor with Cornelia W. Slade mortgagee. Extension of mort. Jan. 24. nom  
 Berg, Martin to Daniel Rosenbaum. Charles st. P. M. Jan. 30, 3 years, 5 %. 5,000  
 Betts, George F. to F. A. Constable et al. trustees for Georgiana E. Arnold, Jr. 9th av, No. 1386, e s, 51.10 n 82d st, 25.2x100. Jan. 29, due Feb. 1, 1893, 4 %. 15,400  
 Cery, Francis to Mayer Kahn. 32d st, No. 334 E. P. M. Jan. 28, due April 30, 1890, 1,000  
 Colahen, Catharine to the Irish Presbyterian Congregation in City of New York. Washington st, No. 9, e s, 89.4 n Battery pl, 20.9x 48.2x20.9x48.4. Jan. 30, due Oct. 25, 1892, 5 %. 500  
 Cappelletti, Carlo to Maria J. Tice, Brooklyn. Pearl st, No. 488. P. M. Jan. 29, installs, 5 %. 3,500  
 Clirehugh, William S. to Catharine A. Taylor et al. trustees for Albertina S. Pyne, Kate W. Winthrop, Mary Lewis, G. C. and H. A. C. Taylor. 6th av, No. 151. P. M. Jan. 28, due Jan. 29, 1895, 4 1/2 %. 42,000  
 Cohen, Meyer to Abrahams & Grunauer. Essex st, No. 62, e s, 100 n Grand st, 25x100. Jan. 29, due April 1, 1892. 3,000  
 Cohn, Bernard to Julia C. S. wife of Harry A. Grant, Tarrytown, N. Y. 65th st, s s, 418 e 10th av, 20x100.5. Jan. 29, 3 years. 21,500  
 Same to Arthur L. Meyer. Same property. Jan. 29, 2 years, 5,000  
 Carey, John J. to August Kohn. 8th av, n w cor 104th st. P. M. Jan. 21, due Aug. 15, 1890. 14,000  
 Cooke, Thomas F. and Hannah his wife to The Bradley & Currier Co. (Lim.) 17th st, n s, 150 w 9th av, 50x92. Sub. to mortg. \$43,000. Dec. 12, 3 months. 4,125  
 Civill, Lewis A., Coeymans, N. Y., to Townsend Wandell. Monroe st, Nos. 93 and 96. 1/2 part. Jan. 24, dne July 30, 1890. 3,000  
 Casey, John to Charles R. Gregor. 3d av, e s, 27.2 n 75th st, 56.3x100. Sub. to mortg. \$52,500. Jan. 25, 60 days, 20,000

Davis, Sarah to THE WASHINGTON LIFE INS. Co. Pitt st, Nos. 75-79; Rivington st, Nos. 211-215. P. M. Jan. 24, due Dec 1, 1894, 5 %. 60,000  
 Dick, Robert to Augustus F. Holly. 56th st, s s, 200 e 10th av. 25x100. Jan. 24, 6 months. 10,000  
 Same to E. Louise V. Roche. Same property. Jan. 24, 1 year, 5 %. 7,500  
 Demorest, William C. to William F. Cochran, Yonkers, N. Y. 14th st, n s, 116.10 w University place, 25x103.3. Lease. Jan. 28, 3 years. 5,000  
 Donohue, Margaret to William O'Brien. 134th st, n s, 175 w 8th av, 25x99.11. Jan. 24, 1 year, 5 %. 6,000  
 Donovan, Timothy to Andrew Purdy exr. Albert Coles. 107th st. P. M. Lec. 26, 3 years, 5 %. 2,500  
 De Witt, Amelia P. wife of Thomas D. to Lily W. Churchill et al. exrs. L. C. Hamersley. 78th st, No. 133 W. P. M. Jan. 29, 3 years, 4 1/2 %. 15,000  
 Same to George G. De Witt, Jr. Same property. P. M. Sub. to last mort. Jan. 29, 1 year. 3,000  
 Douglas, Amanda B. mortgagor with Charles C. Brinckerhoff guard. of Wm. R. and Isabella W. Brinckerhoff. Extension of mort. Dec. 12. nom  
 Donovan, Cornelius J. to Lazarus Rosenfeld. Bowery. P. M. Jan. 21, installs, 5 %. 42,000  
 Same to Julius J. Lyons. Same property. P. M. Jan. 30, 2 years. 2,000  
 Eberhardt, John to Friedrich Seibel. Monroe st, No. 245, n s, 286.10 e Scammel st, 23.6x 94.8x23.6x94.9. Jan. 15, due Jan. 1, 1893, 5 %. 3,500  
 Eife, Francis and Sophia his wife to Henry Noll. 18th st, No. 335, n s, 240 w 1st av, 20x 92. Jan. 29, due Feb. 1, 1893, 5 %. 10,000  
 Everett, Rose to Harlem Co-operative Building and Loan Assoc. 144th st, n s, abt 314.10 w Morris av, 23x100. Jan. 28, installs, 5 %. 3,000  
 Eldredge, Joseph D. to Jane L. Brown widow. Cliff st, s s, 155.11 e John st, runs east 19.6 x south 39.3 x west 0.6 x south 48.1 x west 4.6 x again south 6.4 x west 14.11 x north 55.1 x east 0.8 x north 37. Jan. 27, 3 years, gold, 5,000  
 Fairchild, Clara wife of Benjamin P. to Andrew H. Green. Broadway or Kingsbridge road, n e cor Hawthorne st. P. M. Jan. 27, 3 years. 5,000  
 Feury, James to Charles C. Rubsam. Fordham to West Farms road, n w cor Taylor av. P. M. Jan. 25, 2 years. 500  
 Forster, William and James Livingston to Morris Steinhardt. 82d st. P. M. Jan. 14, 1 year. 17,500  
 Fitzpatrick, John J. and Philip A. to David Banks. 113th st, s s, 269.11 w 3d av, runs south 8.11 x west 0.1 1/4 x south 50.1 1/2 to point 270.1 w of 3d av, x south — to centre line of block, x west 25.6 x north 100.11 to st, x east 25.7. Jan. 29, 5 years, 5 %. 20,000  
 Franck, Charles to Louis Bossert. 2d av, n w cor 100th st, 100.11x100. Sub. mortg. \$82,500. Jan. 24, 1 year. 8,900  
 Fish, John to Helen Adams exr. W. Adams. 23d st. P. M. Jan. 30, 3 years, 5 %. 13,000  
 Same to John Reilly. Same property. P. M. Sub. to mort. \$13,000. Jan. 28, 1 year. 5,000  
 Fox, Joseph mortgagor with Henry Reinhardt mortgagee. Agreement apportioning mortgages. Jan. 20. nom  
 Froese, Robert to Catherine L. Nye. 68th st, s s, 319.2 e 3d av, 18.2x100. Jan. 30, 5 years, 4 1/2 %. 6,500  
 Same to Max Katzenberg. 68th st, s s, 166.8 w 2d av, 16.8x100. Jan. 30, 5 years, 4 1/2 %. 6,000  
 Gardner, Charles and Sarah Rooney widow to THE FRANKLIN SAVINGS BANK. 48th st, n s, 400 w 9th av, 25x100.5. Equal lien with mort. for \$8,000. Jan. 27, 1 year, 5 %. 2,000  
 Grace, Patrick to Bernheimer & Schmid. Vesey st, No. 66. Saloon lease. Jan. 27, demand. 551  
 Gardiner, Rebecca to John Bigelow et al. exrs. &c., Samuel J. Tilden. Park (4th) av, n e cor 125th st, 99.11x90. Jan. 28, 3 years, 4 1/2 %. 75,000  
 George, Charles A. to Charles T. George. Bailey av, w s, plot 103 and part of plot 104 map of W. O. Giles, West Farms, 50x131.3x 50x128.5. Jan. 27, 4 years, 5 %. 1,600  
 Gerken, Carsten to THE TITLE GUARANTEE AND TRUST CO. 6th av, n w cor Waverly pl, 21.5x80.2. Jan. 25, due Jan. 1, 1895, 4 1/2 %. 13,000  
 Goldberger, Benjamin and Rachel his wife and Aaron Brode and Betty his wife to Jonas Weil and Bernhard Mayer. Spring st, No. 22. P. M. Jan. 3, due Jan. 1, 1895. 4,000  
 Same to same. Same property. P. M. Sub. to last mort. Jan. 3, installs. 6,250  
 Grunhut, Bernhard and Louis to Samuel S. Sands and ano. exrs. Joseph Gaillard. 12th st, No. 37, n s, 293.6 w Broadway, 28x84.7x29.1 x92.8. Jan. 27, 5 years, 4 1/2 %. 6,000  
 Gault, Mary wife of and James to Herman Raabe. 94th st, s s, 125 w 8th av, 37.6x100.8. Sub. to mortg. \$36,000. Jan. 25, due May 24, 1890. 6,000  
 Gille, Frederick to Louis Falk. 106th st, n s, 100 e Madison av, 25x109.11. Jan. 30, 1 year. 6,500  
 Goldberg, Louis and Woolf I. and Jacob Blumberg to Edward Winslow. Ludlow st, w s, 100 s Hester st, runs west 110 x north 20 x east 66 x north 1 x east 44 to Ludlow st, x south 21. Jan. 30, due Jan. 1, 1895, 5 %. 30,000  
 Goldberg, Sigmund to Louise Martell. 60th st, s s, 21.6 e Lexington av, 19.7x100.5. Jan. 23, due Mar. 29, 1894, 5 %. 3,000

Grau, George and Minnie his wife to Henry Roloff. 9th st, No. 628 E. P. M. Jan. 30, due Feb. 1, 1891, 5%. 3,172  
 Guterman, Jacob to THE GREENWICH SAVINGS BANK. Rutgers st, No. 30, w s, 50 n Madison st, 25x84.7. Jan. 28, due Feb. 1, 1895, 4½%. 10,000  
 Hackauff, Franz to George Steinbrecher. Houston st, n s, 251.11 w Av A, 25.2x67.8 to 1st st, x25x70.10. Lease. Jan. 27, due Jan. 1, 1895, or installs. 5,000  
 Herter, Peter to Metta Schwartz. Pikest. P. M. Jan. 27, due Aug. 1, 1890, 5%. 4,700  
 Hett, Henry to THE EMIGRANT INDUST. SAVINGS BANK. 104th st, n s, 225 w 3d av, 25x100.11. Jan. 27, 1 year. 7,500  
 Heyman, John to Edwin W. Knickerbocker. 28th st, s s, 125 e Lexington av, 75x98.9. Jan. 7, 1 year. 17,000  
 Hickey, John to Jacob Bookman. 111th st. P. M. Jan. 27, due Jan. 24, 1891. 16,000  
 Same to same. Same property. Jan. 27, due Jan. 24, 1891. 53,000  
 Hirsch, Simon and Aaron to Adam Bischoff, Brooklyn. 11th st. P. M. Jan. 28, due Feb. 1, 1895, or installs. 15,000  
 Hall, Rowland M., Elizabeth P., Frances M. and David P. to Helena Rogers. 2d av, No. 208, e s, 51.9 s 13th st, 17.5x108. Jan. 23, due Jan. 24, 1893, 4%. 10,000  
 Hatch, Rufus and Robert J. exrs., &c., Charlotte B. Hatch to William B. Beekman. 4th av, w s, 30.6 n 36th st, 24x105. Jan. 14, 1 year, 5%. 8,000  
 Hagenbuehle, John B. and Rosina to Michael Ritzmann. 9th st. P. M. Jan. 29, due Feb. 1, 1893, or installs. 5%. 9,000  
 Hazen, William H. to Charles Schlesinger & Sons. 3d av, No. 524, n w cor 35th st. Lease. Sub. to mort. \$1,800. Secures credits. Jan. 28. 5,000  
 Henderson, Mary to Samuel Campbell. 31st st, s s, 385 w 6th av, 20x127.7x20.5x123.7. Jan. 1, 1 year. 1,000  
 Herrmann, Henry to Louis C. Raegener, Brooklyn. Mulberry st, Nos. 196-204. P. M. Jan. 30, 5 years or installs. 5%. 65,000  
 Hinklein, Jacob to Nancy Reiss. 2d st, n s, 19.6 e Av A, 20.2x57.5. Lease. Jan. 29, 1 year. 300  
 Hogan, William to Columban J. Kelly. Decatur av, e s, plot 36 map part of Fordham, 24th Ward, 50x100. Jan. 24, 3 years. 1,200  
 Holland, Sarah E. to Charles E. Strong. 7th av. P. M. Jan. 24, 3 years or installs. 5%. 11,000  
 Same to Alice E. Butterworth. Same property. P. M. Sub. to last mort. Jan. 24, 1 year. 1,000  
 Hildebrandt, Gertrude wife of Albert to James C. Duane. 1st av, n w cor 92d st, 25.8x79. Jan. 29, 5 years, 5%. 18,000  
 Ives, Isaac W., Daabury, Conn., to Josephine A. Logan, Brooklyn. 125th st, s s, 70 w 1st av, 18.9x100.11. Nov. 30, demand, 5%. 500  
 Ihlenburg, Anna C. A. wife of Frederick to Anna B. Benker exrs. J. C. Benker. 76th st, s s, 223 e Eastern Boulevard, 125x108.9x abt 126.8x87.11; 75th st, n s, 200 w 1st av, 28.4x102.2. Jan. 27, 5 years or installs. 5%. 20,000  
 Iden, John H. and Meta his wife to THE NEW YORK LIFE INS. AND TRUST CO. 1st av, s w cor 4th st, 24x74. Jan. 30, 5 years, 4%. 15,000  
 Jeffers, William H. to Margaret A. Harrison. 41st st. P. M. Jan. 20, 3 years, 5%. 11,000  
 Judge, Andrew T. to John G. McCullough, Bennington, Vt. 132d st, n s, 175 e 7th av. P. M. Jan. 23, due Jan. 24, 1895, 5%. 17,000  
 Same to same. 132d st, n s, 200 e 7th av. P. M. Jan. 23, due Jan. 24, 1895, 5%. 17,000  
 Same to Henry Chauncey, Jr., trustee for Emily H. Chauncey. 132d st, n s, 225 e 7th av. P. M. Jan. 23, due Jan. 24, 1895, 5%. 15,000  
 Same to Charles H. Russell, Jr. Same property. P. M. Equal lien with mort. for \$15,000. Jan. 23, due Jan. 24, 1895, 5%. 2,000  
 Same to same. 132d st, n s, 250 e 7th av. P. M. Equal lien with mort. for \$16,000. Jan. 23, due Jan. 24, 1895, 5%. 1,000  
 Same to Charles H. Russell, Jr., et al. trustees C. H. Russell. Same property. Jan. 23, due Jan. 24, 1895, 5%. 16,000  
 Just, John mortgagor with Helen K. Sumner exr., &c., Adams C. Sumner mortgagee. Extension of mort. Jan. 2. nom  
 Kern, Abraham and Bella his wife to Christina Winter. 82d st, n s, 175 w 1st av, 24.4x102.2. Jan. 28, due Feb. 1, 1895, 4½%. 8,000  
 Kayton, Gertrude wife of William and Johanna Mayer to Max Nathan. 73d st. P. M. Jan. 27, 1 year or installs. 5%. 10,500  
 Kennelly, Joseph F., South Orange, N. J., to THE NEW YORK SAVINGS BANK. Elizabeth st, No. 201, w s, 253 n Spring st, 25x94. Jan. 27, due June 1, 1895, 4½%. 10,000  
 Kilcoyne, Thomas and Daniel McCormack to Beadleston & Woerz. 3d av, s e cor 100th st. Store lease. Jan. 27, note. 1,600  
 Kuser, Virginia to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 118th st. P. M. Jan. 27, 1 year. 3,500  
 Kaiser, Benjamin to Alexander D. Wilson. Columbia st, e s, 120 n Delancey st, 20x100. Jan. 29, due Dec. 1, 1892, 5½%. 1,850  
 Kearney, James, Hackensack, N. J., to John P. Paulison, Tenafly, N. J. 84th st. P. M. Jan. 30, 1 year, 5%. 98,500  
 Kelly, Thomas H. to THE EMIGRANT INDUST. SAVINGS BANK. Lexington av, No. 1081, and 76th st. P. M. Jan. 30, 1 year. 16,000  
 Kohn, Arnold and Edmund to Charles Rosenberg. 3d st. P. M. Jan. 30, 3 years or installs. 5,000  
 Lerch, Anna G. to Henry Roloff. 9th st, No.

626 E. P. M. Jan. 30, due Feb. 1, 1891, 5%. 3,172  
 Levy, Abraham to Evelina Hartz. 22d st, ss, 100 w 7th av, 20x98.9. Jan. 29, 4 years. 1,000  
 Ludwig, Bernhard J. to Joshua Gregg. 13th st, n s, 425 w 5th av, 25x103.3. Lease. Jan. 30, due Feb. 1, 1891, 5%. 8,000  
 Lesinsky, Henry mortgagor with THE UNITED STATES FIRE INS. Co. mortgagee. Extension of mort. at 5%. Jan. 25. nom  
 Levi, Dinah J. wife Joseph C. to John L. Cadwalader and ano. substituted trustees marriage and post-nuptial settlement of Mary Cadwalader. 50th st, s s, 200 e 9th av, 25x100.5. Jan. 27, due Dec. 15, 1891, 5%. 1,500  
 Levins, Peter to Terence McCabe. Morris av. P. M. Aug. 12, 1889, 1 year, 5%. 1,000  
 Lisk, Sarah A. wife of and Thomas C. to Cornelia B. Cammann. Creston av, e s, 238.7 s Donnybrook st, 80x75.1x80x74.8. Jan. 24, 3 years, 5%. 2,500  
 Lese, Louis to THE UNITED STATES TRUST CO. of New York. 3d av. P. M. Jan. 29, due Feb. 1, 1891, 4½%. 25,000  
 Lion, Andrew to The Grand Lodge of the United States of the Independent Order Free Sons of Israel. 2d st, Nos. 196 and 198. P. M. Jan. 20, 5 years, 4½%. 22,000  
 Same to Alfred Steckler. Same property. P. M. Jan. 20, 3 years, 5%. 10,000  
 McCool, Nicholas A. to Hyman and Henry Sonn. 28th st, No. 230, s s, 345.7 w 7th av, 24.10x98.9; 26th st, No. 142, s s, 475 w 6th av, 25x98.9. Collateral to building contra t. Jan. 24, due Oct. 1, 1890. 2,000  
 McCool, Nicholas A., New York, and Sarah wife of James Cassidy, Port Richmond, S. I., to same. 10th av. P. M. Jan. 29, due Feb. 1, 1891. 28,000  
 Same to same. Same property. Jan. 29, due Feb. 1, 1891. 32,000  
 McLaughlin, Mary E. to Willson Adams & Co. 3d av, e s, 50.7 s 100th st, 25.2x105. June 5, 1889, 1 year. 3,000  
 Same to Malcolm & Taylor. Same property. Jan. 27, due Aug. 1, 1890. 2,321  
 Mitz, Wolf to Samuel Longfelder. Division st, No. 248. P. M. Jan. 22, installs. 11,000  
 Same with same. Agreement as to payment of existing mortg. Jan. 22. nom  
 McKelvey, John to Augustus F. Holly. 56th st, s s, 175 e 10th av, 25x100. Jan. 24, 6 months. 10,000  
 Same to E. Louise V. Roche. Same property. Jan. 24, 1 year, 5%. 7,500  
 McLaughlin, Thomas J. to Christian Blinn, Jr. 104th st. P. M. Jan. 17, 1 year, 5%. 4,000  
 Mertens, Frederick W., Jr., and Robert E. to Frederick W. Mertens. Av A, s w cor 75th st; Lexington av, n e cor 70th st; 1st av, w s, 72.4 s 75th st; 3d av, n e cor 82d st. Jan. 21, See Conveys. secures annuity of 12,000  
 Merwin, Charles B., Jersey City, N. J., to THE EQUITABLE LIFE ASSUR. SOC., of the U. S. 8th av, n e cor 136th st. P. M. Jan. 1, 5 years, 5%. 11,000  
 Ministers, &c., of Reformed Low Dutch Church of Harlem to Mary A. Monahan et al. trustees Thomas Monahan. 3d av, e s, 25.3 s 122d st, 25.3x100. Jan. 24, 3 years. 20,000  
 Myers, Lewis to John A. Weekes. 3d av, e s, 125.6 n 19th st, 19.6x70. Lease. Jan. 29, due May 1, 1893, 5%. 4,000  
 Maddock, William S. to THE EQUITABLE LIFE ASSUR. SOC. of the United States. West Eld. av, e s, extends from 69th to 70th st, 200.16x175; 142d st, s s, 275 w 7th av, runs south 99.11 x east 100 x south 99.11 to 141st st, x west 300 x north 99.11 x east 125 x north 99.11 to 142d st, x east 75. Dec. 14, 1888, demand. 2,450  
 Matthias, George to Louis Falk. 106th st, n s, 200 e Madison av, 25x100.11. Jan. 30, 1 yr. 6,500  
 Meagher, John A. to The John Kress Brewing Co. 8th av, No. 378. Saloon lease. Jan. 29, demand. 2,000  
 Magrath, Thomas to Charles C. Brinckerhoff guard. of William R. and Isabella W. Brinckerhoff. 30th st. P. M. Jan. 27, 5 years, 4½%. gold 9,000  
 Mahon, Martin and Edward Coyne to THE UNITED STATES LIFE INS. Co., New York. 11th st, Nos. 27 and 29, n s, 290.4 w 5th av, 40x103.3. Jan. 27, due Apr. 1, 1893, 5%. 85,000  
 Manson, Maria L. wife of and George J. to THE MUTUAL LIFE INS. Co., New York. 111th st, s s, 175 w public drive, 25x100.11. Jan. 28, 1 year, 5%. 1,500  
 McCall, John A. to THE EQUITABLE LIFE ASSUR. SOC. of the United States. 72d st, No. 76, s s, 65 e 9th av, 20x102.2. Jan. 27, due Jan. 1, 1892, 5%. 32,000  
 McDonald, Charles and Perez M. Stewart to THE MUTUAL LIFE INS. Co. of New York. 78th st, n s, 430 w 9th av, 2 lots, each 20x102.2. 2 mortg., each \$17,000. Jan. 27, due Jan. 28, 1891, 5%. 34,000  
 Same to same. 78th st, n s, 470 w 9th av, 4 lots, each 20x102.2. 4 mortg., each \$16,000. Jan. 27, due Jan. 28, 1891, 5%. 64,000  
 Same to same. 78th st, n s, 390 w 9th av, 20x102.2. Jan. 27, due Jan. 28, 1891, 5%. 17,000  
 Meyer, Siegmund T. to Morris L. Chaim. 76th st, s s, 223 e Av A, runs south 102.2 x west 50 x south 102.2 to 75th st, x east 25 x north 204.4 to 76th st, x east 25. Jan. 28, 3 years. 5,500  
 Nesbit, Mary O. wife of John A. to The Bradley & Currier Co. (Lim.) Boulevard, s w cor 85th st, 102.5x93.7x102.2x100.10. Sub. to mortg. \$125,000. Jan. 21, 5 months. 15,472  
 Neuman, Emilie to Beadleston & Woerz. Sullivan st, No. 237. Lease. Jan. 25, note. 1,500

New York City Church Extension and Missionary Society of the Methodist Episcopal Church to Wesleyan University. 48th st, P. M. Jan. 23, due Jan. 25, 1893, 5%. 27,000  
 Nickerson, Frank to P. W. Nickerson & Co. 75th st, No. 423, n s; 297 w Av A, 25x102.2; 75th st, No. 339, n s, 100 w 1st av, 25x97.2x25.4x93. Jan. 20, demand. 16,000  
 Same to Prince W. Nickerson. Same property. Jan. 22, 1 year. 10,000  
 O'Donovan, Ellen wife of Jeremiah to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, n s, 393.3 e 6th av, 18.3x98.9. Jan. 24, 1 year. 17,500  
 Same to Maurice O'Brien. Same property. 2d mort. Jan. 24, 1 year. 2,000  
 O'Brien, Eugene to Adelheid S. Brill. 25th st, n s, 539.2 w 7th av, 20.6x98.9. Jan. 27, 2 years, 5%. 2,500  
 Oppenheimer, Edward and Isaac Metzger to Rebecca Witherell. 115th st. P. M. Jan. 22, due Jan. 27, 1892, 5%. 28,000  
 O'Keeffe, Mary to Edward C. Prescott. 108th st. P. M. Jan. 30, 2 years, 5%. 2,150  
 O'Connor, James J. to Thomas McCrane. 168th st, s s, 31.10 e Concord or Forest av, 30x125. Jan. 28, 5 years, 5%. 4,300  
 Podolak, John to Herman Hering. Tremont av, n e s, 76 n w Vyse av, 38x50. Jan. 28, installs. 1,350  
 Pfeiffenschneider, Justus mortgagor with Marie wife of Johannes Koop. Extension of mort. at reduced int. Dec. 7. nom  
 Pinkney, Frederick H. to Martin L. Ricker-son. Bowery, No. 156, w s, 25x100. Jan. 27, 1 year. 1,470  
 Porter, Leah E. G. to Margaret A. Harrison. 112th st, s s, 217.6 w 4th av, 16x103.11. Jan. 28, 5 years, 5%. 6,000  
 Prescott, Edward C. to THE TITLE GUARANTEE AND TRUST CO. 108th st, s s, 115.3 e 3d av, 24.3x100.11. Jan. 28, due Jan. 1, 1893, 5%. 9,000  
 Phelps, Charles H. to THE TITLE GUARANTEE AND TRUST CO. 90th st, s s, 250 w West End av, 50x101.5. Jan. 23, 3 years, 4½%. 30,000  
 Power, Anastasia, Providence, R. I., to Joseph M. De Veau. 177th st, s s, 93.1 e Webster st, 69.10x97.10x69x87.2. Jan. 15, 1 year. 6,000  
 Reilly, John J. to Peter Doelger. 1st av, No. 1299, s w cor 70th st. Store lease. Jan. 22, demand. 1,500  
 Rottenberg, Ignatz M. and Aaron Wise to Elias Jacobs. Pitt st, No. 35. P. M. Jan. 23, due May 1, 1890, 5%. 1,500  
 Rohrs, Frederick to Hewlett Scudder. 134th st, n s, 100 w Alexander av, 75x100; Willis av, e s, 50 n 134th st, 100x100. Sub. to all liens. Jan. 24, demand. 5,000  
 Ruland, Georgianna wife of and William to Mary Corsa. 175th st, n s, 31.1 e Webster av, 25x108. Jan. 27, installs. 2,800  
 Rice, J. Warren and Elisa W. widow to John Wessellridge, New Brunswick, N. J. William st, No. 64, 24x106. Secures debt of J. Warren Rice. Jan. 23, demand. 4,000  
 Reid, Walter to Mary Bird. 92d st. P. M. 2 mortg., each \$13,500. Jan. 25, due Jan. 30, 1891, 5%. 27,000  
 Schappert, Philip L. to William C. E. Bergmann. 89th st, s s, 251.3 e Av A, 18.9x100.8. Jan. 29, 2 years. 500  
 Sergansky, Charles to Carl Ruppel and Christina his wife, New Jersey. Monroe st, No. 83. P. M. Jan. 30, installs, 5%. 8,700  
 Shea, Michael J. to George F. Gantz. 215th st. P. M. Jan. 30, 5 years, 5%. 1,200  
 Silberstein, David to Eliza A. Vinton, Worcester, Mass. 132d st, No. 133 W. P. M. Jan. 30, due Feb. 1, 1893, 4½%. 7,500  
 Smith, James M. to Charles Wehle. 14th st, No. 229 E. P. M. Jan. 30, due Jan. 29, 1892, 5%. 9,500  
 Sundheimer, Ignatz to Nathan Neearsulmer. 121st st, n s; 229.6 w 4th av, 18x100.11. Jan. 29, 5 years, 5%. gold, 8,000  
 Swick, Michael to James J. and Charles F. McKenna exrs. Wm. McKenna. 43d st. P. M. Jan. 30, 5 years, 4½%. 7,000  
 Sachs, Louis and Samuel to THE DRY DOCK SAVINGS INST. Greene st, Nos. 222 and 224, e s, 87.4 n West 3d st, 40x99. Jan. 25, due Feb. 1, 1891, 4½%. 30,000  
 Same to same. 4th st, n s, 25.11 e Greene st, 102.8x96.2. Jan. 28, due Feb. 1, 1891, 4½%. 70,000  
 Shumway, Sarah R. wife of and Albert to Edwin F. Knowlton. 56th st, n s, 189.4 e 9th av, 17.10x100.5. Jan. 20, due Feb. 1, 1893, 5%. 7,500  
 Simmons, Frances to Mary S. Simmons. 10th av, n e 187th st, two-story frame house. All title. July 7, 1889. 850  
 Schwab, Frederick to Wooster Beach. Tinton av, s e cor Cedar pl. P. M. Jan. 28, due July 1, 1890, 5%. 3,900  
 Seligman, Rosalie to Rosalie Levallion. 85th st, s s, 88 e 2d av, 28x102.2. Nov. 14, 1888, 5 years, 4½%. 2,000  
 Sieferman, Andreas to Frederick Dillemath and Catharine his wife. Cedar st or pl, n s, 95 w Tinton av, 50x100. Jan. 28, due Jan. 1, 1894. 1,700  
 Siegel, Joseph to THE EAST RIVER SAVINGS INST. Elizabeth st, No. 61. P. M. Jan. 29, 1 year, 5%. 7,000  
 Smith George J. to John V. Inglee, Brooklyn. White st, s w cor Baxter st, 45.5x75.1x55.10x76. All title. Jan. 29, due April 2, 1890. 500  
 Sullivan, Catherine J. wife of and John to Christopher Weight. Kingsbridge road, s e cor 171st st, 22.2x52x20x61.8. Jan. 28, 2 years. 500  
 Schnugg, Francis J. to Jacob Wick, Jr. 1st

av. w s. 77 n 83d st, 25x100, sub. to mort. \$6,000; Lexington av, n w cor 96th st, 25.11x 80, sub. to mort. \$20,000; 96th st, s s, 40 w Lexington av, 125x100.8, sub. to mort. \$22,000. Jan. 24, due May 1, 1890. 18,000

Same to same. Av A, n e cor 73d st, 27.2x98. Jan. 28, due Jan. 1, 1895, 5%. 27,000

KINGS COUNTY.

JANUARY 23, 24, 25, 27, 28, 29.

Adams, Henry H. to Edward L. Graef and ano exrs. Herman Wiffe. New Lots road, s s, adj land Wyckoff Eldert, contains 11 934-1000 acres. Jan. 28, 1 year, 5%. \$6,000

Tompkins av, e s, 62.6 n Greene av, 18.9x80. Jan. 15, 3 years, 5%. 4,000

Dixon, William H. to The Williamsburgh Savings Bank. Havemeyer st, e s, 87.4 n Division av, 20x100. Jan. 27, 1 year, 5%. 2,000

Davenport, Margaret A. to Levi V. Morton. 54th st, n s, 240 w 3d av, 17.6x100.2. Nov. 19, due June 1, 1894. 1,100

Detrick, Jennie K. wife of and Calvin to Charles H. and J. Hampden Dougherty, trustee. Halsey st, s s, 271.6 w Arlington pl, 17.6x100. Jan. 18, 3 years, 5%. 5,000

Edwards, Benjamin to Jessie Dunton. Bedford av, e s, 186.10 s Myrtle av, 25x100. Jan. 28, 1 year, 5%. 600

Eddy, Sarah A. wife of Robert H. and Robert Sutherland to The Title Guarantee and Trust Co. De Kalb av, n s, 156 e Sumner av, 25x100. Jan. 20, due Jan. 24, 1893, 5%. 6,000

Eichholz, Louis to The East Side Co-operative Building and Loan Assoc. Elton st, w s, 200.2 n Liberty av, 24.10x90. Nov. 25, installs, 5%. 1,400

Ennis, Thomas to Theodore F. Jackson et al. trustees Loftis Wood. Hart st, s s, 169.10 w Sumner av, 20.2x100. Jan. 22, due Feb. 1, 1891, 5%. 1,500

Fairbanks, Pauline St. A. to Elizabeth S. Merrill. Arlington av, n e cor Cleveland st, 50x100. April 1, 5 years. 3,000

Falkenstein, Paul to Anton Schimmel. Troutman st, n w s, 175 s w Knickerbocker av, 25x100. Jan. 23, due Dec. 1, 1892, 5%. 3,000

Feldmann, Sander to Sophie Rendel. Bayard st, n s, 79.9 e Graham av, runs north 21.1 x west 3.1 x north 40 x east 4 x north 40 x east 8.6 x south 100 to st, x west 22.3; also lot 10/B block 1047 17th Ward assessm't map. Jan. 23, due Jan. 1, 1895, 5%. 800

Feltman, Charles to The Title Guarantee and Trust Co. 5th av, n w cor 2d st, 100x125. Building loan. Jan. 23, 6 months. 60,000

Ficken, George H. to Beadleston & Woerz. Bedford av, No. 293. Lease. Jan. 23, 1 day. 3,000

Fingleton, Hugh S. to Joseph Huber. Nostrand av. P. M. Jan. 22, 1 year, 5%. 1,200

Fitzsimmons, Michael to Olive L. Caldwell extr. Robert Caldwell. 2d av, s e cor 9th st. P. M. Jan. 23, 3 years. 5,400

Farrell, Thomas R. to Daniel O'Connell. Vanderbilt av, w s, 20 s Dean st, 20x80. Mar. 15, 1 year, 5%. 3,500

Fish, Julia B. wife of and John D. to The Title Guarantee and Trust Co. Sumner av, w s, 100 s Decatur st, 25x99.8x25.5x104.1. Jan. 25, 1 year. 3,500

Same to Title Guarantee and Trust Co. Sumner av, w s, 145 s Decatur st, 80x--x-- to point 145 s Decatur st, x--. Jan. 24, 6 months 4,500

Fitzpatrick, Bridget to Charles Kinken. Clason av, w s, 275 n Myrtle av, 25x221. Jan. 27, 5 years. 1,800

Fowler, Mary E. wife of and Levi to George W. Blauvelt. St. Marks av, s s, 415 e Franklin av, runs south 100 x east 16 x east 4.4 x north 98.2 to av, x west 20. Jan. 27, 1 year. 1,000

Frith, Emma E. to John A. Burdett, Jamaica, L. I. Marcy av, w s, 212.4 n Hope st. P. M. Jan. 25, 5 years, 4%. 3,400

Fuhrberg, Henry to Robert P. Getty, Jr., Yonkers, N. Y. Irving av, n e s, 40 s e Bleeker st, 60x90. Jan. 25, 1 year. 500

Gehr, Charles F. W. to Serial Building Loan and Savings Inst. Rogers av, No. 74, w s, 32.4 s Prospect pl, 16.1x80. Dec. 17, installs. 3,000

Giesel, Martha wife of and Frederick to Louis Elsher and Martha his wife, Jersey City, N. J. Sandford st, e s, 138 n De Kalb av, 20x100. Dec. 30, due Jan. 1, 1890, 4%. 1,000

Gill, Elizabeth C. to Title Guarantee and Trust Co. Flushing av. P. M. Jan. 8, due Jan. 27, 1891, 5%. 800

Goodfellow, Margaret to J. Rogers Maxwell. Lot No. 1 map A Terhune property, Gravesend. Jan. 22, 3 years. See Conveys. 1,379

Grassman, Louisa to Robert L. Moores and Charles A. Le Quesne. Covert st, s e s, 270.10 n e Evergreen av, 18.7x100. Jan. 25, 1 yr. 950

Gronen Hannah J. wife of and Bertilo O. to John Adamson. 1st st, s w s, 305 n w 5th av. P. M. Jan. 25, demand. 7,400

Same to Cornelius E. Donnellon. Same property. Jan. 25, demand. 12,000

Gehring, Bernhard to Maria Vielbig. Withers st, s s, 200 e Humboldt st, 25x100. Jan. 2, 5 years, 5%. 1,600

Gibson, Martha, Blythebourne, to Lemmy A. Halstead. 19th st, s w s, 300 n w 7th av, 15x100. Jan. 28, 2 years. 400

Gillen, James S. to Frederick Berenbroick, Hoboken, N. J. Monroe st, s s, 80 e Clason av, 20x60. Jan. 25, due Jan. 1, 1900. 3,300

Gafney, Joseph A. to The East Side Co-operative Building and Loan Assoc. Harman st, s e s, 154 n e Evergreen av, 18x100. Nov. 9, installs, 5%. 2,808

Gibson, Jane H. wife of and William M. to The Title Guarantee and Trust Co. Lafayette av, n s, 283.8 w Stuyvesant av, 19x100. Jan. 8, 3 years, 5%. 4,000

Same to same. Lafayette av, n s, 244 w Stuyvesant av, 39.8x100. Jan. 8, 3 years, 5%. 10,000

Hartmann, William to Mary E. Hosier. Thatford av, e s, 150 n Riverdale av, 25x100. Jan. 23, due Feb. 1, 1893. 1,200

Same to same. Thatford av, e s, 175 n Riverdale av, 25x100. Jan. 23, due Feb. 1, 1893. 1,200

Hirschi, Charles to Charles Barlet. Hancock st, s s, 20 e Howard av, 20x80. Jan. 2, 5 years, 5%. 1,500

Hoemlein, Charles J. to West End Co-opera-

tive Building and Loan Assoc. Herkimer st, n s, 133.4 w Saratoga av, 16.8x100. Dec. 5, installs, 5%. 3,000

Holland, Samuel G. to Samuel Ayres. Hancock st. P. M. Jan. 23, 3 years, 5%. 11,500

Howard, Charles N. to William A. Hall. 7th av and 6th st. P. M. Jan. 12, due Jan. 10, 1893, 5%. 13,000

Hymes, Isaac to John M. Stearns. Greene av. P. M. Sub. to mort. \$2,000. Jan. 1, 1 year. 1,000

Same to Williamsburgh Savings Bank. Same property. Jan. 1, 1 year, 5%. 2,000

Hand, George and Annie E. his wife to Sally A. Denike. Dean st. P. M. Jan. 25, installs. 650

Head, William H. to Timothy Perry. Noble st, n s, 170 e Franklin st, 25x100. Jan. 29, 2 years. 1,200

Hagerty, James J. to Michael A. Hagerty. 3d pl, n s, 40 e Henry st, 20x60. Jan. 31, 2 years. 2,500

Hancock, Henry J. to Charles C. Cummings. Broadway, n e s, 96 s Hull st, 29x100. Jan. 27, 1 year, 5%. 800

Hildebrand, John H. to The Southold Savings Bank. Flatbush av, n e s, 30 n w Dean st, runs northeast 73.11 x south 5.4 x east 10.9 x north 41 x northwest 70.6 x southwest 11.6 x southeast 40 x southwest 75 to av, x southeast 40. Jan. 28, 1 year, 5%. gold, 11,000

Hodgson, Joseph B. F. to Julia B. F. Fish. Hempstead, L. I. Sumner av. P. M. Jan. 1, 1 year, 5%. 3,000

Hyman, Heloise M. to Earl A. Gillespie. Halsey st. P. M. Jan. 25, installs. 1,100

Johnson, Edward to The Eureka Co-operative Savings and Loan Assoc. 86th st, s w s, 277.1 s e 4th av, 40x100, New Utrecht. Jan. 27, installs, 5%. 500

Jones, William C. to George E. Ward. Stone av, w s, 181 n Blake av, 44x100. Jan. 27, 3 years. 2,000

Jackson, George W. to Theodore Brouwer. Halsey st, s e s, 80 n e Bushwick av, 20x100. Jan. 4, due Jan. 1, 1893, 5%. 3,000

Same to Duane H. Clement. Bushwick av, west cor Covert st. P. M. Jan. 4, due Jan. 1, 1895, 5%. 5,000

Same to C. Gerhard Moller. Bushwick av, s w s, 20 n w Covert st. P. M. Jan. 29, due July 1, 1890, 5%. 3,500

Jacobs, Matilda to The German-American Real Estate Title Guarantee Co. Columbia st, No. 283. P. M. Jan. 29, 1 year, 5%. 5,500

Junge, Henry W. to Alfred Hodges. Grand st, No. 43, n e s, 143 s e Kent av, 25x131.10x25.6x134.8. Jan. 25, due Jan. 17, 1893. 500

Josiah, George to Julia Chare. Essex st, e s, 140 n Ridgewood av, 20x100. Jan. 23, 6 months. 500

Kaufmann, C. Albert and Emma his wife to Elizabeth H. Bowers. Henry st. P. M. Jan. 25, due Jan. 18, 1894, 5%. 3,000

Kaufmann, Joseph M. to Edward T. Hunt extr. &c., Thomas Hunt. 4th av, s e cor 50th st. P. M. Dec. 16, 3 years, 5%. 20,000

Same to same. 4th av, s e cor 49th st. P. M. Dec. 16, 3 years, 5%. 15,000

Keenan, Maria wife of and James to The South Brooklyn Savings Inst. Bergen st, s s, 306.7 w Franklin av, 20x131. Jan. 23, 1 year, 5%. 1,000

Kelly, Peter J. to Robert H. Barry. Himrod st, n w s, 525 n e Evergreen av, 25x79.1. Jan. 23, 1 year, 5%. 800

Kubula, August to The Title Guarantee and Trust Co. Hart st. P. M. Jan. 21, demand, 5%. 8,000

Kastendieck, Anna A. to Maria E. Jacobson. Pearl st, n e cor Tillary st, 22x53.2. Jan. 28, due Jan. 1, 1892. gold, 400

Kennedy, Patrick J. to The Dime Savings Bank, Williamsburgh. Broadway, s e cor Wythe av, 23.6x80. Jan. 27, 1 year, 5%. 11,000

Kenneth, Elizabeth A. wife of and George to Lemmy A. Halstead. Douglass st, n s, 25 w Smith st, 25x100. Jan. 23, 2 years. 500

Keppy, Frederick B. to George Starrett. Hancock st. P. M. Jan. 1, 3 years, 5%. 8,000

Ki ts, Charles A. to Henry C. and Emiel C. Bauer. Bleeker st. P. M. Jan. 21, due Jan. 22, 1893, or sooner, 5%. 2,000

Same to Henry W. and John F. Dryer. Wyckoff av and Stockholm st. P. M. Jan. 22, 5 years, 5%. 2,500

Kleinschmitz, Pauline to Michael J. Hand. Central pl. P. M. Jan. 28, 2 years, 5%. 500

Krehle, Peter and Annie wife of Jacob Krehle or Krabel to Linda S. Roberts. Elbert av, e s, 550 s Gay st, 75x100. Jan. 21, due Jan. 1, 1893. 600

Kunzweiler, Peter to Joseph C. Hacker. Seigel st s s, 75 e Leonard st, 25x100. Jan. 25, due Jan. 1, 1893, 5%. 4,500

Kammerer, Julia wife of and John to German Savings Bank. Broadway, west cor Wallabout st, runs southwest 101.4 x northwest 25 x northeast 4.4 x southeast 1.3 x northeast 89.9 to Broad way, x southeast 47.1. Jan. 27, due June 1, 1891, 5%. 3,000

Kelley, George W. to Joseph Rubsan, Stapleton, S. I. Atlantic av, No. 115, n s, 32.6 w Henry st, 21.3x80. Jan. 29, 1 year, 5%. 6,000

Kertscher, John C. to Mary E. Doran. Leonard st, w s, 50 s Johnson st, 25x100. Jan. 29, due July 1, 1895, 5%. 2,000

Lewis, Samuel to Mills P. Baker, Great Neck, L. I. McKibben st, s e cor Lorimer st. P. M. Jan. 18, 5 years. 4,000

Leary, John J. to Thomas Garvey. Prospect av, s e cor 8th av, 80.2x150. Sub. to mort. \$6,000. Jan. 27, due April 1, 1890. 1,900

Leggett, Eliza to Maurice Fitzgerald. 13th st, n e s, 122.10 s e 6th av, 25x100. Dec. 31, 1 year. 300

Liftchild, Helen M. wife of and George to Edgar E. Duryea, Glen Cove, L. I. Sterling pl, s w s, 94.7 s e 7th av, 21.6x100. Jan. 27, due May 1, 1894, 5%. 5,000

Litzelberger, John H. to Bernhard Hausner. Kosciusko st, s s, 281.3 w Throop av, 18.9x100. Jan. 27, due July 1, 1893, 5%. 1,700

Lynch, Owen to The Bedford Co-operative Building and Loan Assoc. Clason av, w s, 150 s Park pl, runs west 100 x south 0.1 x southeast to av, x north 38.4. January 6, installs. 500

Lamb, James W. to The Williamsburgh Savings Bank. Broadway, s w s, 17.5 s e Putnam av, 20.4x17.1 x northwest 12.11 x northeast 63.3 x again northeast 54. Jan. 23, 1 year. 5,000

Larsen, Peter to The Title Guarantee and Trust Co. 1st st, s s, 205 w 5th av, 100x100. Jan. 24, demand, 5%. 18,750

Levy, John J. to Leonard Moody. St. Marks av. P. M. Dec. 30, due Jan. 23, 1893, 5%. 4,000

Lewis, Margaretha to William P. Hill. Putnam av, n s, 400 e Reid av. P. M. Jan. 23, 5 years, 5%. 5,000

Same to same. Putnam av, n s, 420 e Reid av. P. M. Jan. 23, 5 years, 5%. 5,000

Same to Francis P. Hill. Putnam av, n s, 300.6 e Reid av, 5 lots. 5 P. M. mort., each \$5,000. Jan. 23, 5 years, 5%. 25,000

Lichtenstein, Sarah to Leopold Michel. Graham av, e s, 50 n Debevoise st, 25x75x25.10x81.5. Jan. 22, 5 years, 5%. 3,000

Lincoln, Walter C. to John C. McCarty. St. Marks av. P. M. Jan. 22, due Jan. 1, 1892, 5%. 1,500

Lynch, Sarah E. wife of and James to Emilio Huber. Nostrand av, n e cor De Kalb av. P. M. Jan. 22, 1 year, 5%. 22,000

Menahan, John to The Williamsburgh Savings Bank. Evergreen av, n e s, 40 s e Cornelia st, 7 lots, each 20x80. 7 mort., each \$3,000. Jan. 23, 1 year, 5%. 21,000

Mollendick, Elizabeth to Magdalena Fritz. Stockton st, n s, 550 e Sumner av, 25x100. Jan. 23, due Feb. 1, 1895, 5%. 2,000

Moon, Catharine M. G. wife of George C. to Richard Ficken. Av A and East 19th st, Flatbush. P. M. May 1, 5 years, 5%. 6,200

Mooring, Benjamin to Henry B. Crossett. Hudson av, w s, 64.8 n Nassau st, 20.4x62. Jan. 10, note. 200

Mulheran, Patrick to Richard W. Robinson. Fleet pl, No. 111, e s, 75 n Carl st, runs north 33 x east 52.2 x southwest 34.2 x west 43.3. Jan. 24, 3 years, 5%. 5,000

Munderoff, Peter to Barbara Wefelmayer. Greene st. P. M. Jan. 23, 5 years, 5%. 1,250

Madden, Francis to Edward McGarvey and ano. exrs. S. W. Woolsey. Ewen st, w s, 25.4 n Devos st, 24.8x60. Jan. 28, 3 years, 5%. 2,000

Mayher, Annie I. wife of Timothy C. to Joseph P. Fuels. Sackett st, s s, 217.6 w 4th av, 160x95. Jan. 27, 2 years. 2,500

Mayer, Michael to Andrew Wils. Belvidere st, s e s, 175 n e Broadway, 50x84.2x50x83.6. Jan. 27, due Jan. 1, 1891, 5%. 1,500

McGovern, Owen and Mary A. his wife to Thomas J. Murphy. Vanderbilt st, n s, 50 w 20th st, 25x100. Jan. 17, 3 years. 450

McKenna, Thomas H. to William T. Guy. 45th st. P. M. Jan. 15, 3 years, 5%. 200

Miller, Peter to Charles E. Denton. 94th st, e s, lots 96 and 97 map Henry Lehmann, Flatlands, 50x100. Jan. 27, due Dec. 31, 1894, 1,100

Miller, Wesley to Florence M. H. Coan. 84th st, n e s, 220 s e 22d av, 60x100. New Utrecht. P. M. Jan. 20, due Jan. 25, 1891. 2,000

Mac Lean, Eda A. E. wife of Joseph T., New Philadelphia, Ohio, to Eliphalet W. Bliss. 67th st, New Utrecht. P. M. Jan. 20, installs, 5%. 1,200

Morrill, Adeline S. to Herbert C. Smith. Adelphi st, e s, 365 s Myrtle av, 22x78. Jan. 29, 3 years. 2,000

Nostrand, J. Lott, New Utrecht, to Aletta and Evert Suydam. 18th av, at intersection with centre line 76th st, New Utrecht. P. M. Jan. 29, 3 years, 5%. 2,000

Nagel, Barbara to George H. Gould exr. D. H. Gould. Old Bushwick road. P. M. Jan. 28, due May 1, 1891, 5%. 300

Nicoll, Stephen P. to John Fisher. Lots 759 and 760 map No. 2 property near Union Race Course, Flatbush. P. M. Nov. 13, 1 year. 5%. 380

Nolto, William H. to Hugo Weil. Division av, west cor Jefferson st, 73.5x101.8x68.10x100; Harrison av, e s, 45.3 n Walton st, 44x73.1x44x73. Jan. 23, 1 year. 3,000

O'Donnell, Thomas to The East Side Co-operative Building and Loan Assoc. 4th av, e s, 50 n 18th st, 16.8x57.10. Nov. 30, installs, 5%. 2,790

O'Halloran, James to Howard Du Bois. Watkins st, e s, 50 s Dumont av, 25x100. Jan. 25, due Nov. 1, 1892. 1,200

Same to same. Watkins st, e s, 75 s Dumont av, 25x100. Jan. 25, due Nov. 1, 1892. 1,200

O'Reilly, Ellen wife of and James to Mary M. Stagg. Clason av. P. M. Jan. 23, due Dec. 1, 1891, or sooner, 5%. 2,000

O'Connell, Joseph to Julia Carroll widow. Renssen st. P. M. Jan. 27, 1 year, 5%. 2,500

Orr, Abby A. to Cornelius Furgueson, Jr. Bath av, n w cor Bay 17th st, 96.8x125, New Utrecht. Jan. 22, notes. 300

Orthey, Francesa wife of Louis and Hermann W. and Katherine E. Orthey to Mary

Trumpfheller, Marcy av, n w cor Hope st, runs north 46 x west 50 x south 16 x east 0.5 x south 30 to Hope st, x east 49.7. Jan. 17, 1 year. 600  
 Petersen, Christian to Rebecca Babbitt. Maple st, s s, 225 e Rogers av, 80x100. Jan. 31, due Jan. 1, 1891. 5,850  
 Powell, William to Evolie C. Liesegang. Shepherd av. P. M. Jan. 25, installs. 800  
 Pashley, Charles L. and Samuel G. Lindeman to Isabella Gillis. Hancock st, n s, 100 e Stuyvesant av, 55x100. Sub. to mort. \$4,000. Jan. 29, due April 1, 1890. 1,500  
 Pelerin, Elise M. J. to James S. Stearns. 15th st, n s, 218.3 w 5th av, 50x81.4; State st, n s, 200 w Clinton st, 50x100, 1/2 part; 15th st, n s, 175 e 4th av, 50x100, 1/2 part. Oct. 25, demand, 5%. 750  
 Perkius, John W. to Walter S. Tuttle. Buffalo av, n w cor Butler st, 27.9x100. Dec. 3, 1 month. 125  
 Pratt, Joseph H. to Mary A. Dowdell. Linwood st. P. M. Nov. 19, 3 years, 5%. 2,000  
 Quigley, Teresa to William R. Smith. Myrtle av, s s, 165 w Canton st, 20x116.2. Jan. 23, installs. 400  
 Same to Long Island Building and Loan Assoc. Myrtle av. P. M. Jan. 23, installs, 5%. 16,000  
 Reid, Patrick, John J. and Mary J. heirs Honora Reid to Maria F. Smith, Toledo, Ohio. Walworth st, w s, 132.9 n Myrtle av, 25x100. Jan. 22, due May 1, 1895. 690  
 Reischmann, Michael to Geo. Hagemeyer & Son. Cook st, s s, 156 e Bushwick av, 52.6x100. Jan. 20, 5 years, 5%. 3,500  
 Same to same. Cook st, n s, 162.6 e Bushwick av, 50x100. Jan. 20, 2 years, 5%. 3,500  
 Ritter, Catharine to Henry Licht and Elizabeth his wife. Osborn st, e s, 200 n Blake av, 25 x100. Jan. 2, due Jan. 1, 1893. 500  
 Robbins, Thomas H. to Henry M. Needham. Jefferson av, s e cor Lewis av, runs east 143 x south 100 x west 63 x north 75 x west 80 to Lewis av, x north 25. Jan. 25, 1 year. 7,500  
 Ross, John R., Eatontown, N. J., to William Williamson. Nassau st, n s, 100 e Gold st, 40 x106.7; 3d av, e s, 20.2 s 31st st, 60x100; Broadway, s w s, 68.10 s e Gwinnett st, 22.7x60.8 to Throop av, 22x65.11; Warren st, s s, 367.6 w 4th av, 16.8x100. 1/2 part. Jan. 28, due May 1, 1892. 2,000  
 Reis, John to Chauncey S. Van Orden. Butler st, n s, 60 w Lott st, 20x90, Flatbush. Jan. 22, 2 years, 5%. 1,000  
 Same to same. Butler st, n s, 80 w Lott st, 30-90, Flatbush. Jan. 22, 2 years, 5%. 1,000  
 Robbins, Thomas H. to Charles H. Heimbürg. Rockaway av, n w cor Sumpter st, runs north 200 to Marion st, x west 50 x south 71.6 x southwest 104.6 x southeast 76.3 to st, x east 42. Nov. 29, due May 1, 1890. 10,000  
 Rosengarden, Alexander to Wilhelmina Vainrein. Lafayette av, n w s, 324.8 n e Broadway, 18.8x100. Jan. 14, due Jan. 1, 1893, 5%. 2,000  
 Russell, Susanna E. C. wife of Walter C. to William J. Sayres. Hancock st, n s, 184 w Marcy av, 66x100. Jan. 23, 6 months. 2,000  
 Rutherford, Thomas W. to Archibald Young. New Utrecht. Bay 7th st. P. M. New Utrecht. Dec. 13, 5 years, 5%. 2,000  
 Schafer, Charles R. to N. Park Collin and George H. Roberts, Jr. Central av, n e s, 26 n w Magnolia st, 20x80. Jan. 24, 1 year, 5 1/2%. 1,000  
 Schliep, Louis C. to Willard J. Slinkard. Fulton st, No. 2164, s s, 100 e Rockaway av, 20x100. Jan. 24, note. 5,000  
 Scofield, Philo W. to Mary U. Stephenson guard. C. S. Stephenson et al. Lewis av, n e cor Macon st, 30x90. Jan. 22, due Jan. 1, 1895, 5%. 5,000  
 Serr, George to The East Side Co-operative Building and Loan Assoc. Barbey st, e s, 100 s Repose pl, 20x100. Nov. 20, installs, 5%. 2,576  
 Shaw, Leila and Matilda A. to The South Brooklyn Savings Inst. Tompkins pl, w s, 163 s Harrison st, 21x112.6. Jan. 25, 1 year, 5%. 1,500  
 Shields, Mary to Anna Fletcher. William st, n s, 66.8 w Richards st, 16.8x100. Jan. 8, 2 years 5%. 2,800  
 Slidmore, Thomas B. to Alois Lazansky. Ryerson st. P. M. Jan. 22, due Jan. 1, 1891, 5%. 3,000  
 Spratt, Joseph to The Hamilton Co-operative Building and Loan Assoc. Van Dyke st, n e s, 275 s e Richards st, 25x100. Jan. 23, installs, 5 1-5%. 2,250  
 Squires, Anson to Alfred O. Chapin et al. trustees of The Firemen's Ins. Fund, Brooklyn. Russell st, w s, 123.9 n Van Cott av, 7 lots, together 200x100. 7 morts., each \$3,500. Jan. 21, 5 years, 4 1/2%. 24,500  
 Same to James D. Lynch. Same property. Dec. 31, demand, 5%. 10,005  
 Sutterlin, Ernest F. to Francis Miller. Saratoga av, w s, 25 s Marion st, 75x80. Jan. 24, due April 1, 1890, 5%. 7,000  
 Scholl, Louisa to Frederick Hackmann. St. Marks av, s s, 80 e Rockaway av, 20x75. Jan. 25, due Jan. 2, 1893. Collateral to another mortgage for 2,300  
 Same to same. Atlantic av, n s, 80 e Troy av, 20x99. Jan. 25, due Jan. 2, 1893. 2,300  
 Sullivan, Philip to John H. Seaman, Hempstead, L. I. Washington av, w s, 62.5 n St. Marks pl, 15.2x63.2x16.6x69.8. Jan. 27, 3 years, 5%. 3,750  
 Same to Isabella S. Van Brunt et al. exrs. Rulif Van Brunt. Washington av, w s, 47.2 n St. Marks pl, 15.3x69.8x16.7x76.1. Jan. 27, 3 years, 5%. 3,750

Same to William V. B. Bennett trustee for Joanna and Eugenie Stillwell and Lucretia S. Bennett. Washington av, w s, 32 n St. Marks pl, runs southwest 60.7 x west 20.7 x north 7.7 x northeast 76.1 to av, x south 15.2. Jan. 27, 3 years, 5%. 4,000  
 Same to Daniel D. Lake, Gravesend, L. I. Washington av, n w cor St. Marks pl, runs west 89.1 x north 4.11 x east 20.7 x northeast 60.7 to av, x 32. Jan. 27, 3 years, 5%. 6,500  
 Same mortgagor with John D. Taylor mortgagee. Extension of morts. Jan. 23. nom  
 Sussman, Adolph to Philip Krieger, Sr., and Barbara his wife. Central av, north cor Moffat st, 25x100. Jan. 1, 3 years, 5%. 5,000  
 Stearns, John M. to Adrianna Betts. New Lots road, s s, 20 e Smith av, 49x90. Jan. 25, 3 years. 1,500  
 Sweeney, Maria to Stephen C. Halstead. Sackett st, s s, 225 w Hoyt st, 16.8x90. Jan. 21, 3 years. 500  
 Slavin, Charlotte wife of and Lawrence to William M. Burr et al., exrs. Calvin Burr. Pacific st. P. M. Jan. 8, due Feb. 1, 1893, 5%. 3,500  
 Tompkins, Mary L. widow to Greenpoint Savings Bank. Newel st. P. M. Jan. 28, 1 year, 5%. 2,800  
 Taft, Alfred A. to The Long Island Loan and Trust Co. trustees. Gates av, n s, 538.2 e Bedford av, 13x100. Jan. 28, due June 1, 1893, 5%. 2,400  
 Taft, Francis H., Alfred A., Caroline E. divid. and exrs. Caroline E. Taft to Long Island Loan and Trust Co. trustee John A. Cross. Dean st, s w s, 304.2 s e Smith st, 20.10x100. Jan. 28, due June 1, 1893, 5%. 3,600  
 Taylor & Co., a corporation, to Catharine M. Meserole. Driggs st, e s, 50 n North 12th st, runs north 100 x east 58 to Union av, x south 163.2 to centre south branch of Bushwick Creek, x west to point 56 w Union av, x north 40.2 x south 5 x west 100. Jan. 27, due Jan. 1, 1893. 4,500  
 Taaffe, Jane E. to Phebe E. Godfrey. Evergreen av, s w s, 25 s e Covert st. P. M. Jan. 14, due Jan. 23, 1892. 1,000  
 Same to same. Evergreen av, s w s, 75 s e Covert st. P. M. Jan. 14, due Jan. 23, 1892. 900  
 Same to same. Evergreen av, s w s, 50 s e Covert st. P. M. Jan. 14, due Jan. 23, 1892. 700  
 Thomas, Magdalena wife of and John to Mortimer J. Lyons. Washington st, w s, 260.7 s Concord st, 23.5x105.9x23.9x106.10. Jan. 23, 5 years, 5%. 5,000  
 Thompson, Charles M. to John M. Stearns. Pacific st, n s, 200 e Stone av, 50x100. Jan. 24, 1 year. 1,500  
 Same to same. Alabama av, e s, 150 n Broadway, 50x100. Jan. 24, 1 year. 1,500  
 Tuozz', Theresa and Donato to Wilhelmina Zaminka. Gold st, s w cor Plymouth st, 45x99.6. Mar. 24, 1 year. 2,000  
 Tyler, Frank H. to The Title Guarantee and Trust Co. Madison st. P. M. Jan. 24, 1 year, 5%. 1,500  
 Vollers, Frederick G. to The Title Guarantee and Trust Co. 7th av, s e s, 80 n e 18th st. P. M. Jan. 25, 1 year. 1,750  
 Warren, Emma L. to Hans Iverson. 22d st, s s, 75 w 6th av, 25x25.2. Jan. 22, 3 years, 5%. 700  
 Weisenborn, John to Eliza N. Hale. 4th av, n w s, 56.5 n e 15th st, 18.6x81.3x18.5x81.8. Jan. 23, 3 years, 5%. 5,000  
 Woesner, Katharine wife of and Christian to Henry A. Rasquin and ano. exrs. H. E. Boettcher. Dean st. P. M. Jan. 23, due Jan. 1, 1893. 1,500  
 Welsch, Catharine to Leffert L. Bergen and Catharine M. Wyckoff. 3d av. P. M. Jan. 24, 3 years. 1,500  
 Willett, Frank C. to Mary M. Whetston. 46th st, n s, 160 w 4th av, 20x100.2. Sub. to mort. July 27, 1888, 7 years, 5%. 2,000  
 Williams, Martha M. to Stephen C. Williams. Washington st, e s, 50 s High st, runs east 130 x south 56.9 x west 3.3 x north 0.5 x northwest 26 x west 102.4 to st, x north 51.9. Jan. 2, 1880, 3 years. 20,000  
 Wilson, Florence A. wife of and Thomas to John F. and Charles H. Simpson. Gates av, s e cor Franklin av, 21.10x76.6. Jan. 22, 1 year. 13,000  
 Wallace, A. Dillon to Louis Bonert. 6th st. P. M. Jan. 28, 2 years, 5%. 2,000  
 Watt, James E. to Harriett M. Goff. Logan st, w s, 170 n Glenmore av, 40x100; Glenmore av, n w cor Logan st, 40x90. Jan. 16, 2 yrs. 800  
 Webb, Emma T. wife of and George W. to Edwin D. Phelps. Kosciuszko st, n s, 149.10 w Tompkins av. P. M. Jan. 17, 3 years, 5%. 3,000  
 Same to John J. Spowers, Jr. Same property. Sub. to last mort. Jan. 17, 5 years, 5%. 1,100  
 White, Ellen L. wife of and James to Henry Grasman. 6th st, s s, 78.10 w 6th av, 19x100. Jan. 24, 1 year. 625  
 Wray, William H. to William Kevan. McDonough st, n s, 255 e Sumner av, 20x100. Jan. 27, 3 years, 5%. 5,000  
 Wolters, Henry to German Savings Bank, Brooklyn. Johnson av, s s, 100 e Ewen st, 25 x100. Jan. 27, due June 1, 1891, 5%. 3,000  
 Yarber, Ernest to Michael Gru. Marion st, s s, 100 w Saratoga av, 135x100. Jan. 27, due Aug. 1, 1890. 1,000  
 Zundt, Elizabeth wife of and Alexander F. to The Williamsburgh Savings Bank. Barbey st, e s, 74 s Sunnyside av, 36x50. Jan. 24, 1 year, 5%. 1,800  
 Same to same. Barbey st, e s, 38 s Sunnyside av, 36x50. Jan. 24, 1 year, 5%. 1,800

Same to same. Barbey st, s e cor Sunnyside av, 38x50. Jan. 24, 1 year, 5%. 2,000

MORTGAGES --- ASSIGNMENTS.

NEW YORK CITY

JANUARY 24 to 30—INCLUSIVE.

Amend, Bernard to John J. Geier and Margarettha his wife. \$2,000  
 Aspinwall, John A. and ano., exrs., &c., William H. Aspinwall, to John A. Aspinwall and ano. trustees for Louisa Minturn widow. 4 assigns. nom  
 Bellamy, Albert mortgagor with Cornelia W. Slade mortgagee. Extension of mort. at reduced interest. Jan. 24. nom  
 Beekman, William B. to Lizzie R. Hatch, Stamford, Conn. 8,000  
 Betts, George D. et al. admrs. R. P. Betts to Catherine L. Nye. 11,000  
 Cenci, Eleazora L. S. to Charles G. Spencer. 5,500  
 Currier, George C. to Frederick G. Potter. nom  
 Carter, Walter exr. Amelia Kerr to Frances A. Hunter. 18,000  
 Cox, Charles H. to Alfred Graff. Re-recorded. 900  
 Davidson, George T. to Jacob B. Tallman. 21,500  
 de Chambrun, Charles A. attorney for Madeleine R. Texeores Marrast to Charles L. Jones. 1,885  
 Dorsett, R. Clarence to Caroline M. Hitchcock. 36,818  
 Eden, John H. to Charles Wheatley. 1,400  
 Fisher, John E. and Henry J. to William A. Cauldwell. nom  
 Fox, Joseph to Marx Reiss. 3,500  
 Garrettsen, Francis T. to William Hutton, Roundout, N. Y. 1,849  
 Goldschmidt, George B. trustee Samuel B. H. Judah dec'd to Ellen C. Goldschmidt. 2,058  
 Grant, Julia C. S. wife of Harry A., Tarrytown, N. Y., to The Equitable Life Assur. Soc. of United States. 12,500  
 Hall, Thomas R. A. and William H. of William Hall's Sons to Charles E. Hall. nom  
 Heilbrun, Mary to Emma Schwartz. 3,235  
 Hall, Thomas R. A. and William H. Hall, of William Hall's Sons, to Charles E. Hall. nom  
 Isaac, Morris to Harriet Stone. 7,000  
 Jarvis, Nathaniel, Jr., to William W. Sharpe. nom  
 Jarvis, Nathaniel, Jr. to J. Romaine Brown. nom  
 Jordan, Catharine admrx. S. Jordan to John McGiun. nom  
 Juilliard, Augustus D. et al. exrs. F. H. Cossitt to Thomas Stokes and ano. exrs. Elizabeth C. Stokes. 31,994  
 Levinson, Rachel to Henry M. Leipziger. 4,000  
 Liddle, Lucinda H. to Anton Ruischler. 2,500  
 Lynch, Eugene T., Flushing, L. I., to The Equitable Life Assur. Soc. of the U. S. nom  
 Same to same. nom  
 Same to same. nom  
 Same to same. nom  
 Lemon, Andrew to Annie Weaver extrx. James H. Weaver. 1,200  
 Leary, James D. to James J. Phelan trustee of Walter Stevenson. 17,310  
 Magliola, Serafino to John and Henry Stemme. 5,500  
 Martin, Mary J. to Alrick H. Man trustee of Maria M. C. Wetmore. nom  
 McManus, Patrick H. to Nathan Wise. 2,000  
 Metzger, Louis to Ernest Kreuder. 1,735  
 Meyer, Arthur L. to Annie Stone and ano. trustees J. O. Stone. 20,242  
 Same to Benjamin W. McCreedy. 18,000  
 Middlebrook, Frederic J., Brooklyn, to Anne Harnickell, Brooklyn. 14,000  
 Malcolm, James F. trustee Harrison E. Reynolds, for Emily E. Deshers, to Emma S. Potter. 6,370  
 McLean, James to Ellen S. James. 1,500  
 Middlebrook, Frederic J., Brooklyn, to Leopold Gusthal et al. exrs. Edward Ridley. 8,040  
 Same to William W. Lord, Cooperstown, N. Y. 4,200  
 Morton, Levi P. and George Bliss to The Newburgh Savings Bank. 100,000  
 McCormack, Isabella to Caroline M. Hitchcock. 2,811  
 McManus, Thomas to Leopold Haas. 3,500  
 Nathan, Myer S. to Henry M. Bendheim. nom  
 Oakes, William A. exr. William Hutchison to Arthur L. Meyer. 18,500  
 Oakes, William H. exr., &c., William Hutchison to Arthur L. Meyer. 18,500  
 Paulsen, Jacob F. to Martin Walter. consid. omitted  
 Raegener, Louis C., Brooklyn, to William and Louis Ottmann exrs., &c., J. Ottmann. nom  
 Shekelton, Mary R. admrx. Anne C. Shekelton to Robert Worthington. 627  
 Seligman, Isaac N. to Arthur L. Meyer. nom  
 Sergansky, Charles to Nathan A. Chedsey. 3,500  
 Sackman, Peter and Amanda A. Stalp to Deborah A. Haviland. 3,000  
 Title Guarantee and Trust Co. to Cynthia H. B. Clark. 11,500  
 Talcott, George and ano. exrs. Isaac H. Reed to Sarah V. Benson, Brooklyn. 6,693  
 The Farmers' Loan & Trust Co. to Charles A. de Chambrun atty of Madeleine R. Texeores Marrast. order of Court  
 Title Guarantee & Trust Co. to The Mercantile Trust Co. trustee Daniel Tyler dec'd. 5,000

Table listing names and amounts for Tallman, Jacob B. to George T. Davidson, Thorburn, Lydia, Newark, N. J., to Adeline C. Arnold, etc.

Table listing names and amounts for Wellbrock, Jurgen H. and Henry to Sophie wife of Henry Wessel, Williamson, John S. to Ida Antonides, etc.

Table listing names and amounts for Calder, Alexander—Among Leland, Carroll, Isaac—Abigail Allen, extr, Clapp, Herbert W—Danbury Nat Bank, etc.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments

NEW YORK CITY.

Table listing judgments for New York City, starting with Jan. 25 Amies, William T—John Bromley, \$588 00, 27 Anderson, Byron W—Twelfth Ward Bank, 176 09, etc.

KINGS COUNTY.

JANUARY 23 TO 29—INCLUSIVE.

Table listing judgments for Kings County, starting with Auer, William to Avis Jones, \$1,000, Avenius, Henry to Albert Voltz, 1,500, Same to same, 4,500, etc.

Table listing judgments for New York City, starting with 27 Dykes, Elizabeth S—Elizabeth S Dykes, Agnes W Dykes, costs 142 81, 27 the same—Agnes W Dykes, as admrx, costs 66 00, etc.

27 Horling, Frederick—H J Behrens...	69 95
27 Heckemann, Pauline, trading under the name of Johannes Heckemann—D B Young.....costs	311 24
28 Hollaender, Josef—Emil Oppenheimer.....	969 92
28 Harvey, Emily F—J H Lane.....	227 63
29 Henkell, Jacob—G A LeBlanc.....	1,680 99
29*Hahn, Henry { Emil Calman.....	997 56
29 Hedden, Joseph E—J H Pope.....	249 59
30 Hawkins, William M { G F Werner	334 66
30 Hawkins, Elias H	
30 Healing, George—C F Hodsdon.....	712 51
30 Harris, Dora—David Green.....	225 19
31 Hopper, Alfred R—J P Magovern.....	173 75
31 Hirsch, Leopold { S C Higgy.....	1,169 61
31 Hirsch, David	
31 Hayman, Charles—Lena Hilborn.....	75 97
31 Hartung, Edward—J S Tucker.....	1,819 98
31 Isham, Harry S { Frank Rhoner.....	356 32
25* Isham, Ira	
27 Iba, Casper—H F Kasschan.....	233 41
27 Ives, Henry S—Mineral Range R R Co.....	450,984 27
28 Izen, Yetta { Jeremiah Touhey.....	500 80
28 Izen, George	
28 Ingram, John C { Solomon Ad-Ingram, Margaret { ler.....	135 55
30 Innes, Thomas B—C A Williams.....	616 12
22*Jennings, George S—J A Frazee.....	150 31
25 Johnson, Mary—James Huggins.....	228 36
25 Jackerott, Theodore N—Emma Hartwig.....	516 47
25 Jube, Thomas S, Jr—Joseph Louchheim.....	813 61
27 Johnston, Edward C—Henry Heywood.....	98 26
25*Jones, George W { W F Read.....	424 43
25 Jones, Joseph A	
29 Jerome, A Idison G—G H Donahue.....	105 94
29 Journeay, Edward—C U Wing.....	550 11
29 Jones, A Delmont—Ada L Cone.....	69 50
30 Joyce, Edward—C K Nichols.....	931 14
30 Kahn, William—John Bromley.....	284 29
25*Karst, Joseph—H J Rottmann, Jr.....	118 75
28 Kennedy, Frank S—F I Marcy.....	778 16
28 Kraus, George J—Seymour McCullagh.....	95 20
28 Kelly, Mary A—Henry Muhlker.....	98 97
28 Kingman, Richard S—Herman Lauter.....	398 48
28 Kaufman, Joseph—German Exchange Bank.....	368 42
29 Koenig, Henry H—E M Greene.....	108 55
29*Kohler, Charles L, Jr—Alfred De Garis.....	76 52
29 Kreiser, Samuel—Cyrus Scofield.....	536 33
30 Kelly, John W—Sigmund Neustadt.....	4,904 28
30 Kuntz, Joseph—Eleonora Ferguson.....	144 50
30 Kutner, Solomon—Joseph Ullman.....	854 06
30 the same—the same.....	655 39
31*Knapp, James A—Mercantile Nat Bank.....	20,123 68
24 Loftus, Edward—G F Swift.....	80 26
24 Laing, Edward—John Bohnet.....	104 12
24 Lydecker, Charles E, admr—Christiana Weber.....	1,330 00
24*Liebig, Valentine—C E Pell.....	346 46
25 Lodge, Barrington, exr Wm B Scott—Robinson Consolidated Mining Co.....	17,581 36
27 Little, John W—Press Publishing Co.....	62 00
27 Leddy, Mary—Mary A Walsh.....	428 56
27 the same—E C Kieb.....	45 50
27 the same—Booraem, Hamilton & Beckett.....	121 80
27 the same—A L Martin.....	100 00
28 Lipke, Samuel—Nat Park Bank.....	133 60
28 Lucas, Eliab Latham—Josiah Lockwood, exr.....	125 94
28 Lynch, Mary—David McCosker.....	164 14
28 Levy, Simon—German Exchange Bank.....	162 81
28 Levy, Jacob—H F Lockwood.....	259 39
28 Levy, Abraham—the same.....	198 41
28 Litz, Christian—Michael Bondy.....	81 87
29 Leavitt, Henry Y—W S Alley.....	491 50
29 Lewis, William R—Farmers and Drivers Nat Bank.....	2,728 17
29 Levy, Elias G—Metropolitan Telephone and Telegraph Co.....	23 37
30 Lavison, Simon—W J Moore.....	259 86
25 Meumann, Charles E P—H C Overing.....	255 84
25 Merritt, Henry Clay—F J Minck.....	376 08
25 Mohlenhoff, Henry { H C Webb.....	243 28
25 Mohlenhoff, Catharine	
25 Murphy, Edward P—J J McGrorty.....	256 99
27 Murdoch, Harvey—J V Schaefer.....	1,081 13
27 Meyer, Samuel C—Charlotte Stern.....	102 50
27 Muxlow, Jane—Abraham Steers.....	421 81
27 Mandelbaum, William—E H Ammidown.....	389 33
27 Mullins, John—Obermeyer & Liebmann.....	339 05
27 Molt, Hopper S—W P Austin.....	451 84
27 Mestayer, William A—F E Queen.....	84 28
28 Mann, Ellen—O W Robbins.....	44 07
28 Minuse, John P—G W Campbell.....	334 76
28*Meette, Henry A, Jr—Berry & Orton Co.....	257 28
28 Moore, William L, admr Harriett Gross—Margaret A Oliver.....	1,590 27
28 Mullen, Margaret J—Couper Milling Co.....	361 44
28 Morgan, William J—G G De Witt, Jr.....	273 58
29 Mulford, George—Pauline Earten.....	5,080 20
29 Morton, Henry—C U Wing.....	550 11
29 Mankin, James F—John Carr.....	183 13
29 the same—S Liebmann's Sons Brewing Co.....	1,818 95

29 Meres, Frederick R—John Riggs.....	639 94
29 Moriss, John W—W H Deforest, Jr.....	71 92
30 Middleton, William A—F D Schuyler.....	218 18
30 Milliken, Louis R—Metropolitan Telephone and Telegraph Co.....	110 46
30 Mersereau, Joshua D—the same.....	69 30
30 Morris, Samuel—Hanna Morris.....	74 90
30 Moynard, Edwin C—Blodgett & Orswell Co. (Lim.).....	444 94
31 Menendez, Alonzo—D A Menendez.....	1,142 44
31 Mabnken, George—P Ballantine & Sons.....	491 70
31 Mitchell, Peter { Richard Flanagan.....costs	90 54
31 Mitchell, David	
31 Mooney, Miss Anna C—G F Arnold.....	403 63
31 Mears, Richard—Isaac Stiegerwald.....	557 75
31 Mintz, Isaac—I E Holbrook.....	529 34
31 Mittenzwei, Henry—Charles Rolie, Jr.....	224 36
31 Mayer, Max—Daniel Miller.....	2,301 72
27 McCreery, William—M C Day.....costs	104 89
28 McClelland, Louise—Emma Helmken, admr.....	184 77
28 McAllister, James { Delia Cooney, McAllister, William { admr.....	731 15
28 McAllister, Daniel	
29 McCann, Francis J, by Hugh McCann guard ad litem—Sixth Av R R Co.....	889 39
29 McIntyre, Patrick—E B Brady.....	2,969 51
30 McLaughlin, Patrick—F J Bischoff.....	5,600 00
29 Nussbaum, Leon { Henry Hild- *Nussbaum, Emanuel { burgh.....	407 24
30* Nolte, Henry { John Eichler Brew- Nolte, Richard { ing Co.....	585 56
30 Northrup, H Davis—J A Robinson.....	984 88
30 Norton, Parker—Annie F Cunningham.....	65 50
29 O'Neil, Rita—J W Mack.....	1,058 15
29 Oliviver, William F—A A Wray.....	220 20
30 O'Connor, Maurice—C H Childs.....	100 22
30 Otterbourg, Marcus—Emanuel Lehman.....	2,764 24
31*Odorizio, Pasquale—Northern Gas Light Co.....	370 21
25 Pierce, Mary—Adolf Rienseberg.....	22 22
25 Peabody, Andrew—Frank Rhoner.....	356 32
25 Pryor, Samuel M—W S Hoare.....	303 41
27 Paleske, Bernhard—Henry Hirschfeld.....	99 35
28 Phillips, Joseph—Morris Cohen.....	94 34
28 Page, Joseph A—I N Levy.....	73 18
28 Panish, Meyer—Max Levy.....	759 13
28 Pryor, S Morris—John Sloane.....	339 56
29 Pitluck, Moses—S J Weaver.....	109 20
29 Preble, John Q { Leather Mfrs Preble, Walter E { Nat Bank.....	5,158 80
29 Partington, Richard—Sarah Partington.....	208 04
29*Paret, John—Jonathan Sawyer.....	1,541 45
29 the same—Isaac Frank.....	530 72
29 the same—Solomon Stein.....	441 14
29* the same—J B Case.....	236 05
29 the same—J F Brigg.....	229 42
29 the same—Rubber Clothing Co.....	339 13
29 the same—John Keller.....	198 80
29 Petschke, Paul—Albert Hammacher.....	74 36
29*Parmelee, Robert B—J B Goodman.....	136 26
30 Pike, William Robert—C V Fornes.....	378 73
30 Price, Sarah A, extr J V Price—Philip Frank.....	1,937 50
30 Praeger, Sigmund—S J Weaver.....	432 97
30 Pscherhofer, Charles—George Tarter.....	72 29
30 Potter, George W—C O Long.....	71 89
31 Price, Walter J—Geneva Nat Bank.....	5,044 67
31 Paine, William L—F A Thomson.....	1,051 31
31 Prowitt, John C—Ewald Mommer.....	88 57
31 Piegrass, Louis—P A Welch.....	82 81
31 Preble, John Q { Leather Mfrs' Preble, Walter E { Nat Bank.....	4,629 44
25 Ryan, John—Engineering News Publishing Co.....	139 33
25 Ryan, James C—E D Farrell.....	93 24
27 Rorer, Charles L—I D Einstein.....	133 40
27 Rothbaum, Mayer H—Home Ins Co.....	168 51
27 Rice, Susan—Ida Kronwall.....	67 94
28 Robinson, Frederick—John Shannon.....	388 05
28 Reilly, Farrell—James Wallace.....	602 43
28 Reynolds, John—Mayor, &c.....	22 37
29 Reid, John—Delia Cooney, admr.....	731 16
29 Riley, Henry A—W P Thorp.....costs	94 95
29 the same—the same.....	1,387 20
30 Ruoff, Leonard—A N Niles.....	230 25
31 Rich, Marcus—James Simpson & Co (Lim.).....	472 03
31 Romain, John—Harriet Romain.....	11,267 46
31 the same—the same.....	6,847 84
25 Stewart, John—Sarah Fowler, extr.....	582 34
25 Shaw, John C—C J Hamilton.....	425 71
25 Straus, William C—J D Davies.....	2,063 64
25 Schmidt, Susanna—Richard Vom Hofe.....	373 76
25 Scully, John—S M Smith.....	123 98
25 Salpeter, Jacob—Joseph Cohen.....	726 34
25 Stollmeyer, William—Joseph Kahle Searles, Arthur C { Henry Hey- Shorey, John F { wood.....	98 26
27 Schwab, Gabriel—Max Rubin.....	364 05
27 Spratt, James K—J M Hare.....costs	56 10
27 the same—the same, as exr.....	67 85
27 the same—John Chetwood in- divid and exr.....costs	85 00
27*Schwartz, Henrietta—William Meyer.....	379 40
27 Steinhardt, Lesser—Mitchell Vance Co.....	456 49

27 Stayner, George H—Mineral Range R R Co.....	450,984 27
28 Shaw, John C—Benton McConnell.....	364 12
28 Strauss, Jacob—Nat Park Bank.....	133 60
28 Stocker, John P—Simon Morris.....	69 50
28 Schwartz, Michael R, admr—J M Cornell.....	116 29
28 Seligman, Henry—J S Spencer.....	8,800 19
28 Swarthroat, Margaret—Nat Bank of Deposit.....	2,447 95
28 Shaw, John C—John Kress Brewing Co.....	135 63
28 Schlund, Charles F—H C Pell, exr.....	183 59
28 Sullivan, Dennis { D a v i d McCos- Sullivan, Mary { ker.....	164 14
28 Shaw, John C—F C Devlin.....	604 92
28 Schmidt, Edward P—Henry Bowers.....	3,604 64
28 Swann, Edward W—E S Whitman.....	68 80
29 Sullivan, Sarah F—Peter Ayen.....	22 18
29 the same—the same.....costs	2,527 84
29 Schaefer, Henry—Johanna Betcke.....	5,068 84
29 the same—Mary Schaefer.....	639 94
29 Simmons, Mrs F—John Riggs.....	639 94
30 Sullivan, John { Schuyler Steam Sullivan, Susan { Tow Boat Line.....	613 27
30 Strauss, Myron { Vienna Novelty Strauss, Solomon { Co.....	140 40
30 Schaefer, Henry—David Froeblich.....	270 57
30 Sternberg, Lee—W A Rich Shoe Co.....	271 70
30 Sundling, August G—Louis Renn.....	190 03
30 Strange, Theodore A—Sigmund Neustadt.....	4,904 28
30 Sawyer, William M—Danbury Nat Bank.....	2,534 79
30 Stafford, Edgar H—T E Greacen.....	682 16
30*Seaton, Charles—R J Masbach.....	36 54
30 Sullivan, S—Ernest Keller.....	464 31
30 Seaton, Charles—Louis Weiss.....	87 80
30 Strange, T A—Leopold Knopfle.....	109 51
31 Sage, James H—E H Gammans.....	258 42
31 Skinner, Samuel P { Louis Magroz.....	217 14
31*Sutherland, Robert	
31 Schlund, Charles F—George Ehret.....	1,060 86
27 Smith, Albert E—Byron Clark.....	74 18
27 Smith, Frank E—New Jersey Steel and Iron Co.....	462 26
28 Smith, George A—Ferdinand Blumenthal.....	748 78
28 Smith, Anak R P—J P McGovern.....	1,075 70
29 Smith, Frank E—Baker Heater Co.....	689 19
29 the same—the same.....	520 08
29 Smith, Albert E—H T Howard.....	118 93
30 Smith, Frank E—John Smith.....	383 71
31 Smith, Mrs Anna C—G T Arnold.....	403 63
25 Talbert, Stephen—John Riegelman.....	155 59
27 Theiss, John Henry—James Brock.....	113 22
28 Traphagen, Caroline R—W T Coale.....	833 85
29 Trask, Martha—Jacob Weeks.....	274 34
29 Tuft, John B—Charles Blandy.....	84 13
31 Thain, John—G T Crombie.....	59 50
31 Taylor, Theodorus B—Henry Widmayer.....	394 44
25 The Dry Dock, East Broadway & Battery R R Co—Charles Stone, admr.....	1,227 31
25 The Yonkers R R Co—W H Axford.....	5,243 73
25 The Manhattan Rail- way Co. { William F The Metropolitan Ele- { Mansfield.....	277 73
27 Myers Sanitary Depot—Eliza S Myers.....	1,879 30
27 the same—the same.....	1,444 27
27 the same—the same.....	826 43
27 the same—the same.....	1,300 83
27 the same—the same.....	2,043 86
27 Columbian Institute—H M Dormel- yea.....	34 06
27 The Wallace Electric Telephone Mfg Co—J A Whitney.....	7,614 77
27 The Mayor, Aldermen, &c—S I Rapid Transit R R Co.....	101 74
27 The Nassau Shoe Co—F R Hilliard.....	331 41
28 Bentley Knight Electric Railway Co—Thomson Houston Electric Co.....	101,484 00
28 The Central Park, North & East River R R Co—Mary O'Toole.....	1,203 29
28 The Importers' and Traders' Nat Bank—J W Corcoran, recvr.....	303 07
28 The Houston, West Street & Pava- nia Ferry R R Co—Manuel Silberstein.....	11,046 92
29 The Metallic Construction Co—New Haven Copper Co.....	174 45
29 The Guaranty Mutual Accident Asso- ciation—D H King.....	2,654 37
29 Universal Dynamophone Co—Ameri- can Bank Note Co.....	131 21
29 The Bogota City Railway Co—Christi- ne N Miranda.....	313 93
29 Brooklyn Auxiliary Fire Alarm Co—J A Roebings Sons Co.....	33 22
30 The Utica & Unadilla Valley R R Co—Western Nat Bank.....	5,137 64
30 the same—the same.....	6,184 48
30 the same—the same.....	4,121 14
30 The Mayor, Aldermen, &c—H A J Ronner.....	678 52
30 Union Nat Gas Saving Co—McNab & Harlin Mfg Co.....	985 13
30 Cameron Iron and Coal Co—Gilbert & Barker Mfg Co.....	323 30
30 The Poultny Slate Works—H F Burroughs.....	7,522 01
30 The Bank for Savings—John Diehl, assignee.....	617 52
30 Manhattan Railway Co { Bertha R Metropolitan Eleva- { Kenkele- ted Railway Co.... { trus.....costs	136 52
30 The Fitzgerald Brewing Co—W M Schwenker.....	608 64
30 the same—C K Nichols.....	931 14



Table of legal judgments for Albany County, listing names like The Broadway and Seventh Av R R Co., The Universal Gas Lighting Co., and others with associated monetary values.

KINGS COUNTY.

Table of legal judgments for Kings County, listing names like Adams, Charles G., Aims, Alfred C., and others with associated monetary values.

Table of legal judgments for Albany County (continued), listing names like Gillen, Henry, Horton, Benjamin, and others with associated monetary values.

Table of legal judgments for Albany County (continued), listing names like Williams, Elizabeth A., Wallis, Timothy, and others with associated monetary values.

SATISFIED JUDGMENTS.

NEW YORK.

January 25 to 31-Inclusive.

Table of satisfied judgments for New York, listing names like Atkins, Edwin, Beers, Joseph F., and others with associated monetary values.

Table listing names and amounts: Wallace, Edwin F., Watts, William G., Whiteman, William B. and Mary - John Whalen, etc.

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

KINGS COUNTY.

January 24 to 30—inclusive.

Table listing names and amounts for Kings County: Atkins, Edwin—J Bigler, (1885), Biehuse, John—Alsgood & Co. (1881), etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City: Southern Boulevard, s s, 250 w Webster av, 75x200, etc.

\*Editor RECORD AND GUIDE: The lien filed against us by Otis Bros. & Co. is unjust, the work not having been completed, and therefore they are unable to produce a certificate from our architects.

MAHON & COYNE. SCHNEIDER & HERTER, Architects.

Table listing mechanics' liens in New York City (continued): 25x100, E. A. Bur agt Moses F. Fowler, debtor, and Moses O. Fowler, owner, etc.

Editor RECORD AND GUIDE: The lien filed against property on Prospect avenue, near Samuel street, and noticed in last week's RECORD AND GUIDE, is unjust and unfair. I am the contractor on the buildings; and the claimants, F. & H. Holler, are co-partners with me in doing the work. They have been fully paid all moneys due them.

Yours sincerely, GEORGE SCHWEHN.

KINGS COUNTY.

Table listing mechanics' liens in Kings County: Thatford av, e s, 100 n Glenmore av, 80x100, Sweeney Bros. agt Neils C. Peterson, etc.

Table listing mechanics' liens in Kings County (continued): 100, Earl A. Gillespie agt Michael O'Neill, owner and contractor, etc.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City: Jan. Sedgwick av, w s, 150 n land of J. E. Eustis, 66x185.6 to Health av, x57x200 to beginning, etc.

KINGS COUNTY.

Table listing satisfied mechanics' liens in Kings County: Jan. Hancock st, Nos. 754-766, Annie Sherry agt Bernard Levino, owner, and John Connelly, contractor, etc.









Trester, A and L. 506 E 71st....J Kubes. Horse and Wagon. 100
Tuthill, T J. 213 E 47th....Milk Exchange. 1,405

BILLS OF SALE.

Banks, P G. 242 W 41st.... E Johnson. Grocery. 600
Brockwald, Matthew. 1631 Av A... L Flourner. Grocery 500
Dakers, H V. 8 E 15th.... V F Wood. Braces, Bandages, &c. 1

ASSIGNMENTS OF CHATTEL MORTGAGES.

Catrevas, M M to E Laxarde. (Mort. given by American Artistic Gold Stamping Co, Jan. 25, 1890.) 1
Katz, F M to W B Hanson. (John Miller, Oct 3, 1889.) 750

KINGS COUNTY.

JANUARY 23 TO 30—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Bohan, D J. 627 Washington av... Danenberg & C. (R) \$800
Berti, H P. 447 6th av.... Maria A Berty. 1,000
Bruckmann, C G. 344 Marcy av.... H B Scharmann. 200

HOUSEHOLD FURNITURE.

Ahearn, Ida E. 134 Amity.... Cowperthwait & Co. 360
Altgelt, Marie. 164 Adams... L Z Murray. (R) 140
Ballou, Mrs E S. 343 Leonard... L Z Murray. 118

MISCELLANEOUS.

Blaum & Glaser. 66 and 68 North 1st.... C Herr. Presses, &c. 955
Bowers Bros. 284 Grand... Van Allens & B. Presses, &c. 632
Brownson, J M... Campbell Press, &c, Co. Presses. (R) 600

Grimm, N. 227 Central av... Anna Schreiner. Tailor. 250
Hickey, Maria. Campbell Press &c, Co. Press. 3,500
Hirsch, S. 209 Lewis av... A Nichols & Co. Horses, &c. 500

BILLS OF SALE.

Benza, Rosario. 4 Jamaica av... W Hall. Tobacco Store. 375
Besthoff, Rosina. 299 Bedford av... J Baker. Fixtures. 700
Brok, J. Flatbush... S Mertz. Farming Tools. 1,200

ASSIGNMENT OF CHATTEL MORTGAGES.

Hertzler, G C to S. Eden. (Mort given by T A Cazulet, Jan. 23, 1890.) 75

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.

Allen, W C—J Ruffing, South Orange. \$1
Allen, W L—W Kantzmann, Peshine av... 1,200
Same—A Furst, Waverley pl... 850

Table listing names and addresses in Newark, such as Crane, E L—O Scholz, Newark, 350; Crofut, B S—T A Hodgkinson, Orange, 1; Culberson, J C—J J Teeling, Newark, 600.

Table listing names and addresses in East Orange, such as Hawley, E L—M W Groshong, East Orange, 4,000; Herbertz, Katherine—J Steinbach, Bruce st., 300; Hildbrandt, A J—The Roseville B & L Assoc., Aqueduct st., 1,300.

Table listing names and addresses in Bayonne, such as Same—Mary Boylan, J City, 2,725; Lignot, P J J, by exr—Josephine A Segman, 1,900; McCollough, Allen—The New York, West Shore & Buffalo Railroad, North Bergen, 2,000.

MORTGAGES. Table listing names and addresses, such as Axt, Fernando—C E Tichenor, Fairmont av., 200; Ball, Isaiah—F H Smith, Jr., East Orange, 700; Barry, Patrick—S B Jackson, trustee, Jackson st., 1,000.

CHATTEL MORTGAGES. Table listing names and addresses, such as Albert, Isaac, Springfield av.—A Finkelstein, stock of clothing, 881; Berry, Harold, 13 Marshall st.—G Litchell, furniture, 270; Best, C L, 910 Broad st.—Wilkinson, Gaddis & Co., furniture, 98.

MORTGAGES. Table listing names and addresses, such as Abramson, Louis—A Winfield, Bayonne, 2 years, 200; Anderson, Andrew—J D Newkirk, 1 year, 600; Bente, August—H Offerman, Hoboken, 3 years, 3,700.

JUDGMENTS. Table listing names and addresses, such as Haley, C C, et al.—J N Hickok, 217; Owen, James—R C Boice, 483; The D. L & W R R Co.—J D Toppin, 1,300.

HUDSON COUNTY. CONVEYANCES. Table listing names and addresses, such as Arlington Homestead Assoc.—A S Oswaldt, Kearney, \$575; Bergen Land Co.—C H Hendrickson, Bayonne, nom; Blum, Bertha, by sheriff—Catharine M Meyer, 1,500.

MORTGAGES. Table listing names and addresses, such as Harris, Nettie—W Machold, Hoboken, 3 months, 1,800; Haydock, J W—Firemen's Relief Assoc, Union, West Hoboken, 1 year, 1,500; Hendrickson, C G—Bergen Land Co, Bayonne, 1 year, 500.

CHATTEL MORTGAGES. Table listing names and addresses, such as Alpers, W C, Bayonne—G Carragan, drug store, 1,582; Blume, Henry—Grandeman & Sons, grocery store, horse and wagon, 752; Bembesh, George, Jr.—G Southwick, drug store, 2,500.



Hardy, G F—The Fidelity I and G Co, furniture.	130
Heeney, Joseph—W Bender, horse and wagon.	150
Kunz, Philip, Seacaucus—L Heilbrum, horses, wagons, hot beds, sash, &c.	500
Lattmann, Emil, West Hoboken—F & M Shaefer B Co, saloon	525
McCloskey, Patrick—M & M Meyer, horses, carts, &c.	400
Reilly, William—Beadleston & W, saloon.	90
Schlic, Reysen Gustav—C Reitz, photographic gallery.	to secure payment of rent
Seifriz, E C, Hoboken—W Peter, saloon.	1,600

BILL OF SALE.

Irling, Peter, West Hoboken—J Deichsel, saloon	350
--	-----

JUDGMENTS.

Cadugan, Rienzi—W M Harney.	216 70
Post, Theodora—Vanderbeek & Son.	195 59

ASSIGNMENT FOR BENEFIT OF CREDITORS.

Gardner, John—Charles Pinnell, lumber yard in Jersey City and Hoboken and real estate in Hudson and Bergen Counties, &c.	nom
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BUILDING MATERIAL MARKET.

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

**BRICKS.**—At last the conditions on the market for Common Hards commence to break away somewhat from the monotonous long prevailing, and we find a stronger and more cheerful tone. There has been enough ice in the river to interfere more or less with the supply, for where manufacturers did not find an absolute check to transportation they were in constant apprehension of it, and a great many have reduced their shipments or hauled off entirely. In the meanwhile the weather has hardly been of a character to have any serious influence as a check to consumption, and, therefore, with the demand keeping well up to former average and the lessened offering there was just enough competition to infuse a little buoyancy. The most cheerful report is made over the better grades of stock which have sold quickest and closest to the arrival, with \$7.00@7.25 per M now fairly quotable on the top range, but other qualities secure reflected influence, as there is very little complaint over conditions in which stock is arriving. Aside from the results as already noted there seems to be very little suggested of a specially interesting character, most of the trade talking conservatively. That rather high rates are calculated upon in many instances is evident; yet the advancing mark is not set for an extreme plane, and there seems to be no more expected than would be natural at this season of the year, and, of course, all results will depend to a large extent upon the condition of the weather. Such parcels of Pale as may have come to hand found ready and prompt sale, and at \$2.50@3.75 per M the market is quoted firm and promising.

**GLASS.**—We have frequently called attention to the steady growth of the trade in domestic plate, and as an illustration may be noted the profits of a Pittsburg concern, which in a recent report to stockholders showed that regular dividends to the amount of 23 per cent. were paid during the year, and a special dividend of 11 1/2 per cent. was declared, making in round figures \$950,000 net profit for 1889.

**HARDWARE.**—As yet the general demand for hardware is not expanding very rapidly, yet there is a tendency toward an increase, and reports take more or less cheerful form. There seems to be some doubt just at the moment about the chances for builders' hardware during the coming season, though most leading operators hold to the opinion that there can be no serious falling off in the consumption of standard grades, with chances for a considerable increase. According to a compilation recently made from Custom House figures the exports of the past year from this port included "Locks and other builders' hardware" to the value of \$1,339,876. Since the 1st of January the tendency of values has been toward greater strength, and among the changes advised we note the following: An advance of 5 per cent. on Iron Rivets and Burrs, making discount 40 per cent; also an advance of 10@15 per cent. on Horse Nails. Cast Iron Butts and Hinges are higher and now quoted at 70 per cent. discount on Loose Joint, Loose Pin and Parliament, plain and japanned; 55 per cent. on Broad Fast and 50 and 5 per cent. on Narrow Fast. The manufacturers of Wood Planes have withdrawn all quotations issued before January 1, and now quote f. o. b. at factory instead of delivered. Former trade discounts retained, except the 2 per cent. for cash ten days is withdrawn. Barb Wire is firmer and quoted: Galvanized 4 points by car lots, 4c.; 3 ton lots, 4.1c., and smaller lots, 4.3c. Genuine Coes Wrenches are 10 per cent. higher. Wrought Iron Pipe is further marked up, with present discounts as follows: Butt, black, 47 1/2 per cent. and galvanized 40; Lap, black, 60 and galvanized 47 1/2. Boilers' tubes, 1 1/2 inch and smaller, 45; 2 to 4 inch, 50; 4 inch and larger, 52 1/2, and casing 52 1/2. Cordage tends to strengthen somewhat.

**LATH.**—In all general particulars the market remains just about the same, and the only new point is another fractional addition made to the line of value, with a sale of St. John stock quoted at \$2.50 per M on the spot. There has been a larger supply in the harbor than last week, but a portion of them were sold before arrival, and the balance as soon as offered, which, taken in connection with the moderate amounts known to be afloat, inspires some of the receivers with quite strong ideas. It might not be amiss, however, to keep one eye looking toward the north, for at about this time last year, and when price was very much the same as now current, it was found profitable to send in lath by rail. Advice at hand report that the Haverock with 662,000 lath, from St. John, N. B., for New York, was wrecked on Grand Manan, and will prove a total loss.

**LIME.**—In the matter of price there is no change to advise and probably will be none until the combination breaks up in the spring. Demand in the meanwhile has been very fair, taking all the arrivals coastwise—there were only a few—and also affording an opportunity to the State manufacturers to bring stock forward by rail and they have commenced to do so. According to Provincial journals, St. John, N. B., exported 225,000 bbls. lime to the United States last year. Of that amount, as our records have already shown, about 82,000 bbls. came here, some 90,000 to 95,000 went to Boston, and the balance was scattered about through the New England States.

**LUMBER.**—Demand is somewhat irregular, but on the whole tending to increase somewhat both for consumption and to replenish stocks. Manufacturing and building wants are both making room for more stuff outside of that coming to hand on contract delivery, and dealers in turn will now and then negotiate for parcels likely to fill gaps after deliveries are made. Certain choice stuff, such as spruce, hemlock and leading grades of hardwood would also find attention for prompt delivery and command pretty full rates. There is, however, no exhaust for any large quantity, and in many cases buyers feel that there need be no special hurry to fill their requirements, as the sound of the drummer already commences to be heard about the city, and it is expected that with the exception of some of the coastwise products offerings will be as full as the market requires.

Eastern Spruce has the former strong general support, and the common experience is to find instant and positive denial of any suggestions of possible loss of tone. Of course it is pretty good reason to talk stiff, and almost a certainty that a really desirable offering would create prompt competition on a full line of bids, while specials for early spring delivery are claimed to be almost upon sellers' own terms, but now and then buyers are commencing to object to the assumption of steadily lasting strength. They claim that some disappointment may arise as to consumption and feel confident that, old and new together, there will be logs enough with possibly a necessity for manufacturers to come down a peg or so from valuations already strained to a pretty full tension.

Piling remains under control, and between contracts already in hand, and the prospects of additions, the strain of most reports is cheerful. There is again reference to some pretty big jobs this year, but operators are reticent as to the exact character and extent of the work.

Hemlock is firmly held, and now and then rumors of weakness or cut rates do not seem to be substantiated. Indeed, some dealers have through experience come to look upon such stories as the precursor of some new demand, and confidently await its development. Reports of production are variable, though it is claimed there can be no surplus of stock specially suited to this market.

White Pine has a market upon which it appears possible to obtain a report to suit almost any temperament from a rank bear up to the most rampant bull, but the conservative element predominates, and all in all few radical changes are taking place at the moment. The supplies are holding out well enough to satisfy all calls both as to quantity and assortment without much difficulty and while some of the agents endeavor to give the impression that they are placing quite a little bunch of goods, it is not easy to find dealers who have indulged in important purchases or even admit the necessity for them. At primary points there is not much new at the moment.

Yellow Pine continues substantially in the former condition, not much open demonstration of activity showing itself, yet in one way or another considerable stock finding custom, and values retaining good general support. For yard stock the call is probably least active, but some excellent contracts are under advisement, including railroad jobs, and there is also more or less f. o. b. trade doing on regular outlets.

Caroline Pine as usual receives a few words of disparagement from dealers who are not handling it, or have made rather poor success in doing so, but manufacturers do not appear to be at all worried, nor likely to feel so, while they can maintain the same excellent run of trade that has so long about exhausted the production. It is understood that an effort will be made as soon as the open season again sets in to still further widen the circle of distribution.

Hardwoods retain the increase of favor last noted, and while there is nothing that would permit a claim of animation for any grade, operators express themselves very well satisfied with trade, the season considered. Thus far nothing has developed to indicate any great change in favor as regards the woods used for trim, though some dealers are hoping to increase the sale of the odd descriptions to consumers in search of novelties. Exporters continue willing to negotiate on both lumber and logs, but with the promise that they shall not be asked to give attention to other than the best of goods.

GENERAL LUMBER NOTES.

THE WEST.

The Mississippi Valley *Lumberman* gives the following brief table showing the cut of lumber during 1889 and 1888 at four important producing points:

	1889.	1880.
The Saginaws.....	750,000,000	880,169,440
Muskegon.....	491,860,396	614,714,289
Alpena.....	249,315,000	190,000,000
Menominee River.....	635,000,000	408,833,000
Total.....	2,126,175,396	2,093,616,729
Increase.....	132,559,667	

The increase is altogether at the more westernly points. The stocks of lumber at Muskegon and in the Saginaws are not in excess of what they were a year ago, but there is a large increase in the amount in pile at the mouth of the Menominee River.

The *Northwestern Lumberman* presents elaborated tabular statements of the product of White Pine by mills of Michigan, Wisconsin and Minnesota during the past year and summarizes thereon as follows:

It will be seen by the present exhibit that the total output of the mills in 1889 was less by 83,000,000 feet than in 1888. When it is considered that stocks in hand are about 90,000,000 feet greater than last year, we can claim that the trade in 1889 lost over 100,000,000 feet, as compared to that of 1888. Perhaps this is enough to account for the grumbling that was heard among white pine manufacturers and dealers throughout the past season. Possibly we can account for this loss by the inroads that yellow pine has made in trans-Missouri territory, and to a considerable extent all over the northwest. Furthermore we may credit North Carolina and yellow pine with a portion of the loss in the east.

In the section west of the Chicago district there was a decline of output in 1889, as compared to that of 1888 of 159,086,000 feet—a considerable amount which should have had some effect in stimulating demand toward the season's close. In the Chicago district there was a gain of product last year, as compared to that of 1888, to the amount of 104,780,000 feet, so that the increase of stocks on hand at the close, of something over 100,000,000 feet can be offset by the increase

of output, leaving distribution about as it was the year before. The St. Croix mills made a small gain—23,000,000 feet, the Saginaw Valley and the Huron shore lost a few millions, and Lake Erie points gained about 13,000,000 feet. In glancing at the table exhibiting the summary of stocks on hand in the several producing districts of Michigan, Wisconsin and Minnesota, it will be noticed that the grand total does not greatly differ from that of last year. This year there is an excess of something over 30,000,000 feet—about enough to stock a big yard in this city. This, out of a grand total of a little less than 3,500,000,000 feet, is not worth mentioning as having a bearing on trade. Practically stocks of white and Norway pine on hand January 1, this year, were the same as at a like date last year, so that the question of supplies can be dropped as of no account, comparatively speaking. But we can say the demand the present year will be greater than last, and therefore gain some consolation in the fact that there is no comparative surplus on hand.

The *Timberman* as follows:

We hear no more of the prospects of a diminished harvest of logs on account of an insufficiency of snow, the complaints which are now being voiced being all of a plethora of that article. However, there is great activity throughout all the logging camps of the north, and all reports agree that the long-promised curtailment will be deferred until some future time.

Many competent judges are predicting unusual activity in the lumber trade this year, and can point to many signs that justify such prophesies, principal among which is the strong demand for iron and the advance in its price.

And in reviewing the Chicago trade says:

It is generally conceded that inquiries are becoming more frequent and orders more numerous, and now that the cold weather has made roads in the country passable, there are still better prospects ahead for the wholesale lumber dealers. The only matter on which they are at all uneasy is the question of prices. At present these are being held up quite firm, or at least it is so claimed. Those firms who are in the habit of sending out lists have adopted a uniform one, and if this practice is adhered to it will be a good thing. In Hardwoods a large per cent. of the trade now doing is in oak, with cherry and ash in good demand. Some chestnut is being sold, and also walnut. In most yards first and second oak, both red and white, is held at \$32. Several good sized bills are reported as having been sold at \$30, but with the best dry stock there is no difficulty in getting \$32. Squares bring \$35, specialties \$40 and quarter-sawed \$42.50 to \$45.

Walnut is doing somewhat better where an effort is made to push it. The prices at which this stock has sold in some instances seem out of proportion with the quotations, as cull at \$28 and common at \$48 would leave the dealer very little for handling. Fir and second for export are always in good demand and command ready sale at \$80 to \$85.

There is no trouble in selling all the better grade cherry that can be picked up, but the lower grades move slowly. According to manufacturers, ash is one of the best materials for piano tops there is. Good quarter-sawed ash will keep its place better than any other wood, and it may be veneered on both sides with the kind of finish desired. Chestnut used to be used quite extensively in the manufacture of tops, but it has been almost entirely abandoned for the use of ash. Now that ash is getting to be difficult to procure, chestnut may be resorted to again unless some more desirable substitute is discovered.

The stock of mahogany on this market is very low. Mexican mahogany of fair quality is sold at 16 to 17 cents per foot. Cuba mahogany logs are commanding 14 to 15 cents per foot.

CANADA.

In reviewing the lumber situation the Canadian *Journal of Commerce* says:

Stocks to be got out this winter are expected to be about the same as last season, with perhaps a slight increase in the amount of square timber produced in the Ottawa Valley, or altogether, probably nine or ten million cubic feet. About the same quantities of oak and waney board pine will be imported from Michigan, Wisconsin, Ohio, etc., or about 1,500,000 cubic feet each.

The production of pine deals it is supposed will be curtailed as a result of this year's unsatisfactory business. Scarcely a firm that handled pine deals but complains of a loss, and some houses manipulated very large quantities. The supply of spruce deals will be about the same as last year.

All new supplies will, of course, depend on the character of winter, and the drives in the spring. The weather to date has not been over favorable in many districts, owing to bad spells of very mild weather, and even rain, during which hauling is impossible. Some old weather prophets predict a short and mild winter. If such happens to be the case, it will, as a matter of consequence, very much lessen the new stocks. But weather prophets are not to be depended on.

Almost all the new oak and waney board now being manufactured is contracted for Quebec exporters, and also a considerable amount of the timber making in the Ottawa Valley, and all at high prices. Oak and waney board have touched the highest point in history of the business.

There has not yet been much done in pine deals, manufacturers not being desirous of lowering the high prices of past years, and exporters are shy from last year's experience and seem disposed to hold back on the expectation of buying at lower prices than they have been paying. The present and prospective outlook in all markets warrants their action. In the English and American markets, in the latter of which there is an immense and always increasing consumption, stocks have been so heavy as to destroy all vim, and prices if not weak, have certainly not manifested much strength. American buyers are not expected to this winter rush in as eagerly as last year for their new supplies. Another factor, which, though small, will have some effect on prices, is the South American market, principally that of the Argentine Republic, which is in a deplorable condition. Owing to the great rise in the value of gold, which has caused a financial crisis, business there is demoralized. Many cargoes of pine lumber recently arrived at Buenos Ayres have been landed and warehoused, importers saying they don't know who to sell to. As a consequence shipments have almost ceased, with a good deal of lumber here still in the hands of exporters.

**NAILS.**—The market is kept well in hand, and owners express general confidence in ability to maintain their position in the matter of values without much

difficulty. The course of demand of late has been somewhat slow, and there has been some outside offerings of stock to cause trouble, though the latter are gradually being disposed of. We quote at \$2.10@2.15 per keg for car lots, and \$2.15@2.20 per keg for parcels from store.

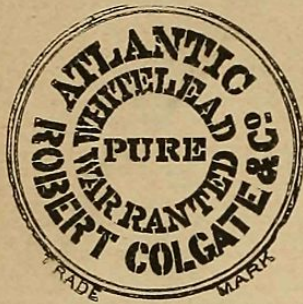
PAINTS, OILS, ETC.—No very great amount of animation shown, and many articles are still more or less under mid-winter neglect. There are, however, evidences of a little more interest developing in the thoroughly standard descriptions of stock, and the chances are now all in favor of a gradual expansion of trade. Supplies are in good shape and holders firm in expecting full rates. Linseed Oil is a little irregular of sale, but held pretty steadily. On first hand lots the quotations are 58@59c. for Western and 60@62c. for City. Spirits Turpentine has been somewhat irregular, but of late inclined to greater firmness on the stimulus of better Southern advices. We quote at 42½@43½c. per gallon, according to quantity, delivery, etc.

TAR AND PITCH.—The wants of consumers are not very full beyond stock coming to them on contract, and demand is rather light, but supplies remain in hand and steadily carried. 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.

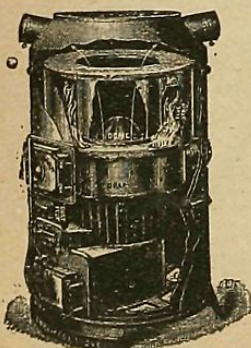
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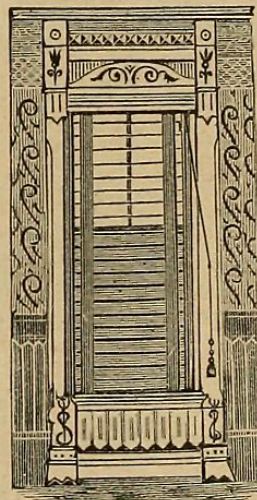
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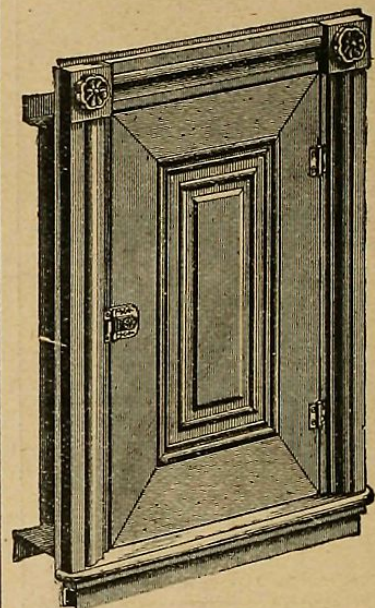
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U. S. government bonds, market value	\$886,350 00
Railroad first mortgage bonds	1,727,430 00
Real Estate	1,818,200 10
Cash in banks and offices	328,711 82
Uncollected premiums and other assets	473,001 68
	\$5,233,693 60

LIABILITIES. Unpaid losses, unearned premiums and other liabilities... \$3,028,690 59

Surplus... \$2,205,003 01

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