

Real Estate
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CLOSE OF THE ARCHITECTURAL EXHIBIT.

The Exhibition of Architects' Drawings in the rooms of THE RECORD AND GUIDE, Nos. 14 and 16 Vesey street must be closed on Saturday, November 21st. This exhibit is one of the finest and most extensive that has ever been displayed in New York City, and those who desire to study the 300 examples of the best architectural work of the day should visit the Exhibition without delay. Admission is free.

A COMMUNICATION to the *Evening Post* last week states so clearly the complaints of stockholders as to the remarkable performances of the present management of the Lake Erie & Western R. R. Co., heretofore referred to in these columns, that we quote from it in part as follows:

If the management earnestly wishes to explain to the public what it has done, so that there may be no mistake about it, let it be understood that the stockholders complain:

(1) That the proxies given to certain directors at the request of the company's secretary, to be used at a special meeting of the stockholders, to be held at Bloomington, Ill., on June 25, 1890, to authorize the acquisition of the Fort Wayne, Cincinnati & Louisville Railroad, and the placing of a first mortgage thereon of the same amount per mile as on the rest of the line, were used at an adjournment held three days afterwards to put a second mortgage on the entire line, including the acquisition, thereby increasing the mortgage debt per mile by 50 per cent.

(2) Stockholders complain that after the wording of the proxy had been strained so as to give a colorable right to use it for a purpose which had been concealed from the stockholders when solicited, all news of the action was suppressed. Not only were the stockholders not informed of the intention, but they were not informed of the action until a fortnight ago. Nothing is said about a second mortgage in the president's report for the year ending December 31, 1890, nor in the company's statement appearing in Poor's Manual for 1891, issued only last June. The news only reached Wall street last month, and the shock was expressed by a decline of 25 per cent in the market value of the common shares and nearly 10 per cent in the preferred.

(3) Stockholders complain because the bonds have been privately disposed of to brokers on what they believe to be terms ruinous to the company.

(4) They complain that the mortgage does not protect them, inasmuch as the bonds are to be delivered by the trustee on demand of a majority of the Board of Directors, the trustee not being bound to know to what use the bonds or their proceeds have been or are to be put.

Calvin S. Brice, President of the Lake Erie & Western Railroad Company, makes an effort to answer these complaints in a circular letter to the stockholders this week, and we have the lawyer and politician combined in his attempt to do the best he can with a difficult case. So far as he quotes from the proceedings taken, he only confirms the facts stated by indignant stockholders. There were but two courses before him when he wrote this circular; one was to own up frankly, make the best excuse possible and announce that the question of ratifying the increase of 50 per cent in the mortgage debt would be regularly submitted at a meeting of stockholders to be called for that purpose, and that if the majority was opposed to the mortgage, why theirs was the sovereign will. This would have been the manly course, would have silenced all opposition and have placed the responsibility with the owners of the property and settled all question of validity of the bonds, but instead he attempts to throw dust in the eyes of the stockholders and befog the public by a production which evidences a low opinion of their intelligence, and will only tend to provoke the growing opposition to more determined action. The more the issue is forced between the deceived stockholders and the management, the worse it will be, not only for the management, but for the parties who have contracted to buy the new bonds.

ENGLISH investors have always preferred the colonies of their own country to all the available fields for placing their money; and consequently have enormous interests in Canada,

India, Australia and South Africa. Of course, among the colonial investments those most sought after have been the issue of the colonial governments, and among the colonial governments none have stood higher than the Australian States. Recently a number of these colonies have been borrowing too largely in the English market, and cries of warning are being heard against lending so readily in the future. The prices of the issues of the various governments have declined and are declining. Nevertheless, the fever for borrowing still continues. Undeterred by an unfortunate experience only a few months since, Victoria has announced her intention of bringing out a Public Works loan aggregating \$30,000,000. The new Premier of New South Wales, in a recent speech, also foreshadowed a largely increased outlay of money on public works. The finances of this second colony are in a far better shape than those of her neighbors; but the speech has, nevertheless, made the holders of her issues somewhat nervous. The smaller Australian colonies are pursuing a very similar policy; and at present it looks as if the result would be what it was in New Zealand. That is, the colonies will exhaust their credit in London, and then settle down to a period of depression, while the country grows up to its improvements. We mention these facts, because they may in the future affect the readiness of Englishmen to purchase American securities. Probably for the next couple of years the Australian demands on the English market will be met, but having been met, they will not therefore cease. On the contrary, the more that the Australians get the more they will want; they will come to crave the artificial stimulus added to trade by the spending of the borrowed money. Finally, of course, English investors will stop lending, and it will be increasingly easy to float American securities in that market. In this connection it is interesting to note that several of the Australian colonies are undergoing at present a period of reaction from a rather excited real estate speculation. The years of 1889 and 1890 were, the world over, years of a certain amount of inflation; but the recovery from it has been more rapid in America than in any other country.

IS it then true that Boss Croker is converted to ballot reform? In that case we can consider it to be assured that the voters of this State will have, in time for the next election, a blanket ballot as the sole legal medium of voting, the said ballot to be printed and distributed at the expense of the State. It is true that the elections have been won by a party whose record has not been favorable to ballot reform and whose recent declarations on the subject, through its candidate, have been, to say the least, equivocal. Nevertheless, no matter who controls the Legislature, there is no doubt that Boss Croker could, if so he chooses, have the ballot law brought to a pitch of Australian perfection, for the Republicans are committed to such a measure. But what does this mean? We have been told that the voters of this city were to such an extent the unwilling slaves of corruptionists that, if once we could get an absolutely secret ballot, which could in no way be tampered with, we should thereby put an end to any delivery of votes according to order. Furthermore, as "deals" and other dubious political technicalities are dependent for success on the ability of dealers successfully to deliver the votes, we were to expect that in the future there would be no more "deals" and that an era of honest politics would begin. So the secret ballot was loudly proclaimed to mean the downfall of the "practical" politician. Well! we obtained a ballot which is nearly secret; and in the fall of 1890 a candidate was placed in the field who was committed against "deals," and who, if he was elected, was to sit in the mayoralty chair as an embodiment of Virtue. Alas, however, Virtue seemed to have as little chance to enter the City Hall through the rather secret ballot boxes as through those which were open as the ambient air. This trial of the Australian system made its advocates still hotter for a blanket ballot, and during the campaign of this year the issue for and against this reform was vigorously pushed by the People's Municipal League. But what we should like to know is this: If the blanket ballot is going to be so effective as a squelcher of "deals," how is it that Boss Croker, whose political life, according to good authority, derives its sustenance from such fruity material, comes out in favor of so obnoxious an improvement? If Mr. Croker does bring about the passage of a blanket ballot act we may be sure that it is not going to harm Tammany. In truth, every election but provides additional confirmation of the contention so often advanced in these columns, that Tammany will never be dislodged by the employment of merely political methods.

ASININITY, at last, has had its day, and the newspapers of this city are now adopting the right tone about Chicago and the World's Fair. By and by, perhaps, even the *Herald* will recognize that it is both silly and in very bad taste to endeavor to belittle what, be it a success or a failure, is a great national enterprise involving the credit of the country. The petty spirit which the journals of New York have

shown over this matter is a thing to be ashamed of, and, as we have pointed out before in these columns, has given this city a very bad name throughout the West. THE RECORD AND GUIDE has from the first been the only journal in the metropolis that has deprecated the "sneering policy" which the "dailies" adopted. The Fair buildings, however, are now well under way, the Western States and foreign countries have given evidence of intention to support the Exposition well, and Chicago has "something to show" which makes it quite clear that the Fair is not going to be a way-side exhibition of big pumpkins and farm produce. After our past ungraciousness we should see that New York has the finest State building on the Fair grounds.

THE proposition that New York City shall celebrate on October 12th next the four hundredth anniversary of Columbus' discovery of the New World is a good one, which the people of this city should accept. An occasion of such great and universal interest does not frequently present itself, and as Chicago will not be ready at that time with the World's Fair, New York might with advantage to herself seize the opportunity. The most suitable direction that the celebration could take would be to emphasize the position of the metropolis as the great seaport of the New World. The materials for a nautical festival on a vast scale are abundant, and all that is needed is proper preparation and organization to give it a national significance. This proposition is not new; but it has dropped out of the public mind amid the chagrin and "politics" which followed the selection of Chicago as the site for the World's Fair. The danger now is, that the great anniversary will fall into the desecrating hands of fakirs and showmen. The Kiralfy programme, of a spectacular street show of "supes" in armor, costumes, etc., "pertaining to the times of Columbus," but really pertaining to Manhattan Beach, should be suppressed at once as quietly as possible for the sake of the city's dignity.

How Private Property in Land Originates.

STUDENTS have made long journeys into the past to find out the historical origin of private property in land, and doctrinaires have made equally extensive journeys through the cloud-lands of their inner consciousness seeking a philosophical basis for the same institution. The former come back with a lot of information about the German Mark, the Russian Mir and the East Indian village community. They show that land was usually held by the community and not by persons, and intimate that it may have been a mistake to vary from the customs of the fathers. The doctrinaires reach widely divergent conclusions, but not infrequently assure us that private property in land originated in force and fraud, and that the persistence of the institution up to the present time is a huge wrong, begetting all the ills that present society is heir to.

The investigators of both these classes have gone far afield for an explanation that lies at their very door. If they will but come out from the twilight of primeval German forests and from the underbrush of their own theories and take a business-like view of the situation along the water front in New York City, or among the oyster beds of Chesapeake Bay, they will "learn something to their advantage" about the origin of private property in land. These fragments of submerged ground are not subject to private ownership and therefore give us a chance, not common in the United States, of comparing the advantages of communal with private holding. We have heretofore described the deplorable effect of this system of land tenure upon our water front, shown how it has placed us at a disadvantage in competing with neighboring rivals, and indicated that if the city would merely rid itself of the title to these lands it would be indefinitely richer through the enlarged basis of taxation that would result.

In Chesapeake Bay, the State of Maryland has a similar mischievous endowment in the oyster-bearing lands. To a student of primitive property it might seem fortunate that here exists an example of a large tract of land fertile in a curious but valuable way, which, because it lies under water, has been saved from becoming private property, and belongs to the community that governs itself as the State of Maryland. It might be said that here is a chance for the landless man to get a living from the "common" as in the "good old times;" everyone should be allowed to get oysters and so secure a living, scanty but certain, by applying to nature, without hindrance from a go-between known as a landowner. But if instead of philosophising we examine the actual situation, we find a state of things which goes far to explain the origin of private property in land.

Oysters are just as susceptible of cultivation as potatoes, and the natural oyster beds bear about the same relation in yield and quality of product to cultivated beds as do wild strawberry patches to the highly-developed beds of the market gardener. Unless cultivation is resorted to, the natural oyster beds are soon depleted and destroyed by the ever increasing demand. Under private ownership their productivity is almost unlimited. Upon a French farm of 50. acres 16,000,000 oysters were taken in six tides, although there

were no oysters to be found there when the farm was established five years before. Maryland has 120,000 acres of natural oyster beds, but about 640,000 acres of land under water that might be made to yield oysters if properly cultivated. The only legislation for a long time enacted regarding the lands was restrictive in its nature—exactly analagous to game laws—it was forbidden to take oysters at certain seasons of the year, and to "dredge" upon certain grounds at any season of the year. Except for these restrictions any one could go and get oysters, and no one had any personal interest except in getting as many as possible with the least possible labor.

An expert who investigated the matter carefully reached the following conclusions as to the results of this method of getting oysters: "Under our present policy our beds have yielded about ten million bushels of oysters a year from grounds which are capable of yielding over five hundred million bushels annually. It has given employment to about fifty thousand of our people for part of the year, while our grounds should give profitable employment to five hundred thousand people for the whole year. It has paid our oystermen about two million dollars a year although our grounds should pay to their cultivators over sixty million dollars a year." The same investigator concluded that if the lands were handed over to private cultivators, under proper restrictions, the revenue derived from them by the State of Maryland might be increased a hundredfold.

After such a description of conditions the doctrinaire promptly suggests that the State ought to arrange for multiplying the oysters, but retain the title to the land, and so get the enormous unearned increment and the revenue it would yield. This option has always been open to the communities and governments of the world, and they have often resolved to try the policy indicated and have oftener drifted into trying it without deciding to do so. In fact the result of the publication of the report from which we have just quoted resulted in the attempt on the part of the State of Maryland to increase the yield of oysters. The result is suggestive. A bill was drawn for the better care and cultivation of the State oyster lands and introduced into the Legislature by the friends of the oyster industry. When it came out of committee it was metamorphosed into a bill giving a ward politician in Baltimore a contract to supply the State with oyster shells! The parents of the measure were obliged to kill their own child in order to prevent the consummation of a "job."

All of which indicates that the institution of private property in land has its origin in expediency. A corollary of this conclusion is that the same force that brought the institution into existence may, conceivably, hereafter modify or abolish it.

THE third track on the West Side elevated railroad may have been constructed in defiance of the spirit of the law, but as none of the property-owners along the line of the structure will be in any way injured by the intermediate girders, and as the third track will be of the greatest use to the company in increasing the efficiency of its service, no one but a few wise editors will feel afflicted at the news that it is practically completed. Col. Hain has been telling the reporters that its completion does not mean an increase of train service; it means only that hereafter the trains will be run more regularly and more nearly on time. This, however, means practically an increase of the service for Westsiders, and they will be devoutly thankful for such a small boon. Then, of course, the third track will be of great assistance to the company in developing its express service. Inadequate as that service is at present, it has been the cause of no little activity in real estate along the line of the Northern road. Next spring we presume that the company will further increase the number of these trains, and will perhaps run them so that they will be of use, not only to the commuters on the Northern road, but, more largely than they are at present, to the patrons of the company south of the Harlem. Of course the management will be so hampered by the lack of sufficient trackage south of 59th street, and the lack of switching room at the Battery, that the improvements which they can introduce will not touch the heart of the difficulty; but any alleviation will be better than none at all. It has been the policy of the company during the recent year to increase the number of trains just sufficiently to keep the overcrowding constant—evidently on the supposition that the present jamming, although most unpleasant, is not unendurable. Whereas, if any increase of the discomfort took place, the traveling public would rise in revolt. Apart from the fact that this policy, which is forced on the corporation by the stupidity of the local authorities and newspapers, is a terrible drag on the growth of the city, it is obviously not a policy which can be indefinitely continued. When the Manhattan Company will be obliged to stop putting on more trains is something that none of us know; but before long some such knowledge may be most important.

THAT Fonseca has practically destroyed constitutional government in Brazil and has set himself up as a Dictator will surprise no one who has followed the course of politics in that country

since the fall of the Empire. The country is utterly unfit for self-government. The way in which Dom Pedro's overthrow was accomplished and acquiesced in by the people is sufficient to establish this statement. Their ruler was an old man who had for many years been their sovereign, and through the whole of that time he had governed temperately and constitutionally, if not with any great amount of political wisdom. He was just the kind of a ruler that would endear himself to a people who felt any pride in their institutions or any affection for their representatives. Yet in spite of his age and long service they allowed him to be deposed by a set of conspirators who could allage nothing more culpable in his government than a little extravagance on the part of a relative. It was not a revolution; it was simply a *coup d'etat* by a clique of bold soldiers who took advantage of the impotence of the government and the indifference of the people to seize control of the machinery of the State. If there had been any real wrongs to right, or any widespread popular desire for self-government arising out of adequacy to it, the revolution would have been a very different matter. It would have been spontaneous and concerted, instead of forced and local. Brazil is an enormous country where communication is slow and poor; the uprising was limited to one central city, and in a country peopled by an active aggressive race the interior districts would have protested against the usurpation, if for no other reason than that they failed to share in it. Instead they quietly submitted. What a group of men can do one man can also do. The revolution cloaked a defiance of constitutional methods by an appeal to Republican sentiment; this second usurpation is equally hypocritical and false, but will deceive fewer people. It is the natural sequence of the overthrow of Dom Pedro. Neither, in this connection, is the revolt of one of the provinces surprising. When the spirit of disorder, dissatisfaction with constituted authorities and self-aggrandisement on the part of the prominent men once possesses a country, the inhabitants of which are lazy and indifferent to public duties, it seldom ends in anything but a continual struggle between warring leaders and sections. The history of the South American Republics, so-called, has been little else, and there are no signs of improvement.

Building and Loan Associations.

BUILDING and Loan Associations are not an experiment. It has been fully sixty years since the first one was organized in the United States. During this time they have developed slowly and quietly—so quietly that not until very recently has their importance as an economic factor been recognized. And even now their real nature and the methods they employ are not generally known.

Building and Loan Associations are corporations, all the members of which are stockholders. The stockholder does not buy his stock outright, as in ordinary business corporations, but pays for it on the installment plan. He indicates the amount of stock he wishes to secure by his first payment, and agrees to pay at regular intervals an amount equal to this initial sum until his payments, plus the dividends based upon them, which he as a stockholder receives from the associations, reaches a certain value, or, in other words, until the shares which he has purchased mature. The money thus paid in by the members on stock held constitutes the working capital of the association. This fund may be loaned only to stockholders, and not to them in amounts exceeding the matured value of the share or shares which each holds, and unless good security is furnished.

The advantages afforded by these associations are at once apparent. They are more than savings banks; they stimulate as well as furnish a convenient depository for savings. They, in a word, aim to reduce saving to a system, for, as has been already said, one taking stock enters into an agreement to pay regularly a certain sum into the treasury of the association. But the real merit which may be claimed for this form of savings institutions lies in its application in an effectual way of the co-operative principle to the advantage of small investors. It introduces essentially the element of democracy, as opposed to that of plutocracy, in business. Each depositor is a part of the association, has a voice in the election of its officers and a say in the direction of its affairs. The confidence of depositors in a banking firm may properly be considered a part of its capital. Not only are the funds of the Building and Loan Association secured by reason of stringent regulations placed upon the issue of its loans, but also the depositor feels that they are secure because he is as well a director of the funds of the association.

There are now scattered throughout the United States six thousand Building and Loan Associations, representing, it is estimated, accumulated capital to the amount of over \$450,000,000. It is safe to say, judging from the comparative rapid growth of these associations during the last few years, that in three years there will be double and in five years quadruple the present number throughout the country. Small and growing towns rather than large cities will be the field of their operations, and, naturally, the West rather than the East. Already the number of associations

of this sort in the Western States exceeds that in the Eastern. A feeling of distrust, which had its origin in the collapse of the old state "wild-cat" banks, still lingers throughout a great part of the middle and northwest against banking institutions. The same feeling holds as regards the ordinary savings bank. It is only natural then that the people of that part of the country regards this new form of savings institution, of which they themselves may become directors, with favor. While Building and Loan Associations, for the reasons mentioned, will have the largest growth in the West, they will not cease to thrive in the East.

Real Estate During Ten Months.

THE filings representing real estate transactions during October possess about the same significance as the figures for the previous months. It is true that the falling off in October from the same month in 1890 is small; but it should be remembered that we are now reaching in our comparisons a period in 1890 which, if anything, was rather less favorable for real estate than was the same period in 1889. During the October of the present year 1,053 conveyances were recorded, involving \$17,495,530; during the same month in 1890, 1,097 conveyances were recorded, involving \$18,109,629. The number of transfers for the whole ten months was 11,742 in 1891 and 13,327 in 1890, the amount involved being \$197,911,725 in the former case and \$241,436,042 in the latter. The number of mortgages recorded during the same ten months in 1891 has been 12,030, involving \$143,048,263, while 1890 can show for a like period 12,654, involving \$215,168,677. The total for 1890 includes five mortgages aggregating \$53,500,000 which were liens on both real and personal property. The building filings during the month of October show a considerable decrease from the same month in 1890 and, consequently, makes still worse the already meagre showing of the present year. During the first ten months of 1890 plans were filed for 3,151 buildings to be erected at an estimated cost of \$66,238,959; during the same months of 1891 plans were filed for 2,382 buildings to be erected at an estimated cost of \$47,772,474.

TEN MONTHS OF REAL ESTATE.

NEW YORK CONVEYANCES.						
	No. Conveys.	Amount.	No. Nom.	No. 23d & 24th W.	Amount.	No. Nom.
1891.						
Jan.-Sep., inc.	10,689	\$180,416,195	3,094	1,969	\$8,397,522	513
October.....	1,053	17,495,530	295	253	707,001	57
Total.....	11,742	\$197,911,725	3,389	2,222	\$9,104,523	570
1890.						
Jan.-Sep., inc.	12,320	\$223,326,413	3,065	2,045	\$10,242,724	513
October.....	1,097	18,109,629	282	236	867,234	49
Total.....	13,327	\$241,436,042	3,347	2,281	\$11,109,958	562
1889						
Jan.-Sep., inc.	11,401	\$206,293,343	2,552	2,108	\$9,090,138	516
October.....	1,144	17,839,196	295	215	889,395	54
Total.....	12,545	\$224,132,539	2,847	2,318	\$9,979,533	570

MORTGAGES.						
	No. Morts.	Amount.	No. at 5 p. c.	No. at less than 5 p. c.	No. to B. T. & I. Cos.	Amount.
1891.						
Jan.-Sep., inc.	10,893	\$130,437,021	5,502	\$67,494,475	926	\$20,746,439
October.....	1,137	12,611,242	569	6,947,133	75	1,260,157
Total.....	12,030	\$143,048,263	6,071	\$74,441,608	1,001	\$22,006,596
1890.*						
Jan.-Sep., inc.	11,422	\$200,078,699	5,503	\$85,933,984	1,293	\$67,002,336
October.....	1,232	15,089,978	574	8,046,721	113	2,288,512
Total.....	12,654	\$215,168,677	6,077	\$93,980,705	1,406	\$69,290,848
1889.						
Jan.-Sep., inc.	10,626	\$133,592,429	4,986	\$61,470,014	1,327	\$28,084,202
October.....	1,232	14,466,432	512	7,769,874	147	2,574,750
Total.....	11,793	\$148,358,851	5,498	\$69,239,888	1,474	\$30,658,952

*Includes mortgage given in February, 1890, by the Manhattan and Metropolitan Elevated Railway Companies on real and personal property to The Central Trust Co. for \$40,000,000; mort. given in March, 1890, by the Edison Illuminating Co. to The Central Trust Co. for \$5,000,000; mort. given in August, 1890, by the Mount Morris Electric Light Co. to the Central Trust Co. for \$2,000,000; mort. given in September by the United States Electric Light and Power Co. to the Union Trust Co. for \$5,000,000, and the Standard Gas Light Co. to The Mercantile Trust Co. for \$1,500,000.

NEW YORK BUILDINGS PROJECTED DURING TEN MONTHS, GIVEN BY DISTRICTS.

	1889.	1890.	1891.
	Jan. to Oct., inc.	Jan. to Oct., inc.	Jan. to Oct., inc.
Total No. of plans filed.....	1,806	1,784	1,393
Total No. of buildings projected.....	3,252	3,151	2,382
Estimated cost.....	\$61,975,481	\$66,238,959	\$47,772,474
No. south of 14th st.....	430	373	333
Cost.....	\$13,985,535	\$15,604,875	\$12,060,325
No. bet 14th and 59th sts.....	275	354	247
Cost.....	\$8,599,706	\$14,508,202	\$8,072,320
No. bet 59th and 125th sts, east of 5th av	517	507	325
Cost.....	\$8,233,425	\$9,766,680	\$7,209,718
No. bet 59th and 125th sts, west of 8th av	777	699	539
Cost.....	\$18,997,100	\$15,824,350	\$12,832,570
No. bet 110th and 125th sts, 5th and 8th avs	90	121	55
Cost.....	\$2,175,850	\$2,268,025	\$1,163,000
No. north of 125th st.....	382	393	254
Cost.....	\$5,801,413	\$4,562,008	\$3,262,543
No. 23d and 24th Wards.....	785	704	629
Cost.....	\$4,335,292	\$3,705,001	\$3,163,098

NEW YORK BUILDINGS PROJECTED DURING OCTOBER, GIVEN BY DISTRICTS.

	1889.	1890.	1891.
	October.	October.	October.
Total No. of buildings projected.....	264	216	243
Estimated cost.....	\$5,351,200	\$5,636,833	\$8,805,905

Men and Things.

When "Alabama," the "great American drama," was produced in New York last spring, the critics commended it and the public flocked to see it. Encouraged by this support Manager Palmer has put it on the stage of a larger theatre, to "run" the whole winter. This expectation will probably be fulfilled. "Alabama" is in many respects a delightful and wholesome play; it is furthermore the kind of play that is popular. The theatre is one of ample dimensions, but the audiences ought to try them. Although the spectacle of talent being thus generously rewarded is very gratifying, it is not specifically of this that I wish to write. That the talent is American talent, that it is American talent devoted to the writing of plays, and that it is Young American talent devoted to the writing of plays is the aspect of the matter which particularly claims attention. Good American dramatists are not found in the office of every manager; they are a rare species and need nourishment. Augustus Thomas has written a number of plays hitherto, of varying but no marked merit. "Alabama" is so great an advance and betrays such new, rare and valuable qualities that one's surprise and one's delight run hand in hand until one's sense of responsibility seizes them and bids them go slow. This moderation of the pace enables Criticus to catch up to the coterie; and that leisurely person immediately begins to ask questions. It is right, he says, that we should be grateful to Mr. Thomas for a pleasant time; but we should not let our gratitude bias our judgment; for, although it is doubtless very much in a play's favor that we do enjoy it, neither the fact nor the novelty of this enjoyment should prevent us from tracing our pleasure to its sources. "Alabama" is one thing; Augustus Thomas is another. The former will last a season or two; the latter, let us hope, has many years and many plays before him. It is really he that we are interested in. What qualities does "Alabama" indicate in its author? What are the limitations of his talent? These are the questions, the truthful answering of which may be of use to Mr. Thomas; and it is for his sake that they should be truthfully answered.

* * *

In "Alabama" Mr. Thomas succeeds in creating an atmospheric illusion which is certainly most enjoyable, and is, I believe, truthful. We are introduced to a little society in a small Southern town—a society in which there are a number of very good people and one very bad person. We can believe that this society existed. It has a plausible, if not an absolutely convincing, local atmosphere—an atmosphere that is made up of traits of character, methods of expression and ways of looking at things, in the inhabitants. Most of the conventional Southern types are included in the picture. We have the hasty, war-like, but good-hearted Colonel, who varies from the type in being rather less of a fire-eater than is usual, and, unfortunately, rather more of a caricature. We have several samples of Southern womanhood—impulsive, simple, diffident, confiding yet emotionally tenacious. Ex-Mayor Skaggs, of Talledega, says that these are the first Southern women that have ever been put on the stage. I leave those who are better acquainted both with the stage and with Southern women than I am to pass on the truth of this statement (Mr. Skaggs did not look accurate); but, even if they do not deserve such high praise as the gallant ex-Mayor gave to them, they are certainly living beings. In the same way we can pass old Mr. Preston as a man of flesh and blood, and the darkey servant. There is a Squire Tucker on the bills, who, while he does not destroy the illusion, does not himself add to it; for apparently he is more of a New Englander than a Southerner. These are the men and women in the play that breathe. True, Mr. Thomas' hand is not certain. Every once in a while some conventional trick or forced action reminds us very sharply that his invention is not always checked by observation and knowledge; but on the whole we have small reason for complaint. For the most part the talking is done in a quiet, natural, truthful way. The people speak to each other rather than to the audience. The humor is not dragged in forcibly or merely sandwiched between the serious passages; it arises organically out of the characters and situations. It is largely this that makes the play enjoyable just as it is largely the fact that some of the characters are real, which gives the play artistic worth.

* * *

Neither should commendation stop at this point. The excellences which I have enumerated are the result of Mr. Thomas' faculty for the intelligent understanding and veracious reproduction of certain delicate but strongly marked phases of character, as they appear under circumstances a little quaint but not abnormal. In various parts of the play he shows that he is capable of endowing his characters with intensity and sharpness of emotion that is equally real. He possesses both fineness and boldness of touch. Just here, however, commendation must end. All of Mr. Thomas' people are not as successful as those mentioned above. His strongest point appears to be local color. Such of the characters as were not all of Talledega had better never been born. Harry Preston lived long enough in the North to become a formless bit of fiction. He is too much of a hero to be a man. Some parts of him might have entered into a human being, but as a whole he is both mechanical and strained. Evidently there is a soft spot in Mr. Thomas' heart for didactic *deus-ex-machinas* and other banes of the play-house, which he would do well to harden while young. When he wrote "Alabama" this soft spot was still tender, and begat not only the hero on the one hand, but the hero's complement, viz., the dastardly villain. I forget the latter's name, but it does not make any difference. He is nothing but just a villain. His introduction into the play can be explained by the exigencies of plot; but no exigencies can excuse it. That Mr. Thomas should have shown such an utter lack of dramatic instinct as to interpolate this crude and arid puppet into society composed mainly of human beings is most disappointing. It indicates plainly that, although he is likely to do some excellent writing in the future, he is also liable to grave faults. His chief limitation appears to be a lack of dramatic imagination. He has the power to invent situations

and reproduce plausible characters and stage pictures, but he is not able to fuse these elements into a strong, consistent play, with a really vital meaning. Mr. Thomas has had to impose his plot on his characters, and a wretched, foolish, exasperating imposition it is. Certain parts of the play as a composition grew naturally out of the characters and the local color. They are excellent. Certain other parts—the principal parts—grew out of Mr. Thomas' sense that he must have a "plot" which would hold his situations together, give climaxes to his acts and possess the interest of the audience, and this need of a "plot" coupled with the want of an ability to give dramatic significance to the relations among his characters, accounts for the total lack of any real plot in the play. It is sincerely to be hoped that in the future Mr. Thomas will be able to make his invention more completely fill the vacant space caused by this deficiency in imagination. Otherwise he will be nothing more than a writer of pleasant patch-work.

Secretary Ogden Optimistic.

E. H. Ogden, Secretary of the New York Lumber Trade Association, was called on by a reporter of THE RECORD AND GUIDE at his yards, foot of West 22d street, to ascertain whether the horizon in the lumber trade is clear of labor clouds. He replied:

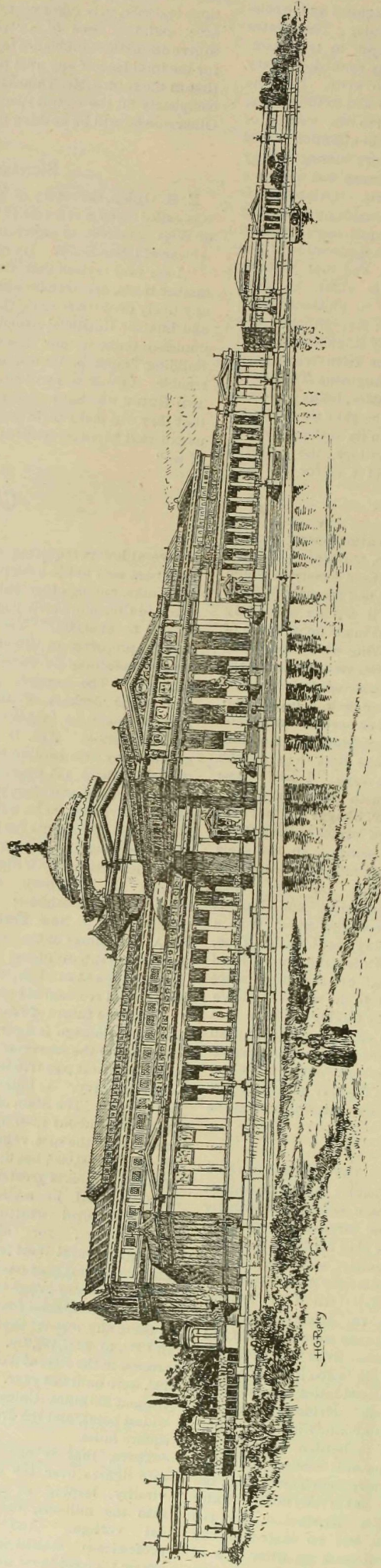
"I am very certain that the labor troubles, as far as they affect the lumber trade, are over for some time to come. There is no evidence of any likely disturbance anywhere as far as I can see. The Truck Drivers' and Lumber Handlers' Association, which took the initiative in the recent unpleasantness, is now dissociated from the Board of Delegates of the Building Trades, and it is most improbable that they will cause any further trouble. I think you will be safe in telling such readers of THE RECORD AND GUIDE who have contracts on hand, or contemplate future contracts, that they can make their estimates with certainty, unless something very unexpected happens, without fear of further lumber troubles being ahead of us."

CHICAGO.—IV.

Several letters inquiring about Chicago real estate as an investment have been sent to the headquarters of this Journal. One of our correspondents asks, among other things: "Do you personally know of any real estate in Chicago which you can recommend as an investment for from \$75,000 to \$100,000?" Yes, and no. There is plenty of good, solid paying property in Chicago to be had at those figures, but we cannot undertake to recommend any particular piece. It is not our business. The proper persons to apply to are the reputable real estate brokers of this city. Whose names are?—legion. I fear it would be invidious to make a selection, and to name them all is impossible. Wm. D. Kerfoot & Co., 85 Washington street, is an old and wealthy firm here, so is Bogue & Co., Real Estate Board Building; Turner & Bond, 115 Dearborn street; Mead & Coe, 149 La Salle street (Mr. Mead, I believe, was some years ago in Horace S. Ely's office in New York); Baird & Bradley, 90 La Salle street; Norman T. Gassette & Co., 110 Dearborn street (the agents for the great Masonic Temple now building); Wm. A. Merigold & Co., 156 La Salle street; J. C. Magill & Co., Madison and La Salle streets; H. O. Stone & Co., La Salle street; Snow & Dickinson, corner of Dearborn and Washington streets (who carry on a very large business); Cremin & Brennan, 142 Dearborn street, (well-known in New York); Arthur C. Gehr & Co., 114 Dearborn street; E. A. Cummings & Co., corner of La Salle and Madison streets, do a large business in sub-divisions; so do Van Vlissingen & Ismond. These are a few names taken at random; the list might be greatly extended. Any of these firms could recommend plenty of sound property for investment.

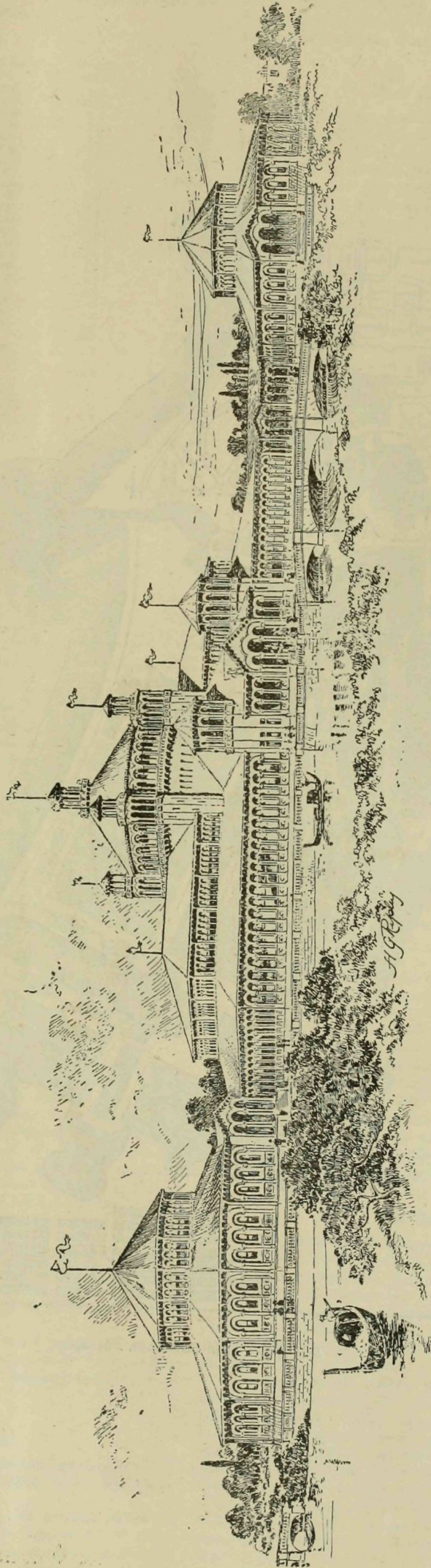
About the future of realty in Chicago there can be no mistake, for the future of Chicago is a certainty. It is the only city in this country that will dispute the supremacy of New York. The entire West, Southwest and Northwest pay tribute to Chicago. It is the metropolis of those parts of the country. As indicating what this means the following figures may be of value: The State of Illinois alone has an area of 56,000 square miles; that is, it is about 4,000 square miles larger than the whole of New England. Now the spot value of all the pig iron made in the United States is about \$125,000,000, but the market value of the wheat and corn crops in the State of Illinois is greater—the excess alone this year over last being \$28,000,000. And in addition to Illinois there is Kansas still richer in agricultural wealth, and Iowa, the Dakotas, Nebraska, Minnesota, etc., for all of which Chicago is the great centre. The agricultural West is the foundation of Chicago's greatness. It isn't Eastern capital that has really built up Chicago, but the West, and as the West grows and prospers so will Chicago. Few cities in the world are built on a more solid foundation or one that better guarantees the future. Is there any wonder that real estate transaction increased from \$43,682,900, in 1880, to \$227,486,959, in 1890; that since 1876 56,240 buildings have been erected in the city, at a cost of \$255,298,879, of which 11,608, costing \$47,322,100, were built last year. The frontage of the new buildings erected since 1876 is about 256 miles. Chicago is now twenty-four miles long by ten miles at the widest point, and the area is 181.70 square miles. In 1835 the area was 2½ square miles.

There, that is one of the evils of Chicago—you have got to go into figures over the city. But what ringing figures they are, full of vitality, leaping at a bound from tens to hundreds and so on into the millions, where the mind is thrown into a sort of numerical vertigo. And then, every Chicagoan is, I believe, a professional statistician—about his own city. If your eyes are on Chicago there isn't a point within your mental horizon that he cannot cover with figures. No sensitive person can sit out an evening with an enthusiastic Chicagoan to whom he has thoughtlessly "given a chance" without having an arithmetical nightmare afterwards wherein he will find himself breathlessly dividing the number of houses built in ten years into



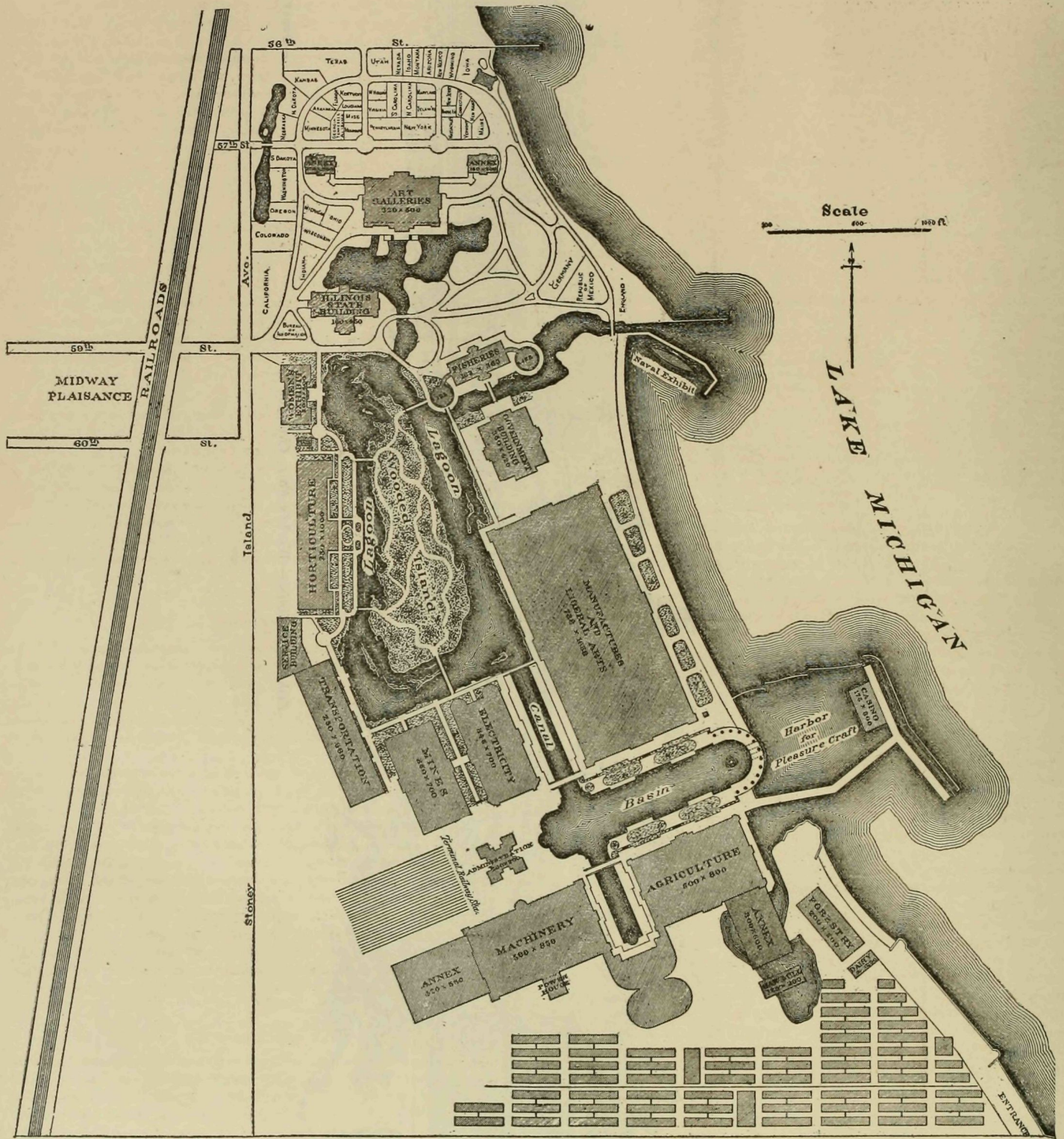
The Galleries of Fine Arts—World's Fair, Chicago.

C. B. Atwood, Architect.



Fisheries Building—World's Fair, Chicago.

—Henry Ives Cobb, Architect.



Site of the Fair Buildings, Chicago.

the population multiplied by the square miles, and at the end bounding along in frenzy into infinity over the backs of the hogs sent to the stock yards in the past twelve months.

Work is progressing rapidly at the World's Fair buildings. I send you some of the designs selected which may be of interest to your readers. The following gives the size and cost of the buildings:

STATEMENTS.

Buildings.	Dimensions in feet.	Area in acres.	Cost.
Mines and mining	350x700	5.6	\$260,000
Manufactures and liberal arts	787x1687	30.5	1,000,000
Horticulture	250x1000	5.8	300,000
Electricity	345x700	5.5	375,000
Woman's	200x400	1.8	120,000
Transportation	250x960	5.5	80,000
Administration	260x260	1.6	450,000
Fish and fisheries	160x363	1.4	200,000
Annexes (2)	135 diameter	.8	
Agriculture	500x800	9.2	540,000
Annex	328x500	3.8	
Assembly hall, etc.	450x500	5.2	200,000
Machinery	500x800	9.8	
Annex	400x551	6.2	1,200,000
Power house	80x600	1.1	
Fine arts	330x500	3.7	500,000
Annexes (2)	120x200	1.1	
Forestry	200x500	2.3	100,000
Saw mill	125x300	.9	35,000
Dairy	95x200	.5	30,000
Live stock (3)	53x330	1.3	150,000
Live stock sheds		40.0	
Casino	175x300	1.2	*150,000
		144.8	\$5,890,000
U. S. Government	350x420	3.4	400,000
Battle ship	348x69.25	.2	100,000
Illinois State	160x450	1.7	250,000
		150.1	\$6,640,000

*Including cost of pier.

In addition to these the States and Territories named below have made the following appropriations:

Arizona	\$30,000	New Hampshire	\$25,000
California	300,000	New Jersey	30,000
Colorado	100,000	New Mexico	25,000
Delaware	10,000	North Carolina	25,000
Idaho	20,000	North Dakota	25,000
Illinois	800,000	Ohio	100,000
Indiana	75,000	Pennsylvania	300,000
Iowa	50,000	Rhode Island	25,000
Maine	40,000	Vermont	15,000
Massachusetts	75,000	Washington	100,000
Michigan	100,000	West Virginia	40,000
Minnesota	70,000	Wisconsin	65,000
Missouri	150,000	Wyoming	30,000
Montana	50,000		
Nebraska	50,000	Total	\$2,695,000

New York, it will be seen, doesn't figure here. As to foreign nations forty-five (including colonies) have so far made appropriations. Mexico heads the list with \$750,000, Japan is next with \$500,000, Brazil follows with \$445,000 and then come France \$400,000, Germany \$250,000, Austria \$168,000, Bolivia \$150,000, Great Britain \$125,000, Ecuador \$125,000, Guatemala \$120,000, Argentine Republic \$100,000, Chili \$100,000, Colombia \$100,000, Peru \$100,000, and so on. The total cost of the Exposition buildings proper will be about seven-and-a-quarter million dollars, and the expenses of preparation and maintenance over \$10,000,000. That the Fair will be a great success there is now no reasonable doubt.

The Yellow Pine Company in Operation.

The eight firms of yellow pine dealers who have consolidated under the title of "The Yellow Pine Company," a prospectus of which was published in THE RECORD AND GUIDE on the 31st ult., commenced business under the new organization on Thursday. The firms consist of E. W. McClave & Co., the South Brooklyn Saw Mill Co., C. W. Wilson, all with yards on Long Island; C. L. Bucki & Co., the A. T. Decker Co., Rapp & Johnson Lumber Co., W. A. Parke & Co. and A. B. Johnson & Co.

"The company has been organized under the laws of New Jersey," said E. W. McClave yesterday. "It is intended to carry on a general lumber business in the States of New Jersey, New York, Pennsylvania, Massachusetts, Virginia, North Carolina, Georgia, Florida, Alabama, Connecticut, Delaware, South Carolina, Rhode Island, Maine, Vermont, New Hampshire and West Virginia. The company is incorporated for forty-nine years. Our object is not to increase prices; our consolidation will rather result, if anything, in a decrease; for, instead of having each yard keep in stock various classes of goods, we will allot particular lines to different yards and so save labor, etc., and at the same time suit the convenience of our customers better."

The certificate of incorporation, which was filed at Jersey City on Tuesday, bears the names of Chas. K. Buckley, J. C. Woodhull, C. W. Wilson, Geo. D. Wilson, W. A. Parke, E. W. McClave, C. S. Hirsch, Chas. G. Rapp, B. P. Johnson, A. T. Decker, I. Hersey, A. B. Johnson, H. O. Sanders and H. P. Jones.

In reply to a report that two yards would be closed up out of the combination for the purpose of economizing, Mr. McClave said: "This is only under discussion; if done, it cannot be effected anyway before a year or two."

The Death of Mr. Lalor.

At a regular meeting of the Real Estate Auctioneers' Association, of the City of New York, held on Friday afternoon, November 6, 1891, the following was unanimously adopted:

"The members of this association have learned with heartfelt sorrow of the sudden death of our esteemed friend and fellow member, Mr. William Lalor, and by this record, duly entered upon the minutes of their proceedings, express their sense of the great loss sustained by his family and by his business associates in this sad event.

"In the death of Mr. Lalor each member of this association has sustained

a severe personal bereavement in the loss of a friend and an associate who was universally respected for his rare tact, his untiring efforts, his open, pleasant manner, his unvarying courtesy, his honesty and fair dealing, and his generous, noble-hearted charities.

"The secretary is hereby directed to forward a copy of these proceedings to the sorrowing family of the deceased, tendering to them, in this hour of sad bereavement, the sincere condolence of every member of this association."

Real Estate Exchange Matters.

The Nomination Committee appointed by the Board of Directors some time ago to nominate directors for the ensuing year has submitted the following names: George R. Read, Richard V. Harnett, Charles A. Schermerhorn, William Cruikshank, Isaac Fromme, Ira D. Warren, Cornelius W. Luyster, Edward Oppenheimer, George De F. Barton, J. Romaine Brown, James E. Levines, Charles S. Brown and Richard Deeves.

Members of the present board not named above are Messrs. H. H. Cammann, Philip A. Smyth and Jere. Johnson, Jr. The last two were purposely omitted by the Nominating Committee because, it is said, of their opposition to the new scale of knock-down fees which went into effect on January 1st, and because also of their adherence to the Auctioneers' Association, whose existence the Exchange authorities say is inimical to the best interests of the Real Estate Exchange. The omission of the names of Messrs. Smyth and Johnson was for these reasons expected, but the absence of Mr. Cammann's name came more in the nature of a surprise. It is best explained by the following letter:

"NOVEMBER 10, 1891.

"MESSRS. JAMES RUFUS SMITH, FRANKLIN B. LORD and J. EDGAR LEA-CRAFT, Nomination Committee:

"GENTLEMEN—I am in receipt of your favor of the 7th inst. offering me the nomination for director of the Real Estate Exchange and Auction Room (Lim.) Having served on the Board of Directors from the formation of the Exchange, and being well satisfied with the present management, I consider it time to give my place to some other member, and therefore request that my name be left off the ticket. Thanking you for your courtesy, I remain, very truly yours,

(Signed)

H. H. CAMMANN."

The places of the three former directors who will not serve this year are supplied by Charles S. Brown, Geo. De F. Barton and Wm. Cruikshank, all of them well-known real estate brokers.

The regular ticket named above will probably be elected without any opposition or even show of opposition, for the Legislature last year abolished the cumulative system of voting, and proxies enough are held by the nominees to elect them without any trouble. The composition of the next board will therefore be as follows: Six real estate brokers, two lawyers, two builders, one auctioneer, one insurance agent and one building-loan operator.

Organizing a State Board of Trade.

Geo. Moore Smith, of Candee & Smith, and Isaac A. Hopper, of I. A. Hopper & Co., were present, as official representatives of the Mechanics' and Traders' Exchange of New York, at the convention at the Rochester Chamber of Commerce on Thursday, held for the purpose of organizing the New York State Board of Trade. Delegates were present from boards of trade and other bodies organized for general commercial purposes from all parts of the State.

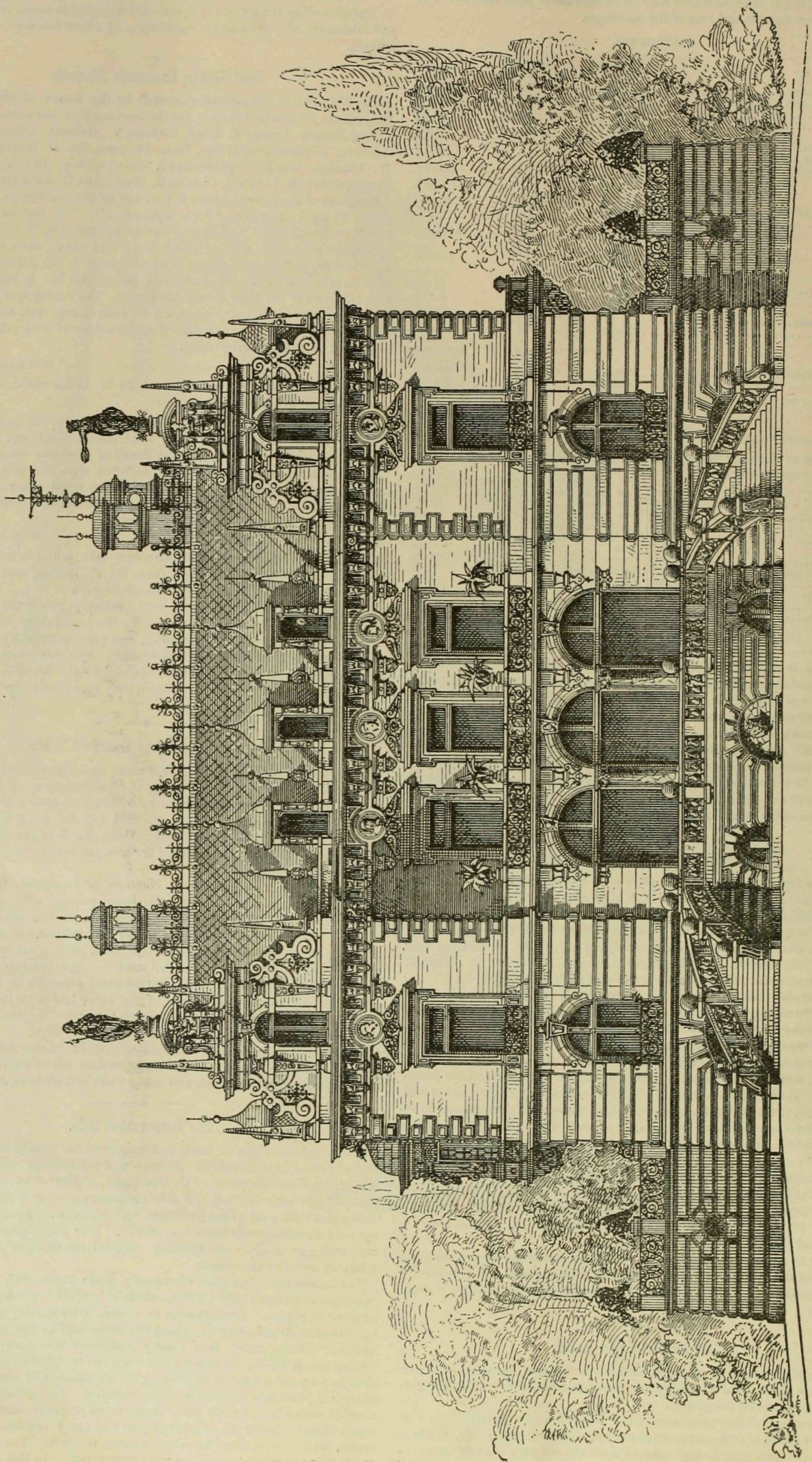
The State Board of Trade is a congress of representative commercial men and manufacturers of the whole State, who are selected by and from the separate or local affiliating organizations in the various cities and towns. Its objects are to unite the power and influence of all these organizations into one central representative body, who shall at stated times, and also when emergency demands, meet for the purpose of considering and acting on questions affecting the material interests of the State, and concentrating the whole influence of the local bodies on such measures as they may favor or oppose in the common interest. Legislation at Albany will be particularly watched with this purpose in view.

At Thursday's meeting the delegates present represented, it was said, about 20,000 members of different organizations, all of whom were employers. Two sessions were held, and committees and by-laws created.

The Corporation Sale.

The corporation sale of lands and tenements for unpaid assessments took place in the Court House, on Monday and Wednesday afternoons of this week, under the direction of O. Macdaniel, Collector of Assessments and Clerk of Arrears. Before the sale commenced over \$1,000,000 in assessments had been paid to the Collector, and, of course, the parcels included in the paid up assessments were not offered. The withdrawal of so many of the catalogue numbers considerably reduced the work of Mr. Macdaniel, who also acted as auctioneer.

The assessments date back for twenty years from 1887, and while the catalogue contained only 4,820 numbers it included a very much larger number of parcels. Owners have two years after the day of sale in which to redeem their property by paying the taxes and 14 per cent interest per annum. At the end of that time a purchaser may serve notice on an owner, and if within six months' time the owner does not redeem his property he may get a lease from the city for the number of years which he bid at the sale, and take possession of the premises. The method of bidding is to start with a bid of 1,000 years' lease of the property, and where there is competition to lower the number of years at every bid down to five years, which is the lowest term for which a lease is given. The person bidding the lowest number of years secures the property. In this way 150 of the catalogue numbers were knocked down to interested parties, the remaining parcels being bought in by the city.



Villa in Nuremberg.

—Th. Eyrich, Architect.

Building Notes.

The "Geraldine," the eight-story building which is being erected on, 16th street, east of 5th avenue, for Mary A. Lyddy, from plans by Alfred Zucker, is now up to the roof. The Guastavino arches are noticeable in the present unplastered condition of the building, which is already being offered to lease by Coudert Bros., who are the agents for the owner. The terra cotta work in the front of the building is very creditable. The "Geraldine" is to be ready for occupation in January.

Almost within a stone's throw is the seven-story building being erected at No. 114 5th avenue, for Wm. Ziegler, of Brooklyn. The front is classic, and no one interested in building stone can fail to admire the warm tint of the red sandstone used in the front, which is up to the third story. It forms a strong contrast to the light brick and stone in the *Judge Building* adjoining. Carlin & Co. are the masons, and J. Lee's Sons, the carpenters.

The "Tenney Company" is erecting a substantial structure to be used for a very different purpose at No. 915 Broadway, adjoining Park & Tilford's. This company has been successful in the manufacture of candies and confections, and to this purpose they propose to utilize the entire building. It is being erected from plans by E. H. Kendall for Margaret H. Schieffelin, who leases it to the company. It is six stories high, and the main feature of the front is the recessed balcony on the second story. The announcement on the building that it is to be ready "November 1st," like a similar announcement on the other buildings, anticipates too much. Contractors were considerably delayed by the summer strikes, and the Tenney Company will be fortunate if they are installed in their handsome quarters in time for the Xmas trade.

When R. H. Robertson received an order to draw plans for a ten-story office building on the northeast corner of Broadway and 18th street he had a knotty problem before him similar to that which Francis H. Kimball so successfully overcame with the Corbin Building on John street and Broadway. The former has a frontage of 24.1 on Broadway, and a rear width of about 47.8, the lot being less than full depth. The John street corner has a frontage of 20 feet on Broadway, with a rear width of 33.6, the average depth of the lot being just a trifle over 100 feet.

The string courses, medallions, festoons and other decorative work in the five upper floors of the building on the northwest corner of Broadway and 20th street, are much admired by passers by. They show to what perfection the manufacture of terra cotta is being carried, and the delicacy and finish of the designs and moulds from which it is made. It is in light brown color. The balconies on the fourth floor relieve the general design and a peculiar effect is produced by the old brick in the northerly extreme of the second floor on the Broadway side, which is worked in to blend with the stone. The building is eight stories high, with marble on the two first floors and polished columns at the several entrances on the first floor. It is owned by G. H. Warren, of No. 520 5th avenue, and has been erected from plans by McKim, Mead & White. T. J. Keveney & Co. announce that they will occupy the upper part of the building.

The Fifth Avenue Theatre is progressing very rapidly now. It is near the roof, and the 28th street front gives evidence of being attractive. The plastic-work in light terra cotta, which corresponds with the brick in color, is quite effective. The construction of this building was much delayed at the beginning owing to the character of part of the ground as well as to negotiations for adjoining property wanted by the Gilsey estate. When the first difficulty had been overcome and the second abandoned owing to the absurdly high price demanded by the adjoining property-owner, the work of construction was proceeded with and the Fifth Avenue will be opened to the public early in 1892.

The "Sevillia," the euphonious appellation given by Messrs. Hubert, Pirsson and Hoddick to their twelve-story apartment house on 58th street, near 6th avenue, is now up to the eighth floor. The most interesting feature noticed during its progress has been the iron construction, which is said to be of remarkable strength and somewhat on the principle of construction used in the Eiffel Tower. The columns are of wrought-iron and are concealed in the fire-proof partitions. A photograph of the skeleton iron-work, placed in position, which is now in the office of the architects, possesses considerable interest for engineers and others.

Here and There on the West Side.

A prominent down-town broker is authority for the statement that every lot between Central Park West and Columbus avenue, from 67th to 98th street, is restricted to private dwellings, with the exception of two lots upon a street that is already largely built up with flat houses. This is as it should be, and it is to be hoped that other owners on the West Side will take steps looking to the restriction of the lots on their own blocks. Only by this method can the designs of the blackmailing flat and stable builder be frustrated and perfect privacy secured. Death or some other accident may remove the present owners, whose intentions towards their neighbors are fair enough, and vacant lots may in this way pass into the hands of holders whose only object is to secure the highest price they can. Where property is intelligently restricted, nothing can take from adjoining owners the benefits which they derive from knowing that only dwelling houses can be built on their neighbors' lots. Beyond this nothing is secure no matter how plausible and apparently sincere. West siders should by this time have been educated to the knowledge that no promise of restriction amounts to anything until the papers have been signed and recorded. Numerous instances might be quoted where these promises have been made in good faith and then broken at the first temptation to sell at a high price. The owners between Central Park West and Columbus avenue have learnt a lesson from their exciting

experience with blackmailers during the last couple of years, and they have taken pains to secure themselves against all further trouble in the same direction. Would it not be a good idea for other property-owners to learn from this experience and take active steps now? It is small satisfaction to expose the offender and attempt to ostracise him socially, especially if he has successfully mulcted you.

By the way they have a very elaborate and decided way of ostracizing a man on the West Side. It is related of one builder who several times gave adjoining property-owners trouble that he went into a barber's shop on the West Side to get shaved, and the proprietor refused to allow him to be served in the shop. When the builder remonstrated the barber replied that his other customers had given him warning that they would stop coming to the shop if they ascertained that the offending builder continued to be shaved there. The builder went to another shop. This way of boycotting a man may be very effective as a punishment; but it would be very much wiser and many times more profitable to prevent by restriction the evil that it is impossible to cure by persecution.

The West Side elevated structure about 125th street, and particularly just above that street, is particularly troublesome to residents of 8th avenue. In addition to the noise made by the passing of a train there is a rattle of the structure itself that is almost deafening, and persons in the stores and flats along the avenue generally find it necessary to cease conversation or to raise their voices to an uncomfortable pitch. It cannot be that the structure itself is defective for it is at one of the most elevated points of the road, and when it was built the railroad company were careful to select a bridge company who are noted for the solidity of their work. The fault probably lies in some of the numerous cross pieces which while serving their purpose of bracing the structure do not fit exactly in their places and so make considerable rattle when trains pass above them.

The new station on the elevated road at 66th street and Columbus avenue is rapidly nearing completion. There is a large force of workmen employed, and already the plank floors for the station have been laid and the supports for the roof of the station-room have been erected. Property-owners in the vicinity view with more than ordinary pleasure the building of this station, for it was first promised them two or three years ago, and they had got to believe that it would never be built. Now that it is being actually constructed, they are awaiting with a good deal of anxiety the day when it will be opened for traffic. In this connection an officer of the company said: "We are pushing the work as fast as we can, and it is safe to say that you can stop off there on Thanksgiving Day if you choose." The success of the property-owners at 66th street has led other owners along the avenue to hope that further stations will be built. This is not likely. The section most in need of a station just now is at 87th or 88th street, but Col. Hain some time ago told a reporter of this paper that the grade at that point was so steep that it was out of the question to build a station there, and he said the management of the company had never seriously contemplated doing so.

Have you read the second number of THE ARCHITECTURAL RECORD yet? Nobody interested in good building should be without it. Articles appear in this issue from the pens of such well-known writers on architecture as Prof. A. D. F. Hamlin, Barr Ferree and Montgomery Schuyler; the first of whom points out the "Difficulties of Modern Architecture;" the second discusses "What is Architecture?" and the third continues his critical account of the "Romanesque Revival in America." A paper by William J. Fryer, Jr., on "Skeleton Construction," others by Harry W. Desmond and Herbert D. Croly; a second part of Prof. Atchison's lecture on "Byzantine Architecture," and the regular departments complete a very interesting number. The magazine is, as usual, profusely illustrated, and in matter and appearance is fully equal to the first number. The publisher takes pleasure in announcing that the issues immediately following this one will be of unusual interest to architects and of great value to the general reader. Among the contributors will be Prof. E. A. Freeman, the English historian, G. Lindenthal, L. De Coppet Berg, Prof. Kerr and other authorities equally high.

Port Morris Improvements.

Commissioner Heintz has been making praiseworthy efforts to improve the streets, lay sewers and otherwise advance the interests of property-owners and residents at Port Morris.

West of the Boulevard, between 134th and 135th streets, the section is already sewered, curbed, flagged and guttered, and the Commissioner is now endeavoring to push forward the work of sewerage the section for three or four blocks further north. Surveys and sewerage plans have been made for the property south of 138th street and east of the Southern Boulevard, and the Board of Aldermen has passed resolutions to curb, flag and gutter a good part of this property. The largest holders of real estate in this vicinity are the Port Morris Land and Improvement Company, who own upwards of one thousand lots at Port Morris. They have made a large number of improvements, and have opened a number of streets on their own account, with city authority, instead of waiting for the usual long and tedious street-opening proceedings.

Port Morris is becoming a small centre for piano manufacturers. F. C. Decker has his factory on 135th street, while Newby & Evans have their place on 136th street, both being near the Southern Boulevard. Two other piano factories are to be built, one on the southeast corner of Cypress avenue and 134th street, and the other at the intersection of the Boulevard and 134th street.

The De La Vergne Refrigerating Machine Company have the largest place at Port Morris. It is situated at the foot of East 138th street, and the company has spent hundreds of thousands of dollars in improvements.

Port Morris connects with the South and West by the "Maryland," which conveys goods by water to the various railroad depots on the New Jersey shore. The New Haven Road gives it connections with New England, and the Port Morris branch of the Harlem Road gives it access to the New York Central Road, and thence to the West and North.

The principal thoroughfare at Port Morris is 138th street. It is destined to be the first great cross-town street of the 23d Ward. The Mott Haven depot has been the main cause of this. The street is gradually being covered with business and residence buildings.

The largest builders at Port Morris are the Cotter Bros., who have erected about fifty flats in the locality.

A Railway Route Little Known.

EDITOR RECORD AND GUIDE:

Will you please inform me and many North New Yorkers the Eastern route of the Suburban Rapid Transit Road north of the Bronx River—the City line.

AN OLD SUBSCRIBER.

The Suburban Rapid Transit Road does not go beyond the Bronx River. It stops there. That is to say, the eastern branch of the Road, which is not yet built, ends at the Bronx River, as now laid out on the plan-map of the company. At that point "The East Side & Mount Vernon Railway" is to join the proposed branch of the Suburban Road. The E. S. & M. V. R. R. has not yet been commenced. It was incorporated under the Rapid Transit Act of 1875, by Commissioners appointed by the Supervisors of Westchester County in 1880. Its route begins at the centre of the Bronx River, at the end of the contemplated easterly route of the Suburban Rapid Transit Company, runs northerly and parallel to the Harlem Railroad for about a mile, and then deflects to the east and runs parallel to the New York, New Haven & Hartford Railway about a mile south thereof, to and through Mount Vernon, and then connects with that railway. The delays caused by the passage of the New Parks Bill have prevented the construction of this line, and its rights have been extended by the Legislature until 1895. Under the recent decision of the Court of Appeals, the right to construct the road through Bronx Park is affirmed, and the projectors of the road anticipate early progress. At the office of the Manhattan Elevated Railway, which controls the Suburban Road, our reporter ascertained that the date of the construction of the eastern branch of the Suburban has not been decided upon. Without its completion, the E. S. & M. V. R. R. would be useless as a means of entrance into New York City, though it would be of local service.

Newark News.

The following are the latest plans filed with the Superintendent of Buildings: Anna E. Botticher, two 3-sty brk dwgs, 17½x39, 33 and 35 3d av; Julia Clark, 3-sty fr store and dwg, 24x59, cor Broad and Miller sts; D. J. Edwards, 2½-sty fr dwg, 21x28, 232 South 7th st; S. D. Lines, 3-sty fr dwg, 25x58, 13 Miller st; Newark Lumber Co., 3-sty fr storage of lumber, 50x97, 114 Thomas st; Oscar Milford, two 3-sty fr dwgs, 42x46½, 49 and 51 Barclay st; Elizabeth Ziehr, 2½-sty fr dwgs, 30x48, 217 Clifton av; E. Everetz, 1½-sty fr stable, 16x16, 22 and 24 North 11th st; W. L. Rhoads, 2-sty brk dwg, 25x35, 570 Summer av; Caroline Dritz, 2 sty fr dwg extension 14x14, 35 Lilli st; August H. Linnemann, 2-sty fr dwg, extension 12x22, 14 Nevada st; Isbell-Porter Co., 3-sty brk machine shop, 65x102, 36 and 38 Bridge st; Crescent Watch Co., 2-sty fr dwg, 36x51, 13th st, near 5th st; John M. Williams, 2-sty fr dwg, 20x40, 244 Aqueduct st; Isabella Williams, 2-sty fr dwg, 21x28, 102 Milford av; A. Schaaf, factory, 30x84, 70 Jackson st; P. Bessman, 3-sty fr store and dwg, 25x45, 54 Jones st; Ellen Moneghan, 3-sty fr store and dwg, 25x54, n e cor Van Buren and Clover; O. H. Higgins, 3-sty fr store and dwg, 25x55, Orange and Hecker sts; Antonio Megaro, 3-sty fr store and dwg, 32x46, 7th av and Garside st; Weiss Albert, 3-sty fr store and dwg, 22x40, 219 Court st; F. H. Smith, Jr., two 2-sty fr dwgs, 14x26, extension 12x20, Wellburton pl; F. H. Smith, Jr., 3-sty fr dwg, 16x32, extension 12x16, 39 Wakeman av; F. H. Smith, Jr., 2½-sty fr dwg, 20x30, extension 16x16, 438 Summer av; Henry Lang, three 3-sty brk dwgs, 54x30, 14 and 16 Arch st; Mrs. Eliza Freund, 3-sty fr dwg, 26x38, extension 17x17, 69 Avon av; Patrick McGinty, 2-sty fr dwg, 20x40, 368 Walnut st; Teresa Kargl, 2-sty fr dwg, 20x34, 49 Grafton av; Kilian Baumgardner, 3 sty fr dwg, 22x40, 29 Brill st; H. T. Brumley, 2-sty brk dwg, extension 17x18, 172 Roseville av; J. M. Quinby, 4 sty brk carriage factory, 58x75, extension 50x75, 27 to 37 Division st; W. S. Brown, 2-sty fr dwg, extension 10x27, 123 Adams st; V. J. Hedden, 3-sty brk dwg, 25x60, 424 Ogden st; H. J. Schaedle, 2-sty fr stable, 18x16, rear, South Orange av and Fairmount av; Electric Cutlery Co., 1-sty brk forge house extension, 25x34, 4th and Dickerson sts; Electric Cutlery Co., 1-sty fr factory, 20x48, 4th and Dickerson sts; Jos. Mercy, 2-sty fr stable, 20x30, 128 3d st; Robt. S. Gould, 3-sty fr flats, 21x40, 55 New York av; Wm. H. Ford, 1-sty fr shop, 18x60, 378 Central av; F. S. Carrier, 3-sty fr dwg, 24x35, cor Roseville av and Warren st; W. L. Rhoads, 2-sty brk dwg, 25x35, 570 Summer av; N. Spinelli, 1-sty fr dwg, 22x22, extension 16x19, 14th av; Julius Muller, 3-sty fr dwg, 25x32, 96 Barclay st; Schaeffry & Farley, 2-sty fr office, 10x35, 18 Polk st; U. Eberhardt, 4-sty brk factory, 40x100, 97 N. J. R. R. av; Rocco Martoccio, 3-sty fr dwg, 25x50, 192 Broome st; P. B. Taylor, 2½-sty fr dwg, 17x14, 58 9th av; C. A. Jajard, 3-sty fr dwg, 20x30, 443 Summer av; T. J. Lintott, 2-sty fr dwg, 22x30, Washington av; Chas. Ullrich, 4-sty fr dwg and store, 25x65, extension 16x17, 73 Springfield av; D. J. Edwards, 2½-sty fr dwg, 21x28, extension 16x14, 232 South 7th st; J. H. Theberath, 2½-sty fr extension, 21x20, 262 South 7th st; R. M. Decker, 3-sty fr dwg, 25x58, 13 Miller st; R. P. Conlon, 3-sty fr dwg, 30x38, 35 James st; Mrs. Ashden, 2-sty fr extension, 12x11, 229 North 7th st; Kilian Vogel, 2-sty fr shop, 30x45, 295 Bergen st; R. B. Sutphen, two 2½-

sty fr dwgs, 32x30, 290 and 290½ South 9th st; John P. Wakeman, two 2½-sty fr dwgs, 21x30, 205 and 211 Mt. Prospect av; S. Beck, 3-sty fr dwg, 26x56, extension 15x17, 13 Rutgers st; R. J. Edwards, 2-sty fr dwg, 13x13, 443 South 17th st.; Mrs. H. A. Boylan, two 2-sty fr dwell'gs, 15x28, 128 and 130 Chester av; F. W. Halbig, four 3-sty brk dwell'gs, 50x60, 115-119 Roseville av; Reuben Abeles, 2-sty fr stable, 59x16, 186 and 188 Bruce st; Geo. Thornley, 2½-sty fr dwell'g, 22x40, 89 South 8th st; Christina Hilfer, 3-sty fr dwell'g, 22x52, 150 Littleton av; John Tittel, 1-sty fr shop, 16x30, 76 Delancy st; Wm. S. Righter, four 3-sty brk dwell'gs, 79x36, 1114-1118 Broad st; W. W. Collyer, 2-sty fr shop, 20x17, 97 9th av; Wm. Beisler, 3-sty fr store and dwg, 22x40, 146 Badger av; J. J. Henricks, 2-sty fr dwell'g, 22x36, 648 Bergen st; Chas. W. Menk, 2-sty brk storehouse, 18x20, rear 106 Market st; Margaret Wuesthoff, 2-sty fr extension, 20x19, 88 Ferry st; Leopold Lang, 2-sty brk store, 28x48, 226 Springfield av; Health Bread Co., 2-sty brk bakery, 38x75, 34 and 36 Drift st; Hellen Camm, two 2-sty fr dwgs, 37x52, 306 South 9th st; Christian Gillen, 2½-sty fr dwg, 21x32, 95 South 8th st; Henry Warner, 1-sty fr store, 26x50, 184 8th av; E. E. Bowdren, 2-sty brk dwell'g, 23x53, 98 Orange st; J. L. Pfeiffer, 2½-sty fr dwg, 22x46, North 6th st; Peter Hassinger, 2-sty brk extension, 13x28, 152 Springfield av; Alice E. Patch, 2-sty fr dwg, 25x35, 84 South 10th st; M. J. Caffrey, 2-sty fr dwg, 21x45, South 9th st; trustees of the Tabernacle S. S., 1-sty fr church, 52x64, Lafayette st; H. Jelneck, 2½-sty fr dwg, 22x59, 444 Bergen st; C. M. Ryman, 2½-sty fr dwg, 19x31, 192 North 1st st; East Jersey Water Co., 1-sty brk South Orange Avenue Reservoir, 40x19, South Orange av; Michael Polito, 3-sty fr dwg, 25x25, O'Connell st.

Important to Property-Holders. BOARD OF ASSESSORS.

OFFICE OF THE BOARD OF ASSESSORS,
NO. 27 CHAMBERS STREET,
NEW YORK, NOV. 9, 1891.

Notice is given to the owner or owners, of all houses and lots, improved or unimproved lands affected thereby, that the following assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz :

- No. 1.—Sewer in 5th d st, bet Hudson River and 11th av.
 - No. 2.—Paving 147th st, from Amsterdam av to St. Nicholas av, with granite blocks and laying crosswalks.
 - No. 3.—Regulating, grading, curbing and flagging 99th st, from 3d to Park av.
 - No. 4.—Sewer in 91st st, bet 10th av and summit east.
 - No. 5.—Sewer in 101st st, bet Park and Madison avs.
 - No. 6.—Laying crosswalks across 117th st, at the easterly and westerly sides of Lexington av.
 - No. 7.—Paving 94th st, from 1st to 2d av, with granite blocks.
 - No. 8.—Paving 98th st, from 8th to 9th av, with granite blocks.
- [The limits embraced by such assessments include all the several houses and lots of ground, vacant lots, pieces or parcels of land situated on—
- No. 1.—Both sides of 52d st, from 11th av to Hudson River, and both sides of 12th av, from 52d to 53d st.
 - No. 2.—Both sides of 147th st, from Amsterdam av to Av St. Nicholas, and to the extent of half the block at the intersecting avs.
 - No. 3.—Both sides of 99th st, from 3d to Park av.
 - No. 4.—Both sides of 91st st, from Columbus to Amsterdam av.
 - No. 5.—Both sides of 101st st, from Park to Madison av, and block bounded by 100th and 101st sts, Park and Madison avs.
 - No. 6.—To the extent of half the block from the easterly and westerly sides of 117th st and Lexington av.
 - No. 7.—Both sides of 94th st, from 1st to 2d av, and to the extent of half the block at the intersecting avs.
 - No. 8.—Both sides of 98th st, from 8th to 9th av, and to the extent of half the block at the intersecting avs.]

All persons whose interests are affected by the above-named assessments, and who are opposed to the same, or either of them, are requested to present their objections in writing to the Chairman of the Board of Assessors at their office, No. 27 Chambers street, within thirty days from the date of this notice.

The above-described lists will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 10th day of December, 1891.

In the matter of the application of the Board of Street Opening and Improvement of the City of New York, for and on behalf of the Mayor, Aldermen and Commonalty, relative to acquiring title, wherever the same has not been heretofore acquired, to East 144th street (although not yet named by proper authority), extending from River to St. Ann's avenue, in the 23d Ward, as the same has been heretofore laid out and designated as a first-class street or road by the Department of Public Parks. Pursuant to the statutes in such cases made and provided, notice is given that an application will be made to the Supreme Court of the State of New York, at a special term of said court, to be held at chambers thereof in the County Court-house, in the City of New York, on Friday, the 18th day of December, 1891, at the opening of court on that day, or as soon thereafter as counsel can be heard thereon, for the appointment of Commissioners of Estimate and Assessment in the above-entitled matter. The nature and extent of the improvement hereby intended is the acquisition of title in the name and on behalf of the Mayor, etc., for the use of the public, to all the lands and premises, with the buildings thereon and the appurtenances thereto belonging, required for the opening of said street.

Contractors' Notes.

Bids or estimates will be received at the Department of Public Works, No. 31 Chambers street, until 12 o'clock m., on Thursday, November 19, 1891; For alteration and improvement to sewers in 18th street, between

North River and 10th avenue, connecting with outlet sewer built by Department of Docks. For regulating and paving with asphalt pavement, on concrete foundation, the roadway of 114th street, between Manhattan and Columbus avenues. For regulating and paving with asphalt pavement, on concrete foundation, the roadway of 117th street, from 8th to Columbus avenue. For regulating and paving with asphalt pavement, on concrete foundation, the roadway of 122d street, between Manhattan and Columbus avenues. For regulating and paving with granite block pavement, with concrete foundation, the carriageway of 124th street, from Mount Morris to Lenox avenue. For alteration and improvement to sewer in 95th street, between 1st and 3d avenues, and in 2d avenue, east and west sides, between 95th and 96th streets, and curve in 2d avenue, south of 95th street.

THE WEST SIDE INDEX.

All persons interested in West Side real estate should possess an Index of Ten Years' Conveyances affecting property between the north side of 59th and south side of 125th streets, from west side 8th avenue to Hudson River. This Index is published by THE RECORD AND GUIDE, and the period covered is the ten years prior to June 30th, 1884, to which has been added a list of the conveyances up to January 1st, 1885. Every transfer of real estate in that section, made between those years, is recorded in the Index, with a description of the property, the price paid for it, the liber and page in which the conveyances are recorded in the Register's Office, and the name of the seller and the purchaser. The volume is of the utmost value to conveyancers, lawyers, real estate brokers, agents and dealers in real estate generally, and we will supply the Index to our readers, if ordered before January 1st next, at the reduced price of \$5.

Real Estate Department.

A review of the market during the past week fails to disclose any marked improvement in either the number or character of the sales consummated. The conditions generally prevailing are about the same as those under which the market has been laboring for some time—high prices from which owners practically refuse to make any concessions and a spirit of indifference on the part of buyers. In some quarters it is true the criticism that has been leveled at prices has had an effect, and present holders are more reasonable in their demands. But the concessions already made are of the character that are forced by the extreme quiet prevailing, and they are not sufficiently large to induce a revival of activity. Where owners have shown an intention of receding from their former positions they have done so with so much apparent reluctance that the concessions, such as they are, have done little good. The truth of the matter is that very few of the advantages desired and demanded by buyers have been granted, and these only in sections of the city where there was no other course open to owners who wished to dispose of their holdings. To those not in touch with the peculiar conditions governing the real estate world it must seem strange that owners refuse to learn anything from the oppressive stagnation that has prevailed now for a year or more. Seemingly it does little good to tell them the truth about the market, and one is almost discouraged in the task. This peculiar position is not very hard to explain. The real estate market has been on a rise for years now; prices have been going up with scarcely an interruption, and holders have believed, many of them still do believe, that they will still keep on going up, and there are men and newspapers enough who will tell them this for all time. They have become so used to this old song that they will not listen to or give credit to any other—naturally they do not care to do so, but they must recognize the truth in the end if they do not now. One very large factor in whatever activity there has been, and to which too little attention has been paid, is the large amount of trading that has been going on. Owners have been deceiving themselves and others into the belief that exchanges were straight out sales, and they have found only too many who have consented to believe them. They have frequently concealed from the public during the last year the fact that trades have been made giving out only one part of the sale and withholding the rest. When questioned as to whether certain transactions were trades, they have strenuously denied the fact, and they have succeeded in their deceptions until the deeds have been recorded and the exchange has become apparent to all. But although the fact becomes known eventually (provided both the properties are located in the city), it is not until the harm of falsely bolstering up the market has been done. Some of these contracts are made for ninety days and the sale of one of the parcels is concealed from the public for as much of that time as possible. It is not hard to see the harm that this practice does in deluding people into the belief that new buyers are taking up with real property as an investment and that there is really considerable activity. The fact that trading is going on to the extent it is now is in itself one of the most convincing signs that everything is not as it should be. It shows conclusively the desire of owners to dispose of their holdings, and it shows, too, that they can find no cash buyers, at least at their figures. And so they go to work and put high figures on their property, and they meet some other holder who has put high figures on his parcel, and they exchange the two, and each deceives himself into the belief that he has sold out at the high price that he has steadily demanded. Another fact that is not so apparent to outsiders is that these traders often accept in exchange property that they do not want and cannot handle, and they have then to commence other transactions looking to further trades.

THE AUCTION MARKET.

There is absolutely nothing new to record about the auction market during the past week. It has not differed materially from the auction market of the whole fall season. The offerings have been few and un-

interesting and many of them, the majority in fact, have been of a legal character necessitated by orders of the courts. This state of affairs is due to the lack of "snap," and energy which has characterized the doings in the auction room during the whole season. There has hardly been a really active competition for Manhattan Island property since the season opened, which fact is due largely to the well-founded suspicions of bidders, that parcels in competition are often protected. In nearly every case where an important piece of property was offered there has been the most determined bidding on the part of the representatives of the owners, who, not satisfied with a fair price, tried to force buyers up to exorbitant figures. Seeing this, bona fide bidders have dropped out of the competition, and owners have bought their offerings in or withdrawn them from sale. This practice has been so open and so generally well known that nearly every one conversant with the market has been put upon guard, and it is only with the greatest caution that they will bid at these auction sales. And so this week the few voluntary offerings (they were not particularly inviting to be sure) met with a very indifferent reception, and many of them were either bought in or withdrawn, because no bids were offered. The two or three parcels voluntarily offered and which were sold are very low-priced properties and generally uninteresting. There have been no suburban or large lot sales, and the legal sales with one exception have been of very ordinary character, so that a review of the market is anything but cheerful. The remedy, of course, lies largely with the owners themselves. As soon as a sale advertised as "peremptory" is really so, as soon as bidders are assured that they are not competing against the owner or his representatives, just so soon will there be some improvement in the Auction Room transactions. As matters stand now a buyer is never sure that the statements on the bills as to "absolute sale without reserve" and all the rest of it means anything at all or not, and until this feeling is changed to one of greater confidence auctioneers can hope for but little better success in their public auction sales.

The notable sale of the week in the Auction Room was that effected by Auctioneer Bryan L. Kennelly, on Friday, of the buildings, lots and plant of the Knickerbocker Brewing Company. The sale was under foreclosure to satisfy mortgages of \$700,000 with interest, and the bids were made above that figure. The action was brought by Henry W. Poor, and the sale was under direction of David McClure, by order of the Supreme Court. Naturally the sale attracted a large contingent of the brewing interest and in the crowd which faced the auctioneer, besides the regular attendants at the Exchange, were George Ehret, George Ringler, Jacob Ruppert, James Everard and Randolph Guggenheimer, the lawyer who has negotiated several sales of breweries to syndicates. The property included the southeast corner of 8th avenue and 18th street, besides property on 17th and 18th streets, just east of 8th avenue, and the buildings sold, including brewery, tenements, stables, etc., numbered twenty-three. These buildings, the land and the plant were sold together, practically prohibiting competition, and the property was knocked down to the plaintiff in the action, Mr. Poor, on his first bid of \$10,000 over the mortgages of \$700,000 and interest.

The reception accorded parcels previously offered has rather discouraged other owners from coming into the market, and, as a consequence, next week's list of announcements is a very poor one. There are very few sales of any kind and remarkably few at public auction, and even these are of a most ordinary character. At the same time if the parcels which are offered are only sold it will do much to invigorate the auction market, and just now it is sadly in need of some tonic. The most interesting parcel to be offered next week is probably the leasehold six-story building Nos. 37 to 43 Greene street, near Grand street, which is to be sold in foreclosure proceedings. The public auction announcements do not amount to anything.

On Tuesday, Nov. 17th, Adrian H. Muller & Son will sell in foreclosure, by order of Thomas F. Gilroy, Jr., Referee, an undivided one-half interest in the desirable leasehold property. Nos. 37, 39, 41 and 43 Greene street.

On Tuesday, Nov 17th, Richard V. Harnett & Co. will sell the four-story brown stone dwelling, No. 185 Lenox avenue; the five-story brick and brown stone flat on the southeast corner of Lexington avenue and 106th street; the five-story brick and brown stone flat, No. 1677 Lexington avenue; and the two-story brick dwelling, No. 696 East 144th street.

On Wednesday, Nov. 18th, Richard V. Harnett & Co. will sell the three-story brown stone dwelling, No. 327 East 57th street.

On Thursday, Nov. 19th, Richard V. Harnett & Co. will sell Nos. 240 and 242 Main street, Yonkers, with one two-story brick and one two-story frame dwellings thereon.

CONVEYANCES.

	1890.	1891.
	Nov. 7 to 13 inc.	Nov. 6 to 12 inc.
Number.....	251	280
Amount involved.....	\$4,388,853	\$3,093,503
Number nominal.....	66	68
Number 23d and 24th Wards.....	64	100
Amount involved.....	\$228,530	\$258,394
Number nominal.....	11	8

MORTGAGES.

Number.....	278	275
Amount involved.....	\$3,948,670	\$2,284,884
Number at 5% or less.....	127	152
Amount involved.....	\$1,073,309	\$1,014,058
Number at less than 5 per cent.....	41	19
Amount involved.....	\$1,671,500	\$369,500
Number to Banks, Trust and Ins. Cos.....	52	39
Amount involved.....	\$2,199,500	\$740,360

PROJECTED BUILDINGS.

	1890.	1891.
	Nov. 8 to 14 inc.	Nov. 7 to 13 inc.
Number of buildings.....	65	43
Estimated cost.....	\$1,043,970	\$805,550

Gossip of the Week.

SOUTH OF 59TH STREET.

Geo. R. Read has sold to a client, for investment, the two six-story and

basement brick, iron and terra cotta stores and lofts, Nos. 128 and 130 Bleecker street, each 25x100, for \$175,000.

J. R. Foley & Son have sold the six-story brick, iron and stone store and loft building, Nos. 152 to 156 Wooster street, 75x90x100, to S. K. Hubbard, president of a large manufacturing company in Chicago, for \$140,000.

Julius Friend has sold for Hyman Sylvester to Mrs. Flora Mintzer No. 147 Wooster street, a four-story stone front building, 25x100, on private terms.

Ascher Weinstein has sold to Louis Stern, of Stern Bros., No. 50 West 28th street, a five-story brick store and hotel, 25x75x98.9, on private terms. Brokers, L. J. Phillips & Co.

B. Flanagan & Son have sold for Ellen Eagen No. 121 West 27th street, a three-story brown stone dwelling, 16 8x50x100, for \$11,500.

Robert Auld & Co. have sold for Sherwood Aldrich to Calvin S. Doig No. 409 West 53d street, a five-story apartment house, on private terms.

B. Flanagan & Son have sold for Elizabeth V. Farrel and Theresa J. Coughlan No. 225 West 29th street, a four-story brick building on front and three-story brick building on rear, lot 23.5x100, on private terms.

Goodman & Stern have sold for A. Simon to J. Heilbrun No. 115 Avenue C for \$13,000.

Lewis S. Samuel wishes the report that he has sold the southeast corner of 5th avenue and 35th street (old Christ Church), which found some circulation this week, denied.

E. H. Ludlow & Co. have sold for Wm. Salomon to John P. Emmet No. 108 East 40th street, a three-story brick dwelling, on lot 25x98.9, on private terms.

NORTH OF 59TH STREET.

Adler & Herrman have purchased the three five-story flats and stores at Nos. 848 to 852 Columbus avenue, near 102d street, 25x66x75 each, for a total of \$78,000. The property purchased by them and Heilner & Wolf at auction recently, No. 16-16 3d avenue, for \$24,900, has been sold by them to J. Schwartz for \$27,000. They were offered \$26,000 for this parcel directly after the sale on Change.

Seton & Wissmann have sold for William Douglass to Jas. B. Dunnell the four-story, high stoop, brick dwelling, No. 56 West 82d street, on private terms.

F. Zittel has sold No. 27 East 61st street, a dwelling, 15x50x100, to a Mrs. Hunter for \$22,125; for Jos. L. Meyers to Oppenheimer & Metzger the lot on the north side of 76th street, 200 feet east of Columbus avenue; and for A. F. Lascelles to the same buyers the lot adjoining the above on the east, on private terms.

Slawson & Hobbs have sold for J. C. Umberfield to A. H. Hatch No. 43 West 75th street, a four-story brown stone dwelling, 22x60, and dining-room extension x102.2, for about \$51,000.

George Ruddell has sold his remaining four-story brown stone dwelling, 20x55 and extension x100.5, No. 67 West 70th street, to Dr. Simon Baruch for about \$38,000. Brokers, L. J. Phillips & Co.

James Brown has sold to H. J. Potowsky, the cloak manufacturer, No. 23 West 90th street, a three-story brown stone dwelling, 18.6x55 and extension x102.2, for \$26,500.

J. W. Stevens has sold for Walden P. Anderson to W. Prince Clagett, of the Produce Exchange, No. 144 West 93d street, a four-story brown stone dwelling, 20x55 and extension x102.2, on private terms.

No. 21 West 74th street, reported sold last week, was purchased by Oscar R. Meyer.

Max Simon has sold for Adler & Herman the northeast corner of Columbus avenue and 98th street, a five-story brick flat and store, 25x71x74, for \$37,000. The purchaser is M. H. Levy.

G. D. Clark has sold No. 259 West 131st street, a three-story brown stone dwelling, 16.8x50x99.11, to Mrs. Annie E. Valentine for \$14,000.

F. A. Condit has sold for Francis M. Wilmurt, of Pelham Manor, to Mrs. Lilian Le Cato No. 512 West 89th street, a four-story 20-foot dwelling, for \$32,000. Mr. Wilmurt takes in part exchange a place at Llewellyn Park, N. J.

L. J. Phillips & Co. have sold, through their 23d Ward office, the three-story brick dwelling, north side 135th street, about 125 feet east of St. Ann's avenue, for Hall & Entwistle to a Mrs. Fox for \$7,000; and the two-story frame dwelling on the north side of 159th street, 85 feet west of Elton avenue, for Edmund Coffin, executor, to Edw. Phelps for \$3,000.

T. L. Reynolds & Co. have sold for Mrs. Adams to C. S. Crossman, No. 2009 7th avenue, a three-story limestone front 16-foot dwelling, for \$22,500.

Ellen Harlow has sold one of the three-story dwellings on the south side of 104th street, between the Boulevard and West End avenue.

Edward Cabot Wilde has sold for Dr. Simon Baruch, who, this week, purchased a house on the West Side, to D. Sackett Moore No. 47 East 60th street, a four-story brown stone dwelling, for \$28,000.

Smyth & Ryan have sold No. 553 Manhattan avenue, southwest corner of 123d street, to Mrs. Braham for \$17,000. It is a three-story brown stone front dwelling, on lot 18.5x74. This house was announced to be sold at auction on Tuesday, but the auctioneers disposed of it previous to that day at private sale.

C. H. McLaughlin has sold No. 1321 Avenue A for \$23,000.

Brooklyn.

Corwith Bros. have sold the two-story frame dwelling, 20x40x100, No. 186 Russell street, to John J. Scbutta for \$3,600.

T. L. Reynolds & Co. have sold No. 22 Pennsylvania avenue for \$8,500, and No. 77 Monroe street for \$6,500.

CONVEYANCES.

	1890.	1891.
	Nov. 6 to 12 inc.	Nov. 5 to 11 inc.
Number.....	857	305
Amount involved.....	\$1,476,777	\$1,751,023
Number nominal.....	91	87

MORTGAGES.

Number.....	301	320
Amount involved.....	\$2,682,635	\$1,268,446
Number at 5 per cent. or less.....	170	176
Amount involved.....	\$2,342,781	\$795,373

PROJECTED BUILDINGS.

	1890.	1891.
	Nov. 7 to 13 inc.	Nov. 6 to 12 inc.
Number of buildings.....	145	91
Estimated cost.....	\$674,600	\$310,825

*Includes mortgage given by Manhattan Beach Improvement Company (Lim.) to the Central Trust Company of New York for \$1,500,000.

Out of Town.

LLEWELLYN PARK, West Orange, N. J.—F. A. Condit has sold for Mrs. Lilian Le Cato to Francis M. Wilmurt her residence and one and a-half acres at this place for \$18,000. Mr. Wilmurt gives in exchange a house in New York City.

Out Among the Builders.

If the preliminary estimates are allowed by the Board of Estimate and Apportionment the Building Department hopes to largely augment its force of inspectors. At present the fifty inspectors in the employ of the Building Bureau have more work than they can attend to, and until the force is increased criticism of the department, such as occurred at the time of the Park place disaster, is hardly fair. Chief Clerk John R. Shields says that after the 1st of January, if the estimates are passed, fifteen new inspectors will be employed, a number of the men experts who will give their whole time and attention to overloaded floors. These men, however, will work under difficulties, he says, for the law does not allow an inspector to remove any partitions to see whether post and supports are rotten or not, and under the circumstances an inspector can only surmise as to the exact condition of affairs. Then, too, as Mr. Shields points out, occupants will move heavy weights around as they choose between the visits of inspectors, and as accidents will oftentimes occur between such visits, he suggests that the best way of preventing the recurrence of disasters from overloaded floors is to make it very plain to both owners and occupants that they will be severely and promptly prosecuted in case of accident. The law at present provides that a negligent owner or occupant can be prosecuted for manslaughter in case of death, and for misdemeanor where no one is seriously hurt. It is because this law is not properly enforced that manufacturers and others continue to improperly overload their floors in defiance of the law.

Lewis Z. Bach will probably improve the six lots he purchased recently on Water street, northeast corner of Corlears street, by the erection of a warehouse.

F. A. Minuth is the architect for four three-story and basement private dwellings to be erected on the north side of 68th street, 150 east of Amsterdam avenue, at a cost of about \$60,000. The houses will be 18, 19 and 20x55, with extensions of 10x13 feet in size, and they will have fronts of brown stone. The interior will have a cabinet finish of hardwood, and the houses will contain all the improvements.

E. L. Bradley is the architect for two five-story brick and stone apartment houses, each 37.6x70, which G. C. Currier will build on the west side of 7th avenue, 74.11 south of 142d street, at a cost of \$60,000.

Charles S. Sidney has drawn plans for two five-story brown stone and brick front flats, 25x87.6, which George Austin Smith is about to erect on the south side of 125th street, 150 feet west of Amsterdam avenue, at a cost of \$38,000.

Charles Rentz has drawn plans for a five-story apartment house, 25.2x 99, at No. 29 Market street, for Fay & Stacom.

Two five-story apartment houses, 19x91 and 31x91 respectively, are to be erected on the north side of 84th street, 175 feet west of 8th avenue, for David Richey. G. A. Schellenger has the plans.

The Architectural League offers numerous first and second prizes, ranging from \$15 to \$50, by President Russell Sturgis, Tiffany & Co., Joseph Lamb and S. P. Avery. The subject of the president's prize is to be "A Design for a Certificate for the Prizes of the Architectural League of New York." The other prizes are to be for architectural, decorative or iron-work designs. Competitors are referred to E. T. Hapgood, the secretary. The Committee on Competition and Awards comprises Messrs. W. A. Coffin, E. H. Kendall, E. K. Rossiter, Thos. Hastings and Will A. Low. Designs are to be sent in, under cipher, by December 5, 1891.

Brooklyn.

H. E. Funk has plans for four four-story double flats in Renaissance style, to be built on the corner of Linden street and Wyckoff avenue for Mr. Riebling. They will each be 25x60 in size, and have stores throughout. Mr. Levy, of 763 Myrtle avenue, intends to erect a meeting-hall, lodge and club building, 28x55, at 1021 Myrtle avenue, from plans by the same architect. It will have bowling alleys in the basement, and room space for billiards, etc.

Out of Town.

THOUSAND ISLANDS.—J. H. Oliphant, of Latham, Smith & Oliphant, of New York, is about to build a two-and-a-half-story cottage at Neh-Mahbin Island. It will be 44x48 in size, with extensive verandas, and will have an ornate exterior. Van Campen Taylor is the architect.

WHITE PLAINS, N. Y.—Mrs. Henry S. Moore is building on the south side of Railroad avenue, near Broadway, a two-and-a-half-story Queen Anne cottage, 40x50, with music hall and stage, 18x50, to be used for private entertainments for charitable purposes. Cost, \$8,000.

F. H. Norvil has the foundation laid for a three-story brick and brown stone store and flats, on north side Railroad avenue, 100 east Lexington avenue, 26x66. Cost, \$10,000.

CLOSE OF THE ARCHITECTURAL EXHIBIT.

The Exhibition of Architects' Drawings in the rooms of THE RECORD AND GUIDE, Nos. 14 and 16 Vesey street, must be closed on Saturday, November 21st. This exhibit is one of the finest and most extensive that has ever been displayed in New York City, and those who desire to study the 300 examples of the best architectural work of the day should visit the Exhibition without delay. Admission is free.

Special Notices.

The Burlington Blind Company, of Burlington, Vermont, claim the following points of superiority for the Baldwin Patent Inside Sliding Blind: (1) That they can be operated more easily than any other blind on the market, for when raised the weight of the blind only is lifted. (2) Any section can be lowered without moving any other section by simply pressing a lever at the side of the casing. (3) This blind is held at the desired elevation by frictional contact of its entire length against the moving strips in right hand guide. They can easily be removed to clean the windows. The New York office is at No. 90 Nassau street, and Geo. E. Read is the manager thereof.

The firm of Ware & Odell has been dissolved, and the business will be continued by William R. Ware, formerly partner in the firm. Mr. Ware has had long experience in the real estate business, having been connected with L. J. Carpenter. Consequently he is well qualified to give satisfaction to customers. His office will be the same as before, No. 451 Columbus avenue.

A real estate and insurance firm new in the business is Livingston & Judson, who are established in the Arcade of 71 Broadway. Mr. Judson is a grandson of Cyrus W. Field, and Mr. Livingston is a scion of the New York family of that name, so that in beginning business they have more than usual influence behind them. Besides a general brokerage business, they are paying especial attention to the sale of lots at Ardsley Park, Woodlands Station, on the New York and Northern Railway, fifteen miles from town. This is a locality which seems to be growing in popularity for residence purposes, and is an especially suitable neighborhood for the planting of manufacturing industries.

Fine Printing of All Kinds.

There has recently been added to THE RECORD AND GUIDE newspaper plant a complete Book and Job outfit, and we are now prepared to estimate for and execute all orders. Commercial, Real Estate and Architectural Printing of a high order, promptly delivered, will be a feature of this department. A postal card addressed to THE RECORD AND GUIDE Press, No. 14 Barclay street, or Nos. 14 to 16 Vesey street, will insure the attendance of a competent representative to give estimates, etc. Orders by mail will receive the same attention as if given personally.

Strong, neat binders, especially made for THE RECORD AND GUIDE, can be obtained at this office. Those of our subscribers who wish to keep a file of the numbers in a compact form and in regular sequence, can have the binder delivered at their office on receipt of order by postal card. Price at office, \$1.00, by mail, \$1.19.

WANTS AND OFFERS.

(Advertisements strictly in accordance with this title will be inserted at the practically nominal rate of 10 CENTS per line (agate). In figuring for themselves advertisers may count seven words for each line, the address to be taken as one line. The object of this department is to bring buyers and sellers into communication with customers. Advertisements must be marked "Wants and Offers Column," and sent to the office of publication, Nos. 14 and 16 Vesey Street, not later than 3 P. M. Friday.)

WANTS.

SITUATION WANTED.—By a young man, 25 years of age, in a real estate or insurance office; has highest references; willing and obliging. Address, D. T. D., care of Walter Dewsnap, 187 Broadway, New York. Nov. 7-14

OFFERS.

Dwellings and Flats.

248 WEST 77TH, opposite Collegiate Reformed Church, handsome, modern, four-story, with gas fixtures and decorated. Premises or OWNER, 20 Nassau, Room 58.

NO. 13 GRAMERCY PARK.—Handsomely decorated; fine plumbing; lot 26.9x114; price, \$30,000; easy terms. FRANK PETTIT, 2 Wall st., Room 60.

A 72D ST. GEM, No. 308 West.—This superb house is beautifully decorated; has handsome gas fixtures; is in perfect order; ready for immediate occupancy; \$38,000; a greater bargain than has been offered in months. CONDIT, 1179 Broadway. Nov. 14-uf.

ONLY ONE LEFT, FOUR SOLD LAST MONTH — 312 West 89th st., 20 feet, four stories; exceptionally well built; unexcelled location; am authorized to close this out at a bargain. CONDIT, 1179 Broadway. Nov. 14-uf.

\$650,000 FOR ONE of the choicest pieces of investment properties on Manhattan Island; exceptionally well built and very desirably located; other good property (city or country) will be entertained in part payment. CONDIT, 1179 Broadway. Nov. 14-uf.

WANTED—A first-class, energetic man, already acquainted with the cement trade, for the sale of imported Portland cement of superior quality. Very liberal conditions would be offered to the right man. Address, S. S., RECORD AND GUIDE.

At reasonable prices and easy terms, three and four-story residences, with three-story extensions; all improvements. Call and examine or inquire of the owner or builder, on the premises. S. O. WRIGHT, 128 West 121st st., open daily. Oct. 3 uf.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending November 13.

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

R. V. HARNETT & CO.

Canal st, No. 495, n s, 67.6 e Renwick st, 16.11x 36.4x47 6x6 3x38 8x32.1 to beginning, three-story brk building with store. Estate Jane Menck \$11,525
 Central Park West, Nos. 441-444, n w cor 104th st, 160.11x160, four five-story brk flats, steers & Menck. (Amt due \$27,187) 126,170
 *Private lane which would be 163d st if continued, n s, 122.3 n w 3d av, runs northeast 123.8 x southeast 27.9 x southwest 123.8 x to

OFFERS.

FOR SALE.—2443 8th av and 210 and 212 West 105th st.; commission allowed brokers. Apply at Room 19, 153 Broadway. Aug. 29-uf.

FOR SALE.—Six new cabinet-trimmed three-story and basement brown stone private dwellings, Nos. 142-142 West 123d st.; prices reasonable and brokers commissions allowed. For further particulars apply at office of FRED K. M. LITTLEFIELD, 156 Broadway. Aug. 29-uf.

Improved Property.

OFFICE OF FREDERICK SOUTHACK, 401 BROADWAY, offers for sale some choice pieces of property on LEONARD ST., between Broadway and West B'way. FRANKLIN ST., between B'way and West B'way. WHITE ST., between B'way and West B'way. BROADWAY, from Barclay to 14th st. BLEECKER ST., from B'way to South 5th av. GREENE ST., Canal to 8th st. WASHINGTON PLACE, B'way to Wooster. WAVERLEY PLACE, B'way to Wooster. APPLY AS ABOVE. FREDERICK SOUTHACK. Oct. 3 uf.

Vacant Lots.

FOR SALE.—A desirable lot on 99th st., with \$11,000 loan. J. M. STRONG, JR., 60 Liberty st.
 EASTERLY FRONT BOULEVARD, with 200 ft. on 86th st. and 264 ft. on 85th st.; one or more plots. Nov. 7-law6w. OTTO ERNST, South Amboy, N. J.
 CHOICE BUILDING LOTS, East and West Side; with liberal builder's loans; no brokers. Nov. 7-14. P. O. Box 3,680.

1ST AV., near 108th st; full lot, \$5,700 Oct. 31-law9w. EDWIN A. ELY, 103 Gold st.

40 CHERRY ST., between Roosevelt and Franklin sq., 32x64, vacant; \$12,000; accommodating terms. EDWIN A. ELY, 103 Gold st. Sept. 26-law8w.

100TH ST., between 2d and 3d avs.; ten lots cheap; all mortgage if improved. Sept. 26-law8w. EDWIN A. ELY, 103 Gold st.

lane, x northwest 27.9 to beginning. Bowery Savings Bank. (Amt due \$7,953).....	7,000
44th st, No. 132 E., s s, 89.8 e Lexington av, four-story and basement brown stone dwell'g, 16.4x83. (Bid in).....	—
*57th st, No. 49, n s, 19 w 4th av, 20x80.5, four-story stone front dwell'g. Isidor Fellheimer. (Amt due \$10,694).....	34,500
98th st, Nos. 141-169, n s, 100 e 10th av, 325x 113 2x—x129.6, fifteen five-story brk flats. Jacob Cohn. (Amt due —).....	161,100
Madison av, No. 163, n e cor 111th st, three-story brown stone dwell'g, 15x50x70. S. Jacobs.....	12,300
A. H. MULLER & SON.	
Broome st, No. 173, s s, 140 w Attorney st, 20x 75, three-story frame store and tenem't. Rudolph Mash.....	12,000
22d st, No. 149, n s, 255 e 7th av, 23.6x98.9, four-story brk dwell'g. Jos. Hartley.....	26,100

OFFERS.

FOUR ATTRACTIVE LOTS, 149th st., adjoining southwest corner 7th av., \$3,600 each; builders' terms. EDWIN A. ELY, 103 Gold st. Sept 26-law8w.

Brooklyn Real Estate for Sale.

5-STORY BROWN STONE PRIVATE HOUSE IN Brooklyn to exchange for country property free and clear. C. H. McLAUGHLIN, 198 Broadway.

Country Property.

50 TO 200 ACRES, suitable for dividing into large or small plots; forty minutes from city; convenient to depot; can be sub-divided at small expense. W. B. TIBBITS, agent, White Plains, N. Y. Nov. 14-law3w.

AT MORRIS PARK, LONG ISLAND—Flegant plot for sub-division fifteen acres fronting on Liberty av., directly opposite Morris Park Improvement property. H. F. SCHELLHASS, 171 Broadway.

FOR SALE—In plots to suit; eligible building sites commanding view of sound for miles, on North st., Greenwich, Connecticut; price reasonable; terms easy; neighborhood aristocratic and fashionable. Apply to FRED J. STONE, owner, 60 Broadway, N. Y. Sept. 12-uf.

Miscellaneous.

TO LET OR TO LEASE.—Two floors of a factory, 25x98, light on all sides, 1st av and 10th st; terms moderate. J. REEBER'S SONS, 409 East 107th. Nov. 7 uf.

THOMAS & EKERSON, 35 West 30th st., have a large assortment of houses for sale, on 25th st. to 133d st., ranging in price from \$13,000 to \$125,000, and on easy terms. Oct. 24-law4w.

A PARTY ABOUT TO BUILD A FIVE-STORY factory, 50x98, in Harlem, near water-front, will lease the three upper floors and build to suit tenant. Terms very moderate. Address May 16 u. f. OWNER, 409 E. 107th St.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts.

2d av, s w cor 36th st, two four-story brk tenements and three three-story brk houses. (Bid in).....	—
SMYTH & RYAN.	
Maiden lane, No. 139 (abt 50 ft east of Water Fletcher st, No. 17) st, 17x81.1x17x80.9, five-story brk warehouse. Elias Bach & Co.	28,650
23d st, No. 244 W., 18 9x98.9, three-story brown stone dwell'g. Jacob Hirsh.....	23,200
64th st, No. 173, 25x100.5, five-story brown stone flat. (Bid in).....	—
B. L. KENNELLY.	
*8th av, Nos. 144 and 160 } begins 8th av, s e	
18th st, Nos. 248-262 } cor 18th st, runs	
18th st, Nos. 236-242 } east 178 x south	
17th st, Nos. 243-273 } 92 x east 50 x	
north 92 to 18th st, x east 97.11 x south	
145.8 x east 55 x south 88.5 to 17th st, x	

63d st, Nos. 161 and 163, n s, 200 e Amsterdam av, 50x100.5, two five-story stone front flats. William Rankin to John Rankin. Nov. 9. nom

Same property. John Rankin to William Rankin. Sub. to mort. Nov. 9. nom

63d st, n s, 200 e Amsterdam av, 25x100.5. William Rankin to Gumpert Seide. Mt. \$18,500. Nov. 10. nom

64th st, No. 104, s s, 44 w 9th av, 19x100.5, four-story stone front dwell'g. Henry H. Cahn to Cora L. Cahn. Nov. 6. nom

65th st, No. 134, s s, 100 e Lexington av, 20x100.5, three-story stone front dwell'g. Bernhard Silberstein to Max Kobre. Mt. \$17,000. Nov. 9. 20,000

66th st, No. 209, n s, 175 w Amsterdam av, 25x100.5, five-story stone front tenem't. The Equitable Life Assur. Soc. of the United States to Thomas R. Hughes, Weehawken, N. J. Nov. 4. nom

66th st, No. 217, n s, 275 w 10th av, 25x100.5, five-story stone front tenem't. Same to same. Nov. 4. nom

66th st, No. 221, n s, 325 w 10th av, 25x100.5, five-story brk tenem't. Same to same. Nov. 4. nom

66th st, Nos. 217-221, n s, 275 w 10th av, 75x100.5. Thomas R. Hughes, Weehawken, N. J., to E. Clifford Potter. Mt. \$51,000. Nov. 4. nom

66th st, No. 15, n s, 281 e 5th av, 19x100.5, four-story stone front dwell'g. George L. Ingraham to Charles Isbam. Oct. 21. 40,000

67th st, s s, 100 e Columbus av, 50x100.5, six-story brk building. Edward Kilpatrick to Frederic de P. Foster. Nov. 2. 65,000

68th st, s s, 300 e West End av, 25x100.5, vacant. John E. Kaughan to Abraham A. Andrus. Mt. \$4,000. Nov. 6. 6,000

68th st, s s, 275 e West End av, 25x100.5, vacant. Same to Charles Andrus. Mt. \$4,000. Nov. 6. 6,000

70th st, Nos. 27-31, n s, 300 w 8th av, 75x100.5, one-story frame buildings. Peter J. McCoy to Edward Oppenheimer and Isaac Metzger. Mt. \$17,000. Nov. 6. nom

70th st, n s, 275 w Amsterdam av, 75x100.5, vacant. J. Henrietta H. Rhoades to Nicholas Leibrock. Oct. 15. 27,000

70th st, n s, 350 w Amsterdam av, 50x100.5, vacant. John H. Rhoades to same. Oct. 15. 18,000

70th st, No. 25, n s, 275 w Central Park West, 25x100.5, one-story frame building. Russell Sage to John D. Taylor. Nov. 10. 16,000

70th st, Nos. 27-31, n s, 300 w Central Park West, 75x100.5, one-story frame buildings. Edward Oppenheimer and Isaac Metzger to John D. Taylor. Mt. \$17,000. Nov. 6. nom

70th st, n s, 275 w Amsterdam av, 125x100.5, vacant. Nicholas Liebrock to August C. Hassey 3/4 part, and Carl F. and Julius Spiess 1/4 part. Mt. \$37,800. Nov. 10. 50,000

72a st, No. 204, s s, 90 e 3d av, 20x102.2, four-story brk flat. Charles A. Singer to Sarah I. wife of Isaac A. Singer. Nov. 5. gift

72d st, No. 35, n s, 250 e 9th av, 25x102.2, four-story brk dwell'g. Release mort. The Mutual Life Ins. Co. of New York to John E. Huking. Oct. 30. 20,000

74th st, No. 243, n s, 210 e West End av, 20x102.2, three-story brk dwell'g. John W. Barrett to Henrietta G. Hallett. B. & S. Nov. 5. nom

Same property. Frederick G. Hallett to John W. Barrett. B. & S. Nov. 5. nom

79th st, No. 328, s s, 306.3 w 1st av, 18.9x102.2, four-story stone front dwell'g. Charles Rosenberg to Samuel Milbauer. Mt. \$9,000. Oct. 30. 15,000

80th st, No. 147, n s, 370.3 e Amsterdam av, 21x102.2, four-story brk dwell'g. Michael Giblin and James W. Taylor to Thomas G. Paten. Nov. 7. 32,250

81st st, No. 6 E. Agreement as to retaining wall. Samuel C. Boehm to exrs. of estate of Charles White. Nov. 6. nom

82d st, No. 7, n s, 150 w 8th av, 25x102.2, four-story brk and stone dwell'g. Amadee Spadone to Frank A. Seitz. Nov. 5. See 118th st. 45,000

82d st, Nos. 6-10, s s, 120 w 8th av, 55x100, three four-story stone front dwell'gs. Mary Gault to Mary E. Gault. Mt. \$71,500. Nov. 10. nom

82d st, Nos. 224-228, s s, 250 w 10th av, 50x102.2, three three-story brk dwell'gs. William E. D. Vincent, New York, and Walter J. Weedon, Brooklyn, to Samuel D. Siler. Mt. \$55,000. Nov. 10. 70,500

89th st, No. 262, s s, 82 e West End av, 18x100.8, four-story brk dwell'g. Armintha Merritt to Etta Louderback. Mt. \$16,000. Nov. 7. nom

90th st, No. 108, s s, 129.9 e 4th av, 29.2x100.8, four-story stone front flat. Margaret F. McIntyre to Ann Byrne. 1/2 part. Mt. \$14,000. Nov. 1. 3,000

92d st, No. 148, s s, 342 w 3d av, 33x100.8, three-story brk dwell'g. Walter H. Stewart to George Ehret and Ashbel P. Fitch. Mt. \$14,500. Nov. 5. 19,550

92d st, No. 58, s s, 275 e Columbus av, 17.6x100.8, four-story stone front dwell'g. Fannie M. Crowley, Sr. and Jr., exrs. Robert Crowley to Nancy Aaron. Mt. \$17,500. Nov. 2. 24,500

Same property. Fanny M. Crowley, Sr., widow and Fannie M., Jr., Mary H., William E.

and Charles H. Crowley to same. B. & S. Nov. 2. nom

98d st, n s, 326 w 4th av, 4x100.8. Release mort. Cecilia wife of Martin Keppler to James V. S. Woolley. Oct. 31. 2,000

96th st, n s, 175 e Amsterdam av, 25x100.11, five-story stone front flat. Alexander Cameron to Louisa M. wife of Alfred E. Stone. Mt. \$20,000. Nov. 9. 35,000

96th st, n s, 150 e Amsterdam av, 25x100.11, five-story stone front flat. Same to Sarah F. wife of George R. Stone. Mt. \$20,000. Nov. 9. 35,000

100th st, n s, 80 w 4th av, 20x100.11, five-story brk flat. Edward J. Kelly to John S. Robinson. Mt. \$16,000. Oct. 24. 24,000

100th st, Nos. 155-169, n s, 95 e Lexington av, 200x100.11, eight five-story brk flats. Foreclos. Philip L. Wilson to The Equitable Life Assur. Soc. Sub. to mort. Nov. 4. 28,000

101st st, Nos. 154-168, s s, 95 e Lexington av, 200x100.11, eight five-story brk flats. Foreclos. Philip L. Wilson to The Equitable Life Assur. Soc. U. S. Sub. to mort. Nov. 4. 25,000

101st st, Nos. 67-71, n s, 175 e Columbus av, 75x100.11, three five-story brk flats. Frank Davis to Thomas Berkeley. Nov. 9. nom

101st st, Nos. 75 and 77, n s, 100 e Columbus av, 50x100.11, two five-story brk flats. Release mort. William D. Murphy to William M. Walsh. Nov. 5. 14,667

Same property. William M. Walsh, Williamsbridge, N. Y., to William H. Scott. Mt. \$40,000. Nov. 12. nom

102d st, No. 204, s s, 100 e 3d av, 35x100.11, four-story brk livery stable. James Duffy to George and George J. Bernhard. Nov. 12. 32,000

Same property. General release especially as to contract. The Murray Hill Bank to George J. Bernard. Nov. 11. nom

102d st, No. 103, n s, 27 e Park av, 25x100.11, five-story brk store and tenem't. Frederick Rohrs to Frederick Hasselbach and Katharina his wife, joint tenants. Mt. \$16,500. Nov. 11. 21,500

103d st, n s, 275 w 4th av, original line, 50x100.11. Release covenant. James F. Stansbury to J. Allen Townsend. Oct. 3. 60

103d st, n s, 255 w Park or 4th av, 50x100.11, vacant, new buildings projected. J. Allen Townsend to John S. Scott. Mt. \$12,000. Oct. 30. 15,000

108d st, n s, 180 w Park av, 75x100.11, vacant, new buildings projected. Same to same. Oct. 12. 22,500

104th st, No. 202, s s, 70 e 3d av, 20x50.5, four-story brk store and tenem't. John Grebe to Samuel Altheimer. Mt. \$5,500. Nov. 5. 9,750

107th st, No. 230, s s, 200 w 2d av, 25x100.11, four-story brk tenem't. August Wilks to Elise wife of Aaron Schonfeld. Mt. \$7,500. Nov. 1. 13,500

111th st, Nos. 179 and 181, n s, 70 w 3d av, 50x100.11, two four-story stone front flats. Phillip Cramer to Ida Cramer. Sub. to mort. Nov. 11. nom

113th st, No. 408, s s, 120 e 1st av, 25x100.11, two-story frame dwell'g on rear of lot. Harry McNally to Biase Fucco. Mt. \$4,000. Nov. 12. 5,900

114th st, No. 419, n s, 245 e 1st av, 25x100.11, four-story brk tenem't. Frederick C. Dexter, Brooklyn, to Margaret Young, Williamsbridge, N. Y. Mt. \$10,000. Nov. 2. 14,500

114th st, No. 112, s s, 155 e 4th av, 18.9x100.11, three-story brk dwell'g. Henry Muller to Pauline C. B. wife of Henry Muller. Nov. 9. nom

116th st, No. 408, s s, 95 e 1st av, 18.7x100.10, three-story stone front dwell'g. }
43d st, No. 470, s s, 10 e 10th av, 20x100.5, four-story brk tenem't. }
Mary J. Quinlan widow to Mary wife of Thomas P. Walsh, Ansonia, Conn. B. & S. Oct. 29. nom

118th st, Nos. 272-278, s s, 100 e 8th av, 100x100.11, four five-story stone front flats. Release mort. Henry W. Ford trustee Augustus H. Ward to Thomas J. Jenkins and George Jenkins. Nov. 6. 5,000

Same property. Release mort. The Bradley & Currier Co. (Lim.) to same. Nov. 6. nom

Same property. Thomas J. and George Jenkins to Adolph M. Bendheim. Mt. \$60,000. Nov. 6. See Columbus av. 100,000

118th st, n s, 210 w 5th av, 100x100.11, vacant. Frank A. Seitz to Amadee Spadone and Dorman T. Warren. Mt. \$12,000. Oct. 22. See 82d st. 40,000

118th st, No. 427, n s, 305.4 w Pleasant av, 21.2x100.11, three-story brk dwell'g. }
118th st, No. 431, n s, 263 w Pleasant av, 21.1x100.4, three-story brk dwell'g. }
William G. Wood to Mary E. Wood. Nov. 10. nom

118th st, s s, 275 e 8th av, 25x100.11. Release mort. William N. Crane trustee to Thomas J. and George Jenkins. Nov. 11. 13,000

Same property. Release mort. The Bradley & Currier Co. (Lim.) to same. Nov. 6. nom

119th st (begins 119th st, s s, 9.4 w Clare-Clairemont av) mont av, and which point is the w s of Old Bloomingdale road, runs south along said old w s to point 300 s 119th st, x east to Claremont av, x north along same to 119th st, x west — to beginning, vacant. Emily M. Petit to Charles C. and Henry M. Taber. Q. C. Sept. 30. nom

120th st, No. 124, s s, 90 w Lexington av, 25x100.10, five-story brk flat. William E. Crandall to Roderick P. Fisher. Mt. \$17,000. Nov. 8. exch

Same property. Roderick P. Fisher to Maurice O'Brien. Mt. \$17,000. Nov. 6. exch

Same property. Roger A. Fryor, Jr., to Roderick P. Fisher. Nov. 2. nom

122d st, No. 263, n s, 17.6 w 2d av, 14x71.8, three-story stone front dwell'g. Laemmlein Buttenwieser to Arthur Gorsch. B. & S. Aliens. Nov. 5. 1,311

123d st, Nos. 401 and 403, n w cor Columbus (9th) av, 57.10x94, two five-story brk and stone flats, stores in No. 401. }
Columbus (9th) av, Nos. 1286 and 1288, s w cor 124th st, 53.10x100, two five-story brk and stone flats, store in No. 1288. }
Foreclos. Bankson T. Morgan to Alan D. Kenyon. Nov. 11. 41,000

124th st, Nos. 110 and 112, s s, 90 e Park av, 50x100.11, two five-story stone front flats. Jane wife of William H. Browning to Frederick Zittel. Nov. 6. nom

125th st, s s, 150 w Amsterdam av, 50x100.11, vacant. Elizabeth J. wife of John H. Wellwood to George A. Smith. Mt. \$11,000 and ass ssm'ts \$657. Nov. 9. 15,000

125th st, No. 307, n s, 130 w 8th av, 20x100, four-story brk store and flat. John Murray to Margaret Brady. Q. C. and B. & S. Oct. 24. 20,000

132d st, n s, 410 w 5th av, 25x99.11, vacant. Charles C. Noble to Luzon J. Adams. Q. C. Mt. \$3,000. Nov. 10. nom

Same property. Mary B. D. wife of and For-dyce S. Caldwell to same. Mt. \$3,000. Nov. 10. nom

133d st, No. 24, s s, 316.3 w 5th av, 18.9x99.11, three-story stone front dwell'g. Jacob Story to James Murphy. Mt. \$6,000. Nov. 10. 10,500

142d st, s s, 75 e Lenox av, 100x99.11, vacant. Peter J. Brady, Brooklyn, to Edward J. Kelly. Mt. \$9,000. Oct. 24. 16,000

143d st, No. 304, s s, 100 w 8th av, 25x99.11, one-story frame building. Nicolaus Leibrock to August C. Hassey and Jacob L. Kahn. Mt. \$3,000. Oct. 26. 5,000

144th st, No. 465, n s, 121.2 e Amsterdam av, 16.6x99.11, three-story brk dwell'g. Robert J. Young, Brooklyn, to Mary W. wife of John H. Morrison, Jr. Nov. 4. 16,000

147th st, No. 412, s s, 175 w St. Nicholas av, 21x99.11, three-story stone front dwell'g. Dennis J. Dwyer to William Haigh. Aug. 30, nom

147th st, No. 409, n s, 655.1 e Amsterdam av, 14.10x99.11, three-story stone front dwell'g. Charles S. Andrews to Joseph B. Roe. Mt. \$5,600. Nov. 9. nom

148th st, s s, 350 w Amsterdam av, 50x99.11. }
147th st, n s, 350 w Amsterdam av, 50x99.11, }
vacant. }
John S. Bassett to Frank Koch. Nov. 6. 14,000
Av A, No. 1063, e s, 50.5 n 58th st, 16.8x75, three-story stone front dwell'g. Carrie H. Fielitz widow to John Koell. Mt. \$2,500. Nov. 7. 7,350

Av A or Eastern Boulevard, No. 1321, w s, 70.4 s 71st st, 25x100, five-story brk tenem't. Susan McLaughlin to Fannie E. Metcalfe, Brooklyn. Mt. \$18,000. Nov. 12. exch

Av B, Nos. 1605 and 1610. Agreement as to water. Louis Lochmann with August Herrlich and Elizabeth S. his wife. May 9. nom

Av C, No. 80, e s, 48.6 s 6th st, 72.9x92.8, brk church. Foreclos. Armour C. Anderson to Owen McGinnis. Arthur J. Horgan and Vincent J. Slattery. Mt. \$30,000. Nov. 9. 10,000

Av C, Nos. 255 and 257 (begins Av C, n w cor 15th st, No. 645) 15th st, 45.9x88.2, four-story brk tenem'ts with stores on Av C with two-story brk stable on 15th st. Joseph F. Johnson to Eliza J. Johnson. Mt. \$9,500. Oct. 23. gift

Av D, No. 54, e s, 22.5 5th st, 24.8x78, four-story frame (brk front) store and tenem't. Henry and Julius Bacharach to Adolph Gross and Samuel Harris. Mt. \$5,000. Nov. 6. 13,750

Amsterdam av, No. 143, w s, 70.5 s 67th st, 25x100, five-story stone front flat with stores. Louis E. Oxeo to George Roll. Mt. \$22,250. Nov. 6. nom

Amsterdam av, s w cor 189th st, 24.11x100. Emily A. Smith to Isidor Haldenstein. Nov. 9. 7,500

Amsterdam av, w s, 99.11 s 189th st, 25x100. Same to Milton See. Nov. 9. 4,175

Amsterdam av, w s, 24.11 s 189th st, 75x100. Emily A. Smith to August Ritter. Nov. 9. 12,300

Amsterdam av, No. 861, n e cor 100th st, 25x75, five-story brk store and tenem't. Robert Maywald to William H. and Seig Goldstein. Mt. \$27,500. Nov. 10. 40,000

Amsterdam (10th) av, s w cor 131st st, 24.11x100, vacant. Samuel Nelson to Albert I. Adams. Mt. \$3,000. Nov. 10. 13,000

Audubon av, e s, 24.11 s 189th st, 25x100. Emily A. Smith to Ellen M. Cremin. Nov. 9. 1,900

Audubon av, s e cor 189th st, 24.11x100. Same to Joseph W. Cremin. Nov. 9. 3,050

Audubon av, w s, 24.11 s 189th st, 25x100. Emily A. Smith to Rose Cawley. Nov. 9. 1,800

Audubon av, w s, 49.11 s 189th st, 50x100. Same to James H. Monheimer. Nov. 9. 3,560

Audubon av, w s, 99.11 s 189th st, 75x100. Same to Leonard Zeh. Nov. 9. 5,400

Audubon av, s w cor 18th st, 24.11x100. Same to Otto Geiss. Nov. 9. 3,000

Columbus av, Nos. 746 and 748, w s, 76.7 s 97th st, runs south 50 x west 80 x north 0.6 x west 20 x north 49.6 x east 100, two five-story brk stores and flats. Susanna Schmitt widow to John A., Isabella and Louisa Schmitt. Mt. \$50,000. Nov. 9. nom

Forrest avs. Sarah Jackson to Frank E. Wallace, East Orange, N. J. Oct. 16. 6,300
 Grove av, w s, 400 n Cliff st, 50x125. Franklin B. Boudinot to August Sendelbeck. Nov. 7. nom
 Intervale av, s w cor Tiffany st, 101.1x62.9x 27.4x115.10. Louise Harris widow to Ferdinand Hirsch. July 7. 500
 Jefferson av, s e s, lots 126 and 127 Samuel Ryer homestead. Hannah M. Van Reed indiv. and extr. Jacob H. Van Reed to John L. Landis, Cape May, N. J. Q. C. Sept. 8. nom
 Jefferson av, s e s, lots 126 and 127 map Samuel Ryer homestead, 50x175x50x170. John L. Landis and Florence N. his wife to Robert I. Lomas, Jr. Sept. 15. nom
 Jerome av, w s, 200 n Wolf pl, 50.6x146x10.4x 140. Clara Fairchild to William C. Mead. Nov. 2. 2,200
 Jerome av, w s, 175 n Wolf pl, 25x140. William B. Kaufman to Washington Mead. All title. Nov. 5. 1,600
 Opydye av, n s, 400 e 2d st, 50x151.4x50x151.10. William H. Newman to Michael J. Cohalan. Nov. 12. 900
 Pelham av, s e cor Artbur av, 25.6x98.5x25x 93.6. Leonora C. Jones to Gaetano Del Bello and Angelo Di Ciocca. Oct. 31. 5,000
 Prospect av, e s, 216.8 n from n w cor lot 67 map village of Woodstock, 16.8x100. Mary E. McCarthy to Margaret A. wife of Charles E. Fogerty. Mt. \$2,500. Nov. 5. 5,250
 Prospect av, s w cor Elmwood pl, 45x100.
 Prospect av, n w cor Elmwood pl, 60x100.
 Crotona av, n w cor Lebanon st, 25x100x24x 100.
 Prospect av, n w cor Oakland pl, 21x100x 20.11x100.
 Clinton av, n e cor Oakland pl, 22x100x22.4x 100.
 Clinton av, proposed w s at intersection present n s Locust av, runs north to point 100 north from proposed n s Tremont av, x west 100 x south 109.3 to present or old n s Locust av, x east 100.
 John J. Brady to Helen T. wife of Peter Coughlin. Oct. 19. 14,820
 Prospect av, w s, 25 s Oakland pl, 25x100. Same to Thomas Graham. Oct. 19. 830
 Prospect av, w s, 84 n Oakland pl, 19.9x100x22.9 x100. Same to Annie H. Farrell. Oct. 19. 525
 Prospect av, s w cor Lebanon st, 20x100. Same to Libbie B. wife of R. E. Holder. Oct. 19. 1,000
 Prospect av, w s, 95 n proposed Tremont av, runs north 75 x west 123 x south 25 x east 4 x south 49.10 x east 119.
 Prospect av, w s, 20 s Lebanon st, 60x100. Same to Margaret E. wife of Felix Amabile. Oct. 19. 5,070
 Prospect av, n w cor Lebanon st, runs west 124 x north 100 x east 24 x south 50 x east 100 to av, x south 50. Same to Thomas J. Reilly. Oct. 19. 2,520
 Railroad av, e s, 104 n 170th st, 25x150x30x150. Peter Handbode to Anna wife of Ferdinand Ruser. Oct. 29. 2,000
 Railroad av, e s, 129 n 170th st, 25x150x30x150. Same to George P. Andrae. Nov. 5. 2,000
 Stebbins av, w s, 145.4 n 167th st, runs north 30 x west 41.4 x east 41.4 to Prospect av, x south 30 x east 37.3 x east 37.3. John J. Brady to Henry Gugisberg. Nov. 10. 1,000
 Tremont av proposed, n s, 44 w Prospect av, 25x95, with all land lying bet proposed n s aforesaid and present old n s Locust av. John J. Brady to William J. Reynolds. Oct. 19. 1,600
 Tremont av proposed, n s, 119 w Prospect av, runs north 145 x west 4 x north 145 to Elmwood pl, x west 23 x south 145 x east 2 x south 145 to av, x east 25, with all land as above. Same to Frederick Boss. Oct. 19. 2,630
 Tremont av proposed, n s, 100 w Clinton av, 23 x17.6x23 3x117.6, with all land as above. Same to Louis Frankenstein. Oct. 19. 1,675
 Tremont av, n s, as proposed, 71.1 e Crotona av, 25x90.7. Same to Margaret J. Howe. Oct. 19. 1,600
 Tremont av, s w cor Clinton av, proposed lines, 25x100. Same to Jacob Poulin. Oct. 19. 2,300
 Tinton av, n w s, parts of lots 17 and 18 map Woodstock, runs northwest 150 x northeast 40 x northwest 19 x northeast 49.10 x southeast 169 to av, x southwest 89.10. Frank E. Wallace, East Orange, N. J., to Ellen Anderson. Nov. 5. 5,300
 Tinton av, No. 914, e s, 181.4 s 163d st, 26.7x135, h & l. Friederich Breitenbach to Jacob Waller. Mt. \$1,500. Nov. 2. 3,800
 Valentine av, w s, north 1/2 of lot 17 map south part of Peter Valentine farm, Fordham, &c., 25x250. Mary Pearson to Alice Burke. Nov. 5. 2,500
 Vanderbilt av, e s, 25 n Talmadge st or 180th st, sometimes Samuel st, 25x100. Auguste J. Paris to Jane Kelly. Nov. 4. 1,250
 Washington av, w s, lot 91 partition map heirs T. Bassford, Fordham, 50.2x115x50x110.6. Henry A. Bassford trustee under trust deed to Otto Wagner. Nov. 6. 3,225
 Webster av, s e s, 50 n e Scott av, 25x100. Anna wife of John McComb to John B. Armano. Mt. \$225. Nov. 12. 1,000
 Webster av, e s, 172 n 171st st, not yet opened, 25x111.1 to Mill Brook, x25.6x105.7.
 Webster av, e s, 247 n 171st st, not yet opened, 25x100.3 to Mill Brook, x26.1x107.10.
 Fanny wife of Robert I. Lomas, Jr., to Nelle D. Traphagen, Brooklyn. Nov. 4. 3,200
 Wetmore av, n w s, 125 w Lafayette av, 100x 101 to Harlem River & Portchester R. R., x -x112. Foreclos. Robert L. Reade to A. Ward Brigham. June 1, 1891. 1,100

Willis av, s e cor 146th st, 25x100. Foreclos. Edmund D. Hennessy to Ernst E. Meyer. Sub. to judgment, foreclos. and sale \$20,655, also \$409. Nov. 5. 11,300
 Lot 416 map part Chas. Berrian farm, Fordham. West End Co-operative Building and Loan Assoc. to Joseph Machevin. Oct. 30. 3,150
 Lots 224-230 map of Edward T. Young, Springhurst. Contract of sale of 1/2 of proceeds of sale. Edward J. and Corinne Churchill with Lillie C. Nevil. Nov. 2. 200
 Lots 219-222 incl. 2. amended map Central Mott Haven, with use of wharf in front of premises and right of way to river, &c. John H. Cheever to James and Olin J. Stephens. Aug. 12. 30,000
 Lot of land under waters of Harlem River in front of and adj lands of Elizabeth M. Stephens, begins at east shore of River at common high water mark and line dividing lands of Jordan L. Mott from upland of said Stephens, runs northwest 581.2 to new bulkhead line established by Commissioners of Central Park, x northeast 123.3 x southeast 607.10 to common high water mark and centre of Grove st, x southwest 126, contains 1,682-1,000 acres. Letters patent. The people of the State of New York to Elizabeth M. Stevens. June 21, 1870. nom
 Plot begins 3.8 n Kingsbridge road on line which at n s of same is 193.6 e of Marion av, runs north 51.6 x east 43.6 x southwest 15 to old n s of Kingsbridge road, x southwest 46.1 to beginning, with all title in land lying bet old and new lines of Kingsbridge road. Auguste J. Paris to Wilham W. Edwards. Nov. 5. 2,500

LEASEHOLD CONVEYANCES.

Baxter st, No. 60, w s, 50 s Franklin st, 25x58.6 x25x60.10. Assign. lease. Nathan Cohen to Louis Siegel. Nov. 5. 5,000
 Broadway, s w cor 9th st, 29.2x121.4x21.1x123. }
 Broadway, w s, 29.2 s 9th st, 26.6x119.7x26.7 }
 x121.4.
 Assign. leases. Clarence White and Henry M. Lewis trustees and James C. and Samuel S. White, Jr., exrs. Samuel S. White to Marks Arnheim. nom
 Grand st, No. 381. Assign. lease. Morris Hodes to Pauline Hodes. 200
 Same property. Consent that above assign. shall have priority over judgment and release. Sidney G. Hirschberg to Morris and Pauline Hodes. nom
 Same property. Assign. lease. Pauline Hodes to Solomon Zirinsky. nom
 Prince st, No. 145. Assign. lease. Frank Recher to Edward G. Schroeder. Nov. 5. nom
 West Broadway, No. 74, w s. Assign. lease. Elmer M. Meyer to Henry Voegel and Henry Wiegand. Nov. 9. nom
 2d st, n s, 19.6 e Av A, 20.2x57.5. Assign. lease. Jacob Hinklein to Joseph Trefzger and Elise his wife. Oct. 27. 4,250
 9th st, No. 191, s s, 307.6 w 2d av, 21x75. Hamilton Fish to The Singer Mfg Co. 21 years, from May 1, 1887, per year, taxes and 550
 12th st, No. 728 E. Assign. lease. Shannon & Spellman to Mary Spellmann. nom
 14th st, s s, 34 e 5th av, 33x103.3, all. Mary S. Van Beuren to Joseph L. Spofford and ano. exrs. Susan Spofford. 21 years, from Feb. 1, 1889, per year, taxes, &c., and 4,125
 23d st, n s, 175 w 10th av, 25x98.8. Consent to assign. lease. Mary C. Ogden to Frederick Wood. Oct. 31. nom
 28th st, No. 527 W. Assign. lease. Peter Fitzpatrick to M. Groh's Sons. Nov. 7. nom
 36th st, n s, 375 e 9th av, 38x98.9. Consent to assign. lease. Asbury Methodist Episcopal Church to Anton Dobler. nom
 Av A, w s, 22.10 n 6th st. Assign. lease. Barbara Ferdinand admrx. George Schwartz to Dinah Klein. 10,160
 Av B, w s, 48.6 n 5th st, 24.3x100. Alonzo C. Monson guard. of Monson Morris to Isaak Schwarzkopf. 21 years, from Jan. 1, 1892, per year, taxes, &c., and 800
 Av C, w s, 69.9 s 9th st, 23x83. Assign. lease. Phoebe A. Cheesman admrx. John L. Cheesman to James B. Scott. Oct. 27. nom
 Amsterdam av, s e cor 83d st. Assign. lease. D. G. Yuengling, Jr., Brewing Co. to Catharine Aylward. Nov. 5. nom
 Same property. Assign. lease. John W. Aylward to same. July 17. nom
 Same property. Catherine Aylward to Roger W. Bligh. Nov. 5. nom
 1st av, No. 1111. Assign. lease. Thomas Fleming to H. Koehler & Co. nom
 8th av, w s, 28 n 22d st, 14x58. Katharine T. Moore, Ossining, N. Y., to John P. R. Wells. 21 years, from Nov. 1, 1893, per year, taxes, &c., and 312
 11th av, 19th st, 18th st and exterior or 13th av. Assign. lease. Darius C. Newell to D. C. Newell & Sons' Hudson River Mill and Lumber Co. Oct. 21. 200,000
 11th av, exterior or 13th av, 19th st, 18th st. Consent to assign. lease. Adeline, William H., Annie H., Joseph and Charles Fischer, New Brunswick, N. J., to The D. C. Newell & Sons Hudson River Mill and Lumber Co. Sept. 11. nom

KINGS COUNTY.

NOVEMBER 5, 6, 7, 9, 10, 11.

Adams st, w s, 61.10 s York st, 21x88.4, h & l. Martin F. Conly to Catharine L. Gallagher. B. & S. Mt. \$2,500. nom

Same property. Catharine L. Gallagher to Mary V. wife of Martin F. Conly. B. & S. Mt. \$2,500. nom
 Adelphi st, w s, 200 n Park av, runs north 20.4 x west 70 x north 40 x west 81.3 x south 116.1 x east 21 x south 15 x east to point 55.10 w Adelphi st, x north - x east 55.10. John Long and John Barnes to Patrick J. Carlin. Q. C. \$1,200
 Adelphi st, w s, 761.10 s Park av, 25.4x100. Ida M. Myers indiv. and as extr. Henry V. Myers and Charles P. Johnson, of Lopez Island, San Juan Co., State of Washington, to Allen Shryock, of Philadelphia, Pa. 3,000
 Adelphi st, w s, 761.10 s Park av, 25x100. William K. and Allen Shryock, of Philadelphia, Pa., to James Beith. 4,000
 Ashford st, e s, 150 n Eastern Parkway, 125x 90; also.
 Ashford st, w s, 150 n Eastern Parkway, 100 x90.
 George W. Hadfield to James H. Evans. nom
 Ashland pl, No. 149, e s, 90 n Hanson pl, 15x 79.6x15x80.2. Foreclos. John Courtney to Charles and Sarah Dennis as exrs. Chas. Dennis. 4,000
 Bergen st, n s, 197.10 w 4th av, 20x100. M. Edner wife of Oscar M. Lyon to Richard L. Davison. nom
 Bergen st, n s, 197.10 w 4th av, 20x100. Richard L. Davison to John A. Palmer. 3,400
 Bergen st, n s, 165 e Stone av, 10x107.2. Arthur H. Lowerre to Joseph La Fumee. Sub. to mort. nom
 Bergen st, s s, 250 w Kingston av, 60x105. George K. Thomas to William H. Hoople. Mt. \$3,000. nom
 Bleeker st, easterly cor Knickerbocker av, runs northeast 107.8 to Myrtle av, x east 67 x south 80 x west 25 x southwest 74.2 to Knickerbocker av, x northwest 80 to beginning. Release mort. The Williamsburgh Savings Bank to John D. Fish. 6,000
 Boerum st, n s, 28.1 e Broadway, 22x100, h & l. Johanna Nash to William Emich and Emma his wife, joint tenants. 7,600
 Same property. Release mort. Peter Bertsch to Johanna Nash. 4,000
 Boerum st, n s, 75 w Bogert st, runs west 85x - to Johnson av at point 78.3 w Bogert st, x east 3, x south 102.5.
 Bogert st, n e cor McKibbin st, 175.2x110.11 x175x104.4.
 Charles W. Trueslow admr. William Wall to Alois Lazansky and Henry Roth. 9,605
 Boerum st, n s, 272.9 e Bushwick av, 25x73.5x 25x75. Frederick Reges to Andrew Hoffmann. Mt. \$4,800. 6,700
 Butler st, n s, 60 e Hoyt st, 20x100. J. Addie Byrnes heir Thomas Byrnes to Charles H. Lohr. Q. C. nom
 Broadway, n e s, 21 n w Moffat st, 19x80. Release mort. Rudolph Reimer to Bernhard Davidsburg. 2,000
 Same property. Bernhard Davidsburg to Henry Newman. Mt. \$7,000. 10,000
 Broadway, s w s, 109.3 s e McDonough st, 20x60 x-x71. Henry C. Bauer to Thomas Stone. 3,500
 Broadway, s s, 540 w Brooklyn av, 40x100, Flat-bush. Edward Egolf to Antonia Trezzo. 500
 Broadway, s w s, 94.9 s e McDougal st, runs southwest to w s of old road, x north to Broadway, x southeast - City of Brooklyn to James T. Benedict. Q. C. nom
 Chestnut st, w s, 1,375 n 4th st, 25x150. George Beach to John L. Hazard. 2,600
 Clark st, s s, 175 e Hicks st, 25x185.6. Francis E. Dodge and William H. Boughton exrs. Richard J. Dodge to Henry L. Meyer. 13,500
 Clark st, n s, 137.4 w Henry st, 22.5x100x22.8x 100. Joseph P. Winttingham to Sarah A. Wenzel. Mt. \$8,000. 11,000
 College pl, w s, s, 89.6 n Love lane, 19.8x82. Herbert D. Robbins exr. Matilda L. Robbins to Mortimer C. Ogden. 8,000
 Cook st, s s, 157.3 e Humboldt st, 16.7x100. John P. McQuid to Louis Windstein. 2,000
 Covert st, s s, 198 e Central av, 107.10x100. Release mort. Lia L. T. Ledoux to Isabelle B. Booth. nom
 Dean st, n s, 300 w New York av, 20x100. John A. Bliss to Henry Elliott. Mt. \$7,000. 14,500
 Dean st, n s, 200 w Unionhill av, 50x117.5. James Shevlin to John Downie. 3,000
 Decatur st, s s, 175 w Ralph av, 300x100. William C. Booth to Randolph H. Cole. 25,500
 Dodworth st, s s, 178.2 e Broadway late Division av, 50x91.6. Wilhelmina Pfitzenmaier and Francis wife of and Charles Seidel heirs George Brickner to George S. Wheeler. Q. C. 200
 Same property. Wilhelmina Pfitzenmaier and Friedericka Seidel to same. Affirms deed made in 1881. nom
 Dodworth st, s s, bet Broadway and Bushwick av, being on assessm't map 18th Ward, lot 10 block 1034. George S. Wheeler to William Herterick. nom
 Dodworth st, s s, 160 e Broadway late Division av, 25x91.6. John Sinclair to Nicholas Will. 2,000
 Dodworth st, e s, 206.7 n Broadway, 25x91.6. William Herterick to Nicholas Will. 2,300
 Dodworth st, s s, 178.2 e Broadway late Division av, 25x91.6. George S. Wheeler to William M. Gibson. nom
 Dunham pl, w s, 197 n South 7th st, old line, 18.7 x92.6. Elizabeth Sterling, Mary J. Hiller, Judith A. Lewis and William Vosburgh de-

visees William Vosburgh to William S. Lip-trott. nom
 Same property. Alexander F. Vosburgh, Dor-cas E. Bortel, Evedna M. Weatherwax, George H. Vosburgh and Abbie E. Van Bra-mer devisees under will of William Vosburgh to same. nom
 Same property. Francis P., Hiram, Jay and Edwd. H. Vosburgh and Charlotte Coon devisees under will of William Vosburgh to same. nom
 Same property. Charles H. Vosburgh a de-visor of William Vosburgh to same. nom
 Same property. Jasper Van Wormer and Eg-berth W. Stone exrs. William Vosburgh to same. 4,000
 Eastern Parkway, s e cor Jerome st, 25x100. Union Real Estate Co. of New York to Jo-hanna H. wife of Peter H. Brandt. 1,500
 Eastern Parkway, s e cor Milford st, 40x90. Julia E. Brownne to William T. Goundie. 951
 Eastern Parkway, s s, 25 w Bennett av, 25x100. John T. B. Pouch to John Bradley. 1,200
 Eldert st, south cor Evergreen av, 75x— to W. Covert farm line. Foreclos. John Courtney to William F. Richards. 9,000
 Elton st, e s, 345 s Stanley av, 80x100. Erastus D. Benedict to Kate wife of Charles Dahl. C. a. G. nom
 Same property Charles Dahl to Erastus D. Benedict. nom
 Elton st, w s, 125 n Arlington av, 25x100. Ben-jamin S. Law to De Wilt C. E. Baisley. 1,000
 Ewen st, e s, 18 n Jackson st, 15.4x75. James Kelly to Bridget and Ann Kelly. nom
 Fiske pl, w s, 132 n Garfield pl, 45x96. Ida M. wife of and James F. Ransom to Charles S. Kendall. Mt. \$23,800. nom
 Floyd st, n s, 125 w Throop av, 25x100. And-reas Mahr to Andreas Knapp. 7,100
 Frost st, No. 179, n s, 175 w Humboldt st, 25x 70x25.3x73.3. Erastus N. Root personally, Louisa E., Frank W., Elsie and Sarah Root by guard. to Peter Crean. All title. 700
 Same property. Mary H. Clocher, Louisa E. Smith, Thos. S. and Willham J. Wells to same. 4-5 part. 2,800
 Fulton st, n w cor Linwood st, 25.6x97.6x25x 92.4. Frederick Newman, Middle Village, L. I., to Jacob H. Sturm. 2,250
 Same property. Jacob H. Sturm to Mathilde Lehmann. 2,500
 Glenada pl, w s, 100 s Decatur st, 49.9x100, bs & ls
 Glenada pl, w s, 149.9 s Decatur st, runs west 100 x south 38.2 x east 24.11 x south 6.10 x east 77.2 to pl, x north 50.3, bs & ls. Charles D. Rust to Herman T. Livingston, of Livingston, N. Y. Mt. \$50,000. 85,000
 Grand st, n s, 19 w Marcy av, 16x100. Herman Newman to James Black. 5,650
 Grove st, n w s, 190 s Central av, 40x100. Release mort. The Williamsburgh Savings Bank to John Rapp. nom
 Halsey st, n w s, 120 n e Evergreen av, 40x100. Lucinda Moadinger extrs. John Moadinger to James A. Canfield or Canfield. 2,400
 Halsey st, n s, 66.8 e Saratoga av, 16.8x100, h & l. Bernard Levino to Ellen McCarthy. Mt. \$1,500. 3,000
 Hancock st, n s, 475 e Reid av, 18.7x100. Ed-gar Logan, of Yonkers, N. Y., to Charles H. Schoch. Mt. \$4,500. 8,000
 Hancock st, n s, 475 e Reid av, 18.7x100. Charles H. Schoch to John S. Robinson. Mt. \$4,500. 8,000
 Hancock st, n s, 102 w Lewis av, 18x100, h & l. George W. Kniffen to Elizabeth Von Gers-dorff. Mt. \$6,000. 7,200
 Harman st, s e s, 100 n e Hamburg av, 50x100. Release mort. Theodore F. Jackson and John G. Jenkins and Alexander Frazer trustees Loftus Wood dec'd to Abby E. Laytin. 3,500
 Harman st, n w s, 110 s w Hamburg av, 100x 100. Release mcr. Same to Darwin R. James. 3,064
 Same property. Darwin R. James to Christian and Andrew Hahn. 5,800
 Harman st, s e s, 100 n e Hamburg av, 50x100. Abby E. Laytin, New York, to John J. Hen-nemann. 2,800
 Harman st, n w s, 350 n e Central av, 50x100. Frederick Weisbrod to Andrew and Christian Hahn. 2,900
 Hart st, s e s, 120 n e Broadway. 20x73.3x20x 73.8, h & l. Henry Newman to Bertba Kauf-mann. Mt. \$5,500. 8,000
 Hart st, n s, 338 e Nostrand av, 20x100. Thomas E. Greenland to Caroline wife of Jonathan Moore. Mt. \$3,000. 9,100
 Hart st, s e s, 120 n e Broadway, 20x73.3x20x 73.8. Bertha Kaufmann to Leopold Weil. Mt. \$5,800. 8,000
 Hawthorne st, n s, 540.6 w Nostrand av, 80x 166.8
 Wintthrop st, n s, 100 e Rogers av, 50x106, Flatbush. Stephen B. Sturges to John F. Hart. nom
 Hawthorne st, n s, 540.6 w Nostrand av, 40x 166.8; also,
 Wintthrop st, n s, 113.9 e Rogers av, 40x106, Flatbush. Release mort. The Brooklyn Hospital to John F. Hart. 1,000
 Hawthorne st, n s, 143 e Rogers av, 1.6x166.8, Flatbush. Release mort. Same to same. nom
 Hawthorne st, n s, 540.6 w Nostrand av, Sox 166.8, Flatbush. Release mort. Asa W. Parker to same. nom
 Same property. Daniel Doody to John C. H. J. Kramer. Mt. \$2,500. 5,500
 Hendrix st, e s, 100 n Arlington av, 24.8x100. George U. Forbell to Mary Skahan. Mt. \$2.- 500. 3,750

Hemlock st, e s, 150 s Griffen pl, 50x100. Israel Y. Cochran to Anna M. Leinfelder. 4,600
 Herkimer st, s s, 51 e Saratoga av, 15.6x87. Helena wife of and William H. H. Robbins to Charles D. King. Mt. \$800. nom
 Herkimer st, s s, 72 e Kingston av, 17.6x100. Henry W. Withrow to Carrie A. Withrow. Mt. \$3,200. nom
 Himrod st, s e s, 200 s w Irving av, 100x100. William L. Burwon and Mary E. Beattie to Richard T. Burke. Mt. \$2,600. 4,500
 Hull st, s s, 300 e Rockaway av, 30x100, bs & ls. William J. Howie to Ann C. Howie his wife. 10,000
 Hull st, s s, 315 e Rockaway av, 15x100. Re-lease mort. Albro J. Newton to William J. Howie. 900
 Humboldt st, e s, 60 s Frost st, 20x80. Peter Mahon to James Wilson. Mt. \$500. 1,500
 Jefferson pl, n s, centre line, 475 e Nostrand av, 20x135, Flatbush. Margaret C. Shea to Mary Knoell. 275
 Jerome st, e s, 175 n Belmont av, 25x100. Philip Altstadt to Louis H. Odler. 3,200
 Johnson st, n s, 100 e Bowne st, 75x125.2x75x 125.1. Thomas Watson to James Haley. 1,000
 Johnson st, No. 184, and 95 Prince st, begins Johnson st, s e cor Prince st, 23x75. Natha-niel J. Stopenhagen to Emma and Mary Wil-kinson. 300
 Joralemon st, s s, 29 w Clinton st, runs south 65 x south 47.10 x west 18.7 x north 103.8 to Joralemon st, x east 25. Charles F. Schridt to Mary E. wife of Frederick B. Richardson. 22,500
 Kane pl, e s, 121.7 n Atlantic av, 46x105. Mary A. Taylor to John Fallon. nom
 Kociusko st, n s, 128 e Lewis av, 18x100. Os-car Stern and Hugo S. Mack, of New York, to Meta Salberg. 8,000
 Lake st, e s, 138.2 n Av U, 40x75. Gravesend av, w s, 280 n Av U, 40x75, Graves-end. Mary E. C. Johnson to Michael Hayes. 470
 Lincoln pl, s s, 237.6 w 6th av, 18.9x100. Henry V. Raymond to Edward P. Nichols. 7,200
 Linden st, e s, 295.11 n Evergreen av, 20x100. Aaron Kaplan to Nathan and Marks Rosen-berg. Mt. \$2,500. 4,500
 Macon st, s s, 411 e Reid av, 18x100. James G. Roberts to John F. Ross. Mt. \$5,500. 9,000
 Macon st, n s, 276.6 w Marcy av, 19.6x100, h & l. William H. Reynolds to Emma L. Free-man. Mt. \$7,500. 14,000
 Macon st, Party wall agreement. Mary A. Burrows with Frank C. Swimm. 125
 Macon st, n s, 308.10 e Ralph av, 18x100. Grant L. Nichols, of New York, to Adelbert S. Nichols. Mt. \$4,000. 6,500
 Madison st, n w s, 320 n e Hamburg av, 20x100. Release mort. James Gascoine individ. and with ano. exrs. John G. Cozine to Adolphus Glod. 1,250
 Madison st, No. 341. Elisha G. Selchow to John M. Baldwin. Contract to exchange for Fort Hamilton av, n e cor 65th st, 166.8x160.7x— x 188.6.
 Madison st, e s, 100 s Baltic av, 25x100. Freder-ick H. Lawrence exr. Geo. C. Tallman to Michael F. O'Connell. 325
 Marion st, n s, 350 e Stuyvesant av, 100x100. Foreclos. John Courtney to Willis H. Young, George H. Gerard and Adolphus F. Quick. 32,225
 McDonough st, n s, 138.6 e Reid av, 19.6x100. Rasmus F. Clayton to Hattie L. Ehlers. Mt. \$4,000. 6,500
 McDonough st, n s, 302 e Reid av, 145.6x100. Release mort. Joseph C. Hoagland to John Peirce. 9,800
 Same property. John Peirce to James G. Rob-erts. 13,095
 McDonough st, n s, 366.8 w Reid av, 16.8x100. Mary M. Parsons to Carline Wilkins, of Wakefield Heights, New York, and Mary E. Schilling. B. & S. gift
 McDonough st, n s, 172 w Ralph av, 18.8x100. Albert Sibley to Howard M. Smith. Mt. \$3,750. 1,522
 McDonough st, n s, 265.4 w Ralph av, 18.8x 100.
 Bainbridge st, n s, 62.6 w Ralph av, 18.9x100. Jefferson av, n s, 42 e Tompkins av, 19x80.3. Chauncey st, s s, 205 e Howard av, 20x100. Albert Sibley to Jacob G. Dettmer. Mt. \$13.- 750. 6,000
 McDonough st, n s, 190.8 w Ralph av, 18.8x100. Albert Sibley to William Ziegler. Mt. \$3,750. 2,025
 Meserole st, n s, 120 e Union av, 25x100. Louise Klamke an heir of Caroline Wedeke to Franz Wedeke. Q. C. 3,000
 Meserole st, n s, 40 e Lorimer st, 40x100. Charles Reuz extr. Raphael Reuz to The Joseph Fallert Brewing Co. (Lim.) 11,000
 Monitor st, w s, 83.3 s Driggs st, 18x100. Charles Egert to Oliver L. Judd, of New York. Mt. \$1,900. 3,800
 Monroe st, s s, 345.3 w Tompkins av, 20x100. Amanda T. Cole to Charlotte B. Cogswell. 5,050
 Moore st, n s, 329.5 w White st, 50x100. Charles W. Truslow admr. William Wall to Fred-erick Elfein. 2,350
 Osborn st, e s, 150 n Sutter av, 25x100. Sale Weinstein and Aaron Altmann to Joseph Morris. 900
 Pacific st, s s, 50 w Kingston av, 50x107. Fore-clos. John Courtney to Lizzie Montgomery. 9,500
 Pacific st, n s, 45 e Grand av, 20x80. Gouver-neur Tillotson exr. William Hawkins to Os-car A. See. nom
 Pacific st, s s, 363.10 e Rochester av, 16.9x107.2.

Foreclos. John Courtney to Henry A. Stone. 2,000
 Pacific st, s s, 380.7 e Rochester av, 16.8x107.2. Foreclos. Same to same. 2,000
 Pacific st, s s, 363.10 e Rochester av, 33.5x107.2. Henry A. Stone to Francis H. Cowdrey, of New Rochelle. Mt. \$4,200. nom
 Park pl, n s, 325 w Buffalo av, 40x127.9. George T. Van Doorn to Sophronia Taylor. 696
 Partition st, n e s, 350 n w Conover st, 25x100, h & l. Jeremiah Batton to Caroline Rutler. Mt. \$600. 3,350
 Pleasant pl, e s, 133.1 n Atlantic av, 34.10x95, h & l. Stephen B. Sturges to John D. Fish. nom
 Plymouth st, n w cor Little st, 32.7x60x56 to Lit-tle st, x southwest 64.6. Lewis Krulewitch to Jacob, Isidor and Moritz C. Alexander. Mt. \$6,000. 14,000
 Plymouth st, n s, 200.1 e Hudson av, 28.2x100. Foreclos. John Courtney to Julia W. Lati-mer. 9,000
 Powers st, s s, 136.2 w Graham av, 37.6x75. Eliza J. Westerfield, New York, to Jennie W. wife of Herman C. Francke, of St. Louis. Mt. \$3,000. gift
 Prescott pl, e s, 89.6 n Atlantic av, runs east 51 x north 0.6 x east 39 x north 15.6 x west 90 to pl, x south 16. Christopher P. Skelton to Mary wife of James Weir. 25
 President st, No. 192, s s, 142 e Henry st, 25x 100. Elizabeth W. Lewis, of Hempstead, to Nicolo Podesta. Mt. \$3,500. 7,500
 Prospect pl, n s, 105.5 w 6th av, 20x81. John E. Eustis assignee Wm. L. Burke to Harriet E. Burke. 100
 Pulaski st, s s, 255 w Tompkins av, 57.6x100. Lizzie B. wife of and Niels Poulson to Ma-tilde Eger. 16,000
 Quincy st, s s, 84 w Lewis av, 41x100, h & l. Mary A. Cornell to Mary A. Bloom, New York. Mt. \$8,000. exch
 Quincy st, s s, 365 e Nostrand av, 20x100. Mary S. Everett to John E. Aldridge. Mt. \$3,900. 5,500
 Quincy st, s s, 100 w Throop av, 187.6x100.
 Quincy st, s s, 306.3 w Throop av, 112.6x100.
 Quincy st, s s, 437.6 w Throop av, 75x100. Albert Sibley to David F. Manning. Mt. \$99,161. other consid. and 12,000
 Quincy st, s s, 287.6 w Throop av, 18.9x100. Al-bert Sibley to James White. Mt. \$4,500. nom
 Ralph st, n w s, 100 s w Knickerbocker av, 20x100. John D. Fish to Stephen P. Sturges. Mt. \$1,700. exch and 5,000
 Ralph st, n w s, 220 s w Knickerbocker av, 80x 100. Release mort. Charles W. Truslow admr. Wm. Wall to John D. Fish. 1,000
 Raymond st, s w cor Boliver st, 75x75. Lew E. Davis, of New York, to Augusta P. wife of Henry M. Johnson. Mt. \$85,000. nom
 Rodney st, s e s, 80 n e Wythe av, 20x100. Fannie A. Skeele to James C. McEachen. Mt. \$4,500. nom
 Russell st, e s, 115 s Norman av, 20x100, h & l. William F. Corwith to John J. Schutta. Mt. \$1,800. 3,600
 Sackman st, w s, 63.8 s Belmont av, 17.6x100. Simon C. Wilson, of Baldwin, N. Y., to James P. Clifford. Mt. \$1,750. 3,250
 Schaeffer st, n w s, 425 n e Broadway, 25x100. Henry Scherf to Adam Dietrich. 7,750
 Same property. Adam Dietrich to Herman B. Scharmann. 7,761
 South Oxford st, w s, 123 n Lafayette av, 22x 110. Foreclos. John Courtney to Edwin F. Knowlton. 13,200
 Starr st, n w s, 225 n e Hamburg av, 25x100, h & l. Barbara Spitzmiller to Anna M. Diehl. nom
 Steuben st, w s, 121.2 s Flushing av, 25x100. Alonzo E. De Baun to Charles F. Bond. 1,850
 Stockton st, s s, 200 e Throop av, 25x100. Catha-rine wife of and Thomas E. Talbett to Catha-rina Rothschenk. nom
 Stockton st, s s, 423.6 e Nostrand av, 23.2x93.3. Henry Eich to Julius Hartmann. Mt. \$2,500. 6,400
 Stockton st, n s, 325 e Sumner av, 25x100. Henry Hoffmann to Lena Hoffmann. 7,000
 Suydam st, s e s, 225 s w Knickerbocker av, 25 x100. John Clement to John Koehler. Mt. \$3,000. 6,375
 Union st, s s, 450.2 e 4th av, 33.4x100. Hattie I. wife of Edwin C. Squance to Henry F. Newbury. Mt. \$4,500. 7,200
 Union st, n s, bet Schenectady and Utica av, lot 55. Eastern Parkway, s s, bet Schenectady and Utica av, lot 16. both being on assessm't map, 24th Ward, lots 55 and 16 block 141. John C. McGuire, Registrar of Arrears, to Henry B. White. 67
 Van Buren st, n s, 199.8 e Lewis av, 50.4x100. Mary A. Burrows to Henry H. Cochran. 4,500
 Van Buren st, n s, 250 e Lewis av, 75x100. E. Morris Stiger to same. 6,250
 Van Buren st, n s, 325 e Lewis av, 50x100. Richard Ingraham to same. 4,000
 Van Buren st, n s, 199.8 e Lewis av, 0.4x100. Release mort. Catherine Ditmis, of Jamaica, to Mary A. Burrows. nom
 Vanderbilt st, s s, 491.8 e Short st, 16.8x108, Flatbush. Sophronia M. Fickett to Hugh R. Moffatt. 2,700
 Van Voorhis st, s s, 100 e Evergreen av, 200x 100. Gilbert Haynes to Noah Tebbets. nom
 Walton st, n w s, 100 s w Harrison av, 25x100, h & l. Jacob Kappeler to Alois Barth. 3,000
 Warren st, n s, 241.2 w 5th av, 20x100. John G. Stigler, South Bethlehem, Pa., to Mary Dowling. Mt. \$3,500. 7,000
 Warren st, n s, 407.2 e 4th av, 20x100. Same to same. Mt. \$3,500. 7,000
 Washington st, w s, 260.7 s Concord st, 23.5x

105.8x23.9x107. Dorothea and Fritz Weber to New York and Brooklyn Bridge. 21,500
 Washington st, w s, 236.6 s Concord st, runs west 56 x south 0.2 x west 44 x south 23.9 x east 106.6 to Washington st, x north 23.7. Thomas W. Lowell and John S. Spencer to the trustees of the New York and Brooklyn Bridge. 23,500
 Washington st, No. 214, w s, 184.4 s Concord st, 27.6x107.8x27.8x107. Abraham M. Stein to the trustees New York and Brooklyn Bridge. 20,000
 Washington st, w s, bet Concord and Tillary sts and 29 s land of Francis Howard, 24x125. Samuel Piruski to same. Mt. \$6,000. 30,000
 Watkins st, e s, 175 n Belmont av, 23.6x100. David Blumberg to Herman Moretzky. Mt. \$1,450. 2,500
 Watkins st, No. 497. Party wall agreement. Elias Kaplan to Simon Schnapier. —
 Webster st, s s, 180 e Albany av, 160x100, Flatbush. Christopher C. Watson to Anna G. Williams. All title. 880
 Webster st, s s, 180 e Albany av. 20x100, Flatbush. Anna G. wife of Sidney Williams to John T. Cody. All title. Correction deed. 175
 Weirfield st, n w s, 100 n e Evergreen av, 17.4x 100. Annie wife of John Herzog to Michael D. Herzog. Mt. \$2,250. nom
 Wilson st, s s, 19 4 e Wythe av, 19.4x80. Frederick C. Jeandheur to Theodore B. Lane. Q. C. nom
 Winthrop st, n s, 103 9 e Rogers av, 40x106, Flatbush. Release mort. Asa W. Parker, of New Hamburg, N. Y., to Daniel Doody. nom
 Same property. Daniel Doody to Otto Rahnert. 800
 Withers st, n s, 33.7 e North 9th st, runs north 50.3 x southwest 62.5 to North 9th st, x southeast 10 to Withers st, x east 34.7. Foreclos. John Courtney to Thomas P. Graham. 960
 South 1st st, n w cor Hooper st, 25x77, h & l. Lur Wintjen to Dietrich W. Kaatze. 7,500
 2d st, s s, 80 w 7th av, 39.3x100. Jennie L. Ross to Edward V. Stauson. Sub. to mort. 650
 East 3d st, w s, 149.11 s Greenwood av, 20x10, Flatbush. Anna M. Ferris to Albert Jensen. 250
 North 3d st, n s, 25 e 4th st, 25x85, h & l. James H. Bartley exr. Jane A. Burditt to Louis Morrow. 2,800
 North 3d st, n s, 25 e 4th st, 25x85, h & l. Ira F. David W., Theodore H., Sr. and Jr., James B. and Jane A. Burditt to Louis Morrow. B. & S. nom
 North 4th st, n e s, 288 s e Wythe av, 25x100. William S. Collius to William Brennan. nom
 Same property. William Brennan to Sarah A. wife of William S. Collins. B. & S. nom
 South 4th st, s s, 95 e 1st st, 65x140x65x137.7. North 5th st, east cor 2d st, 300x100.
 North 4th st, Kent av, East River and land of Decastro & Donner Sugar Refining Co. Kent av, s e cor North 6th st, 50x100.
 North 5th st and North 6th st, Kent av and East River—the block.
 Austin Hulshizer, Jersey City, to Havemeyer & Elder. 1890. nom
 Same property. Frederick C., Theodore A. and Henry O. Havemeyer and Charles H. Senff to Austin Hulshizer. 1890. nom
 5th st, s w s, 97.10 n w 5th av, 100x100. Susan E. Fingarr, Charles D. Rurwell and Frank A. Barnaby to George O. Van Orden. Mt. \$4,170. 9,300
 East 5th st, e s, 105 S n Greenwood av, 90.10x 100x56 9x105 8.
 East 5th st, e s, 271.6 n Greenwood av, 125x 100, Flatbush.
 Samuel M. Whittelsey to Elihu B. Estes. 4,800
 North 8th st, n e s, 175 s e Bedford av, 25x100. August C. Diestelhorst to Henry Schultheis. 5,000
 East 9th st, e s, 53.4 n Ryer av, 40x100.
 East 8th st, w s, 80 s Av M, 40x120.6, Gravesend.
 Anna M. Leinfelder to Israel Y. Cochran. Mt. \$260. nom
 10th st, n s, 257.10 w 8th av, 20x100. Release mort. Charles E. Rogers to James F. and Ida M. Ransom. nom
 Same property. James F. Ransom to Charles S. Kendall, of New York. Mt. \$7,000. 9,000
 South 10th st, s s, 25 e Berry st, 25x79. Angelica Stecker to Johanna Koch. Mt. \$2,500. 6,350
 11th st, n e s, 137.10 n w 8th av, 200x55.8x200x 56.11. Phebe M. Clarke et al. exrs. and trustees Henry L. Clarke and Phebe M. Clarke individ. to Thomas Laby. Mt. \$9,000. 10,000
 Same property. Thomas Laby to Charles E. Steck. Mt. \$9,000. 10,000
 12th st, n e s, 137.10 s e 4th av, 20x100. Alexander G. Calder to Minnie S. P. Unwin. Mt. \$3,000. 7,000
 12th st, s s, 306.2 e 4th av, 16.8x100. Eliza A. Griffin to John H. Hall. 3,050
 14th st, n s, 197.10 e 3d av, 20x100. Henry McLain, Alice Hempstead and Camilla McLain to Annie Beal. Confirmation deed. nom
 Bay 17th st, w s, 125 s 86th st, 75x96.8, New Utrecht. Annie Graves to Adam Henrich. 1,500
 East 18th st, e s, 200 s Av A, 50x100, h & l, Flatbush. Frank W. Gilbert to Emma L. Gilbert. Mt. \$5,700. nom
 19th st, s s, 256.6 w 8th av, 15.6x100.2. Henry C. Bull to Girard H. Wessell. Mt. \$1,500. 2,750
 20th st, s w s, 161 s e 5th av, 13x100. James S. McBride to George Hansen. Mt. \$1,000. 1,600
 21st st, n s, 253 e 6th av, 32x100. Release mort. Stephen B. Sturges to James R. Robb. nom
 22d st, s s, 150 w 5th av, 25x100. Thomas M. tcbett to Fannie E. Metcalfe. Mt. \$2,000. 100

Bay 25th st, n w s, 320 s w Benson av, 60x96.8, New Utrecht. James D. Lynch to Cornelius P. Rosemon. 1,650
 26th st, centre line, 300 from 3d av, runs northwest to exterior line, x southwest to centre 27th st if extended, x southeast to point 300 n w of 3d av, x northeast —, with docks, land under water, &c William H. White to Brooklyn Warehouse and Dry Dock Co. 300,000
 Same property. Brooklyn Water Front Warehouse and Dry Dock Co. to same. nom
 Same property. Foreclos. William Hughes to William H. White. 25,000
 East 28th st, e s, 61.6 n Emmons av, runs northeast 87.6 x west 71.6 to East 23th st, x south 50.6 to George, Gravesend. Charles Naer to George H. Fisher. nom
 39th st, n s, 175 e 8th av, 25x100.2. Sarah Smith to John M. Snook, of Flatbush. 1,250
 42d st, n s, 125 w 2d av, 25x100.2. Foreclos. Henry Ingraham to John P. Morris. 1,200
 Same property. John P. Morris, New York, to Charlotte Schellenberger. 1,850
 42d st, n s, 300 w 2d av, 25x100.2. Mary Riley to John Wickern. 800
 43d st, n s, 190 w 2d av, 20x100.2. Mary wife of James Riley to Marie wife of Ferdinand Eysel. 1,900
 47th st, n s, 120 e 4th av, 20x100.2. Samuel T. Sherwood to Francis J. Roth. Mt. \$2,500. 4,600
 47th st, s w s, 220 s e 4th av, 20x100.2. Release mort. Elizabeth H. Taylor to Alexander Waldron. nom
 52d st, n e s, 160 s e 3d av, 60x100.2. Gertrude L. wife of William Martin to Charles A. Erickson. exch
 52d st, n s, 280 w 6th av, 50x90. Contract. W. W. Crosby to James G. Carroll. 1,000
 52d st, s w s, 320 n w 5th av, 20x100.2. Andrew Fitzpatrick to Mary A. wife of James A. White. 650
 57th st, s s, 200 e 4th av, 40x100.2. Daniel Sloat to Charles B. Mount. Mt. \$333. 1,100
 57th st, s s, 240 e 4th av, 20x100.2. Release mort. Edward T. Hunt exr. Thomas Hunt to Daniel Sloat. 231
 57th st, s s, 160 e of line bet Brooklyn and New Utrecht, 2x100.2, New Utrecht. Charles W. Lundquist to James J. Kane. 200
 57th st, s s, 160 w 3d av, 20x100.2. William S. Hassen to William Croft. Mt. \$2,700. 4,550
 64th st, s s, 260 w 13th av. 40x100, Bath Junction. James V. S. Woolley to Nils Johnson. 350
 66th st, s s, 100 e 14th av, 20x100, New Utrecht. Effingham H. Nichols, of New York, to Luigi Cicchete, of New York. 250
 66th st, e s, 200 s 6th av, 25x100.2, New Utrecht. Roger Taylor to John J. Meehan. 250
 74th st, centre line, n e s, 300 n w 13th av, —x 49.8x107.4x—, New Utrecht. Release mort. Long Island Loan and Trust Co. to The Bay Ridgewood Park Improvement Co. nom
 77th st, n e s, 110 s e 3d av, 120x109.4, New Utrecht. James Ferguson to Mathew Dean. B. & S. nom
 78th st, n s, 210 w 3d av, 75x109.4, New Utrecht. Charles A. Erickson to Gertrude L. wife of William Martin. Mt. \$2,000. exch
 78th st, centre line, n s, 197.6 e 4th av, 40x130, New Utrecht. Carolina M. Davison, of New York, to Syver Olsen and Peter O. Petersen. 750
 80th st, s w s, 82.7 n w 7th av, 20x200, New Utrecht. William G. Fitzgerald to Charles Lawson. 450
 Atlantic av, s s, 412.3 w Clason av, 20x100. James L. Sayre to William A. Mossrop. 350
 Atlantic av, s s, 266.8 e Rockaway av, 16 8x100, h & l. Contract. Andrew Van Opstal to James H. Hart. 2,400
 Atlantic av, s s, 183.4 e Saratoga av, 16.8x100. Alfred Ogden to George Friedrich and Henry Kopp. Mt. \$2,400. nom
 Atlantic av, n e cor Clason av, 50x94x abt 92 x105.3.
 Interior lot on centre line bet Atlantic av and Lefferts pl, at point 77.11 e Clason av, runs southeast 25 x southwest 25x25x25.
 Robert Fernandez to Ida E. wife of George R. Lyons. Mt. \$4,000. 11,500
 Atlantic av, s s, 344 e Buffalo av, 17x45.5x17x 48.6. Frank W. Carmon to Elizabeth Carmon widow. nom
 Atlantic av, No. 2086, s s, 225 e Howard av, 25 x100. Herman Wronkow to Mary C. O'Neil. Mt. \$3,000. 5,250
 Blake av, n e cor Madison st, 82x60x82x68. Francisco de Borroto to Jose Chacon, of New York. Mt. \$1,000. 2,200
 Bushwick av, southerly cor Aberdeen st, runs southwest 90 x southeast 200 to Hull st, x northeast 79.2 to Manhattan Beach R. R., x north 22.1 to av, x northwest 180.6. Louisa F. wife of John Reilly to Dennis Sheehan. val. consid. and 195
 Bushwick av, n e s, 56.8 n w Schaeffer st, 18.4x 75. Charles A. Webr to Julius Schwarz. Mt. \$3,500. nom
 Bushwick av, n e s, 50.9 n w Cedar st, runs south 0.2x69.8. Release mort. Julia Lang to Theresa Kiefer. nom
 Clason av, No. 173. Agreement as to encroachment. Robert Reid with Daniel F. Dwyer. nom
 Clason av, No. 173, e s, 363.3 n Myrtle av, 2x 92.8x25x92.6. Daniel F. Dwyer to Frederick Niclas. 7,000
 Conklin av, n w s, lots 11 and 12 map property Henry Conklin et al., Canarsie, 20x165.5, Flatlands. Charles McCroddan to Phebe wife of William H. Rogers. 1,750
 De Kalb av, s s, 375 w Lewis av, 25x100. John

Finken to Elizabeth wife of Henry Finken. 6,000
 De Kalb av, n s, 80 e Waverly av, 20x82. Eliza J. Westerfield to Jennie wife of Herman C. Francke. gift
 De Kalb av, n s, 171.8 e Stuyvesant av, 27.8x 100, h & l. Mary J. wife of Edmond Tyler to Andre de Wilde. Mt. \$5,040. exch
 De Kalb av, s e s, 125 n e Irving av, 25x100. John Schaudel to Peter L. Schetting, New York. nom
 Same property. Peter L. Schetting to John Schaudel and Eva his wife. C. a. G. nom
 Evergreen av, south cor Himrod st, 16.8x80, h & l. Ellen C. Hommel to Caroline Dreyer. Mt. \$2,000. 5,000
 Franklin av, s e cor Crown st, 131x100. Alonzo E. De Baur to The Brooklyn Home for Aged Colored People. Mt. \$2,000. 4,500
 Gates av, No. 1217, n s, 185.6 e Evergreen av, 43 2x100. James Jenkinson to George J. Kay. Mt. \$3,000. 4,700
 Gates av, n s, 224 e Lewis av, 26x100. Foreclos. John Courtney, Sheriff, to John M. Quackenbos, Jr. Mt. \$8,000. 100
 Glenmore av, s s, 80 w Logan st, 20x90. Mary wife of and Donald Laing to Charles H. Fischer. Mt. \$1,800. 2,700
 Graham av, No. 206, e s, 50 n Scholes st, 25x 100. Jacob J. Seelbach to Max A. Dassan. Mt. \$7,000. 11,000
 Grand av, e s, 237 n Willoughby av, 25x100. Annie Loftus to John T. Underwood. Mt. \$1,200. 2,500
 Greene av, s s, 27 w Sumner av, 19.6x100. Thomas B. Bryant to Arra B. Eastman. 9,000
 Harway av, s w s, intersection n w line land Van Cleef Voorbies, runs northwest 35 to land Stillwell Voorbies, x west 470.3 to Gravesend Bay, x southeast 42.2 to land Van Cleef Voorbies, x east 455.4 to Harway av, Gravesend. Gertrude M. wife of and Charles M. Ryder to Marie Beraza, of New York. 2,900
 Hopkinson av, n w cor Dean st, 107.2x225. James McMahon to the House of the Good Shepherd. 2,700
 Hopkinson av, s w cor Pacific st, 107.2x140. Same to same. Mt. \$4,000. 5,500
 Howard av, e s, 95 s Herkimer st, 35x95. Foreclos. John Courtney to Samuel and John C. Burling. Mt. \$2,750. 3,650
 Jefferson av, n s, 100 w Howerd av, 17.6x100, h & l. Samuel Ayres to Isabella N. wife of Sinclair W. James. nom
 Johnson av, s s, 125 w Morgan av, 25x100. Theodore F. Jackson to Joseph Fuchs. 1,500
 Johnson av, n e cor Bogert st, 50.4x145.6x—x 108.9. Charles W. Truslow admr. William Wall to Alois Lazansky and Henry Roth. 3,425
 Kent av, w s, 60 n North 8th st, 20x100.
 North 10th st, centre line. 100 w Kent av, runs south 260 to centre North 4th st, x west 25 x south 130 x west 25 x south 130 to centre North 8th st, x west to exterior pier line, x — along same to centre North 10th st if extended, x east —, with docks, &c.
 North 5th st, n s, 40 s e Berry st, 20x80.
 Mechanics st, n e s, lots 15-16 inclus. on R. Carnley map, 125x90 to alley across rear.
 North 4th st, s s, extends from Wythe av to Kent av, x— to alley.
 North 3d st, n s, 81 w Wythe av, 50x90.
 Wythe av, south cor North 4th st, 37.8x60x 36.11x60.
 Wythe av, s e s, 37.8 s w North 4th st, 22.4x 60x23.1x60.
 North 4th st, s s, abt 150 e 2d st, 25x60.
 North 4th st, s s, 60 e 2d st, 25x60.
 Theodore A. and Henry O. Havemeyer and Charles H. Senff to Austin Hulshizer. 1890. nom
 Same property. Austin Hulshizer to Havemeyer & Elder. 1890. nom
 Kent av, s w cor South 11th st, 133x— to permanent water line, x north to South 11th st if extended, x east —; also,
 South 1/2 of South 11th st, extending from 1st st to permanent water line.
 Division av, n w cor Kent av, runs west to low water mark East River, x north to line bet Brooklyn and Williamsburgh, x east along same to Kent av, x south —, with all title to land under water, d cks, &c.
 John Mollenbauer to Mollenbauer Sugar Refining Co. 242,000
 Kingsland av, n e cor Meeker av, runs north 86 x east 43.5 x northeast abt 112 x east 24.10 x southeast 82.1 to Meeker av, x 139.5. George L. Kingsland and ano. exrs. Ambrose C. Kingsland and George L. Kingsland et al. exrs. Ambrose C. Kingsland, Jr., and Katharine Kingsland to Paul C. Greuing. 12,500
 Kingsland av, w s, 232.6 n Van Cott av, 21.3x 100. Emil Heger and Anton Kallina to Christian Kress. % part. Mt. \$1,500. nom
 Kingsland av, w s, 190 n Van Cott av, 21.3x100. Emil Heger to Anton Kallina. % part. Mt. \$1,500. nom
 Kingsland av, w s, 211.3 n Van Cott av, 21.3x 100. Anton Kallina and Christian Kress to Emil Heger. % part. Mt. \$1,500. nom
 Knickerbocker av, n e s, extends from Himrod st to Stanhope st, 200x100. Theodore F. Jackson to Louis Beer and Michael Schaffner. nom
 Lafayette av, s s, 350 e Bedford av, 25x100.
 Stuyvesant av, No. 207, e s, 118 n Monroe st, 18x60.
 Ann E. Billings widow to Charity S. Teeple. C. a. G. 1889. 200
 Lefferts av, n s, 236 w Brooklyn av, 73.5x100, Flatbush. Release mort. Nat. Central Bank, Cherry Valley, Otsego County, N. Y., to Robert L. Woods. 500

Lefferts av, n s, 149 6 w Brooklyn av, 86.6x100. Release mort. Same to same. 500
 Lexington av, s s, 259 w Nostrand av, 16x100. James C. McEachin to Fannie A. Skeeler. Mt. \$4,000. exch
 Liberty av, s e cor Milford st, 20x90. Effingham H. Nichols, of New York, to Nathan and Henry May and Michael Levy. 800
 Liberty av, s s, 80 w Milford st, 20x90. Effingham H. Nichols to Mary E. Laing. 500
 Liberty av, s s, 50 e Osborn st, 50x100, hs & ls. Israel Y. Cochran to Charles W. Tomlinson. 1,000
 Liberty av, s s, 50 e Osborn st, 100x100, hs & ls. Charles and Charles W. Tolinson to Israel Y. Cochran. 2,000
 Livonia av, s e cor Osborn st, 20x100, h & l. Abraham Seidenbergh to Sarah wife of Roehmiel Abramowitz. 300
 Livonia av, s s, 50 e Watkins st, 25x75. Mary E. Cook, Newtown, to Moses Lushaver. Mt. \$1,500. 2,200
 Marcy av, w s, 176 s Macon st, 45x110. Charles W. Betts to Charles A. Betts. nom
 Marine av, w s, 100 n Oliver st, 50x100; also, Oliver st, n s, 100 w Marine av, runs north 195.7 x northwest 25.3 to 1st av, x west — x south 200 to Oliver st, x east 50; also, Oliver st, n s, 300 w Marine av, 150x200 to 1st av; also,
 Plot bounded south by land of John Robinson, 112.9 x west — x north by land of Inebriates' Home, New Utrecht. Foreclos. George W. Pearsall to Walter E. Blanchard, of Lynn, Mass. 5,000
 Maspeth av, s s, intersection centre line Morgan av, runs south to centre Orient av, x east to centre Vandervoort av, x north to Maspeth av, x west —. John C. Furman to The Security Corporation. Mt. \$140,000. nom
 Same property. Charles W. Cooper to same. B. & S. nom
 Myrtle av, s w cor North Portland av, 117.8x northeast 53.1 x northwest 13.9 x north 14.3 x east 100 x south 90.11. Henry C. Tallman to Frederick H. Lawrence exr. George C. Tallman. 50,000
 Myrtle av, n s, 100 w Tompkins av, 40x100. Joseph Wurzlner to Robert J. McManamy. Mt. \$7,500. 13,300
 Nichols av, w s, 225 n Union av, 75x90. Alonzo Reed, of Quogue, N. Y., to Christina E. Lohrenz. 1,800
 Nicholas av, w s, 300 n Union av, 50x90. Same to Stephen Mafera. 1,200
 North Portland av, w s, 155.11 n Myrtle av, 75 x100. Michael O'Brien to Frank O'Brien. 1/2 part. B. & S. nom
 North Portland av, w s, 70.7 s Auburn pl, 75x 100. Frank O'Brien to Michael O'Brien. 1/2 part. nom
 Park av, n s, 57 w Adelphi st, 68.7x100x55.10x 75. Patrick J. Carlin to John Long and John Barnes. Q. C. nom
 Putnam av, s e cor Lewis av, 25x100. Herman Lange to John F. Ryan. nom
 Putnam av, n s, 340 e Reid av, 20x100, h & l. Mary Stoker to Belle Fisher. Mt. \$6,500. nom
 Putnam av, s s, 275 w Stuyvesant av, 20x100. Eli H. Bishop to Frederick Schmolze. Mt. \$7,500. nom
 Putnam av, s s, 100 w Ralph av, 200x100. Release dower Jane E. Meeker widow to Francis T. Johnson. nom
 Putnam av, n s, 206.9 e Stuyvesant av, 18.3x 100, h & l. John Mitchell and Charles Herr to Ellen C. wife of Christian F. Hommel. Mt. \$4,500. nom
 Putnam av, s s, 100 w Ralph av, 200x100. Jane E., Samuel M. and Anna L. Meeker exrs. Samuel M. Meeker to Francis T. Johnson. 12,000
 Prospect av, n e cor Webster pl, 19.6x80. Mary A. wife of Thomas E. Wheeler to Matthew J. McCue. 3,700
 Railroad av, w s, 100 s Griffin pl, 50x100, h & l. Frank C. Lang to Betsey Reichert. 1,000
 Railroad av, w s, 75 s Weldon st, 25x100. Henry H. Pettit to John Schneider. 450
 Saratoga av, n w cor Decatur st, 100x300. Peter Gardner to Ansel H. Van Buren. nom
 Schenectady av, e s, 42.8 n Pacific st, runs east 10 x north 18.8 x west 70.10 to Schenectady av, x south 18.8. Ann A. wife of Henry A. Tilly, Rutherford, N. J., to Wharton W. Watson. Mt. \$3,000. 3,002
 Stanley av, s s, 40 e Jerome st, 20x85. Herbert J. Knapp to Estelle V. Knapp. 73
 St. Marks av, n s, 125 w Underhill av, 25x131. David J. Ramsdell to Martin L. Rickerson. Mt. \$6,100. nom
 St. Marks av, n s, 175 w Vanderbilt av, 25x131, h & l. Margaret Hecker to Joseph Hackett. nom
 St. Marks av, s s, 272.6 w Rochester av, 20x 255.7 to Prospect pl. Robert L. Woods, Jr., to Henry Ahrens. 1,000
 St. Nicholas av, n e s, 50 s e Troutman st, 25 x90.
 St. Nicholas av, s w s, 25 s e Troutman st, 25 x95.
 St. Nicholas av, n e s, 25 s e Troutman st, 25 x94.
 St. Nicholas av, east cor Madison st, 25x94. Charles Miller to John Lapp. Mt. \$1,600. 4,250
 Stone av, w s, 125 s Sutter av, 25x100. Mary E. Cook widow to Louis Goldberg. Mt. \$2,000. 3,800
 Same property. Release mort. Lewis Hurst to Mary E. Cook. 500
 Sunnyside av, n s, 200 w Miller av, 50x250, to Highland Boulevard. Abby J. Bills, of Newtown, New York, to Emma L. Johnson. nom

Sutter av, n s, 15 e Vesta st, 15x79.11, h & l. John P. Free to Sarah E. Wenz. 2,600
 Tharford av, w s, 100 n Livonia av, 25x100. Pauline Hartman to Morris Silberstein and Jacob Goldstein. Mt. \$1,200. 1,850
 Throop av, s e cor Whipple st, 20x71.2. Henry Roth to Joseph E. Middle. Mt. \$2,500. 5,500
 Van Siclen av, e s, 303 n Fulton av, 22x100. John L. Carr to William J. Carr. gift
 Vienna av, s s, 40 w Elton st, 60x85.
 Vienna av, n s, 40 w Elton st, 60x85.
 Anna E. Brewer to Charles T. Carnes. nom
 Waverly av, e s, 272.3 n Atlantic av, 50x100. Phoebe A. Conn to Robert Reid and Walter R. Comfort. Mt. \$1,500. 3,250
 Willoughby av, s s, 125 w Tompkins av, 20x100, h & l. William G. Hotaling to Rose A. Mullan. Mt. \$3,500. 6,750
 Wyckoff av, n e s, 50 s e Stanhope st, 25x91.4x 25x90.8. Henry Eich to Joseph Riedmann. Mt. \$3,000. 6,400
 4th av, east cor 92d st, 130x118x124.10x82.7, h & l. New Utrecht. Clara Mang to August Krueger. 10,000
 4th av, n w s, 60.2 s w 35th st, 60x82, h & l. Mary A. Kenny or Kenney, Spring Valley, N. Y., to Caroline E. Gainer. Mt. \$9,000. nom
 5th av, n w cor Bergen st, 20x73.4. Mary E. McGinley to William J. Danaber. nom
 5th av, n w s, 18.6 n e Butler st, 26.6x90. John P. H. De Wint, of New York, to Ada C. Williams. Mt. \$9,000. exch
 6th av, s e s, 101.10 s w 14th st, 14.2x97.10x14x 97.10. Sarah E. Price to Claudius H. Dumabut. Mt. \$2,000. 3,000
 9th av, e s, 20.2 n 18th st, 20x100; also, Lots 65-68 map 74 lots 8th Ward, belonging to The Inebriates Home. Patrick Smith to Catharine Smith. Mt. \$1,000. 5,500
 12th av, southerly cor 56th st, 60.2x100, New Utrecht. The Blythebourne Improvement Co. to Pauline Cuno. 1,400
 13th av, centre line at centre line 74th st, runs northeast 260 to centre line 73d st, x northwest 160 x northeast 115.4 x southwest 378.4 to centre line 74th st, x southeast —, New Utrecht. Release mort Long Island Loan and Trust Co. to Bay Ridge Park Improvement Co. nom
 24th av, s e s, 240 n e Benson av, 120x96.8. Gravesend. James D. Lynch to George B. F. Randolph. 2,100
 Old Mill road, w s, at n e cor land Van Cleaf Voorhies, runs west 279.6 x north 26.6 x east 279.6 x south 31.5. Gravesend, except portion as was conveyed to Allison G. Ames. Ellen Perkins to James Carter. 900
 Lots 9, 10 and 11 block 2 map 597 lots W. Ziegler property, Gravesend. William Ziegler to Christopher J. Gelson. 390
 Lots 12, 13, 14 and 39-44 block 2, and lots 92-94 block 3, and lots 271 and 272 block 5, and lots 371-373 and 385 and 386 block 7, and lot 483 block 9 same map. Same to James S. Packard. 3,090
 Lots 387-390 inclus. block 7 map 597 lots W. Ziegler property, Gravesend. William Ziegler to Charles Barberie. 580
 Lot 51 block 2, Adamsville, Kings Co. The People of the State of New York to Edward R. Vollmer. letters patent
 Lots 100-150 inclusive block 3 map 618 lots Cowenhoven farm, New Utrecht. Effingham H. Nichols, of New York, to Charles L. Rickerson. 7,650
 Lot 542 map land Reformed Dutch Church, Flatbush. Abby J. Bills, of Newtown, N. Y., to Ida W. Bragaw. nom
 Lot 89 block 3 map 597 lots W. Zeigler property, Gravesend. William Zeigler to Louis Camera. 140
 Lots 114, 115 and 116 map lots 1-487 at Van Pelt Manor, New Utrecht. Release mort. Townsend Van Pelt to John L. Nostrand. nom
 Lot 118 Linden terrace and lot 92 Murphy property, Flatbush, section 5 map Oaklands.
 Broadway, n w cor Monsell pl, 1 1/8 acre, west part of section 154 map of 283 sections, opposite A. Vanderveers, 85.4x100, part of section 155 same property.
 East New York & Canarsie R. R., 4 83-100 acres, Flatlands.
 4th av, lot 234 map 5, Fort Hamilton, 87.11x 7.1x25x99.
 4th av, lot 235 same map, 29.3x18.2x99x25x 119.6.
 Edward Wemple, State Comptroller, to Willard Brown and Charles W. Wells. Tax deeds. 94
 Lots 198, 526, 567, 569, 7637 and 942 map A, East New York; lot 6 block L map C, East New York, and lot 3 block 19 map No. 2, East New York, and lot 57 block 30 same map; lot 62 map W. Alexander property; lot 165A map W. Howard property; lot 6 block 45 av of Sackman, Barbey and others property; lot 202 Wyckoff, Linnig, &c., property and 376 Williamson homestead, 26th Ward. Edward Wemple, State Comptroller, to Willard Brown and Charles W. Wells. Tax deed. 333
 Interior lot, 62.8 n Seeley st and 420 e Middle st, runs north 14 x east 100x14x100, Flatbush, being on Temple court. Richard C. Layton to Waters B. Coats, Wellesville, N. Y. nom
 Interior lot, 75 s Stag st and 100 e Leonard st, runs west 25 x north 0.7 1/2 x east 25 x south 0.7 1/2. Babette wife of Charles Mann to Max A. Dassau. 50
 Highway in Gravesend, adj Jane H. Rumble, 73x135. Abram S. Emmons to Phoebe Ann Emmons. 1,000

Plot of meadow land in 18th Ward. Agreement as to several matters in connection with construction of gas works. John Devlin with The Equity Gas Works Construction Co. nom
 Release from all claims agt estate of Geo. Cochrane dec'd. Sarah Jane Ross to Mary Cochrane Broome. val. consid.
 General release, especially for damage by breach of promise. Mary Cleary to Michael J. Flood. 100

WESTCHESTER COUNTY.

NOVEMBER 4 TO 10—INCLUSIVE.

CORTLANDT.

Breining, Reinhold to Bertha Breining, e s road x from Verplancks to Crugers Station, 50x 200. nom
 Nelson, Cornelia M. to Jas. D. Adams, s s Constant av, 348 w Highland av, 40x194. \$240
 Same to same., adj above, 40x194. 240

EASTCHESTER.

Horn, Paul E. to Lizzie McNair, part lot 2 e s Union av, East Mt. Vernon, 40x117. 3,900
 Holler, Lawrence B. to W. H. Ireland Howe, south 3/4 lot, 555 e s 7th av, Mt. Vernon, 75x 105. nom
 Howe, W. H. Ireland to Lawrence B. Holler, s s Boston road adj S. B. Odell, 4 acres. nom
 Koerner, E. Christian to Ann Havernick, part lot 250 n w s Terrace av, West Mt. Vernon, 80x100. 250
 Lohman, Ann M. to William L. Culbert, south 1/2 lot 772 e 9th av, Mt. Vernon, 50x105. 5,500
 Parker, Margt. M. to Peter Fury, lot 10 w s Fleetwood av map Farrington estate, 39.5x 100. 700
 Treulich, Emma to Thos. Cunningham, s e cor 4th av and 3d st, 50x105. 15,250
 Wood, Jos. S. to Wm. H. Treuer, lot 80 n s Urban st, Villa Park. nom

GREENBURGH.

Blackwell, Wilson H. to Louisa C. Leitch, lots 595 and 596, Ardsley. 250
 Same to Charles G. Storms, lot 616. 235
 Claggett, Eliz'h P. to Alf. J. Manning, s w cor Claggett and Harriman roads, 6 acres. 1,100
 Erhardt, Joel B. trustee to Max J. Rochmis, s s Lawrence st, 75 w Western av, 25x100. 350
 Jones, Cyrus P. and ano. to Henry Macnamara, lot 143, Ardsley. 350
 Same to Henry J. Randolph, lots 65 and 66. 240
 M'line, Alex. to Mary A. Swing, 4 acres e s Saw Mill River road. nom

MAMARONECK.

Rushmore, Everett to John T. Holt, lot 82 s s Stanley av, Grand Park, 50x150. 700

MOUNT PLEASANT.

Blackwell, Wilson H. to Chas. P. Burke, lots 66, 67, 70, 71, 72 and 119-148 map Mallory estate. 3,135
 Fraissenet, Leonce to Louis Smadbeck, lot 1119 Sherman Park. 250
 Fraissenet, Rose to same, lot 1118. 250
 Smadbeck, Louis to Mary Sweeney, lot 530 Sherman Park. 100
 Same to John J. Nagengast, Jr., lots 1780 and 1781. 300
 Same to Samuel Jamison and ano., lots 16 and 17. 490
 Same to Thos. Kelly, lots 1555 and 1556. 325
 Same and ano. to Wm. Jamison and ano., lots 461-464 Lakehurst. 550
 Smith, Wm. R. to John Hayhurst, lots 16 and 17 block 5 Lake Kensico. 300

NEW ROCHELLE.

Carville, Cornelia E. to Chas. F. Stag, n s Winyah av, 1,294 w White Plains road, 210 x—. 9,500
 Downey, Henry B. to Wm. McDonnell and ano., s w cor Lockwood's lane and North st., 27x100. 1,200
 Dickerson, Estcourt to Emma A. Comstock, n e cor Clinton and Coligni avs, abt 125x300. 1,600
 Hudson, Henry P. to Emma A. Van Saun, w s Woodland av, 188 s Main st, 80x180. 10,000
 Hudson, Alex. B. to the Knickerbocker Press, s w s Webster av, 588 n w Main st, abt 246x 226. 3,200
 Howe, Wm. H. Ireland to Eli A. Kellam, plot 25 lot 25 n s Guion st, grantor's map, 33.4x 161. 666
 Same to Nellie C. Smith, part lot 26, 33.4x161. 666
 Same to Sarah E. Legare, part lots 25 and 26, 33.4x161. 666
 Lester, Henry M. to W. H. Ireland Howe, lot 32 n s Guion st, same map, 50x161. 650
 Manhattan Life Ins. Co. to Hugh M. Harmer, lot 6 block E, Rochelle Park. 1,000
 Same to Sarah H. Snow, lot 4 block F. 2,100
 Same to Robert G. Pikes, Jr., lot 1 block B. 3,000
 Porter, Sarah M. to Sarah F. Schmidt, w s North st, 128 s Morris st, 125x218. nom

POUNDRIDGE.

Mason, Jas. R. to Aaron Butler, 3 tracts on Stamford road, 180 acres. 12,000

RYE.

Cragin, Lydia B. to Abner B. Mills, lots 9, 37, 40, 21, 23, 29, 31, 34, 35, 39, 46 and 47, map West Rye. 2,700
 Grigg, Harry K. to Thos. Fitzgerald and wife, w s Elm av, 291 n Cleveland st, abt 50x125. 295

McEntee, Rosanna et al. to John O'Brien, lots 10 and 11 w s Grove st, Mt. Jefferson, 100x125. 2,600

WESTCHESTER.

Borel, Pierre to Frances Dunne, lot 1134 w s 2d st, Wakefield, 109.6x105. 6,000

WHITE PLAINS.

Albro, Wm. H. to F. Aug. C. Bogert, e s Court st, 100 n Post road, 50x100. 1,000

YONKERS.

Bachus, Philo H. to Jas. C. Truman, w s Columbia av, 275 n Reade st, 25x100. 500

MORTGAGES.

NOTE.—The arrangement of this list is as follows. The first name is that of the mortgagor, the next that of the mortgagee.

NEW YORK CITY.

NOVEMBER 6, 7, 9, 10, 11, 12.

Altheimer, Samuel to Harman Eekhoff. 104th st. No. 202 E. P. M. Sub. to mort. \$4,500. Nov. 5, due Feb. 15, 1894, 5%. \$700

Amabile, Margaret E. to John J. Brady. Prospect av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 3,042

Same to THE TITLE GUARANTEE AND TRUST Co. 101st st, n s, 250 w West End av, 50x100.11. Nov. 12, 3 years, 5%. 13,000

- Eickwort, Louis and Martin Walter to John J. Brady. Clinton av; Prospect av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 945
- Euler, Mary A. wife of and John H. to THE RIVERHEAD SAVINGS BANK, Riverhead, L. I. Prospect av, w s, 100 n 175th st, 69x100, with all title to strip of land lying bet s s above parcel and a line drawn parallel with and 100 n Fairmount av, 6x100; also all title to strip lying bet n s first parcel and a line drawn parallel with and 175 n 175th st, 6x100. Nov. 12, 3 years. 5,000
- Farmer, Aaron D. to Frederic J. Middlebrook, Brooklyn. 53d st, s s, 68 w 7th av, 17x50.5; 53d st, s s, 85 w 7th av, 17x50.5; 53d st, s s, 119 w 7th av, 17x50.5. Sub. to mortg. \$21,000. Nov. 6, 1 year. 4,000
- Farrell, Annie H. to John J. Brady. Prospect av. P. M. Nov. 19, due Nov. 5, 1894, 5%. 315
- Foley, Mary A. and Kate to John J. Brady. Crotona av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 645
- Frame, John to THE GERMAN SAVINGS BANK, New York. 127th st, n s, 145 e Park av, 26x99.11. Nov. 5, due Nov. 6, 1892. 18,000
- Same to same. 127th st, n s, 171 e Park av, 26x99.11. Nov. 5, due Nov. 6, 1892. 18,000
- Same to same. 127th st, n s, 197 e Park av, 18x99.11. Nov. 5, due Nov. 6, 1892. 13,000
- Frankenstein, Louis to John J. Brady. Tremont av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 1,005
- Fox, Catharine to Catharine Maher. Washington av, e s, 519 n 180th st, 25x105.4x25.4x101. Nov. 9, 1 year. 500
- Fox, Catharine to John J. Brady. Elmwood pl. P. M. Oct. 19, due Nov. 5, 1894, 5%. 1,200
- Flynn, Daniel to THE METROPOLITAN SAVINGS BANK. Vanderbilt av, e s, 135 s 178th st, 27x150. Nov. 6, 1 year, 5%. 2,000
- Same to William H. Craig, Jr. Vanderbilt av, e s, 162 s 178th st, 27x150. Nov. 6, 3 years, 5%. 3,450
- Frank, Edward to THE MUTUAL LIFE INS. Co. of New York. 117th st, s w cor 5th av, 45.6x100.11. Nov. 9, 1 year. 45,000
- Same to same. 117th st, s s, 45.6 w 5th av, 79.6x100.11. Nov. 9, 1 year. 55,000
- Frank, Annie E. to Mary Power. 8th av. P. M. Nov. 9, 1 year. 3,500
- Fogarty, Margaret A. wife of Charles E. to Mary E. McCarthy. Prospect av, e s, 216.8 n lot 67 map of Woodstock, 16.8x100. Nov. 5, 3 years, 5%. 1,100
- Foster, Frederic de P. to William M. Kingsland trustee Daniel C. Kingsland dec'd, 67th st. P. M. Nov. 2, due Nov. 11, 1896, 4½%. 50,000
- Greenberg, Jacob to Franklin N. Billings, Windsor, Vt. Clinton st, No. 16, e s, 175 s Houston st, 25x100.2. Nov. 9, 5 years. gold, 19,000
- Same to John and Israel L. Prager. Same property. Nov. 10, due Oct. 15, 1893, 5%. 3,000
- Same to Jonas Weil and Bernhard Mayer. Same property. Sub. to mortg. \$22,000. Nov. 10, installs. 5,000
- Geiss, Otto to Emily A. Smith. Audubon av, s w cor 189th st, 24.11x100. Nov. 9, 3 years, 5%. 1,800
- Gross, Adolph and Samuel Harris to Jacques Bach. Av D. P. M. Nov. 6, due Nov. 9, 1894, 5%. 9,500
- Gussfield, Samuel to Mary P. Snow. 8th av, w s, 49.11 s 142d st, 25x100. Nov. 2, 2 years, 5%. 3,500
- Same to same. 8th av, w s, 74.11 s 142d st, 25x100. Nov. 2, 2 years, 5%. 3,500
- Goldstein, William H. and Seig. to Robert Maywald. Amsterdam and 100th st. P. M. Nov. 10, installs, 5%. 5,000
- Greiff, Cecilia wife of Raphael to Apama I Conde, Oswego, N. Y. Lexington av, e s, 79 s 25th st 19x72. Oct. 15, due June 6, 1897. 5,000
- Gallagher, Elizabeth F. to John J. Brady. Clinton av and Oakland pl. P. M. Oct. 19, due Nov. 5, 1894, 5%. 600
- Graham, Thomas to John J. Brady. Prospect av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 451
- Gribbin, John to John J. Brady. Clinton av and Elmwood pl. P. M. Oct. 19, due Nov. 5, 1894, 5%. 855
- Grimley, Felix and Bridget his wife to Peter Doelger. 51st st, n s, 184 e Lexington av, 20.6x100.5. Nov. 4, due March 1, 1892. 5,000
- Hagan, Susanna V. to The Zoller Lumber Co., Fort Plain, N. Y. Amsterdam av, s w cor 79th st, 102x100.2. Nov. 6, payable per agreement. 10,300
- Hill, Joanna J. widow to Fred. E. Himrod, Brooklyn. 74th st, No. 129, n s, 119.6 w Lexington av, 17x102.2. Sub. to mort. \$8,000. Nov. 7, 1 year. 2,000
- Hoffman, Margaret to John J. Brady. Lebanon st. P. M. Oct. 19, due Nov. 5, 1894, 5%. 200
- Holder, Libbie B. wife of R. E. to John J. Brady. Prospect av and Lebanon st. P. M. Oct. 19, due Nov. 5, 1894, 5%. 600
- Hughes, Thomas R., Weebawken, N. J., to THE EQUITABLE LIFE ASSUR SOC of the United States. 66th st, n s, 275 w 10th av, 3 lots. 3 P. M. mortg., each \$17,000. Nov. 4, due Jan. 1, 1895, 5%. gold, 51,000
- Hull, Hannah E. widow to THE TITLE GUARANTEE AND TRUST CO. 127th st, n s, abt 324.1 e Lenox av, 17.9x99.11. Nov. 10, 5 years, 4½%. 5,000
- Harris, Bertha to Samuel Greenfield. Columbia st. P. M. Nov. 11, installs. 1,500
- Henderson, Albert C. to The Bradley & Currier Co. (Lim.) 85th st, s s, 100 e West End av, 80x102.2. Sub. to mortg. Nov. 7, 6 months. 12,000
- Henderson, Albert C. to Homer J. Beaudet. 85th st, s s, 100 e West End av, 80x102.2. Sub. to mortg. Oct. 22, due Feb. 6, 1892, 22,000
- Hamilton, Joseph and Charles F. Johnson to Annie E. Brown. Edgecombe av. P. M. Nov. 6, 3 years, 5%. 900
- Herter, Henry to Mary L. Breese guard of Anne P. Breese. Delancey st, s s, 44 e Sheriff st, 44x87.6. Nov. 12, 5 years, 5%. gold, 45,000
- Hoffmann, Michael A. to Michael Springier. 5th st. P. M. Nov. 2, 3 years or installs, 5%. 5,500
- Haldenstein, Isidor to Emily A. Smith. Amsterdam av, s w cor 189th st, 24.11x100. Nov. 9, 5 years, 5%. 5,000
- Harris, John to Alfred Steckler. 7th st. P. M. Nov. 9, 3 years, 5%. 10,000
- Howe, Margaret J. to John J. Brady. Tremont av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 963
- Jacobs, Elias to Joseph Priest, Brooklyn. Orchard st, No. 189, w s, 236 n Stanton st, 25x87.6. Nov. 10, due May 12, 1895, 5%. 13,000
- Jenkins, Thomas J. and George to George E. Hyatt, Brooklyn. 118th st, s s, 100 e 8th av, 100x100.11. Nov. 6, due May 25, 1892. 10,000
- Jenkins, Thomas J. and George to Harriet E. Anderson trustee James W. Anderson dec'd. 118th st, s s, 275 e 8th av, 25x100.11. Nov. 11, 3 years, 5%. gold, 17,000
- Same to The Bradley & Currier Co. (Lim.) Same property. Sub. to last mort. Nov. 6, 6 months. 1,500
- Jewell, Margaret to William B. Boorum and ano. exrs. John O'Hara. West Washington pl, No. 83, n s, 102.8 e 6th av, 22x97. Nov. 12, due Nov. 5, 1892, 5%. 1,000
- Jung, Gottlieb to Bernheimer & Schmid. 1st av, No. 1144. Saloon lease. Nov. 11, demand. 3,000
- Jordan, William G. to H. E. Stevens. 44th st, Nos. 437 and 439, n s, 300 e 10th av, 40x100.4. Sub. to mortg. Oct. 31, demand. 1,800
- Jessup, Henry W., South Orange, N. J., to Anna D. Bliss. 5th av, n w cor 8th st or Clinton pl, 28.6x100. Nov. 10, 3 years, 5%. gold, 65,000
- Knoch, Minnie to John J. Brady. Lebanon st, Elmwood pl. P. M. Oct. 19, due Nov. 5, 1894, 5%. 3,108
- Koch, Frank to John S. Bassett. 148th and 147th st. P. M. Nov. 6, installs, 5%. 9,000
- Koerner, Louis to John J. Brady. Clinton av and Elmwood pl. P. M. Oct. 19, due Nov. 5, 1894, 5%. 400
- Kaufman, Isidor to The New York Produce Exchange. 80th st, s s, 125 w Park av, 22x102.2. Nov. 9, 1 year, 5%. 25,000
- Kelly, Jane wife of Robert to Auguste J. Paris. Vanderbilt av. P. M. Nov. 4, due Nov. 5, 1894, 5%. 875
- Kerbs, Adolf mortgagee with Henry M. Bendheim mortgagor. Extension of mort. Nov. 2. nom
- Kimball, William E. to Lucinda Y. Brown, East Livermore, Me. 37th st, s s, 62 w 6th av, 19x48.3. Sub. to mort. \$6,000. Nov. 6, 2 years, 5%. 5,000
- Same to same. 37th st, s s, 81 w 6th av, 19x48.3. Sub. to mort. \$8,000. Nov. 6, 2 years, 5%. 6,000
- Kaufmann, Ignatz to Ignatz Gluck. Cannon st, No. 113, w s, 95.9 n Stanton st, 20.9x100. Nov. 5, installs. 2,500
- Lawton, Newbury D. to Elizabeth Burt. Lot begins 139.11 n 165th st and 25 w from line bet lots 29 and 30, being a part of said lots 29 and 30 map of Eltona, 15.9x90, with right of way. Nov. 7, due Nov. 10, 1894, 5%. 3,750
- Same to same. Part of lots 29 and 30 as above, begins 121 n 165th st and 25 w from line bet said lots, 18.11x90, with rights of way. Nov. 7, due Nov. 10, 1894, 5%. 3,750
- Lindo, Eliza wife of David formerly Solomon to THE TITLE GUARANTEE AND TRUST CO. 92d st, No. 61, n s, 184 w Park av, 17x100.8. Nov. 10, 5 years, 4½%. 11,000
- Lynch, Kate to Robert Courtright. The Drive, s s, 339.1 w Holt pl, 25x57.5 to lane, x54.4x79.4. Nov. 6, 5 years. 1,300
- Leibrock, Nicholas to J. Henrietta H. Rhoades. 70th st, n s, 275 w Amsterdam av. P. M. Oct. 15, due Oct. 19, 1893, 5%. 22,600
- Same to John H. Rhoades. 70th st, n s, 300 w Amsterdam av. P. M. Oct. 15, due Oct. 19, 1893, 5%. 15,200
- Louderback, Etta to Armintha Merritt. 89th st, s s, 82 e West End av, 18x100.8. Oct. 7, 3 years, 5%. 1,000
- Lange, Edward to Charles E. Silkworth, Brooklyn. 84th st, s s, 100 w 11th av, 100x102.2. Oct. 31, demand. 30,000
- Lutz, Herman to George Burkel and Louisa his wife, Hudson City, N. J. 159th st, n s, 100 w Courtlandt av, 50x198.6 to 160th st. Sept. 1, 2 years, 5%. 6,500
- Lewy, Sigmund and Moritz Weiss, mortgagors with John Bohlsen, mortgagor. Extension of mort. Nov. 7. nom
- MacNevin, Joseph to The West End Co-operative Building and Loan Assoc. Lot 416 map part of Berrian farm, Fordham. P. M. Oct. 30, installs, 5%. 3,000
- McCormick, Michael and Henry Madden of McCormick & Madden to Margaret T. Nally and Ellen wife of Henry Madden. King st, n s, 84 w Bedford st, 66x75x66x75.2. Sub. to mortg. Due March 15, 1892. 2,000
- McIntosh, Martha to THE STATE TRUST CO. trustees for Annie Dressel. 85th st, s s, 67.3 w Lexington av, 13.10x102.2. Nov. 11, due Nov. 10, 1896, 4½%. 5,000
- Same to same. 85th st, s s, 81.1 w Lexington av, 13.5x102.2. Nov. 11, due Nov. 10, 1896, 4½%. 5,000
- Same to same. 85th st, s s, 94.6 w Lexington av, 13.7x102.2. Nov. 11, due Nov. 10, 1896, 4½%. 5,000
- McLaughlin, Susan, Brooklyn, N. Y., to Martha Carmichael, Brooklyn. Av A or Eastern Boulevard, w s, 70.4 s 71st st, 25x100. Sub. to mort. \$12,000. Nov. 10, due Feb. 15, 1892. See Conveys. 6,000
- Maas, Helene widow to Henry Rothschild. 141st st. P. M. Nov. 12, 5 years or installs, 5%. 5,700
- Marks, Abraham to THE UNITED STATES TRUST CO. of New York. Thompson st. P. M. Nov. 9, due Nov. 1, 1894, 5%. 15,000
- Marks, Abraham and Mina his wife to Samuel J. Silberman. Thompson st, No. 29½, 31 and 33, w s, 177.5 s Broome st, runs south 47.7 x west 100 x north along an alley 7.7 x east 30 x north 58.5 to another alley, x east 10 x south 18.5 x east 59 to beginning, with all title to alley known as Otter alley. Nov. 11, demand. See Conveys. 7,500
- Martin, Eli to New York Lumber and Wood Working Co. 77th st, n s, 157 w Columbus av, 39x105.7x29x104.9. Sub. to mortg. —. Sept. 25, notes. 8,000
- Maurer, John H. and Charles Kissenberth to John J. Brady. Lebanon st. P. M. Oct. 19, due Nov. 5, 1894, 5%. 918
- McCormack, Annie S. to John J. Brady. Crotona av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 360
- Mead, William C. to Clara Fairchild. Jerome av. P. M. Nov. 2, due Nov. 5, 1894, 5%. 1,320
- Mendes, Henry P. to THE STATE BANK. 23d st, No. 126, s s, 249 w 6th av, 26x98.9. Nov. 6, note. 4,000
- Metzger, Christoph H. to THE GERMAN SAVINGS BANK, New York. Lewis st, No. 141, w s, 124.9 n Houston st, 21.2x100x21.4x100. Nov. 2, 1 year. 3,000
- Mougan, Mary E. to John J. Brady. Crotona av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 1,143
- Mullane, Cornelius to John J. Brady. Crotona av. P. M. Oct. 19, due Nov. 5, 1894, 5%. 465
- Muller, Martin, otherwise John M., to Walter N. DeGrauw et al. trustees for Frederick S. Aymar et al. 1st av, n e cor 11th st, 28.3x100. Nov. 6, due Nov. 1, 1893, 5%. 17,250
- Muller, Henry and Herman Oetjen to John M. Muller. 141st st, s s, 123.1 e 3d av or Boston road, runs east 100 to Alexander av, x south 75 x west 75 x south 25 to centre line of block, x west 25 x north 100 to beginning. Nov. 4, due Nov. 1, 1892, 5%. 17,250
- McBride, Peter to THE HARLEM SAVINGS BANK. Lorillard st, n w s, lot 132 map of Powell estate, Fordham, 24th Ward, 5x100. Nov. 9, 1 year, 5%. 1,500
- McCormick, Michael and Henry Madden to The Bradley & Currier Co. (Lim.) King st, n s, 84 w Congress st, 66x75x66x75.2. Sub. to mortg. \$69,000. Oct. 20, 5 months. 6,975
- Meyer, Charles H., Jr., and Magdalena his wife to James F. and Patrick H. Sheridan and James S. Segrave. Rockst and Cornell pl. P. M. Oct. 27, 5 years, 5%. 650
- Milbauer, Samuel to Charles Rosenberg. 79th st. P. M. Oct. 30, due Nov. 1, 1894. 2,500
- Moubeiner, Jonas H. to Emily A. Smith. Audubon av, w s, 49.11 s 189th st, 50x100. Nov. 9, 5 years, 5%. 2,492
- Mattmuller, Annie to Adelbert S. Nichols. Prospect av, new e s, 69.6 s proposed new st, 15x100. Nov. 9, due Aug. 9, 1892. 324
- McAnally, John to Howard & Childs. 9th av, No. 246, n e cor 25th st. Saloon lease. Nov. 9, demand. 1,866
- McCord, William H., New York, and Andrew J. Post, Jersey City, to The William R. Beal Land Improvement Co. Crimmins av, e s, 100 n Beech terrace. P. M. Oct. 22, due July 8, 1894, 5%. 1,000
- Same to same. 141st st. P. M. Oct. 22, due July 8, 1894, 5%. 1,000
- Same to same. Crimmins av, w s, 537.4 n 141st st. P. M. Oct. 22, due July 8, 1894, 5%. 700
- Meyer, Ernst E. to THE DRY DOCK SAVINGS INST. Willis av, s e cor 146th st, 25x100. Nov. 10, 1 year, 5%. 20,000
- Morrison, Mary W. wife of John H., Jr., to Howard R. Martin. 144th st, n s, 121.2 e Amsterdam av, 16.6x99.11. Nov. 4, due Nov. 10, 1892, 5%. 8,000
- Murphy, Jane wife of and James D. to John Bussing, Jr. Washington av, w s, 100 s 7th st, 35x150. Nov. 9, 3 years. 1,000
- Murphy, James to Jacob Story, Sr. 133d st. P. M. Nov. 10, 3 years, 5%. 6,000
- Myers, Frederick S. to Katharine T. Moore, Ossining, N. Y. 19th st, n s, 100 w 10th av, 25x91.11. Lease. Oct. 29. 786
- Same to Mary C. Ogden, Newport, R. I. 19th st, n s, 125 w 10th av, 25x91.11. Lease. Oct. 29. 995
- Naylor, Frances S. to George M. Githens. Water st, n w s, 24.2 n e Pine st, 25x84.11x27.8x82.4; Church st, No. 277, e s, 50.1 s White st, 25x75. Nov. 7, demand. 5,900
- O'Connell, Agnes A. devisee, widow and extrx. of Daniel O'Connell to John B. Ryer. Frederick st, n e cor Bayard st, 50x87.6. Nov. 9, 3 years. 300
- Oelschlaeger, Oswald to THE MANHATTAN SAVINGS INST. 23d st. P. M. Nov. 9, 1 year. 4½%. 30,000
- O'Rourke, Margaret A. wife of Thomas to Frank and Joseph Rauch. 165th st, s s, 200 w Trinity av, 25x100. Nov. 12, 5 years, 5%. 1,200

Silberstein, Morris and Jacob Goldstein to Pauline Hartman. Thatford av. P. M. Nov. 4, installs. 375
 Souter, Susan G. wife of John W. to Prospect Home Building and Loan Assoc. 52d st, s s, 220 w 4th av, 20x100.2. Nov. 11, installs. 2,500
 Stanton, Francis to Leopold J. Lippmann. Weirfield st, n w s, 101.2 s w Central av, 20 x100. Nov. 4, installs. 1,500
 Stearns, Caroline H. wife of George W. to John A. Latimer and ano. trustees for Anne M. Vought. Elton st, w s, 215.5 n Atlantic av, 25x100. Nov. 7, 3 years. 3,000
 Steele, John A. to Edward B. L. Carter trustee Henry J. Sanford. Putnam av, n s, 151.3 w Tompkins av, 15x100. Nov. 1, 3 years, 5%. 5,000
 Stone, Henry A. to Sarah C. Savage, Philadelphia, Pa. Pacific st, s s, 380.7 e Rochester av. P. M. Nov. 11, 1 year. 2,100
 Same to same. Pacific st, s s, 363.10 e Rochester av. P. M. Nov. 11, 1 year. 2,100
 Stone, Thomas to Henry C. Bauer and Jacob Murr. Broadway, s w s, 109.3 s e McDonough st. P. M. Nov. 9, 2 years. 2,500
 Sturges, Stephen P. to Mary A. Taylor. Ralph st, n s, 100 w Knickerbocker av, 200x100. Nov. 6, 1 year. 12,000
 Summersgill, Carrie P. to Sarah J. Preston, Newtown, L. I. Waverly av, e s, 441.8 n Myrtle av, 16 8x100. Nov. 7, 5 years, 5%. 3,000
 Taylor, Sophronia wife of Noble A. to Mary B. Van Beuren. Park pl, n s, 325 w Buffalo av, 40x127.9. Nov. 11, due Jan. 1, 1895. 1,300
 The Brooklyn Warehouse and Dry Dock Co. with consent of stockholders to The Dime Savings Bank Brooklyn. 26th st. P. M. Nov. 6, 1 year, 5%. 50,000
 The Metallic Relief Mfg. Co. to Helen A. Frost. Greene av, n s, 123.8 w Clason av, 23.8x100x 25.5x100; Greene av, n s, 577.4 w Grand av, runs north 100 x south 100 to Greene av at point 577.8 e Grand av, x west 0.4; Greene av, n s, 550 e Grand av, 27.4x100x24.1x100. Oct. 23, 3 years, 5%. 5,000
 The Lidgerwood Mfg. Co. to Amos F. Eno. Partition st, north cor Ferris st. P. M. Feb. 1, 1887, installs. 10,000
 Same to same. Same property. Feb. 1, 1887, demand. 50,000
 The Brooklyn Bath & West End R. R. Co. to The Title Guarantee and Trust Co. 5th av, west cor 27th st, 100.2x350; lot at New Utrecht, 167 n e Main st, runs northeast 182 x northwest 103 x northeast 99.8 x northwest 104 x south 32 to mortgagors lands, x south 327.9; also gore adj and land of James C. Church, runs northeast 95 x south 22 x northwest 78; also 5 25-100 acres of meadow land adj lands Sarah Benson, Gravesend; also 1 40-100 acres adj Garret W. Cropsey's land; also 5 acres adj New York & Coney Island R. R.; part lots 19A and 21 and all lot 18A map common lands of Gravesend, 6 8-10 acres, Gravesend; 5th av, n w cor 28th st, 100x350; also rights, privileges and franchises. Sub. to mort. \$6,700. Secures issue of 2d mort. bonds. July 1, 5%. 100,000
 The Security Corporation to The Manhattan Trust Co. All lands, properties, rights, privileges and franchises. Nov. 2, bonds. gold, 6,000,000
 Tomlinson, Charles W. to Teachers' Building and Loan Assoc., New York City. Liberty av, s s, 50 e Osborn st, 50x100. Nov. 10, installs, 5%. 6,720
 Trezzo, Antonia to Edward Egolf. Broadway, Flatbush. P. M. Aug. 19, 3 years. 450
 Unwin, Minnie S. P. to Alexander G. Calder. 12th st. P. M. Nov. 10, installs, 5%. 3,000
 Van Buren, Ansel H. to Cornelius Macardell, Middletown, N. Y. Saratoga av, n w cor Decatur st, 100x300. Nov. 11, demand. 17,500
 Same to Patrick Brown. Decatur st, n s, 43.4 w Saratoga av, 7 lots, each 18.4x100. 7 mortg., each \$4,000. Nov. 6, 3 years, 5%. 28,000
 Same to same. Decatur st, n s, 190 w Saratoga av, 4 lots, each 18.4x100. 4 mortg., each \$4,000. Nov. 6, 3 years, 5%. 16,000
 Same to Mary G. Wood. Decatur st, n s, 171.8 w Saratoga av, 18.4x100. Nov. 11, 3 years, 5%. 4,000
 Van Orden, George O. to Susan E. Fingarr, Charles D. Burwell and Frank A. Barnaby. 5th st. P. M. Sub. to mort. \$20,000. Oct. 30, demand. 5,130
 Same to The Title Guarantee and Trust Co. Same property. Oct. 30, demand. 20,000
 Van Saun, Emma A., New Rochelle, to William J. Kerigan. Steuben st, e s, 108 s De Kalb av, 22.4x100. Nov. 7, 3 years, 5%. 6,500
 Vaughan, William to Henry B. Hudson, New Rochelle. De Kalb av, s s, 45.5 e Graham st, 23x90. Nov. 4, 3 years, 5%. 3,000
 Velsor, Oscar W., Hempstead, L. I., to Earl A. Gillespie, Woodhaven, L. I. Thatford av, e s, 212 n Glenmore av, 52.8x100. Sub. to mort. \$8,000. Oct. 30, demand. 500
 Vrooman, John F. to Angelina A. Davis, Huntington, L. I. Power st, w s, 250 n Liberty av, 25x100. Nov. 6, 3 years. 2,500
 Waldron, Alexander to A. Gertrude Van Brunt and Eliza B. Monfort. 47th st, s w s, 220 s e 4th av, 20x100.2. Nov. 6, 3 years, 5%. 3,500
 Wardell, William H. to Daniel F. Kingsland and James C. Comstock. Highway leading from Yellow Hook to Brooklyn, s s, 179.5 e land Winant E. Bennet, 52.9x95, New Utrecht. May 1, 1891, 2 years or sooner, 5%. 1,000
 Weinstein, Sale and Aaron Altman to Edward L. Snyder and ano. exrs. Samuel F. Engs. Osborn st, e s, 125 n Sutter av, 25x 100. Nov. 2, 3 years. 3,500
 Weir, Mary wife of and James to Christopher

P. Skelton. Prescott st. P. M. Nov. 2, installs. 1,050
 Same to same. Same property. Nov. 2, due Nov. 5, 1894, 5%. 1,250
 Wend, Catharine E. widow to The Title Guarantee and Trust Co. Sumpter st, s s, 275 w Ralph av, 20x irreg. Nov. 9, 3 years, 5%. 2,000
 Wendt, Louisa S. widow to The Title Guarantee and Trust Co. Pacific st, s s, 85 w Albany av, 20x107.2. Nov. 6, 3 years, 5%. 2,250
 Wenz, Sarah E. to John P. Free. Sutter av, n s, 15 e Vesta av. P. M. Oct. 17, 3 years. 675
 Wessel, Girard H. to Henry C. Bull. 19th st. P. M. Nov. 2, installs. 950
 White, Mary A. to John B. Kennison. 52d st, s w s, 320 n w 5th av. P. M. Nov. 9, due Sept. 30, 1892. 350
 Windstein, Louis to John P. McQuaid. Cook st. P. M. Nov. 10, 3 years, 5%. 800
 Williams, Ada C. to John P. H. De Wint. 5th av. P. M. Nov. 10, 2 years, 5%. 9,000
 Woodcock, John B. C. to Laura Munger. Radde pl, No. 15, e s, 151.6 s Herkimer st, 15.6x97.6. Oct. 23, 2 years. 500
 Wyckoff, Annie M. to George D. Bangs. Quincy st, n s, 449.8 e Reid av, 18x100. Nov. 5, installs. 650
 Wynne, Thomas to Patrick J. Carhn. Court st, s e cor 4th pl, 50x100. Nov. 5, demand, 5%. 18,000

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

NOVEMBER 6 TO 12---INCLUSIVE

Aston, William K. to Benjamin F. Constable. \$5,404
 Blanck, Eliza E. to James T. Quail et al. exrs. and trustees John W. Blanck. 15,056
 Byrne, Ann to Margaret F. McIntyre. 3,000
 Baldwin, George V. N. trustee for Mary C. de Terronerne to Mary C. de Terronerne. nom
 Beaudet, Homer J. to Joseph M. De Veau. nom
 Beckman, Henry R. to David B. Ogden. 1,772
 Buck, Thomas C. to Walter S. Neilson. 10,000
 Bergen, Mary F. to John Bussing, Jr. 800
 Baldwin, William B. to Henry D. Winans and Albert Bellamy. 4,853
 Booraem, Louis V., Montclair, N. J., to Russell Raymond and ano. trustees for Robert Russell. nom
 Cary, Clarence trustee to Virginia Potter. nom
 Cockran, Rhoda E. to Frederic J. Middlebrook, Brooklyn. 9,199
 De Graaf, Henry P. to Ellen S. Griffith. 2,000
 Donovan, Timothy and Alethea V. Harris to John B. Ryer. 400
 Duffy, Peter E. to Samuel H. Stone. 2,000
 Ellis, John S. exr. Julia Waterbury to Gertrude C. Winthrop. 24,000
 Same to Antoinette L. Edwards. 44,000
 Eickwort, Louis to Lillie Sanger. 750
 dec'd to James Stokes. 20,000
 Ford, Henry W. trustee Augustus H. Ward Friedlander, Henrietta to Jacob Friedlander. 2,000
 Feuchtwanger, Clara A. formerly August to Louis Bender. 6,537
 German-American Real Estate Title Guarantee Co. to Edwin Sherman trustee for Clifford W. and John H. Day. 7,500
 German-American Real Estate Title Guarantee Co. to Elizabeth Yuengling, Pottsville, Pa. 2,000
 Goldstein, Jennie to William H. and Seig. Goldstein. 5,000
 Goldstein, William H. and Seig. to Anna M. Maywald. 5,000
 Gray, Martha G., Elizabeth, N. J., to Phebe A. Ring. 2,400
 Same to Eliza C. Ring. 2,400
 Horton, Floyd M. to Emile A. Hassey. 2,500
 Haaren, John W. to Bessie Glass. 1,686
 Hyatt, George E., Brooklyn, to Thomas S. Walker. nom
 Hamel, James to Catherine A. Smart. 1,000
 Jencks, Francis M., Newburgh, N. Y., to The Lawyers' Title Ins. Co., of New York. 13,000
 Kurzman, Ferdinand to William and Jacob Scholle. nom
 Kunzli, Joseph to Mary Kunzli. nom
 Kunzli, Mary to Marianna Knecht, Brooklyn. 1,000
 Lucas, George C. and Mary E. his wife trustees Noah T. Pike dec'd to Dwight H. Olmstead. 12,014
 Lyon, Dore to Hosea R. Drew. nom
 Middlebrook, Frederic J., Brooklyn, to Mary E. Robert. 6,626
 Middlebrook, Frederic J. to Marie Robert. 12,674
 Mott, Jordan L. to The Title Guarantee and Trust Co. 110,000
 Marx, Salomon to Randolph Guggenheimer. 604
 McGinnis, Owen to and with Arthur J. Horgan and Vincent J. Slattery. nom
 Marshall, Margaret and ano. exrs. Robert Marshall to Ann Marshall. 12,200
 Same to Margaret Marshall. 12,185
 Same to same. 12,175
 Same to same. 15,060
 Morrow, James to Michael Caulfield. 1,500
 Murphy, M. Elizabeth to John B. Ryer. 400
 Mead, Arthur W. to David McClure. 2,250
 Nesbitt, Thomas to Mary Gaines, Boonton, N. J. 1,200
 Nathan, Benjamin to Abrahams & Grunauer. 6,000
 Oettinger, Bernard J. and ano. exrs. Morris Altman to Benjamin Altman. 2,000

Postal, Jacob to Abraham Schuder. 1,300
 Passman, Leonard B. exr. John G. Hick to The Citizens' Bank of Elizabeth, N. J. 3,000
 Parsons, Mary M., Brooklyn, to Caroline Wilkins, Wakefield Heights, N. Y., and Mary E. Schilling, Brooklyn. gift
 Powell, Sarah H. to Henry F. Daly. 10,000
 Potter, Howard N. et al. exrs. Virginia M. Potter to Howard N. Potter et al. trustees of Caroline L. and Josephine Mitchell. nom
 Same to Eleanor R. McEwen, London, England. nom
 Same to same. nom
 Ring, Eliza C., Elizabeth, N. J., to Phebe A. Ring and ano. trustees of Eliza C. R. Greene. 2,400
 Radebold, William and Edward Wenz to Philip Bohnet. 1,000
 Same to same. 6,000
 Robert, Marie to Frederic J. Middlebrook. 4,599
 Same to same. 5,621
 Rieck, James G., Haverstraw, N. Y., guard. of Anna L. Rieck to Anna L. Rieck. 5 assigns. order of Court
 Same to same. nom
 Smith, Du Bois, Smithtown, L. I., to Minnie M. Mott, Smithtown, L. I. 2,500
 Sauer, Joseph P., Jersey City, N. J., to George Roll. nom
 Sheridan, James F. and Patrick H. and James S. Segrave to Thomas C. Cornell. nom
 Sherlock, Richard and ano. trustees for Ellen Atkinson to John J. Monahan, Brooklyn. 6,000
 Same to same. 7,000
 Silberstein, Bernhard to Max Kobre. 3,500
 Steers, Abraham to Edmund Trouton, West Orange, N. J. 3,000
 The Bowery Savings Bank to Maria N. Anderson, Rondout, N. Y. 5,000
 Title Guarantee and Trust Co. to Julia A. Chapman. 7,000
 Title Guarantee and Trust Co. to Henry B. Barnes. 24,000
 Same to Watson B. Dickerman and ano. trustees John Collins dec'd. 13,000
 Title Guarantee and Trust Co. to Mary E. Andrews et al. trustees Thomas Andrews dec'd. 12,000
 Title Guarantee and Trust Co. to The State Trust Co. as trustee for Annie Dressel. 5,000
 Untermeyer, Samuel to William H. and Alfred N. Beadleston trustees for Sarah N. Hallock, Helen M. Skidmore and Mary Maxwell. 4,000
 United States Trust Co. of New York guard. of estates of John A., Winthrop A., Elizabeth W., William A., Marion W., Lewis S., Margaret L., Robert W., Alida B. and Egerton W. Chanler to The United States Trust Co. of New York as guard. of Margaret L. Chanler. nom
 United States Trust Co. of New York guard. of Margaret L. Chanler to The United States Trust Co. of New York. nom
 Wilmurt, Francis M., Pelham Manor, N. Y. to The Bradley & Currier Co. (Lim.) 5,000
 Watkins, John S., Fort Lee, N. Y., to Lawrence Lynch. 4,618
 Wolff, Lee trustee to Samuel Blackwell, Brooklyn. 3 assigns. nom
 Weinstein, Ascher to Simon Bing, Jr. 3,000
 Woods, Henry to William H. Scott. 2,850
 Young, Willis H., George H. Gerard and Adolphus F. Quick, of Young, Gerard & Co., to William Radebold and Edward Wenz. 1,757
 Yuengling, Elizabeth, Pottsville, Pa., to German-American Real Estate Title Guarantee Co. 9,000

KINGS COUNTY.

NOVEMBER 5 TO 11---INCLUSIVE.

Ackerman, Edwin W. to Archibald C. Shenstone. nom
 Betzel, George to Adam Kessel. \$750
 Bailey, Frank to John S. Lee. nom
 Bennett, Michael and Edward Colgan to Mary A. C. Wheeler. 1,500
 Bernstein, Nathan to Louis Bernstein. 1,500
 Blanck, Eliza E. to James T. Quail et al. trustees John W. Blanck. 8,642
 Brown, Frank F., Buffalo, N. Y., to Mary H. Brown, Buffalo, N. Y. 10,500
 Brown, Mary H., Buffalo, N. Y., to Katharine Vassar. nom
 Condict, Silas A. to Warren P. Ackerman. 200
 Conkling, F. Augustus to Charles H. Doremus. 2,400
 Same to Thomas Everit. 2,000
 Same to same as exr. Valentine Everit. consid. omitte 1
 Connecticut Trust and Safe Deposit Co. trustee of Caleb Pratt to Rossiter W. Raymond. 2 assigns. nom
 Cook, Mary E. to Lewis Hurst. consid omitted
 Cook, Mary E. to John C. and Herbert C. Smith and Herman F. Koepke, of Smith & Koepke. nom
 Cooper, Marville W. to Cornelius N. Bliss. nom
 Craig, George A. to John and John F. Poppe, of Poppe & Son. nom
 Cross, Austin & Co. to Thomas W. Holmes, Boston, Mass. 4,000
 Dill, John, Jr., to Charles Kunz. 600
 Dodge, Francis E. and ano. exrs. Richard J. Dodge to Elizabeth Brouwer. 500
 Doody, Daniel to Sophie G. Parker. 1,500
 Everit, Thomas exr. and trustee Valentine Everit to Edward A. Everit. 2,000

Table listing names and amounts, including entries like Everit, Thomas to Edward A. Everit, 2,000; Appleton, William H; and Eaton, George S-I R Bruce, 562 65.

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 names and amounts for New York City, including entries like 7 Alten, Moritz H-Adolph Friedman, \$182 95.

Table listing names and amounts, including entries like 12 Lieb, Thomas; 6*Lieb, Theodore; and 7 Leads, Henry, Jr-I P Smith, 263 78.

Table listing individuals and companies with names and associated numerical values. Includes entries like Lichtennau, August-E I Hecht, Linscott, John A-W H Harrison, exr, Lowerre, George H-Kate M Doher-

Table listing individuals and companies with names and associated numerical values. Includes entries like Pell, Ogden P-Nat Bank of Republic, Payne, Robert-United Electric Light and Power Co., Pertsch, Frederick, Pertsch, William

Table listing individuals and companies with names and associated numerical values. Includes entries like Lathrop Co-D N Lathrop, The Manhattan Railway, Co, The Metropolitan Elevated Railway Co, The N Y Central & Hudson River R R Co

KINGS COUNTY.

Table listing individuals and companies under the heading 'KINGS COUNTY.' Includes entries like Nov, 5*Alyea, William-Bulmer Lumber Co (Lim), 6 Abrabams, Alfred-J Talcott

Table of names and numbers, including Cobb, George W., Cross, William, Case, Theodore, Carmiencke, John H., Catterton, Thomas, Chapman, Louisa W., Collins, Charles H., Case, Virgil R., Carlin, John C., Doscher, Henry D., Denton, Frank J., Denison, Henry, Donaldson, Joseph C., Dillon, James, England, George J., Ernst, John A., Gregory, Thomas K., Grippentrog, Katie, Greson, John L., Griffiths, Thomas W., Griffiths, Margaret T., Gaus, Edward, Griebel, Henry C., Haight, Jennie, Harrington, George, Hawkins, Mary S., Hawkins, William M., Hanlon, Thomas, Hartman, Henry, Hull, John H., Hoy, John, Hoy, Robert, Hicks, William C., Halliday, Hannah M., Hase, Edward F., Hennesy, John, Hellberg, August, Johnson, Frank H., Jones, Joseph R., Jewell, James C., Kirchner, Charles, Kernan, Henry, Kohlbaas, Charles H., Knoth, William, Kissling, August, King, Julius, King, Walter G., King, Burnam W., King, Clifford, Lutz, John J., Lindholm, Victor W., Lamb, James W., Lieb, Thomas, Lieb, Robert, Lieb, Theodore, Lott, Albert G., Murtha, Carrie, Manning, Thomas J., Mueller, George J., Martin, Robert W., Morrissey, John B., McDermott, Thomas, Meyer, Louis, Meyer, Maurice, Meyer, Michael, Mann, Edward C., Mann, Barbara, Martin, Harry, Moerslein Brewing Co., Moog, Simon, Miller, Frederick, Mulqueen, Thomas F., McCaffrey, William, North, Charles F., Neuhaus, Alfred, Nickle, Louis C., Overton, Charles C., O'Neill, Dennis, Osborn, William, Obermeier, Frederick, Overton, David R., Overton, Wiley G., Prendergast, George F., Pool, Richard N., Pierce, Tecumseh, Pfeiffer, Martin, Petersen, Gustavus A., Perry, Charles L., Pruzina, William J., Qubell, Sarah M., Quanton, Edward H., Raabe, Regina, Ross, William H., Rockwell, William, Robbins, Thomas H., Staite, William, Shields, J. Van Pelt, Schick, Frederick, Simonson, Michaelis.

Table of names and numbers, including Springer, Annie M., Scott, Joseph M., Schondelmeier, John J., The Suffolk Mfg Co., White, Henry K., Wagemann, Charles, Waggoner, Ralph H., Webster, John A., Wheeler, Henry F., Wilson, Elbert C., Weiss, Theodore, Warde, Frederick, Walsh, Johanna, Willets, F. A., Ayres, Charles H., Blanchard, Charles A., Bedell, George C., Blumberg, William I., Baggot, Atmore L., Bache, Simon, Beran, Wilson Lloyd, Blair, George, Barchay, Annie, Bernius, George, Baker, Carrie, Block, Henry, Clark, Samuel, Civile, Frank A., Cohn, Bernard, Cramer, Mary C., Cahn, Henry H., Commercial Union Assurance Co., Cornet, William H., Cutting, Robert L., Casey, Patrick, Clewes, Henry, Donahue, Nathaniel M., Dreyfuss, Bernard, Duffy, James, Egan, John, Euler, Mary A., Forster, Charles M., Frank, Levi, Finan, James, Fitzgerald, Thomas, Flynn, Peter H., Fleet, Edward W., Fanshawe, William S., Freeman, H. Alfred, Grant, D. Lewis, Gondolfo, Joseph, Grant, Hugh J., Greenhall, Robert, Hartman, Ely, Henderson, John, Halley, Daniel, Homer Lee Bank Note Co., Jarvie, James N., Kelly, Thomas, Knoblock, Philip, Jr., Kelly, John E., Kieferdorf, Fred, Kayser, Julius, Lehrburger, Henry, Leyer, George H., Maclauray, James, Manhattan Railway Co., Metropolitan Elevated Railway Co., Moore, William O., Meister, Christian, Nichthaus, Sigismund, Noel, August, Jr., Newell Bros Mfg Co., N Y Elevated R R Co.

Table of names and numbers, including Osterman, Abraham, O'Brien, Patrick J., Pierce, Tecumseh, Pappenheim, Lena, Pollock, William J., Roth, Ludwig, Rosenheim, Jacob, Rogers, Asa J., Stewart, John M., Spies, Adam W., Schmidt, Konrad, Strong, William L., Sage, Russell, Semansky, Henry N., Townsend, Maurice E., Ulman, Solomon, Vernam, Florence G., Woods, Jane, White, Andrew J., Wessels, Gerhard, Zuber, Quinn.

SATISFIED JUDGMENTS.

NEW YORK.

November 7 to 13—Inclusive.

Table of names and numbers, including Ayres, Charles H., Blanchard, Charles A., Bedell, George C., Blumberg, William I., Baggot, Atmore L., Bache, Simon, Beran, Wilson Lloyd, Blair, George, Barchay, Annie, Bernius, George, Baker, Carrie, Block, Henry, Clark, Samuel, Civile, Frank A., Cohn, Bernard, Cramer, Mary C., Cahn, Henry H., Commercial Union Assurance Co., Cornet, William H., Cutting, Robert L., Casey, Patrick, Clewes, Henry, Donahue, Nathaniel M., Dreyfuss, Bernard, Duffy, James, Egan, John, Euler, Mary A., Forster, Charles M., Frank, Levi, Finan, James, Fitzgerald, Thomas, Flynn, Peter H., Fleet, Edward W., Fanshawe, William S., Freeman, H. Alfred, Grant, D. Lewis, Gondolfo, Joseph, Grant, Hugh J., Greenhall, Robert, Hartman, Ely, Henderson, John, Halley, Daniel, Homer Lee Bank Note Co., Jarvie, James N., Kelly, Thomas, Knoblock, Philip, Jr., Kelly, John E., Kieferdorf, Fred, Kayser, Julius, Lehrburger, Henry, Leyer, George H., Maclauray, James, Manhattan Railway Co., Metropolitan Elevated Railway Co., Moore, William O., Meister, Christian, Nichthaus, Sigismund, Noel, August, Jr., Newell Bros Mfg Co., N Y Elevated R R Co.

KINGS COUNTY.

November 6 to 12—Inclusive.

Table of names and numbers, including Beyer, Jr., George H., Conselyea, Wallace A., Fernandez, Robert, Finken, John, Koster, Caspar, Fernandez, Robert, Hoffman, Charles, Plath, William, Stephens, Benjamin, The Edison United Mfg Co.

MECHANICS' LIENS.

NEW YORK CITY.

Table of names and numbers, including 7 Eighty-fourth st., 7 Thirty-seventh st., 7 Kingsbridge road, 7 Eighty-eighth st., 7 Macdougall st., 9 One Hundred and Fifth st., 9 Madison av., 9 Amsterdam av., 9 Ninety-fifth st., 9 Morningside or Columbus av., 9 Bathgate av., 10*Forty-first st., 10 One Hundred and Thirty-fifth st., 10 Amsterdam av., 10 Prospect av., 10 Ninety-fifth st.

*Editor RECORD AND GUIDE: The lien filed against us by Henry C. Fisher is unjust as we have paid him according to contract and his work is not yet finished, and he has not yet paid his sub-contractor and will not allow us to do so. When his work is completed he will be paid whatever is found to become due to him on an equitable settlement. J. COAR & CO.

Knediker av. w s, 215 n Liberty av. 20x100. Joseph Seitz agt Peter Clark; att'y, John M. Stearns. 11

RECORDED LEASES.

NEW YORK. Per Year
Blomfield st, No. 9, store and cellar. John Glass to Armour & Co., Chicago, Ill.; 10 yrs, from Nov. 1, 1891. \$2,500

Bambach, Christian. 749 16th av. ... C Stein. 3,500
Boehmer, Rudolph. 120 and 122 Canal. ... Bernheimer & S. (R) 8,500

Nicklaj & Herrmann. 152 W 28th. ... Bernheimer & S. Ice House. 75
Same. same. Pump. 75

HOUSEHOLD FURNITURE.

Adams, Ida. 227 W 40th. ... O'Farrell & Co. 259
Allen, Anna. 244 E 39th. ... O'Farrell & Co. 687

CHATELLETS.

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

NEW YORK CITY.

NOVEMBER 6 TO 12.—INCLUSIVE.
SALOON AND RESTAURANT FIXTURES.
Bligh, R W. 151 3d av. ... Bernheimer & S. \$2,000

Mayers, Mark. 2460 3d av. ... Bernheimer & S. 626
Soloon Pump. 119
Same. same. Saloon Ice House. 200

Lustig, Max. 183 Rivington... Bramhall, Deane & Co. Range. 136
 Lopez, Jose. 108 and 110 E 125th... Amer Guar Assoc. Photo Fixtures. 200
 Lorie, Max. 2154 2d av... E Freese. Machine. 70
 Lieberman, S. 86 Delancey... S Berkovitz. Butcher Fixtures. 100
 Lucas, August. 1294 3d av... C Rieger. Undertakers Fixtures. 3,000
 Mahon & Martin. 66 Pine... W D Barkley. Machinery, &c. 800
 Meryast, H. 11 Market... L Meryast. Grocery Fixtures. 400
 Munson, J. H., J A Green and W O Merrill. 116 Lincoln av... A E Keim. Laundry Fixtures. 500
 McGloin, J. A. 707 Columbus av... H Oathers. Cigar Fixtures. 70
 McInnes, J. & Co. 317 W 89th... J F Huner. Grocery Fixtures. 16
 Miller, Catharine. 240 Columbus av... A Brakmann. Grocery Fixtures. 1,000
 McQueen & Verizan. 154 and 156 E 53d... Hincks & J. Coach. 7,775
 Mendelowitz, Louis. 971 1st av... P Reidenbach. Wagon. 30
 Metropolitan Ferry Co... Central Trust Co. Boats, &c. (R) 1,250,000
 Miller, C. 125 Mott... C B Rogers & Co. Machinery. 295
 Moroso, Alexander. 61 South... J Souvay. Barber Fixtures. 24
 Murphy & Costello. W 15th... R Ellis. Machinery. (R) 1,300
 Murphy & Costello... S A Wood's Machine Co. Machinery. (R) 2,632
 Nappi, John. 459 W 46th... A Schwaab & Son. Barber Fixtures. 431
 Neefus, A. C. 2123 8th av... J T & J F Jackson. Butcher Fixtures. 70
 Noble, C. E... J Good Co. Coach. 425
 Nolan, James. 162 North 6th st. Brooklyn... Nat Cash Reg Co. Register. 175
 Otto, H. B. 1096 9th av... J W Schelpert. Drug Fixtures. 1,400
 Pape, Henry. 519 E 13th... H Koppermann. Grocery Fixtures. (R) 350
 Price, Jesse. 63 Rutgers slip... J H Bonnell & Co. Press, &c. (R) 3,750
 Same... Press, &c. (R) 787
 Pariser, M. and A. 56 East Broadway... Bennett & G. Bottling Fixtures. 350
 Passantino, Philipo. 2070 2d av... A Schwaab & Son. Barber Fixtures. 122
 Pope & Gottschalk. 653 and 655 1st av... P Prybik. Machinery. 209
 Quigley, Frank. 194 Mulberry... J Cunningham Son & Co. Coach. 417
 Rashkind, Abraham. J Sternecker. Stationery Store Fixtures. 50
 Rokeach, Israel. 470 Grand... Baron de Hirsch Fund. Press. 200
 Reich, David. 50 Willett... J Cunningham Son & Co. Coach. 75
 Richardson, Carrie V... G P Elder, exr of Newspaper Dramatic News. (R) 554
 Rodgers, Edward. 795 Washington... Nat Cash Reg Co. Register. 200
 Scacchette & Sagner. 923 6th av... Columbia Wagon Co. Wagon. 130
 Schmidt, Fred... F McCormick. Horses, Truck, &c. 180
 Schmitt, Adam. 203 E 36th... P Westphal. Barber Fixtures. 210
 Scott, Nicholas. 617 and 619 W 37th... J Cunningham Son & Co. Coach. 45
 Schwamm, Jacob. 638 E 5th... H Brand. Butcher Fixtures. 75
 Schwarz, Ernest. 626 Hudson... Moore & Rogers. Boots, Shoes, &c. 525
 Schweitzer, S. 307 Columbus av... T Farrell. Butcher Fixtures. 135
 Siegelack, F. J. 1st av. bet 61st and 62d sts... L Siegelack. Hor-e, Milk Wagon. 300
 Stock, F. J. 59 Macdougal... G B Bereton. Drug Fixtures. 900
 Schick, Hyman. 81 Canal... Liberty Machine Works. Press. 90
 Schonberger, Louis. 27 Centre... Liberty Machine Works. Press. 191
 Sparnecht, August. 56 and 57 Tompkins Market... M Bendroth. Stands, &c. 250
 Simon, Leon. 166 and 168 Spring... D W Bruce. Machines. (R) 439
 Strauss, Joseph. 359 7th av... A Strauss. Butcher Fixtures. 500
 Sacristano, Cirio. 334 W 42d... S Littman. Barber Fixtures. (R) 152
 Salm, Toney. 512 7th av... Smith & Mills. Butcher Fixtures. 130
 Schlanger, Isaac. 122 Ridge... I Reich. Machines. 150
 Shaw & Froude. 525 Brook av... S Littmann. Barber Fixtures. 181
 Stark, Aaron. 87 Ridge... A Kurtz. Machines. 20
 Stall, Friederich. 84 Cortlandt... M Stoll. Store Fixtures. 1,500
 Towle, J. K. 1124 3d av... D Marler. Cigar Fixtures. 1,000
 Wendel, Joseph. 219 W 28th... Ernst Kaufman. Horse, Wagon, &c. 250
 Weisbot & Ferteg. 58 Attorney... D Senft. Machines. 65
 Weitzen, I. 105 Sheriff... Bennett & G. Soda Fixtures. 20
 Walker, J. S. 401 Broadway... C H Fuller. Office Fixtures. 113
 Wood, F. E. 144 and 146 W 39th... J Rudd. Horse. 125
 Weinberger & Marmorstein. 6 Av B... J Marmorstein. Press, &c. 300
 Weinberger, Mary. 6 Av B... S Reitman. Press. 350
 Wendell & Evans. 218 and 220 Pearl st, Brooklyn... B Eastwood. Laundry Fixtures. 1,550
 Wilson, Thomas. 304 W 10th... Nat Cash Reg Co. Register. 175
 Winter, L. F. 418 W 27th... Knapp Mfg Co. Machinery. 353
 Ziniti, Frank. 1547 2d av... A Schwaab & Son. Barber Fixtures. 156
 Zolin & Co. 128 East Broadway... Bennett & G. Soda Fixtures. 200
 Zeller, J. F. 236 E 59th... C F Gennerich. Horse. 500

BILLS OF SALE.

Barnett, Mary. 60 W 35th... E Robinson. Furniture. 2,000
 Body & Zoller. 916 2d av... A H & H A Comfort. Butter Store Fixtures. 225
 Comfort, A H and H A. 916 2d av... H Kinne. Butter Store. 150

Eberon, I and R. 46 Delancy... A Steinberg. Restaurant Fixtures. 200
 Eckert, G M 8 Extra pl... M A Eckert. Horses, Trucks, &c. 1,800
 Fitzsimons, Julia A. 592 Mott av... R K Dryer. Furniture. 500
 Goodwin, Daniel. 439 W 27th... W Blannings. Horse. 75
 Greenslade, Edward. 314 W 126th... S P Hoose. Horse, Trucks, &c. 800
 Goldman, H. J. 2 Chatham sq... M P Ansonge. Stock Clothing. security
 Heyer, William. 2353 1st av... C N Bomeisler. Grocery Fixtures. 745
 Hill, Robert. 2214 2d av... P Faber. Grocery Fixtures. 360
 Hayward, Fredk. 2362 8th av and 61 E 125th st... Mrs F Hayward. Store Fix ures. &c. 1,300
 Ironside, C. N... Free Masons Journal Co. Newspaper Journal Free Masons. 300
 Loonie, Maurice. 964 1st av... W Nolan. Saloon Fixtures. 3,049
 Ludwig, Bruno... J Gerhardt. Piano. 200
 Melzer, Frank... I Kiffa. Pool table. 240
 Meyer, E. 74 West Broadway... Voeg & Wiegand. Saloon Fixtures. 5,000
 Marmorstein, G & Co. 6 Av B... A Stoffel. Printing Fixtures. 525
 Moran, Samuel. 126 W 27th... H Nixon. Grocery Fixtures. 300
 Neuschotz, Salomon. 399 Grand and 27 East Houston... J Schnappmann. Millinery Fixtures. 650
 Nevin, M W & Son. 66 Pine... Mahon & Martin. Machinery. 1,300
 Oelting, Fred. 1955 3d av... H Busch. Grocery Fixtures. 1
 Puvogel, John. 207 E 85th... A Kamna. Horse, Wagon, &c. 425
 Pettit, C. G. 7th av and 34th st... Lies & Seidenberg. Drug Fixtures. 1
 Roubitscheck, Gabriel. 683 Broadway... Caroline Teller. Restaurant Fixtures. 750
 Rhead, A. D. 153 Western Boulevard... M Rhead. Horses, Wagons, &c. 25
 Roche, Mary. 2214 2d av... R Hill. Grocery Fixtures. 300
 Schmidt, C. A. 620 E 9th... A E M Schmidt. Bakery Fixtures. 1
 Sexton, Patrick. 1615 Broadway... J Sexton. Horses, Trucks, &c. 1,100
 Silberstein, Heyman. 112 Broome... E Lubin. Cigar Fixtures. 250
 Sherman, W. P. 269 Pearl... A F Wainright & Co. Lease, Fixtures, &c. 3,000
 Stuart, Helen... I Landman. Scenery, &c. 100
 Teller, Julius. 683 Broadway... G Roubitscheck. Restaurant Fixtures. 750
 Weisman, Adolph. 118 Bleecker... R Hautowitz. Gent's Furnishing Fixtures. 1,300
 Wagner, John... J Wagner. Horse, &c. 100

ASSIGNMENT OF CHATTLE MORTGAGE.

Alzheimer, Anna to G Elbert. (Mort given by J M Hannon, Aug 28, 1891.) 775
 Barnett, G w to V A Barnett. (Stroemeyer & Wyman, Oct 31, 1890.) 3,000
 Brayton, F H to H R Laskamp. (June 1, 1888.) 1
 Barnett, Mary to J C Devereaux. (E Robinson, Nov 9, 1890.) 1
 Gottlieb, W J to H Hahnenfeld. (Sarah Hannaford, Oct 8, 1891.) 1
 Kurtz & Graham to 5th av Auction Rooms. (I Fountain-Bill of sale-Oct 21, 1891.) 500
 Lewis, Abraham to M Price. (A Edelson, Sept 21, 1891.) 1
 Marcus, A to Knickerbocker B Co. (E and H Neuman, July 9, 1890.) 1
 Mayer, David to D Mayer B Co. (M Bernstein, Nov. 3, 1891.) 1
 Saul, Emily M to 5th av Auction Rooms. I Fountain, Oct 16, 1891, 2-5 int.) 1,500
 Van Rensselaer, M trustee to A Marcus. (E and H Neuman, July 9, 1890.) 1

KINGS COUNTY.

NOVEMBER 5 TO 11.—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Aronne, Carmine. 30 Maspeth av... Budweiser B Co. \$450
 Same... same. 130
 Betzold, L. 466 3d av... Minck Bros & Co. 500
 Bonner, P. 97 Flatbush av... Budweiser B Co. (R) 1,000
 Burger, G. 439 Marcy av... Obermeyer & L. 125
 Bast, C. 157 Woodbine... Claus Lipsius B Co. 550
 Bracken, T. 228 Pearl... L I Brewery. 6 0
 Brandenburg, P. 434 Marcy av... J Kuppert. 890
 Brix, C. 99 Canton... Williamsburgh B Co. 300
 Same. 210 Nassau... same. 500
 Buckley, D. 3th av, cor 15th st... Obermeyer & L. (R) 1,500
 Butzky, A. 1422 Broadway... S Liebmann's Sons B Co. (R) 100
 Carlsen, L. 214 Columbia... Marg't Dobrawsky. 900
 Connelly, J. A. 138 Patchen av... C Lipsius B Co. 1,000
 Dlahy, Victoria. 2784 Atlantic av... Leibinger & O B Co. 500
 Dugan, B F. 989 Fulton... S Munch and ano exrs H Munch. 746
 Feeley, J & W. Wythe av and Rutledge st... Budweiser B Co. 1,000
 Fromm, J. F. 506 6th av... Fort Hamilton B Co. 900
 Graiz, W F. Willow Grove, L I... O Huber Brewery. Saloon and Furniture. 3,500
 Geyer, C. 22 Melrose... W Ulmer. 500
 Griffith, J. 351 Park av... Budweiser B Co. (R) 600
 Haimbach, L. 418 E 9th... J Fallert B Co. (R) 350
 Haukap, J. 613 Kent av... J Fallert B Co. (R) 335
 Hartman, M. 601 Pacific... Beadleston & W. (R) 2,000
 Heins, J. D. Driggs av and North 9th st... T Burke. 600
 Same... same. 600
 Hahn, T. P. 21 Tompkins av... J Kress B Co. 250
 Hanlon, J. P. 124 North 6th... J Kress B Co. 450
 Harzing, Celestine. 22 Diamond... Burger & H B Co. 385
 Heissenbuttel, H. 341 Nevins... J Kress B Co. 300
 Hesterberg, H. Grant st, Flatbush... S Liebmann's Sons B Co. 927
 Holtermann, H. J. 2 Jefferson... S Liebmann's Sons B Co. (R) 900
 Kline, J. O. 24 and 36 Maujer... J Kress B Co. 7,500
 Kelly, M. 262 Atlantic av... Budweiser B Co. (R) 1,600
 Kirchhof, P. J. 2072 Fulton... F Ibert. 580
 Kopf, D. W. 364 Hooper... M Worm & Sons. 650
 Knorz, J. 395 Graham av... Burger & H B Co. 500

Lesser, J. 90 Moore... Burger & H B Co. 800
 McKaigney, P & Bro. 59 8d av... M F Garvey. 600
 McMahon, J. 221 Union av... O Huber Brewery. 1,000
 Moss, C. 1096 Bedford av... Beadleston & W. 3,700
 Markle, F. 359 Ewen... E Ochs. 100
 Massa, C G. 237 Irving av... Eliz Meltzer. 475
 Nallin, J. J. 82 Hamilton av... P Ballantine & Son. (K) 500
 O'Neill, P. 178 Greenpoint av... Beadleston & W. (R) 4,700
 Oechsner, J. 1271 Myrtle av... L Eppig. 547
 Remmers, H. 72 J Fallert B Co. (R) 1,197
 Vaufft, J. 72 Diamond... J Kress B Co. (R) 1,189
 Ratigan, M. 2134 Stockton... C Lipsius B Co. 395
 Schmidt, C. 469 Kent av... S Liebmann's Sons B Co. (R) 1,110
 Some. 595 Flushing av... F Munch B Co. 500
 Schwarzmueller, Barbara. 260 Johnson av... P Weidmann. 1,100
 Silber, E. 111 Varet... Abbott B Co. 100
 Sintef, H. 939 De Kalb av... F Hower B Co. 600
 Stokes, W. H. 231 4th av... Fort Hamilton B Co. 1,500
 Schaefer, H. 19 Moore... W Ulmer. (R) 350
 Schmitt, G. 122 Johnson av... J Fallert B Co. 525
 Schneider, P. 63 Morgan av... J Eppig. 430
 Steck, J. 577 Driggs av... E Ochs. 1,000
 Tutty, J. Troy av, s w cor Bergen st... E Ochs. 900
 Weisenborn, J. 983 3d av... Fort Hamilton B Co. 1,500
 Windstein, M. 256 Boerum... L Eppig. (R) 1,530

HOUSEHOLD FURNITURE.

Allen, W D E. 398 McDonough... Brooklyn F Co. 579
 Boyle, A W. 263 12th... Brooklyn F Co. 113
 Bratt, Cath. 149 Richards... A Pearson. 123
 Brooks, I. 585 Gates av... M Schulz & Bro. 231
 Brooks, J. 35 Sands... I Mason. 170
 Brunson, C. 106 Lawrence... O'Connor & Treacy. 422
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Table titled 'BILLS OF SALE' listing transactions and parties involved, such as Brady, Mary A., Butt, H., Cobb, B. S., etc.

Table listing 'Worms, H. Canarsie... Ravenswood Art Glass Works. Machinery, &c.' with a value of 2,018.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including 'Schwencke, C to M M Ramsay' and 'E Schwaner, Sept 22, 1891.' with a value of 100.

NEW JERSEY.

ESSEX COUNTY.

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.

CONVEYANCES.

Large table listing conveyances with details such as 'Abbe, Walter—W Logan, Montclair' and 'Ayers, I M—A E Johnson, n e cor Alpine st and Ridgewood av 25x91.' with various values.

Table listing individuals and their values, including 'Ufford, Eleanor—C Reilly, s s Cherry st 135 n Canal st.' with a value of 3,500.

MORTGAGES.

Table listing mortgages with details such as 'Alruth, Ernst—C A Feick, Bank st.' and 'Atchason, E M—H Alling, 3d st.' with various values.

that some of the least popular makes of Eastern have sold somewhat less than regular quoted rates. The arrivals have been less liberal and the accumulation fairly well worked down, but receivers intimate pretty firmly that they would be quite well satisfied should no cargoes come to hand for some little time.

LUMBER.—The consuming demand for lumber shows no general increase, and even in the exceptional cases where a new line of orders has been booked, it was only against work planned some time ago and fully expected. There are, to be sure, some dealers who appear to be keeping up quite a liberal distribution, but, as has already been suggested, they represent an exceptional portion of the trade blessed with either special custom or with yards located in peculiarly favored localities, while the majority are compelled to submit to a sort of mere jobbing deal on catch business. The attention given wholesale or bulk parcels is free from any evidence of general spirit or anxiety. There are a great many buyers who have probably carried the display of indifference too far, and allowed themselves to get into a position where they must now hurry greatly if they obtain the odd parcels required to fill out assortments, and that form of demand against moderate off-rings proves advantageous to sellers who have really desirable goods to dispose of. There is, however, nothing to show that our market requires or would readily exhaust any greater quantity of stock than has of late come within reach. We are given to understand that the by-laws and rules and regulations of the Lumber Dealers' Association are progressing rapidly toward completion and will soon be ready for publication and distribution among the members, and the local trade at last seems to have a fully equipped, working representative body likely to prove beneficial all around.

It is officially announced that the State canals will be closed at midnight, November 30, unless ice does the work at an earlier date.

Eastern Spruce continues in about the same line last noted, and all the evidences go to show a gradually hardening market. There is altogether a pretty good accumulation of stock now here, some dealers with ample storage room, good credit or ready cash showing really liberal amounts; but there are also a great many who want a cargo or two to complete assortment, and they furnish a demand against the limited arrivals that is becoming somewhat stimulating. There is a noticeable slight irregularity in the line of valuation made by some of the receivers, but of late the general talk has been in favor of about \$15@16.00 per M. as inside on 9, 10 and 12-inch stuff, and \$13.25@13.50 up to \$14.00 on narrow, while it would probably be difficult to place yard orders for less than \$17.00@17.50, with \$18.00@18.50 for difficult schedules, and not many mills ready to consider the latter. Many manufacturers are understood to have entirely ceased cutting random.

Piling secures some attention for small odd jobs coming out, but has no full or general demand as yet, and finds little foundation upon which to build up an improving tone. Occasional fresh arrivals are reported, but there is plenty of stock in the basin for all present needs.

Hemlock finds some demand on car lot orders from custom wanting to fill out yard assortments or to provide against a special necessity; but there is no open or free call, and the customary autumn upward spring of values is lacking. The tone, however, is stiffer, and offerings are so gauged as to prevent pressure.

White Pine retains a good general position, and reports are cheerful. Of the ordinary qualities there is a pretty good supply on hand, but not so much offering from primary sources as heretofore, and with local holders now naturally interested in giving the value line support expressions are noticeably confident and cheerful. For the better grades the firmness is quite pronounced, the natural proportion being quite small, and as many dealers are seeking to round out assortments they give an impression of probably greater demand than really exists, but nevertheless acting as a stimulant at this season of the year. The run of export business is fair, with a few very good contracts now going on board, and there is hope of getting more of this trade after navigation closes at the North and East.

Yellow Pine shows a fully steady market and it is easy to discover a more cheerful strain in the average run of reports at present making. As with every other description of stock the actual consumption at the moment is moderate, but there is work coming on that will influence this class of wood more directly than any other, and little hesitation is felt about making an accumulation even upon basis of what may be considered natural influences alone. The movement among dealers, however, is a good big supporting element and altogether the present condition of the market is reasonably cheerful and promising. There has of late been a fair sort of export trade worked up on f. o. b. orders at Southern ports, including a few cargoes for Europe, but in the main for shipment to West Indies and Brazil, with some lots sent to River Plate, but the latter are understood to be mainly in execution of old contracts.

Carolina Pine shows essentially the same features as of late advised. There is outlet sufficient to take care of a considerable quantity of stock of standard grade, and buyers make no objection to former rates, but demand narrows somewhat as a seasonable matter, and is a little more careful in the selection.

Hardwoods remain practically unchanged. Consumers' wants at the moment are small, and in part anticipated through purchases previously made, and dealers show no special anxiety to add to accumulations in yard. However, there is a little popular selling all the while, at full former rates, where quality is first-class and the attraction of desirable parcels of pretty much all the other descriptions is pretty sure to prompt custom and at reasonably full bids too. Advices from primary sources are considered strengthening inasmuch as they go to show a smaller production than had been expected.

GENERAL LUMBER NOTES.

THE EAST AND CANADA.

A St. John lumberman is authority for the statement that the lumber operations the coming winter on the waters of the upper St. John will equal those of last year.

The lumber cut on the Restigouche, in New Brunswick, this year, will be about 4,500,000 of Spruce, and about 50,000,000 of Cedar. The cut of Spruce, says the *Telegraph*, will, therefore, be much smaller than last year, and that of Cedar very much larger. The manufacturing of shingles has become quite an industry on the North shore.

The Guelph Lumber Company's limits are said to have changed hands, being twice in six months. The previous sale was for \$250,000, exclusive of mills, houses, offices and town property. The second sale is to a Michigan man, for \$335,000, exclusive of mills, houses, offices and town property, and this after some ten years' cutting, at an average of about 10,000,000 feet a year.

Only 80,000,000 feet of logs have been brought from Canada to Michigan points this season, and a large quantity of those went to Tawas. One raft of 801,000 feet went to Alpena, and 2,000,000 to Cheboygan. Last year there were not over 50,000,000 feet brought over. Operations in Canada by Michigan lumbermen the coming winter will be upon a larger scale than ever before, and it is quite within bounds to state that 150,000,000 feet will be cut.

Speaking in regard to the rumored re-imposition of the export duty on saw logs by the Dominion government, the *Toronto Mail* strongly advises the government to let well enough alone. It predicts retaliation, as follows: "The export duty having been removed, its re-imposition would attract a degree of attention that was never given to the subject before the repeal of the duty, and no doubt the result would be that, as retaliation in kind could not be resorted to in consequence of the constitutional prohibition of any export duty, the case would be promptly met upon the assembling of Congress by the passage of a joint resolution adding the export duty on logs to the import duty on lumber imported from countries imposing an export duty. Under this arrangement, if the export duty was the same as when repealed, the duty on pine lumber would be \$4 and upon spruce lumber \$3 per thousand. This course would force an ignominious back-down upon our government, and the export duty would again be removed under circumstances less pleasant than in October, 1890."

THE WEST.

The Northwestern Lumberman as follows:

The two markets in which the lumber trade is in a specially thriving condition are Chicago and Minneapolis. These are the two great centres west of Lake Michigan. The activity in each reflects the prosperous condition of the vast grain region in the midst of which they are situated. In this city the copious movement of stocks is augmented by the World's Fair requirement, which is beginning to assume a magnitude that we at first but meagerly estimated by the most sanguine operators. Not only is the Northern supply pouring into this great vortex of consumption, but large timber bills are being supplied from the yellow pine mills of the South. Besides this special and extraordinary World's Fair demand, this market is supplying a wide reach of territory with rather more than the ordinary amount of stock. The call from Mississippi river points and westward of that stream is greater than for several years past. This is because of a partial failure of the log supply on the great river, and coming so early indicates that there will be a further increase of this unwonted requirement before next spring.

At Chicago:

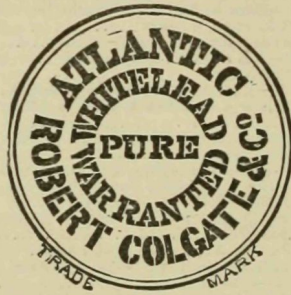
Receipts for the week were light, and inquiry was fairly brisk. The yard dealers want piece stuff and boards of stock width as well as strip, lath and shingles. Piece stuff has advanced a shilling on short lengths, and some commission men affirm that they

MISCELLANEOUS.

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Manufacturers of

"ATLANTIC" PURE WHITE LEAD.



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

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MARBLE, ONYX & GRANITE

Steam Works,

238 to 244 EAST 57th STREET,

1st 2d Av. Elevated R. R. Station NEW YORK

NOTICE OF DISSOLUTION. — The co-partnership heretofore existing under the firm name

of DAVID ROCHE & COMPANY has been dissolved by mutual consent. The business will be carried on as usual by JOHN T. HANNON at stone yard, 80th street, near Avenue A. JOHN T. HANNON, HANORA ROCHE, November 1, 1891.

are getting 50 cents a thousand advance on slim jim and long wide joists. The yard dealers are less averse to paying slight increases in price than they were earlier in the season, for they know that if the market shall close firm, with higher prices than a few weeks ago, it will have a good influence on their lumber in yard.

Some commission men are claiming \$10.25 as the price of short piece stuff but inquiry does not show that much has been sold for that unless there was some long stuff or other desirable lumber in the tally. The prospect, however, is that the price will further rise, especially if lake freight rates again advance, as is probable.

It is said by commission men who sell Muskegon, Manistee, Ludington and White Lake lumber, that there is not much more to come to the cargo market from those points. What there is has been largely bought up at the mills by dealers here. There is considerable to come forward from Green Bay and Lake Superior ports, however.

The Mississippi Valley Lumberman as follows:

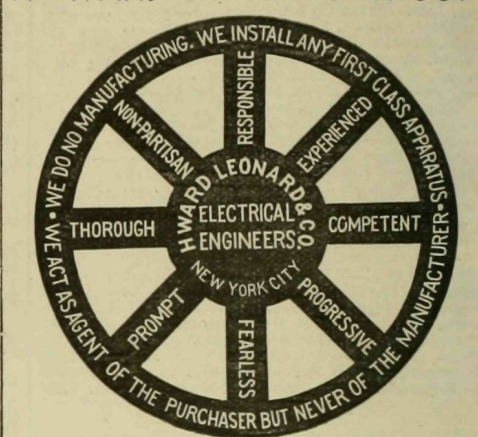
The sawing season in the white pine district is drawing rapidly to a close. Every week adds to the number of mills out of commission for the season. Not more than a week or two more of sawing can be expected under the most favorable conditions, although the stock of logs is such at Menominee and Minneapolis—the two large points of production this season—that most of the mills might be kept busy until the first of December. The logs held in storage booms or back on the streams are in such position that the spring floods are certain to insure an early start. The large cut at the points named will be more than offset by the reduced production along the Mississippi river, in the Wisconsin valley, at La Crosse and elsewhere.

The boom at the mouth of the Black River has shut down for the season. The output was the smallest in the history of the boom—smaller by nearly 100,000,000 than last year. Work has also ceased at West Newton where the output is about half what it was last year, amounting to only about 300,000,000 feet. These figures are eloquent of the reduced production along the Mississippi River. There is reduction quite as large relatively in the Wisconsin valley.

The reports from booms and rafting works at the principal Michigan producing points also show large reduction in the output, although the shipments by water from markets like Muskegon and the Saginaw Valley show a corresponding, even if not greater, reduction than is shown in production. The Michigan

MISCELLANEOUS.

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HOTELS, FLATS,

PRIVATE DWELLINGS, STORES,

OFFICES & STEAMBOATS.

ALL WORK GUARANTEED FIRST CLASS

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HARTSHORN'S SPRING ROLLERS.

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Orders for Store Shades

Any Quantity. Executed in a satisfactory manner.

Lettering Shades, a Specialty.

E. RIDLEY AND SONS

Grand, Allen, and Orchard Sts. N. Y.

manufacturers have enjoyed no such steady and large demand as has fallen to the lot of the lumbermen supplying the trans Mississippi trade.

The *Timberman* says:

Log driving in Michigan, Wisconsin and Minnesota has, as a rule, been pretty expensive work this season. On another page the *Timberman* correspondent tells of the success that has crowned the efforts of the Menominee River Boom Company in getting the logs down that river with an inkling at the same time of the expense of the work. On some of the other rivers the trouble has been greater and on some less, and on quite a number of streams a considerable portion of the logs are hopelessly hung up—at least for the present. On the Au Gress River, in Michigan, for example, out of a total cut of 20,000,000 feet of logs not less than 7,000,000 feet are hung up on the east branch.

GREAT BRITAIN.

The London *Timber Trades Journal* says of the Glasgow market:

As to Canadian goods sellers have no disposition to press sales, as on various considerations they are sanguine about an increase in price. Goods from the lower ports (deals, etc.) have been sparingly supplied, and inquiries for spruce are frequent, but present stock is very moderate, and the advance in shippers' quotations and cost of importations enhance the value of what is now held here. Nearly all descriptions of Quebec pine and hardwoods at present rule high and exhibit no signs of any tendency to be lower in price.

SOUTH AMERICA.

The Rio *News* by last mail reports:

Pitch Pine.—Receipts are 548,473 feet per henriqueta from Savannah, which sold at about 49\$000 per dozen, and 502,837 feet per birderfolket, from Pascagoula, to a dealer. The market is firm at 48\$000 a 49\$000 per dozen.

White Pine.—Receipts nil, and the market is reported firm at 140-150 rs. per foot.

Swedish Pine.—Receipts have been 971 dozen red deals, per Annine, from Westerwick, sold at 5\$00 per dozen; 1,410 dozen per Njerstein, red, from Gede, sold at about 18\$000; 1,032 dozen, white, per Najaden, from Hernosand, sold at about 40\$000, and 657 dozen per Liv, from Frederikshald, on order. The market is reported steady.

Spruce Pine.—The only thing of interest is the advice that three cargoes are afloat or loading for this market.

METALS.—COPPER.—Ingot has been moving in the main on old contracts, the new demand proving very moderate and indifferent, and buyers generally refusing to allow themselves to be induced to depart from the hand-to-mouth policy. Prices are a little nominal, but lack strength. On an average range of valuations we quote at 11½¢ @ 19¢. for Lake, and 10¾¢ @ 11½¢. for casting brands. Manufactured Copper meets rather slow sale, with some irregularity of tone developing though official figures are understood to be unchanged. We quote as follows:

Sheet, not above 30x72 in., 16 oz. and over, 25c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 28c.; do, under 8 oz, 30c. Sheets longer than 72 inches 1c. for 12x14 oz., 2c. for 10x12 oz., and 3c. for 8x10 oz. Sheets, not above 36x96 in., 16 oz and over, 22c.; do, 14 to 16 oz, 24c.; do, 12 to 14 oz, 26c.; do, 10 to 12 oz, 30c.; do, 8 to 10 oz, 33c. Sheets longer than 96 inches 2c. for over 32 oz. and add 1c. for 16 to 32 oz.; 3c. 14 to 16 oz.; 5c. 12 to 14 oz. and 13c. for 8 to 10 oz. Sheets, not above 48x96 32 to 64 oz, 22c. do, 16 to 32 oz, 25c.; do, 14 to 16 oz, 27c.; do, 12 to 14 oz, 29c.; do, 10 to 12 oz, 33c. Sheets wider than 48x96 and longer, 22@25c. for 32 to 64 oz. and over, 27@30c. for 16 to 32 oz, 29c. for 14 to 16 oz and 34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz. 7c.; 14 oz, 29c.; 12 oz 30c.; and 10 oz, 35c. Bolt copper, ¾ inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 90 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices, Copper bottoms, 26@32c. per lb. IRON.—American Pig has really been very quiet, so much so that for some brands values are little better than nominal in the absence of testing sales. Agents, however, quite generally claim the position to be about steady and will admit of no positive shading on cost. We quote at \$17.00@18.00 per ton for No. 1 X foundry; 17.50@16.50 for No. 2 X do. and \$14.00@15.00 for Gray Forge. Old material has secured only a moderate measure of attention and generally show a weak sort of tone on values, though supplies are not urged into notice. We quote at about \$22.00@22.50 for old rails; \$19.00@19.50 for No. 1 wrought scrap; \$17.00@18.00 for cast scrap and \$17.00@17.50 for car wheels. Manufactured iron is dull on business from store, and finds only an indifferent degree of attention from operators seeking to place special contracts. We quote Common Merchant Bar ordinary size, at 1.30@2c. from store, and refined at 2@2½c; Rods, round and square, 2.10@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods 3¼@4c., and domestic sheet on the basis of 3.00@3.05c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel rails have shown an improvement, one leading road placing an order for 70,000 tons, and other corporations showing some revival of interest on the lead thus set. The contracts are understood to have been closed without deviation from the association rates. We quote standard sections \$30 per ton at mill, with usual advance for delivery at tide water. Pig Lead sold to some extent in small lots, but in order to attract and secure custom it became necessary to slightly modify the line of cost. Supplies are ample at present. We quote at 4.05@4.10c. per lb. The manufactures of lead are quoted at 7c. for Pipe, 7½c. for Sheet, 15c. for Tin-lined Pipe, and 37½c. for Black Tin Pipe. Pig Tin has been rather flat in tone, and while more or less fluctuation in value at times developed, it was simply responsive to the foreign position and not the result of any local influence. We quote at about 19.8@19.90c. for round lots, and 20@20½c. for jobbing parcels. Tin Plate as offered does not show a very extensive assortment, yet in the face of continued moderate and more or less indifferent demand there is quite enough to go around, and rates make no improvement. We quote prices as follows: I. C. Charcoal, ½ cross assortment Melyn grade, \$6.50@6.55, each additional X add \$1.50; I. C. Charcoal, ½ cross assortment, Alloway grade, \$5.85@5.90, each additional X add \$1; Charcoal terme, M. F. grade, 14x20, \$7.45@7.50; M. F. grade, 20x28, \$15.30@15.35; Worcester, 14x20,

\$5.70@5.75; Worcester 20x28, \$11.25@11.30; Dean grade, 14x20, \$5.40@5.45; Dean grade, 20x28, \$10.70@10.75; D. R. D. grade, 14x20, \$5.25@5.30; D. R. D. grade, 20x28, \$10.10@10.15; I. C. Coke, Penlan grade, \$5.25@5.30; J. B. grade, 14x20, \$5.40@5.45; I. C. Bessemer steel, squares, \$5.75@5.80 basis; I. C. Siemens steel, squares, \$5.85@6.00 basis. Spelter finds slow sale, only in small lots, and the general tone is quite easy throughout. We quote \$4.95@5.05c for Commo Western, according to brand

NAILS.—Buyers have not hurried, nor do they seem to act as though they expected to do so at any time during balance of year, and the entire market is in a dull, stupid condition. Offerings as common for a long time past has been ample if not excessive, and until actual curtailment of make is felt it will be difficult to get an adjustment between supply and demand. We quote Cut at \$1.50@1.60 per keg for car lots and \$1.75@1.85 per keg for parcels from store, for iron, and add 5@10c per keg for steel; Wire, \$2.00@2.05 at mills, and 2.20@2.35 from store.

PAINTS, OILS, COLORS, ETC.—There has been little or no change in the average condition of the market during the week. Some operators report a very good trade, and others complain of positive quietness, orders coming to hand only as necessity may inspire custom to obtain something to renew depleted assortments and maintain an ordinary run of stock. Expectations of a more liberal and anxious call upon the approach of winter have not yet been realized, and about the only dependent custom taking in a supply of goods against the future is the run of operators situated at out-of-the-way places where transportation becomes difficult and costly at this season of the year. With quite a fair measure of success, there is an effort to keep the first-hand offerings from coming upon sale beyond the requirements of the outlet, yet there is no scarcity whatever and sellers could promptly respond to an increase of demand. Prices are as a rule a little ragged, the natural outcome of the situation, but where there are regular list rates they are retained. It is asserted that on White Lead only outside makes can be bought at an off price. Association Corrodors' rates stand as follows: Lead in oil in kegs, and dry lead in kegs, in lots of less than 500 lbs., 7½c. net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 5½c.; 12 tons and over, one purchase, 6¼c.; dry white lead in bbls. ½c per lb. less than price in kegs. Lead in oil 12½ lb. in tin pails, add 1c.; in 25 and 50 lb. tin pails, add ½c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2½ per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil has been meeting with ordinary proportionate demand, and while somewhat irregular at times it is claimed that no first-class city makes are shaded in value. We quote at general range at 35 @40c. for Western, and 40@50c. for City. Spirits Turpentine has shaded somewhat in cost, but advices from primary sources are now firmer and the influence is felt here. We quote at 36@37c. per gallon, according to quality, delivery, etc.

MISCELLANEOUS.

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Pat. April 29, 1890.

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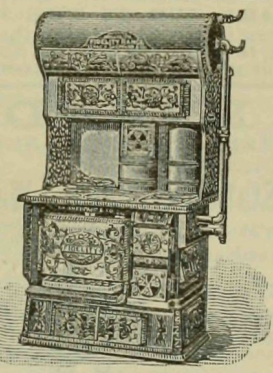
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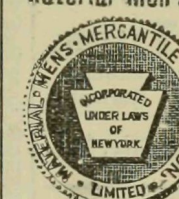
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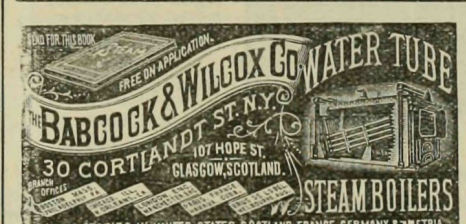
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57½c.; 12 tons and over, one purchase, 6¼c.; dry white lead in bbls. ½c per lb. less than price in kegs. Lead in oil 12½ lb. in tin pails, add 1c.; in 25 and 50 lb. tin pails, add ½c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2½ per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil has been meeting with ordinary proportionate demand, and while somewhat irregular at times it is claimed that no first-class city makes are shaded in value. We quote at general range at 35 @40c. for Western, and 40@50c. for City. Spirits Turpentine has shaded somewhat in cost, but advices from primary sources are now firmer and the influence is felt here. We quote at 36@37c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Demand has been fair for Tar with some purchases made to arrive but no unusual or stimulating movement developed, and the market as a whole shows no specially significant feature. Offerings seem to be well enough controlled to maintain former rates. We quote Pitch at \$1.70@1.75 per bbl; Tar at \$2.15@2.50, according to quantity, quality and delivery.

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PATENT SLIDING BLINDS & SCREENS AND MODERN Venetian BLINDS. ADOPTED BY ALL THE LEADING ARCHITECTS. SUPERIOR & CHEAPER THAN ALL OTHERS. Three Medals OF SUPERIORITY Awarded AT THE AMERICAN INSTITUTE, NEW YORK CITY. SEND FOR ILLUSTRATED CATALOGUE, FREE. VENETIAN BLIND CO. GEO. D. WRIGHT, MANAGER. WORLD BUILDING, N. Y.

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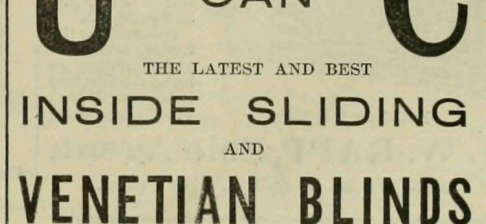
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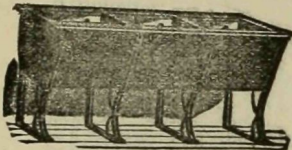
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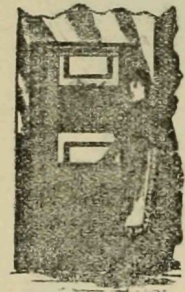
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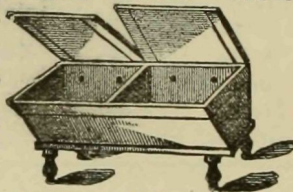
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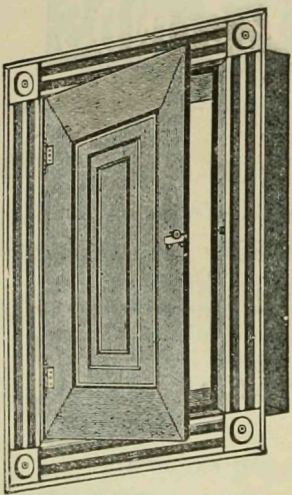


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Price, put up, \$5.50 Each.
These Doors are desirable because, moving vertically, they do not occupy valuable space, and can be used in narrow halls.
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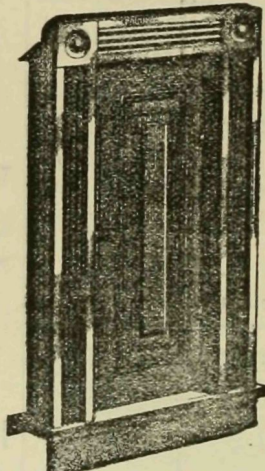
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Material and Workmanship Fully Warranted.
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LUMBER.
Appended quotations are based almost wholly upon prices obtained for goods from first hands. Yard rates necessarily range much higher owing to the expenses attending sorting out and grading cargo and even car lots, besides which must be added the cost of handling and carrying until consumers are ready to invest. Terms of sale also prove important factors and, altogether, it is impossible to give a line of retail quotations thoroughly reliable in character.

SPRUCE—Eastern—special cargoes
delivered N. Y. \$16 50 @ 18 00
Random cargoes, narrow 13 50 @ 14 50
Random cargoes, wide 15 00 @ 16 00

PILING—Eastern—cargo rates:
Ranging 30@40 per cent 12 inch butt, 35 to 40 ft average length 4 @ —
Ranging 45@50 per cent 12 inch butt, 35 to 40 ft average length 4 1/4 @ 4 1/2
Ranging 50@60 per cent One-half 12 inch butt, 38 to 40 ft average length 4 3/4 @ 5
Two-thirds 12 inch butt, 38 to 42 ft average length 5 1/2 @ 6
Three-fourths 12 inch butt, 40 to 45 ft average length 5 3/4 @ 6
All 12 inch butt and up, 40 to 45 ft average length 6 @ 6 1/4
Piece stick, 40 feet each 4 00 @ —
do. 45 6 00 @ —
do. 50 8 00 @ —
do. 55 12 00 @ —
Inch spars, per inch 20 @ 22
Scaffolding poles, each 60 @ 1 00
Clothes poles, 45 to 65 feet, each.. 3 00 @ 6 00

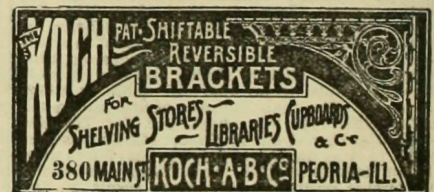
HEMLOCK:
Penn. joist 12 00 @ 12 50
do. boards 13 00 @ 13 50
do. timber, 30 ft and under 12 50 @ 13 00
do. do. 22 to 24 ft. 13 00 @ 13 50
do. do. 26 to 28 ft. 13 50 @ 14 00
do. do. 30 to 32 ft. 14 00 @ 15 50
do. do. 34 to 36 ft. 15 50 @ 16 00
do. do. 38 to 40 ft. 16 50 @ 17 50

WHITE PINE—Good uppers and select, 1 to 2 inch 40 00 @ 48 00
Upper and select, 2 1/2 to 4 inch 50 00 @ 58 00
Shelving, 1 inch 35 00 @ 31 00
Pickings, 1 inch 33 00 @ 35 00
Cutting-up, 1 inch 25 00 @ 28 00
Bracket plank 30 00 @ 35 00
Dressing-boards 18 00 @ 22 00
Box, inch 13 50 @ 14 00
Box, thick 14 50 @ 15 50
West India shippers 16 00 @ 19 00
Rio Janeiro do. 20 00 @ 21 00
River Plate do. 29 00 @ 30 00
Australia do. 25 00 @ 30 00

YELLOW PINE—Random cargoes
delivered N. Y. 19 00 @ 20 00
Ordered cargoes 20 00 @ 22 00
Flooring 22 00 @ 24 00
Step plank 26 00 @ 28 00
Common siding 15 00 @ 16 00
Heart face boards 22 00 @ 23 00
Car orders 21 00 @ 23 00
At Atlantic ports, f. o. b. 12 00 @ 12 50
At Gulf ports, f. o. b. 11 50 @ 12 50
North Carolina pine timber 13 50 @ 15 00
do. flooring 1 inch 16 00 @ 22 00
do. do. 1 1/4 19 50 @ 22 50
do. do. 1 1/2 @ 2 inch. 24 00 @ 25 00
do Shipping culls or box 12 00 @ 14 00
do Plain and mottled 1 1/2 @ 1 1/2 inch. 18 50 @ 25 50
Ash, white 36 00 @ 43 00
Elm 20 00 @ 22 50
Oak, plain 37 00 @ 41 00
Oak, quarter sawed 52 00 @ 55 00
Oak, quarter sawed, extra thick 56 00 @ 60 00
Redwood 45 00 @ 52 50
Maple, clear 28 00 @ 33 00
Chestnut, clear 33 00 @ 35 50
Cypress, clear 30 00 @ 32 50
Black Walnut, good to choice 130 00 @ 140 00
Black Walnut, ordinary to fair 100 00 @ 120 00
Black Walnut, 5/8 75 00 @ 83 00
Black Walnut, selected and seasoned 150 00 @ 155 00
Black Walnut counters 110 00 @ 150 00
Black Walnut, culls 35 00 @ 40 00
Black Walnut, rejects 50 00 @ 53 00
Cherry, wide 110 00 @ 115 00
Cherry, good 85 00 @ 100 00
Cherry, ordinary 65 00 @ 80 00
Whitewood, inch 30 50 @ 32 50
Whitewood, 5/8 inch 24 50 @ 26 00
Whitewood, 1 1/4 to 2 1/2 inch. 32 00 @ 34 00
Shingles, Pine, 16 inch, extra 2 75 @ 3 00
do 18 inch, extra 4 10 @ 4 30
do 18 inch, clear butt. 2 90 @ 3 10
do 16 inch, stocks 4 50 @ 4 60
do 18 inch, stocks 5 30 @ 5 40
Shingles, Cypress, 6x20 8 00 @ 10 00
do larger sizes 11 00 @ 16 00
do sawed 6 00 @ 9 00
Cedar—Medium to large 6 1/4 @ 7 1/2
do.—Extra large 7 1/4 @ 8
Mahogany—Small 8 1/2 @ 9 1/2
do.—Medium 8 @ 8 1/2
do.—Large 9 1/2 @ 12
do.—Extra Large 12 1/2 @ 14

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