

RECORD AND BUILDERS' GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST

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THE Stock Market has returned to the irregularity and inactivity which characterized it previous to the development of the Reading combination. The movement in prices is not large, and they are sent up or down on rumors that prove to be harmless. In other words, it is a market which both the big operators and the public are closely watching. The general conditions have improved in certain lines of trade and grown somewhat worse in others. Iron is weaker, if anything, and stocks are accumulating. The trade has not adjusted itself as yet to the great changes produced by the Southern furnaces, which are increasing in number and output every year. A very different state of things, however, is to be found in the cotton-goods market. Buyers have been holding off in the expectation of obtaining some advantage from the fall in raw cotton, but no important concessions in prices have been made, and orders are now coming in with great rapidity. Several large houses in the trade have all they can do for many weeks in filling orders already received, and if the demand keeps on increasing the liveliest kind of business may be anticipated for goods for immediate delivery, in many lines of which there is already scarcity.

POLITICAL disturbances and socialistic agitation may be responsible for part of the rioting at present taking place in Berlin; but it is evident that business depression has contributed largely to the misery and dissatisfaction, of which the outbreak is the unfortunate sign. As we have frequently pointed out Germany is passing through a period of declining prices, decreasing trade and diminishing wages and work. The country had two or three years of prosperity which culminated in inflation and wild speculation, and from the results of this speculation it is now suffering—suffering as only a country can wherein the struggle for life is hard and the margin between laborers' income and outgo next to nothing. In Berlin the number of the unemployed is particularly large, even considering the size of the city, because of the distressing condition of its building trades. For years a real estate speculation had been carried on in the capital, which rivaled that which often takes place in some of our cities. Prices traveled mountain high, and building in the outer wards was most active. When the collapse came, the local industries felt it most severely; and this riot, bloodshed and heated discontent is one result. Doubtless socialistic agitators have had something to do in flaming the crowds; but it is easy to exaggerate the political bearing of the outbreak. Its proximity to the young Emperor's intemperate, visionary and domineering speech is probably only a coincidence; but it is sad to reflect that such an autocratic and hasty spirit is not at all suited to dealing wisely with the mob violence. What elements of vitality and persistence the revolt may have, it is impossible at this distance to judge; but a small and flighty fire may be largely increased by indiscretion. No material change has taken place in the business situation during the first six weeks of the New Year. The rapid rise in prices on the Austrian Stock Exchange has been succeeded by a natural reaction—a reaction which has been assisted by the difficulties which the government is meeting in realizing its project of a return to specie payments. In England, trade is still moderate in amount and fairly steady in price. Many industries are, however, still suffering severely from the disturbed state of foreign markets and the readjustment of tariffs. Wages have thus far been retained on a good level, and strikes are not numerous. It is interesting to note that out of 200 trade unions who expressed opinions recently as to the best means of preventing or settling trade disputes, no fewer than ninety-two were in favor of the establishment of boards of conciliation. The majority of employers, also, who have given opinions

on the subject are in favor of conciliation, and many would have it undertaken by the State.

THE real estate year is sufficiently well advanced to make a prediction as to its character fairly safe. From all the signs, it is evident that the dealings will not be enormous, either in the transfers or the new buildings; but the aggregate will, nevertheless, be very respectable in size. Just as important as the amount of the operations is its quality, and all signs indicate that the quality of the dealings will be excellent. The cheap money at present prevailing, and which will continue to prevail, will certainly bring many investors into the market, for during the past year real property in New York vindicated a claim to be considered one of the stablest kinds of investment in the world. The advent of these investors will tend to put a stop to the unprofitable trading, of which so much took place during 1891. In building, however, more clearly than in the transfers, is it evident that the operations will be of an excellent character. Hard experience during the past two years has taught the building material dealer that he must exercise somewhat more care about extending his credits; and it is not so easy as it was for builders with no capital to make other people pay for their operations. Not only, however, does increased caution on the part of "material men" help to prevent a poor class of operations being undertaken; but the positive conditions are also working in favor of large improvements. The time is apparently very favorable for the undertaking of big building enterprises in the lower part of the city, and plans which have hung fire for years are now being developed with some rapidity. Five or six new buildings are going up on Broadway south of 14th street, and according to the plans filed and the announcements made an equally large number of the highest class of improvements are to be erected south of Chambers street. The municipal building itself will mean the distribution of large sums of money among contractors, and the municipal building will be only one among many. The need for new office buildings on or near lower Broadway is practically boundless. As soon as erected they are absorbed, and never for more than a few months at a time has there been any over-production of offices. Of late years their erection has proceeded steadily, but the improved methods of construction have not had the stimulative effect that they ought to have had. This, we believe, is now coming, and it will be assisted by the reduction in the price of structural iron which has lately taken place. A good class of work will also be undertaken on the West Side. The building of dwellings will be somewhat restricted in the future by the fact that many of the remaining lots have practically been cornered, but this fact will not prevent the continued erection of enormous apartment hotels. Those which have already been opened have been exceptionally prosperous—a fact so well known that many others will follow, some of which have already been announced.

A VERY revolutionary measure has somehow crept into our good Legislature at Albany and has passed a remarkably quiet but not altogether idle existence there in the Assembly since the 22d day of January. It deserves careful attention. Its sponsor is Mr. Listman, its authors are, so far, unknown, and it is recorded as bill No. 310. The purpose of this measure, which we print in full elsewhere, is to amend sections 168, 170 and 675 of the Penal Code, relating to and defining conspiracies, so that, if it become law, it will legalize "the orderly and peaceable assembling or co-operation of persons employed in any calling, trade or handicraft for the purpose of securing or aiding other persons so employed in securing an advance in the rate of wages [or compensation or more favorable conditions of employment in any other respect, or of maintaining or aiding other persons so employed in maintaining such rate or condition or of obtaining or aiding others so employed in obtaining the redress of any grievance against employers." Furthermore, this measure enacts that it is not unlawful for persons to combine, bind themselves by oath, etc., to persuade, advise or encourage other persons to enter or leave the employment of any person, firm or corporation, or "to persuade, advise or encourage by peaceful means any person, firm or corporation to withhold his or its custom, patronage or employment from any person, firm or corporation." Plainly this means nothing less than giving to the Boycott a clear field in the industrial world, and starting it on the rampage in search of all labor grievances, real or imaginary. We do not care to say that the Boycott cannot be an instrument of civilization. There have been cases; there may yet be cases where it has and might serve as a last and just resort against injustice. Combination in labor has not been an unmitigated evil; indeed it has produced a real addition to the welfare of Humanity. But men, whether we label them in the catalogue as Laborers or as Capitalists, are men with the faults and weaknesses of men, and Labor has not shown itself a whit wiser or less unselfish or broader in its views and aims than has Capital, which it has always berated and not infrequently belied. In short, Capital has not appeared to any particular disadvantage in comparison with Labor. The Boycott is social war, is

a modern analogue of the petty Baron wars of Feudal times, and the one is not more tolerable than the other. To legalize the Boycott would result in bringing the settlement of labor disputes to the arbitration of a kind of brute force; for Capital would, of course, fight combination with combination and the weapon of both would be starvation. This is not the most enlightened method of settling disputes; it is barbarism, Bill No. 310 cannot be too quickly withdrawn. No such measure deserves a minute's consideration from "statesmen," however it may be received by the "scurvy politician."

THE mild findings of the Coroner's jury in the inquest concluded a day or two ago on the victims of the Hotel Royal fire creates no surprise to thinking men. It would have been a matter of astonishment had the verdict so clearly placed the responsibility for the loss of life that trial and punishment of the guilty could follow, be the person or persons inculpated high in office or in subordinate station, rich and influential, or poor and inconsequential. But the reading public know better than to expect anything of the sort. The men holding office in this city are so linked together through political affiliations that the interests and wishes of the head or heads of one Department in the city government are protected and complied with by every other. The holding of place by any one man and his continuance in office or advancement in power is so dependent on the good-will and favor of his fellow office-holders, that no one official can afford to give offence to another or hold him up to a strict performance of his duties or to a responsibility for a neglect of them. When casualties occur, such as the Park place disaster and the Hotel Royal fire, or other cases which reflect on Departmental administration, and the Coroner takes in hand the inquiry as to the cause, the inquest naturally becomes one for the protection of interested parties quite as much as to develop the whole truth and, theoretically, let the blame fall where it may. The selection of the jurors is as important as the determination of whom shall be witnesses, in arriving at a verdict that is outlined in advance.

THE Hotel Royal jury censures an absent night clerk for having failed to discover the fire at an earlier stage, for not alarming the guests, and for not sending out a fire alarm as soon as the fire was discovered. The absence of the clerk is said to be on account of his alleged connection with a robbery at the hotel on the night of the fire. This clerk, however, testified before the Fire Marshall subsequent to the trial that he was neither asleep nor drunk, and that he told a man to give the alarm while he tried to awaken the guests. The verdict censures the Inspector who was formerly in charge of the district when fire-escapes were ordered by the Building Bureau to be placed on the 6th avenue front of the building, and who made a false report that the order had been complied with. The probe stops there. It says nothing as to the Inspector's official superiors, nothing in condemnation of the owner of the building for his failure to obey the lawful orders to place fire-escapes on the 6th avenue front, nor anything as to the neglect of the hotel keeper to take proper precautions for the protection of his guests. The verdict leaves the substance of a crime untouched, and altogether is a mockery of justice.

A LARGE number of respectable real estate investors and others who attended a certain sale this week on the Real Estate Exchange have expressed great indignation to us, because of the "misleading" announcements which were made about it. They affirm that these announcements were made with intent to deceive people, and, as a matter of fact, did deceive people, causing many to give their time and attention to a transaction which, had its true nature been known, would not have received five minutes consideration.

THE auction in question was announced as a "Partition Sale." This particular auction, however, was a purely private offering, devoid of any legal significance. It differed in no way from ordinary auctions of the property of Jones, or Brown or Robinson sold with "protection." Now, we may perhaps go so far with the Devil as to say that there is nothing very wrong for shrewd investors, knowing that their names are not associated in the public estimation with "bargains," to advertise as a "partition sale" what is not a partition sale in the commonly accepted meaning of the term. A certain amount of "fake" is perhaps sanctioned in business, even if it be not respected. But in this matter the Real Estate Exchange is directly and very seriously concerned, and it cannot "go with the Devil" a single step, or, without loss of dignity and respect, as well as financial loss, countenance or permit "fake," or even the appearance of "fake" in transactions held under the cover of its good name.

THE Legislature has, during the past week, proved itself to be incompetent, regardless of public interests, and the complete slave of a body of self-seeking politicians. At the bidding of its

masters it passed two bills that are almost phenomenal for their barefaced giving away of public franchises to private corporations. One of these bills, which surrenders two of the most important wards of New York City to a union surface railway company, was hastened through without any public hearing and in the face of the opposition of the district's representatives. It practically releases this corporation from any public responsibilities. All the conditions with which ordinarily a grant of that kind is fenced around have been omitted from the measure. The company does not have to pay anything to the city or take care of any part of the streets it uses; it does not have to obtain consents of property-owners; the fares are not limited to five cents; the company can use any motive power that it pleases except steam, and it can consolidate with and extend any street railway now in operation. This is simply flagrant and outrageous robbery. Even the "boodle" Board of Aldermen obtained for the city 5 per cent of the gross receipts for the Broadway franchise. Truly the lesson of that scandal is very soon forgotten. Furthermore, it is practically the same men who engineered this bill through who are claiming that all the city needs to be well governed is to be self-governed—that is, governed by them. Every Tammany representative in the Legislature voted for this hopeless piece of rascality. Such action gives the lie to every protestation which the Wigwam's windy orators have been making of late years. The day will come when these franchises will be of enormous value. Within five years after the 23d and 24th Wards are made accessible, they will be covered with residences; and as the city grows northward, they will become as closely settled, at all events in the southern part, as many of the lower wards. When this time comes the most valuable franchises in the district will be those of the street railways; and yet the city will get nothing for them. It is only by means of working such franchises for all they are worth that a modern city can afford to make needed public improvements. Otherwise such improvements run far behind manifest requirements, and the city is saddled with enormous debts and burdensome taxation. The same principle is involved in the East River Bridge bill, whereby a franchise was granted to a set of capitalists that have shown themselves unusually expert in the great art of lawfully stealing public property. In neither of these cases do we believe that the franchises are worth very much at the present time, but the grants are made for an indefinite future, and they are made so as to leave public interests as carefully unprotected as is well possible.

The New Building Law.

THE amended building law was introduced in the Legislature at Albany on the day previously announced in our columns, and has since been printed, and is now known as Assembly bill No. 778. A public hearing will be given at an early date, probably on Thursday next, by the Committee on Affairs of Cities to all persons interested in the different subjects of which the bill treats. It is not believed that any serious objections will be offered to the many new features in the law, excepting the requirement that in every existing non-fire-proof hotel, four stories or more in height, there shall be placed, within six months from the time the law takes effect, at least one continuous line of fire-proof stairs extending from the cellar to the roof, inclosed with brick walls and located where may be directed by the Superintendent of buildings. The three Fire Commissioners unitedly insisted that the requirement in question be inserted as one of the amendments to the law, although the Revision Committee strenuously opposed it as being neither legal nor just. Finally it was agreed that the stairway clause should be incorporated, and that the question whether it should be stricken out or not afterwards argued in a friendly way before the Assembly committee, and thus leave the final determination to the Legislature.

The Revision Committee had already provided that in all existing hotels the stud partition inclosures around passenger elevators should be removed and replaced with brick walls. The hotel men, it is understood, have no objection to this common sense requirement for the inclosure of elevators, for nearly all the elevators have been put in subsequent to the erection of the original buildings, and if the immediate surroundings are dangerous, as it is now universally acknowledged wooden surroundings to elevators are dangerous, the change to brick should be made, and can be made without excessive cost and without serious and prolonged interference with business. But to tear out the main staircase and partitions in the several stories, and put in iron staircases with surrounding brick walls, is to call for the internal reconstruction of a hotel building which at the time of its erection was built strictly in accordance with the then existing laws. It would require months of time to make such extensive alterations in a hotel, and during the progress of the work business would have to be suspended in that hotel and result perhaps in a permanent loss of custom.

The hotel keepers have announced that they will oppose the stairway clause in the Legislature, and in the event of that requirement being retained in the bill and becoming law, they will oppose its

enforcement by an appeal to the courts. The hotel keepers have quite as much at stake as the owners of the hotel buildings, for in nearly every case hotel buildings are leased for long terms. The Revision Committee intend in any event to oppose the retention of the stairway clause at the coming legislative hearing. They have carefully avoided placing retroactive requirements in the law, and they have no desire to see any part of the new building law, after it is finally passed by the Legislature, knocked out by the courts, nor do they desire to array the influence of any trade interest against the passage of the law as a whole. However much it may be desirable to have old hotel buildings approximately approach new hotel buildings in security against fire, there are grave questions of constitutional construction to be considered in formulating demands for changes to existing buildings. By the Federal Constitution no State can pass any *ex-post facto* law—after the deed is done—nor any law impairing the obligation of contracts—laws divesting vested rights in property. Even within reasonable limits a building law affects enormous property interests, and while the purposes of such a law is the security of life—the highest object of legislation—the end in view should be attained without imposing needless or unjust burdens on property-owners and business men.

Edward Atkinson on the Australian Methods of Land Transfer.

THE readers of THE RECORD AND GUIDE need no introduction to the Torrens or Australian system of land transfer. Since attention was first called to it in this city more than ten years ago by Dwight H. Olmstead, this journal has kept the matter more or less steadily before its readers. Lately the public in many parts of the country have been familiarized with its provisions. In Massachusetts, Illinois and several States in the Northwest, commissions are in existence inquiring into the advisability of adopting a system of registration of titles rather than a registration of deeds; and, if we read Mr. Atkinson's article aright, it will not be long before a similar movement will soon make its appearance in some of the Southern States. The Legislature of one commonwealth will finally adopt it; and if it operates successfully under our conditions, the system will not be slow to spread. This is particularly true as regards the West and South, where real estate interests are powerful in the community, and where it is most desirable that any value which attaches to real property should be rendered as immediately available as possible. How seductive to many a Western "boomer" would be the picture of stepping into a bank and in fifteen minutes mortgaging a corner lot!

Few writers on the subject have brought out the economic importance of some quicker and securer method of land transfer than does Edward Atkinson in the current *Century*. In his own words his "purpose is to call attention to the simple fact that in the practice of the English colonies indefeasible and peaceable possession and occupancy of land have been assured at the minimum of cost and by the adoption of the simplest methods of dealing therein." By these means the expense, the delay and the uncertainty at present attending land transfer and land tenure would be removed, and with the removal of these impediments, real property would become a more desirable and a more valuable form of investment. The economic effects of a better system would not, however, stop at this point. "It is commonly held," says Mr. Atkinson, "that every facility which can be rightly given, and every form of legislation which may be rightly adopted for promoting a wide distribution of land among the largest possible number of persons, conduce to the safety of the State as well as to the common welfare of the people. To this end the whole influence of the savings banks has been developed in New England and to a considerable extent in New York. In Pennsylvania and Maryland the distribution of land has been promoted in yet greater measure than in the Eastern States by the organization of building societies, by sales on terminable ground rents, by title insurance and mortgage security companies, and in other ways. But underneath, and in greater or less measure obstructing all these instrumentalities or agencies for promoting the division, sale, and productive use of large parcels of land, lie the growing complexity and uncertainty in documentary titles, often accompanied by heavy cost in conveyancing and in very many cases by doubt as to the existing title to the land itself being a perfect one. The danger of defects in titles is now being overcome in some measure by the organization of title insurance companies. But these are private corporations, and while they may reduce the expense of conveyancing, may give a well-guarded and well-guaranteed title to the buyer of estates on which it would be unsafe to expend capital without guaranty of possession, yet private corporations can merely palliate an evil which is growing everywhere and which is a very great existing evil in some of the most valuable parts of the United States—long since sparsely settled, but now being occupied and developed according to modern methods." Some simpler, safer and cheaper method of conveying real estate would then promote its distribution among a larger part of the population. Mr. Atkinson justifies the

interference of the State on the following grounds: "There are many persons who rightly object to State interference in the everyday business of life; but in this matter, if an indefeasible title is to be established, the State must intervene and may or must resume control because it is the source of title. The State alone has the power to remove the uncertainties which hang over titles to vast areas of land and now prevent their occupancy and use, such clouds having been permitted to gather through the ignorance or carelessness or, in some instance, through the fraud of individuals."

Strong as Mr. Atkinson is in pointing out the economic advantages of improved methods of land transfer, his article is, we believe, somewhat dangerous in tendency. He continually dwells on the uncertainty of titles in this country, and the great boon which the Australian system offers by making them indefeasible. But may not indefeasibility be obtained at too great a sacrifice? Or rather may not this seeking after indefeasibility which Mr. Atkinson so urgently advises tend to make Legislatures careless about property interests? May it not lead to what would practically be class legislation in favor of the owners of mere possessory titles? In the West, if the movement gets well under way, the temptation to cut off adverse claimants with scant opportunity to make their rights known will be very strong. Already, in certain States, there is talk about closing the courts to all suits affecting title to property after serving a general notice and waiting a couple of years. This is no part of the Australian system, which affords a far better security to all existing interests. The Torrens law was primarily designed, not to remove uncertainties as to title, but to reduce the expense and the delay of land transfer by the registration of titles rather than assurances. At the same time it had to provide for the disposition of titles which the State examiners found to be clouded, and so provision was made either for the adjudication of any dispute, or after the lapse of many years for the cutting off of adverse claimants. If we do not mistake the purpose of the present movement it is largely the product of a selfish desire on the part of the holders of possessory titles to secure an indefeasible estate in their damaged property. This wish is natural enough and not unjust where the clouds are due, as Mr. Atkinson says, to frauds or to mistakes; but how often is this the case?

Here in New York it is not so much uncertainty of titles that we are troubled with as the overwhelming number of papers recorded for purposes of notice—a number so overwhelming that the notice given by these papers instead of being easily and safely found is obscured in a maze of documents. Two ways exist of simplifying and quickening the process of land transfer. One would be to abolish searching entirely by adopting the Australian system of registration of titles. Another is to make the documents at present on record available for purposes of notice by introducing a method of indexing that would perform its work efficiently. The first of these methods seems to be recommending itself to the authorities in other States, and on the whole no New Yorker need regret that it will receive its first application to American conditions in some place outside of New York. If no hitches occur in Boston or Chicago, it will, then, be time enough to introduce a system of registration of titles into this city. Meanwhile we have already made one step towards securing what is practically the same end by other means; and by means which are not a violent departure from the methods of recording which for a century or more have been used in this State, but which are simply a development of those methods to meet exigencies and conditions formerly unknown. By making the block the area of search for all deeds and mortgages recorded in this county after January 1, 1891, we introduced a system which is meaningless, unless its provisions are made retroactive. We facilitated searches after a certain date, but arranged things so that before that date all the confusion which drove us to find some means of introducing order should remain. If the system of block-indexing had worked badly, there would be some reason for hesitation to applying to the mass of valuable records in the Register's office; but the system has worked well, and for an expense small compared with that which the public annually pays for elaborate searches, all these records could be made almost immediately available for purposes of notice.

A Dangerous Bill.

No. 310.

Int. 312.

IN ASSEMBLY.

JAN. 22, 1892.

Introduced by MR. LISTMAN—read once and referred to the Committee on Codes.

AN ACT to amend subdivision five of section one hundred and sixty-eight, section one hundred and seventy and section six hundred and seventy-five of the Penal Code, relating to and defining conspiracies and acts not expressly forbidden.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision five of section one hundred and sixty-eight of the Penal Code is hereby amended so as to read as follows:

5. "To prevent another from exercising a lawful trade or calling, or doing any other lawful act by force, or by threats of force, against per-

sons or property, or by interfering or threatening to interfere with tools, implements or property belonging to or used by another, or with the use or employment thereof."

Sec. 2. Section one hundred and seventy of the Penal Code is hereby amended so as to read as follows:

Sec. 170. No conspiracy is punishable criminally unless it is one of those enumerated in the last two sections, and the orderly and peaceable assembling or co-operation of persons employed in any calling, trade or handicraft for the purpose of securing or aiding other persons so employed in securing an advance in the rate of wages or compensation or more favorable conditions of employment in any other respect, or of maintaining or aiding other persons so employed in maintaining such rate or condition, or of obtaining or aiding others so employed in obtaining the redress of any grievance against employers, is not a conspiracy and shall not be unlawful for any persons employed in any calling, trade or handicraft, for the purpose of such co-operation, to unite, combine or bind themselves by oath, agreement, alliance or otherwise, to persuade, advise or encourage, by peaceable means, any person or persons to enter into any combination for or against leaving or entering into the employment of any person, firm or corporation, or to persuade, advise or encourage, by peaceable means, any person, firm or corporation to withhold his or its custom, patronage or employment from any person, firm or corporation.

Sec. 3. Section six hundred and seventy-five of the Penal Code is hereby amended so as to read as follows:

Sec. 675. A person who willfully and wrongfully commits any act which seriously injures the person or property of another, or which seriously disturbs or endangers the public peace or health, or which openly outrages public decency, for which no other punishment is expressly prescribed by this code is guilty of a misdemeanor. But nothing in this code contained shall be so construed as to prevent any person from demanding from employers an increase of wages or other more favorable conditions of employment, or the redress of any grievance, or from using lawful means to induce employers to pay such wages or grant such conditions to all persons employed by them, or to induce any person, firm or corporation to withhold his or its custom, patronage, employment or labor from any person, firm or corporation.

Sec. 4. This act shall take effect September first, eighteen hundred and ninety-one.

The Wealth of the South.

With fifteen millions of people, and thirty thousand miles of railroad in operation, with cotton and other crops of great value, with manufactures now large and rapidly growing, and among them a production of iron nearly twice as great as that of the United States up to 1865, and nearly one-third the world's production of iron up to 1860, a grand start in the industrial situation of the South has surely been made. The field is open for further gigantic work. Projected through the centre of this doubly-blessed section of our country is a mountainous region more than 100,000 square miles in extent, extending southwardly 700 upon the Pennsylvania line into Alabama and Georgia, and having an average width of about 150 miles. It has an elevation varying from 1,000 to 6,500 feet above sea level, a rainfall of more than 50 inches, a fertile soil, and all the conditions to favor production from it, which its varying altitude and its position between the 35th and 40th parallels of north latitude suggest to the mind.

Everywhere from one end of the South to the other are independent resources, a natural outpouring of nature's choicest gifts in everything tending to make a country rich and prosperous. Upon this field has been made the remarkable development of the South in the past decade, but what has been done has been but the first scratchings on the outcrop. Around this great mound of wealth piled up in the centre of the South, forming a natural workshop and a magazine of resources twenty times as great as that of Great Britain, lies more than half a million square miles of rich, fertile lands in the South and the bordering prairie States north of the Ohio, to be enriched by its wealth.

This country, standing alone, has a combined wealth of soil, climate, minerals, forests, sufficient to sustain and employ a denser population, than any other region of like area. Let me cite just one instance in food products and the investment of capital in agricultural implements and in lands to prove the wonderful strides made in the upbuilding of the South.

The aggregate value of products of the truck farms of the United States in 1890 was \$76,517,000, of which the South raised \$34,000,000, or 44 per cent, while the aggregate capital invested in the lands and in the agricultural implements used was \$80,000,000, of which the South had \$24,700,000, or 30 per cent. With 30 per cent of the total capital invested, the South made 44 per cent of the value of the products.

Have we not here proof—a strong, undeniable array of facts and figures—demonstrating that in this particular portion of our country is a field challenging the investment of capital.

It is upon these facts, which cannot be gainsaid, that the organization of an Information Bureau in the City of New York is contemplated, with a view of assisting the projector of Southern enterprises and securing for him capital upon the easiest terms. It is gratifying to note that this contemplated project, practical in all of its details, is taking definite shape, and there seems to be no doubt that a strong Investment Company of sufficient capital will soon be organized to carry out the ideas, plans, suggestions and practical details of an Information Bureau, as first suggested by THE RECORD AND GUIDE several weeks ago.

In a letter from one of the largest industrial companies in the South controlling several million dollars, this idea of establishing a Southern Information Bureau is heartily welcomed and pronounced, as it should be, "a step in the right direction, with wonderful powers for good, not only to the projector, but to the South at large." It is to be hoped that before the first of spring, when industries take a jump forward, that an organization having for its mission the good of the South, will be promptly established in the city of New York under the name of the Southern Bureau of Information, with sufficient capital to make it an object for the South to avail herself of the benefits arising from the formation of such an organization.

H. A. H.

Back Numbers Wanted.

Fifteen cents will be paid for copies of this paper Nos. 930, 1086, 1166 and 1180.

Meeting of the Committee on Legislation.

The Committee on Legislation of the Real Estate Exchange held its regular meeting in the Board Room on Tuesday afternoon. There was only a small attendance.

The Committee on Pending Legislation presented a favorable report on the bill providing that the Register or County Clerk shall issue certificates to a mortgagee upon payments of portions of a mortgage, and that the amounts so paid shall be marked on the side of the mortgage. The committee also reported that they had attended the meeting of the Judiciary Committee in Albany and opposed Assemblyman Walker's bill requiring real estate brokers to produce a written authorization to sell from owners in order to obtain a commission. Mr. Walker, the committee said, had agreed to withdraw his bill and substitute therefor any bill to license brokers that the Exchange might draw up. Acting upon this information Chairman Murtha had drawn up the following bill:

AN ACT TO LICENSE REAL ESTATE BROKERS.

The People, of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. No person, corporation, firm or member thereof shall hereafter carry on the business of real estate broker, or be entitled to receive or recover any brokerage, commission or compensation upon the purchase or sale of real estate or of any interest therein, or upon the procuring of any loan on real estate or on any interest therein, in any of the cities of this State having a population of one million or more, without having first obtained from the Mayor of the city where such business is to be carried on, a license authorizing such person, corporation, firm or member thereof to carry on the same.

Sec. 2. The Mayor of any such city may from time to time grant under his hand and the seal of his office, to such citizens as he may deem proper, and who shall produce to him satisfactory evidence of their good character, a license authorizing such person, corporation, firm or member thereof to carry on the business of real estate broker, which license shall designate the place in which such business shall be carried on. Every person, corporation, firm or member thereof receiving such license shall pay therefor the sum of \$250, or shall at the option of such person, corporation, firm or member thereof, in lieu of such fee, file with the Mayor granting such license, a bond to the people of the State of New York to be executed by the person so licensed and by two freehold sureties in the penal sum of \$5,000 to be approved by such Mayor, and which bond shall be conditioned for the faithful performance of the duties and obligations pertaining to the business so licensed.

Every such license shall expire two years from the date thereof and on its expiration may be renewed on application to the Mayor on payment of the same sum or renewal of the same bond, and upon performance of the other conditions herein contained, and such license may at any time be revoked by the Mayor for good cause shown.

Sec. 3. The certificate of membership of The Real Estate Exchange and Auction Room (Limited), in the City of New York, shall be satisfactory evidence of character within the meaning of section 2 of this act, on the part of any applicant for such license.

Sec. 4. This act shall take effect on the first day of July, 1892.

The discussion of this bill was made a special order for next Monday afternoon. A copy of the bill has been sent to every member of the committee, as well as to a number of other members of the Exchange.

The bills introduced into the Legislature during the week were referred as follows: To the City Improvements Committee: Assemblyman Wells' bills to construct a bridge over the Harlem River, from East 145th street to West 149th street, and for a bridge over the Harlem River, from 1st avenue to Willis avenue; Mr. McManus's bill for a park between 49th and 51st streets and 11th and 12th avenues, and Mr. Sullivan's bill incorporating a company to construct a tunnel under the East River, from Greenwich, Church and Morris streets, New York, to Smith street and Atlantic avenue, Brooklyn. To the Committee on Taxation and Assessment: Mr. Deyo's bill making the holder of a mortgage on real estate a joint owner in such real estate for the purpose of taxation; and to the Building and Mechanic's Lien Law Committee: Mr. Clark's bill to amend the Lien Law of 1885.

To License Real Estate Brokers.

A number of prominent real estate brokers were asked their opinion of the bill drawn up by the Legislative Committee, and printed elsewhere, to license real estate brokers. The bill requires a real estate broker to file a bond of \$5,000 or to pay \$250 every two years for a license, to be issued by the Mayor.

Edmond J. Sause, Jr., said: "I should oppose the bill from a feeling of commercial pride, if for no other reason. It brands the business as a more or less disreputable one, besides keeping out of it many very deserving young men who are perfectly honest. Besides which, I do not think that the license would make the brokers any more honest than they are. Auctioneers are and have been licensed for some time, but it does not seem to have improved the morale of the class very much."

Hermann H. Cammann said: "I have not seen the bill, but from what I know of its general provisions I should say it is a move in the right direction."

Morris Wilkins: "I should like to have a chance to examine the bill before expressing an opinion on it, but on general principles I do not see the necessity of licensing real estate brokers any more than grocers. The license would not make men any more honest and it would eat up whatever little profits poor but deserving men might make. Then, too, it would keep out young men who are struggling to build up a business, and for that reason I am opposed to it."

F. G. Potter: "This bill is evidently being pushed by brokers who have been in the business less than twenty years. The older men will remember that at one time real estate brokers were licensed and that they had to fight very hard to have the license removed. It did not seem to improve the business then, and in fact I think there are more honest brokers to-day proportionately than there were then. The bill, too, would bar out good men because they are poor, and for that reason alone I am opposed to it."

Secretary Geo. H. Brooke, of the Legislative Committee: "The bill is designed to keep out the irresponsible and dishonest brokers who have given the business such a bad name. The bond that is proposed will be no hardship and it will keep out the undesirable characters. The Stock Exchange

and the other exchanges have insured the public against fraudulent business by expelling members found guilty of dishonest practices, but the Real Estate Exchange by the very nature of the real estate business is unable to guard the public against dishonest brokers. It is against these irresponsible men that the bill is aimed."

A. L. Mordecai: "They say that the bill is designed to crush out the dishonest curbstone broker, but that will not be its effect at all. I am heartily in favor of anything that will purify the business, but I do not think the license will do that. It will concentrate the business in a few hands—the old hands like myself—and crowd out the younger element that is quite honest but too poor to pay the license fee. It is mainly for this reason that I oppose the bill."

Wm. S. Anderson: "The bill is a good thing and I would like to see it passed. It will keep irresponsible men out of the business."

John R. Foley said: "I would oppose any bill that required a license fee that would keep out poor men, but under this bill any honest man could get a bond for \$5,000, and it is the dishonest and irresponsible men that it would keep out. This licensing of brokers is done in every other city in the United States and I do not see why it should not be done here. As the bill stands I am in favor of it."

Hall J. How said: "I would like to have time to think it over, but I may say that it appears to be a good thing."

Building Trades Club.

The indefatigable House Committee of the club have completed its arrangements for the entertainment on Monday evening, and the guests on that occasion may look forward to an exceedingly enjoyable affair. The services of Prof. Wade has been secured, who will be assisted by Ed. Bush, the humorist; Lyle, the banjo comedian; Hogan, the impersonator, together with the celebrated Spanish students trio. The array of talent assures a programme worthy of being termed a "builder's gala-night." A collation is to be served and each guest on leaving the house will be presented with a club souvenir.

The following letter will be read at the Building Trades Club on Monday evening:

THE MASTER BUILDERS' ASSOCIATION.

166 DEVONSHIRE STREET, BOSTON, MASS. }
February 22, 1892. }

MR. STEPHEN M. WRIGHT, of the House Committee, Building Trades' Club, New York.

MY DEAR STEPHEN—It is a real grief to me that I cannot accept your kind and urgent invitation, to be at the Building Trades' Club a week from to-night, but I am under engagement to a life-long friend of my father and myself to celebrate the twenty-eighth anniversary of his incumbency of the office of Superintendent of Public Buildings for the City of Boston, on that very evening. If my father was in the flesh I should of course be in the background as far as this particular event is concerned; but as it is I must be in attendance to represent the older as well as the younger era.

I need not, I am sure, pile up words to convince you and your associates in the club how heartily I should enjoy the occasion, and appreciate the welcome which would be extended to me. I have been so frequently the recipient of your regard, and have so often received expression of the confidence and esteem of the men who will gather together on the occasion, that I do not need further assurance of the good, wholesome, friendly and cheering sentiment which is bound to pervade the meeting, and in which, you know, I should join most heartily if I were only permitted to participate.

You intimate that if I could be present that an address to the "need of social intercourse among builders" would be acceptable.

It may seem like egotism in me to say so, but I am honest in expressing the belief that few men among those who will assemble at No. 117 East 23d street on the 29th are so well entitled to speak upon that topic as myself—not because of peculiar fitness on my part, but because I have seen so much in the last half dozen years which has demonstrated the value of social intercourse.

In January, 1887, there gathered in Boston the little coterie of representatives from builders in a dozen cities. Up to that time it may be truly said that little if any development had occurred of interchange of friendly thought or counsel among the builders located in the various cities of the country; more than that, it was a fact that builders in each city knew little of each other, looked upon each other more in the light of possible obstacles than helps, in a business sense. Now what has grown from that little first meeting? Answering for myself I can say without a moment's hesitation that the truest and most abiding friendships of my life have been built upon the foundations there made. And I can say for others who have a thousand times expressed the same to me that they have realized a condition of confidence and friendly trust which before seemed altogether too good to hope for.

But there has followed a grander result than that which can be specified by individual experience; the general condition has been imperceptibly improved, so that everywhere the attitude of the community of builders is changed for the better, and changed in such a way that it can never go back to the old-time exclusiveness and selfishness. To-day, by virtue of all that has been contributed by one and another in the search for better and truer methods, surer and more satisfactory practices, there exists a larger and more perfect confidence in the good intent and honest purpose of the majority of those engaged in the building trades than ever existed before, or could have by any possibility existed without the intercourse which our associations have made possible. There is no question that the freedom of social intercourse which has been encouraged by the movement which has been going on all over the country, through our national work, has uncovered treasures of which no knowledge before existed, and which can never hereafter be wholly concealed. Many a man has found that he has unconsciously been traveling along through life, within reach of that which is of inestimable value, and now that he is in touch with it he hardly knows how he previously got along without the comfort and cheer which it had brought. People who are inclined to sneer may scoff if they please at business friendships, but I claim with absolute certainty that business prospers best through friendships and that the road which is rough and difficult enough at best, is made, perhaps not less rough, but less wearisome if it is traveled in company with others, while many of the dangerous places are rendered almost absolutely safe by the union of friendly hands, where the individual traveler would be almost surely destroyed.

Social intercourse has been said, by some dyspeptic sage, to breed contempt, but my experience has taught me that if I look for good things I shall surely find them and find them in much greater proportion than the donors would have me believe, and though there may be some disappointments, the larger proportion is on the side of satisfaction and benefit.

We have struck the right "lead" and we would be foolish to think that because there is occasionally a "poor streak" that it is a sign of disaster. The "net result" is what we are after, and may confidence in humanity has

increased a thousandfold since I have seen the rich ore that is simply waiting development among the builders. There is no surer road to confidence in each other, no more positive method by which to build up purer ways and more reliable customs in business life than to get better acquainted with the inner self of each other, which is the real meaning of social intercourse.

Man is intrinsically fine. It is only false, exclusive ways which have encrusted him with coarse and repulsive attributes; strip these off and we will find that we are more likely to admire than to condemn him.

You are at liberty, my dear Stephen, to read these poor words to those whom I would gladly meet in person if I could, and pray express to them my belief that what is being done by the New York builders in the way of development of social intercourse, is the best possible fashion for the business security and comfort which is sure to follow through honest combination for honest results, by honest methods for the good of all.

Sincerely yours,

WM. H. SAYWARD.

City Bills at Albany.

Among the bills introduced at Albany this session, which have already passed both Houses and received the Governor's signature and have thus become operative laws, are five or six in which the City of New York is deeply interested. One provides for the building of a bridge in the Kingsbridge road across the new Harlem River Canal at 222d street.

According to the provisions of this bill, the bridge is to be a draw-bridge, not less than 26 feet above high-water mark at spring tides, and is to be not less than 240 feet long between the abutments. The bridge is to be constructed by the Commissioner of Public Works, at an estimated cost of no more than \$400,000, exclusive of such sums as may be necessary to acquire the land for approaches and to change the grades of the Kingsbridge road and adjoining streets on either side of the river or canal.

As will be seen by any one familiar with the topography of the Kingsbridge road, this bill contemplates a radical change in the appearance of things at this point. Now the established grade is not more than 3 feet, at the most, above the high tides in the middle of the road where it is highest, and on the adjoining property it is still lower. Therefore the city authorities will be required to fill in the streets and roadways approaching the new bridge up to 23 feet in depth. Of course the city authorities will only attend to the streets and roadways, leaving the owners of private property to attend to their own interests; but the work which the city authorities will do in this respect will require a similar effort on the part of private owners to bring their property into line with the proposed improvement. The lands directly facing the canal will undoubtedly be left at the existing grade and dedicated to business purposes, and therefore the immediate approaches to the new bridge will probably be by viaduct, allowing for the crossing below of the exterior streets and perhaps a street one square distant and parallel with the canal. But for a considerable distance both ways from the bridge the Kingsbridge road will have to be graded up considerably to provide approaches that will not be too abrupt.

Another bill which has become a law, is that providing for a new high service water tower and pumping station in the High Bridge Park grounds. For this the Commissioner of Public Works is authorized to expend not to exceed \$500,000. It is Mr. Gilroy's intention, by the aid of this measure, to provide a water service especially for the high sections of the city west of Central Park, which are not now reached and adequately supplied by the present Croton service. This bill, like the other, was introduced a year ago, and had the support of the local authorities, but died the death of many other good measures in the Senate dead-lock.

Still another bill became a law early in the session, and was reported in these columns at the time. It authorizes the issuance of bonds to provide a fund for repaving the streets of this city, under the direction of the Commissioner of Public Works, to the amount of \$1,500,000 a year for two years. A year ago this bill called for \$1,000,000 a year for three years, but since it suffered strangulation in the dead-lock the amount was increased in order to have the whole amount available during the ensuing two years.

Commissioner Gilroy did not reintroduce the so-called lateral drain bill, which provided that before any repaving should be done all the house-connections with the mains in the street should be made, with vacant lots as well as with existing houses. This was desired for the purpose of anticipating the necessity of tearing up the new pavements in order to make the connections.

The bills requiring the street railroad companies to repave between their tracks whenever the street is repaved, and the other requiring them to replace their centre-bearing rails with the wide flange rail approved by the Department of Public Works were introduced, but are not being pressed by the commissioner as they were a year ago. For some unaccountable reason he seems satisfied to allow them to repose in the Cities Committees of the Senate and Assembly.

The Third Avenue Bridge bill has passed the Assembly, and has had a hearing in the Senate, which, for some reason which Assistant Corporation Counsel Bundy, who gave THE RECORD AND GUIDE the information about these bills, could not explain, had recommitted it. This bill provides for a draw bridge, to be constructed 24 feet in the clear above high-water mark at the spring tides, with road and passage-ways at least 60 feet wide, and at least 240 feet between the abutments. The Commissioner of Public Works is to be allowed to spend \$1,500,000 on the bridge construction alone, besides whatever sums may be found necessary to provide a temporary bridge pending the construction of the new one, for the leasing of lands for the temporary bridge, for the purchase or condemnation of lands for the new bridge, and for damages to property by the change of the grades of the adjoining streets and roadways. What has been said above with reference to the changes of grades of private property in the vicinity of the Kingsbridge (or North Broadway, as it is now called) bridge applies also to this location. This bill, Mr. Bundy thought, would undoubtedly become a law.

He thought otherwise, however, of the two bridge bills which Assemblyman Jas. L. Wells had introduced. One of these calls for the building of a bridge across the Harlem, from the east end of 145th street, on the south side of the river, to the west end of 149th street, on the north side of the river, and the other provides for a bridge across, from 1st to Willis ave-

nue. Neither of these bills had as yet been reported from the Cities Committee, in which they were reposing, and they would undoubtedly be allowed to remain there. Mr. Bundy thought the city was hardly ripe for so much bridge building across the Harlem at this time. Besides these bridge bills, there was the bill which the New York Central people were trying to get through, and which seeks to provide for the construction of a new railroad bridge at 3d avenue, in place of the existing one at the higher grade required by the United States laws. This bill would also probably pass, possibly with some amendments.

Assemblyman Webster's "Greater New York" bill, Mr. Bundy thought, would also be passed. There was a popular misconception, he said, as to the object of this bill. It does not affect the consolidation of the cities, as is generally supposed, but only requires the existing commission to report a plan of consolidation of the cities and a scheme for submitting the question of consolidation to a vote of the people. It also incidentally makes an appropriation of \$25,000 for the benefit of the commission.

Two bills of not so great importance which had become laws were those enabling the city authorities to acquire land for the needed outlet of the 10th avenue sewer into the Harlem River, and to acquire land and construct a new police court and general municipal building somewhere between 42d and 59th streets, and the middle lines of the blocks between 7th and 8th, and 10th and 11th avenues. For this latter structure bonds are authorized in the sum of \$300,000.

The College Place Awards.

There seems to be considerable dissatisfaction among property-owners at the awards made by the commissioners in the matter of the widening and extension of College place. It is, of course, a repetition of the history of all awards where property is taken for public improvements.

Due allowance must naturally be made for men smarting under a sense of injury. But, coming down to the facts, calmly considered, it may be well to ask whether the commissioners have in reality made just awards in this case, and whether the statements of property-owners that the city experts have based their estimates of value on a false foundation will hold water.

Hubert Van Wagoner, Jr., holds title to one of the most important parcels to be taken for the improvement. It comprises Nos. 58 and 60 Dey street and No. 180 Greenwich street, with a frontage of 57.9 feet on the former and 30.6 on the latter, including an "L" in the rear, 25x34.6 in size, the whole comprising 2,525 square feet. There is an old four-story building on the property which contains three stores with dwellings above. The commission awarded \$56,537.14 for the land and \$13,100 for building and improvements, a total of \$69,637.14 for the property, besides a small allowance for a lease.

James V. D. Card, who is trustee for the owner, was called on by a representative of THE RECORD AND GUIDE and said: "Our experts informed us that the property is worth from \$110,000 to \$125,000. Among these were J. Romaine Brown, Richard V. Harnett and Geo. H. Scott. The two latter each appraised it at \$125,000. The commission allows us a little more than one-half of that sum. Surely there cannot be such an extraordinary divergence between the value as assessed by some of the ablest real estate men in town and the commission. Either side must be very much in error, and it is more likely that the former are properly posted than the latter, who are laymen. Now, it seems, from the awards, that the valuations of the city expert have been accepted by the commissioner as the only true basis. The city's expert appraised our building at \$14,876; the commission allowed us \$1,700 less than their own expert said it was worth. Peter Tostevin's Sons, who appraised it for us, said it was worth \$23,391."

Continuing, Mr. Card said: "I want to call your attention to the fact that our property is on a corner. It is leased to a tenant who has made costly repairs to it and who testifies that he sub-leases the property for a gross rental of \$7,980. Now, I wish to refer you to the city expert's evidence on behalf of the city. It is interesting to the real estate public. In cross-examination on the value of our property, our counsel, Mr. Minor, asked:

Q. "Please continue your explanation of how you arrived at the result stated?" (This was in reference to Nos. 182 and 184 Greenwich street, 22.6 x 54.6 in size, adjoining No. 180 property, and by agreement of counsel it was decided that the testimony should also apply to that parcel.)

A. "I assume that a lot here, level with the grade, 25 feet front by 100 feet rear, is worth \$32,000. Your lot is about 22.6x54.6 in size and is worth \$28,700. On my scale, 54 feet deep is 71½ per cent, and 71½ per cent of \$28,700 is \$20,520, which is my value of this whole piece. The piece taken averages about 30 feet deep. Thirty feet, on my scale, is 44 per cent. Forty-four per cent of \$28,700 is \$12,628 and the piece remaining is simply the difference between—well, the piece remaining is 24.8 deep, or 27½ per cent of \$28,700, which is \$7,892."

Q. "How do you arrive at your unit of value of \$32,000 for a lot 25x100?"

A. "I arrive at it mainly by three processes. The first process is what I think a lot can be bought for, excavated, improved and built on with an appropriate building, which I think will bring in a net rental of about 6 per cent, exclusive of ordinary repairs, loss of rent, assessments and agents' charges. That is one process. The other process is from the sales in the general neighborhood. And the third is my own impression as to values there."

Q. "What sort of a building do you think should be put up on this lot in order to produce the best results?"

A. "I think the best kind of a building for that neighborhood is a five-story tenement house. I think it would bring more rent than any other."

Q. "Do you consider that a lot of that width (12.6) is of equal proportional value to a full-sized lot?"

A. "Yes."

Mr. Card quoted the above evidence as showing that the expert was, in the first place, not acquainted with the character of Dey and Greenwich streets when he suggested a tenement house as the best improvement possible there, and, in the second place, that he was incompetent as an expert if he believed that half a lot had the same proportional value for improvement as a 25-foot lot. "Every real estate broker and every builder knows better than that," said Mr. Card.

Further on Mr. Minor asked—"I understand that you have stated that the gross rentals of a building such as you have taken for the basis of your estimate of values should be 8 per cent?"

A. "Yes, sir."

Q. "And that, after paying certain expenses, it would leave a net rental of 6 per cent, from which should be deducted agent's commissions, etc.?"

A. "Yes, sir."

Q. "Which would reduce the net rentals to about 5 per cent?"

A. "Yes."

Q. "Now, is it not a fact that investments are constantly made upon the inducement of 7 per cent gross rentals?"

A. "I think investments are sometimes made on the gross basis of 7 per cent."

Q. "Is it not a fact that large landowners in this city are satisfied with a net return of as low as 4 per cent?" (Counsel quoted the Astors as an instance.)

Mr. Bartlett, as Counsel for the Corporation, objected to this question.

"Now," said Mr. Card, "according to the city expert's own testimony, our property, which rents for \$7,980, would, on a basis of 8 per cent gross rental, be worth \$99,750. And that, too, with the present comparatively old building on it. How much more would it be worth if we built a fine modern corner business building on it? Again, if you take a 7 per cent basis, which would be much more just for a Dey street corner, our property would be worth \$114,000, which is very near what our experts estimated its value at."

"Now," continued Mr. Card, "the people who will have their fronts lopped off on College place will at least get the advantage of their rears, obtaining a frontage on a much wider street; whereas, in our case the entire property is taken, thus not only depriving us of the advantage of the College place owners, but depriving us also of the just value of our real estate. The city expert in his evidence, shows that he values a lot by the character of the building that can be put on it. He says a tenement house should be put upon that lot. (He is talking of a lot adjoining ours.) He estimates the value of the property with such a building on it at \$61,000, and he deducts the cost of that building, with the incidental expenses due to its construction, at \$29,000, leaving \$32,000 as the value of the lot. He then tallies the value of the property with his estimate by saying that such a tenement house would bring \$4,848 gross, and minus taxes, etc., \$3,723, making a net return of about 6 per cent on \$61,000. But he cannot think for a moment that we would put a tenement house on a Dey street corner. Suppose we put an office building, or a loft building on it, would the lot be worth the same as if a tenement were placed on it?"

OBJECTING TO ASSESSMENTS AND AWARDS.

The dissatisfaction among those affected by the College place improvement is not confined to property-owners whose lands and buildings are taken. It extends to those who are mulcted for the improvement in the area of assessment which takes in both sides of Canal street, from Broadway to West street; both sides of Broadway, from Canal to Beaver street; the Produce Exchange, Bowling Green, Battery place and the east side of West street, from Battery place to Canal street.

A scrutiny of some of the assessments shows the following:

Nos. 231 and 233 Greenwich street, the northeast corner of Barclay street, a plot about 55x38, with two buildings thereon, is assessed at \$534. It is within 125 feet of the [proposed street opening and is therefore benefited considerably. No. 271 Greenwich street, owned by John H. Welsh, a lot containing about 1,200 square feet and a considerable distance from the improvement, is assessed at \$411.30.

Nos. 231 to 235 Greenwich street, with an assessed valuation for taxation of \$42,000 are assessed at \$1,000 for the College place improvement. No. 271, with an assessed valuation of \$12,500, is assessed \$411. The owner of No. 271 Greenwich street says that he is therefore taxed 33 per cent of his assessed valuation, while his neighbor, who is nearer the improvement, is taxed but 24 per cent. If his neighbor's assessment is \$1,000 in the same proportion his should be a fraction less than \$300, instead of \$411. Or, if his first assessment is \$411, his neighbor's should be about \$1,380, instead of \$1,000.

Here is another seeming inequality. No. 69 Barclay street, with an assessed valuation of \$17,500, and within 50 or 60 feet of the proposed widening, is assessed for the improvement \$357. No. 71 Barclay street, next door, with an assessed valuation of \$15,000 is assessed for \$432.25.

Here is a further instance: No. 275 Greenwich street, about 25x90, 2,250 square feet in size, and No. 277 Greenwich street, 26.10x95, are both assessed at \$462 each. Nos. 279, 281 and 281½, next door, about 60x90 in size, 5,400 square feet, are assessed at \$783. The latter is at the rate of about 14 per cent, and the two former at over 20 per cent.

The northeast corner of Greenwich and Murray streets, about 20x51, is assessed at \$244.45. It is worth at least as much, and probably considerably more than No. 271 Greenwich street, which has only about 200 more square feet in area, and which is an inside lot a few doors away, and is assessed, as already stated, at \$411.30.

These seeming inequalities are culled from a cursory glance at the assessments. There are others that could be quoted.

Some old residents and owners in the neighborhood of the improvement and affected by it were seen, and the following inequalities complained of:

Seven feet is taken off Wm. H. Montanye's building, at Nos. 62 to 70 Barclay street. He is awarded a total of \$13,500. He is assessed for the improvement the large sum of \$9,000, so that, instead of getting \$13,500, he only gets \$4,500. He has to practically half rebuild his building and loses his land and gets \$4,500 net for it.

Mr. Engle is said to have paid \$8,000 for the entire building on No. 30 College place. The commissioners award him \$9,500 for 25 feet of the front alone.

Cornelius and Wm. K. Vanderbilt are allowed \$22,566 for their building, 25x65, which is thirty-five years old. It cost about \$28,000 originally and is now in such a dilapidated condition that it would cost \$8,000 to \$10,000 to put it in order again, it is said.

For 25 feet taken off the front of Nos. 64 and 66 College place and 136 Chambers street \$52,500 is allowed to the owners for the building, the

ground being leased. It is estimated that the entire building could be put up for less than \$50,000.

An officer of the Irving National Bank, corner of Greenwich and Warren streets, said: "We are not particularly concerned about our assessment, but we will act with the property-owners who may feel aggrieved. I will say this: our bank is assessed, yet we are interested in not having the buildings on College place torn down, as that will drive depositors and others doing business with us from this neighborhood. We are assessed for benefit, but it is a damage instead."

W. H. Montanye, owner of Nos. 62 to 70 Barclay street, part of which is to be taken, said: "They award me for ground, \$6,000, which Richard V. Harnett and Geo. H. Scott both appraised at \$12,000. They award me \$7,499 for my building, when it cost me \$9,000. Besides, my plant, which is peculiar to my business, will cost me \$5,000 to remove and put in place again, and for this they award me \$1. They call it 'use and occupation.' The estate of G. I. Hunt were offered \$80,000 for their property on Greenwich and Vesey streets, five years ago, and they are now awarded \$52,812. The owner of No. 61 Barclay street is to be assessed \$8,000, because he will get a frontage of 75 feet on College place after the widening takes place; whereas I am to be assessed \$9,118, when I shall only receive 26 feet frontage. The owner of No. 297½ Greenwich street is assessed \$65.30, and owns 13x58 with a building thereon. This is equal to 754 square feet, while I am assessed \$9,118 for my remaining lot. I think it right to say, also, that since Acker, Merrall & Condit took their wagons from College place and do their shipping from their new building on the Warren street side, in addition to the Broadway cars having been taken off the tracks on College place, conditions which existed when Mayor Hewitt's administration proposed the improvement, are changed, and the widening is now unnecessary."

The Home Rule Bill.

Editor RECORD AND GUIDE:

"Even Homer sometimes nods," and I therefore feel lenient to THE RECORD for its lapse from sound views of taxation in its remarks upon the Connolly Home Rule taxation bill. The idea that property-owners could and would raise their rentals because of any slight addition to their taxes is entirely fallacious, as every real estate expert well knows.

What governs rental values is solely and simply supply and demand, with which the rate of taxation has no conceivable casual relation. There does not seem any good reason why much consideration should be shown those who are undergoing the "burden" of carrying unimproved real estate, for if it were susceptible of immediate improvement the public interest demands that improvement should take place, and if held solely for the prospect of ultimate appreciation in value the "burden" is one voluntarily assumed.

The figures contained in your editorial article of the 20th inst. are misleading in this, that one-fourth (about seventy millions) of the incidence of personal taxation falls on shareholders of banks which most probably would be unaffected by the legislation proposed. The injury which all the material interests of this metropolis are undergoing by the personal taxation delusion is beyond all computation and the continual, and reiterated attempts of Albany legislators to inflict new and additional penalties upon every form of corporate enterprise and investment are a standing menace to the prosperity of New York worthy of the most careful attention of those whose prosperity depends on real estate interests.

The Connolly bill would, in my judgment, be a long step in the right direction, and I should be glad to see the measure receive in your columns more attention than it has yet received. Yours truly,

AUGUSTUS A. LEVEY.

That Quick Transfer of the Seventy-second Street Corner.

[COMMUNICATED.]

Editor RECORD AND GUIDE:

The paragraph in your issue of February 20th, entitled "A Quick Transfer of a Seventy-second Street Corner" would have been more complete if it had stated what made the quick transfer possible. In old times such a transaction could not have taken place, however much both parties to it might have desired it. It was because Dr. Robinson had had his title guaranteed by the Title Guarantee and Trust Company that he was able, having found a customer for his house, to bring him the next morning to the office of the company and give him his deed, and with it the company's guarantee of title, then and there reissued to the purchaser without a dollar's cost to the latter.

Such transfers are common now, and scores of houses can be bought on the West Side, which the owners are prepared to deed forthwith to purchasers, with title guaranteed by this company. The purchaser thus gets immediate possession of his house, saves all his law expenses, is absolutely protected against defects of title, and is in a position, by means of the guarantee, to shift his mortgage at a trifling expense whenever he wishes to do so.

The seller pays for the guarantee, but he gets a better price for his house, and he delivers it at once and stops interest.

TITLE GUARANTEE AND TRUST COMPANY.

To Abolish Tinder Boxes.

Editor RECORD AND GUIDE:

The destruction of the Hotel Royal, the Park place fire and other recent conflagrations would seem to point to the necessity for the enactment of a law for the entire State that all new buildings for asylums, hospitals, churches, theatres and hotels shall be absolutely fire-proof, as well as all apartment houses, flats, office buildings, dwellings and factories over four stories high; and that all buildings of four stories or less in height shall have enough protection from fire as not to endanger life. It should also be enacted that all fire-proof buildings now standing shall be sufficiently

altered to insure safe egress in case of fire. It should also be made a misdemeanor to advertise any building as fire-proof which is constructed with beams, girders or posts of wood. The fire escape or rope ladder may protect a few only. Such methods of escape are useless for women, children or aged people, particularly when aroused at night by a sudden conflagration. Flats and hotels five, six and seven stories high, now in course of erection, with the slight restrictions of the present building laws, are as adding fuel to the flames that are yet to come. If people generally were familiar with construction many hotels and dwellings would be unoccupied. The entire press has alluded to the necessity of legislation, and a properly drafted bill would meet the quick approval of our legislators. The roasting alive of human beings will then be stopped.

GUSTAVUS ISAACS.

The New Municipal Building.

In exact accordance with its intentions, as set forth in THE RECORD AND GUIDE in September last, the Municipal Building Commission has selected the site known as the Tryon row site for the projected new municipal building. It embraces the four irregularly-shaped blocks between Tryon row, Chambers and Duane streets and Park row.

The gross area of the site selected, between the existing external building lines and including the sections of City Hall place and Reade street, which will have to be vacated for the purpose, and the portion of Chambers street which is to be arched or bridged over, is 88,600 square feet. But deductions are made from this, of 16,200 square feet for wider sidewalks and 30,000 square feet for a court, walls, stairway and corridors, leaving 42,400 square feet of room space on each floor above the main story.

The estimated cost is \$2,302,000; of which \$1,000,000 is the estimated value of the *Staats Zeitung* property, and \$244,000, the estimated value of the six lots owned by the city. But in getting at these valuations either a great deal of loose guessing was done or else the assessed valuations bear no equal proportion to the value as estimated by the commission. As will be seen from the table of assessed valuations given herewith, the total assessed valuation of the property is \$955,000. The value put upon it by the commission is \$2,302,000, which is just a little more than 2 2/5 times the assessed valuation. But the *Staats Zeitung* property, judged at this rate, would be worth but \$780,000; while the city's six lots, assessed for \$125,000, would be worth \$300,000, and the balance of the property \$1,212,000.

The assessed valuations in detail, by block numbers, are as follows:

Lots.	Location.	Assessed Valuation.
606 and 607	Staats Zeitung property	\$325,000
608	76 Park row	26,000
609	78 Park row (City property)	26,000
610	80 Park row	24,000
611	82 Park row	17,000
612	84, 86 and 88 Park row (City property)	15,000
613		13,000
614		11,000
315	90 Park row	13,000
616	92 Park row	13,000
617	94 Park row	13,000
618	96 Park row and 2 New Chambers street	20,000
201	12 Centre and 20 New Chambers street	22,500
202 1/2	10 New Chambers street	15,000
202	6 New Chambers street	16,000
1233	8 to 12 New Chambers street (City property)	40,000
1234	14, 16 and 18 New Chambers street	50,000
1235		
1236		
1237	1 New Chambers street	40,000
1238	3 New Chambers street	40,000
1199	24 Duane street	40,000
1230	5 New Chambers street	9,000
1229	7 New Chambers street	12,000
1228	9 New Chambers street	15,000
1227	11 and 13 New Chambers street	52,000
1226		
605		
604	3, 5 and 7 City Hall place	52,000
603	Bruce Type Foundry	
1225	15 New Chambers, cor. City Hall place	
1140	Reade street	15,000
1141	26 and 28 Reade street	12,000
1142		
573		
574	14 Centre street	5,000
575	16 Centre street	7,500
576	18 Centre street	10,000
577	20 Centre street	10,000
199	22 Centre street	1,000
199 1/2	Centre, east side, between Reade and Duane streets	35,000
199 3/4		
579 1/2		
580	Conner's type foundry	25,000
579	2, 4 and 6 Reade street	
580	Amos R. Eno	
Total		\$955,000

It is the expressed intention of the commission to apply to the Legislature for an amendment to the law permitting the commission to take possession of the property as soon as the members of a commission of estimate and assessment to be appointed can qualify, leaving the settlement of the cost of the property to the condemnation commission. This, as well as the acquisition of the site, will be contested to the last extreme by Oswald Ottendorfer, proprietor of the *Staats Zeitung*, who looks upon the selection as a piece of Tammany revenge, for the persistent opposition of his paper to Tammany Hall.

Mayor Grant, in answer to the inquiries of a reporter for THE RECORD AND GUIDE, said he supposed this was the final disposition of the matter. He would have preferred to locate the proposed building in the park and to tear down and remove every building now in the park for that purpose, but what was he to do? The newspapers were all opposed to the City Hall Park site, except possibly the *Times*, which, however, refrained from expressing any preference in the matter, and the law would have to be amended to effect any change. It had been twice changed already and he did not have the temerity to ask for another change. If it was to be changed at all it would have to be as the result of effort outside the municipal authorities.

In the course of the meeting at which the site was selected, Mayor Grant indicated that a part of the scheme of improvement in the vicinity was the widening and extension of Elm street, from Lafayette place to a junction with Centre street, at Chambers; the taking of that part of the block west

of Centre and between Chambers and Reade streets, which is east of the Emigrant Savings Bank, as an extension to the City Hall Park, and the removal of the elevated railroad tracks from Park row, south of Duane street, to a grand union bridge entrance and elevated railroad depot, east of Park row and north of the bridge.

In speaking of the site selected by the commissioners, Messrs. Richard V. Harnett & Co. said: "We think the site the best that could possibly have been selected under the circumstances. It is in a fine neighborhood and in close proximity to all city departments. We do not think it will have any special effect on property in the neighborhood, except in the way of a general benefit to the community in the way of convenience and accessibility. The commission are to be congratulated on the selection of the site."

Geo. R. Read remarked:

"I do not think that this site is any better than others that could have been chosen. It is always desirable in a city like New York to have all the municipal buildings together, and in this respect this site has, no doubt, been wisely chosen. Not having given the matter special attention I do not feel like expressing myself fully in this matter. The general verdict seems to be satisfactory; this being the case I do not think there will be any serious objection to the selection of the site."

E. A. Cruikshank said: "I have not given this matter my close attention and do not feel at liberty to express myself, not being conversant with all the facts. The selection, no doubt, is a good one as it will concentrate the public buildings down town, the money centre and large corporations and in the midst of the financial interests of the city. It is to be doubted whether a more convenient place could have been chosen. As to affected property in the neighborhood, it is always expected that any new building, especially a public building, would tend to enhance somewhat the property in the immediate neighborhood."

Hall J. How expresses himself as follows: "Probably an open site would have been the better than the present location; but still this site is handy to business. Yet if they had taken the Chambers street site and cleared out all the old dilapidated buildings it would have been better and helped the whole general neighborhood; but after all there seems to be no reason for complaint. Property will not be affected much one way or another. The commission seems to have weighed the matter fully and made the selection in accordance with the light before them."

Daniel Birdsall had this to say: "I do not think the site the best they could have picked out. The shape of the lot seems to be against it, and besides the elevated railroad is in too close proximity to the building, which we think is a very serious objection. Probably the best thing for the city to have done would have been to make some kind of an arrangement with the Government to take back the Post office building and use that, thus in some way making it feasible for the Post-office Department to secure another location where more room could be had to expedite the great postal business of this city. I do not think the property will be affected in the neighborhood of the new site very materially. Of course it will help somewhat, as all new buildings have a tendency wherever erected to help property in one way or another."

Messrs. W. A. White & Sons said: "We think it a very unsuitable place, in view of the many other suitable places that could have been secured in that immediate section. There is a great deal of property near the site selected which is covered by poor buildings and we think they could have secured a better site where these buildings are than to have selected the present place which runs in a very unsatisfactory manner. In the matter of selection it looks as though there had been an axe to grind somewhere. As to affecting property in the neighborhood, there does not seem to be any reason why prices should go up or down. The only people to be benefited would be a few small dealers in that neighborhood."

Horace S. Ely said: "We do not care to express an opinion in the matter as we have not examined into the case. The daily papers seem to be divided in their opinion. The locality seems to be central, and this of itself is a very good consideration."

Personal.

Wilson H. Blackwell, the real estate broker and auctioneer, attended a dinner of leading real estate men in Boston, on Thursday night, and responded in an appropriate speech to the toast "New York."

Julius Friend, real estate broker, of No. 19 West Houston street, will remove on Tuesday next to No. 695 Broadway, southwest corner of 4th street.

New Incorporation.

The Yonkers Land and Improvement Company filed a certificate of incorporation in the County Clerk's office, on February 23d, for the purpose of purchasing and improving real estate. The capital stock is \$250,000, divided into 2,500 shares, at \$100 per share. The names of the directors are Albert C. Henderson, Homer J. Beaudet, Edward J. Wilkins, William D. Hotchkiss and Emile Easy.

Obituary.

Melzar P. Dunbar, died at his residence in this city on the 22d inst, of typhoid pneumonia, following an attack of the grippe. He was in his forty-third year, and had for a long while been prominently identified with the lumber trade of this city, making specialties of spruce and hemlock. Mr. Dunbar was a native of Maine, but first commenced business in New Haven, Conn., where in course of time he formed a partnership with Ezra D. Fogg, under the firm title of Fogg, Dunbar & Co. there, and M. P. Dunbar & Co. here. That arrangement was broken up, and, in 1886, the M. P. Dunbar Co. formed, which has retained continuous existence since. Mr. Dunbar was a gentleman of genial approachable disposition and highly esteemed by all his associates. He was a member of the Maritime Exchange, the Lumber Trade Association and the Building Material Exchange, the latter institution adjourning as a mark of respect on the day of the funeral, Mr. Dunbar having at one time served as its president,

Real Estate Taxes.

To the Editor of THE RECORD AND GUIDE:

I do not concur with the views expressed in your last issue on the relative taxation of real and personal estate. Two thirds of the real estate in the City of New York are mortgaged, on which the owners are paying interest at the rate of from 4½ to 6 per cent, with a few exceptions at 4 per cent. Remove the personal tax and the maximum rate of interest on loans on a 50 per cent valuation will be 4 per cent.

Abolish personal tax and capital will flow into our city to stimulate trade and add to the value of real property.

Real estate is fixed and tangible. Personal property can be transferred from one State to another. The value of real estate is contingent upon the presence of capital or personal estate. Drive capital away by taxation and you diminish the value of real property in proportion.

Why is land in Wall street worth \$1,000 per front inch, while in the interior of the State a small farm can be purchased for the same money? The reason is obvious: one location represents millions of capital, while the other is destitute of the means to conduct business enterprises.

Drive capital out of the City of New York, and what would its real estate be worth? One of the largest owners of real estate in the city told me he was in favor of abolishing the tax on personal property and placing the entire tax on real estate. Do not tax anything that can be taken out of the State. Builders want to borrow money.

In the language of one of the leading members of the New York Bar: "If you want to make it easy to borrow, make it easy to lend."

Some of the members of the Legislature from the rural districts are trying every winter for the enactment of a law providing for listing personal property. They may pass a law for putting salt on the black bird's tail; but to make law effective, it will be necessary to provide the method for accomplishing it.

EQUITY.

Feb. 23, 1892.

Notice to Property-Owners.

Notice is given to the owner or owners of all parcels or pieces of land within the boundaries of Park row, Duane street, Centre street and Tryon row, including the *Staats Zeitung* Building, which plot has been selected and located as a site upon which to erect a new Municipal Building, as provided by chapter 299, Laws of 1890, that a hearing will be given on a day to be hereafter fixed, with a view to agree upon the purchase price of the lands and interest therein selected for the erection of said building. Owners of said property are requested to send name and address and description of property immediately to Frederick Smyth, Recorder, Potter Building, or Frank T. Fitzgerald, Register, Register's Office.

Notice is given that the Board of Assessors have now under consideration the following-described assessment lists, viz.: Regulating, grading, curbing and flagging Railroad avenue, from 156th to 161st street; regulating and grading Brook avenue, from the New York and Harlem Railroad to a point 487 feet southerly from 132d street, together with the approaches thereto. All persons who consider their property to have been injuriously affected by the regulating and grading of any of the aforesaid avenues, in consequence of a change of grade having been made therein, are notified to transmit, in writing, the evidence relating thereto, to the Chairman of the Board of Assessors, No. 27 Chambers street, on or before 11 A. M. on the 10th day of March, 1892, at which time a public hearing will be given to all parties whose property may be affected by the aforesaid improvements.

ASSESSMENT FOR OPENING WOODRUFF STREET, TWENTY-FOURTH WARD, CONFIRMED BY THE SUPREME COURT, DECEMBER 18, 1891.

In pursuance of Section 997 of the "New York City Consolidation Act of 1882," the Comptroller of the City of New York hereby gives public notice to all persons, owners of property, affected by the assessment list in the matter of acquiring title to Woodruff street, from Southern Boulevard to the Bronx River, in the 24th Ward, which was confirmed by the Supreme Court, on December 18, 1891, and entered on the 15th day of February, 1892, in the Record of Titles of Assessments kept in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments, and of Water Rents," that unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessment, interest will be collected thereon as provided in section 998 of said "New York City Consolidation Act of 1882."

The above assessment is payable to the Collector of Assessments and Clerk of Arrears in the "Bureau for the Collection of Assessments and Arrears of Taxes and Assessments and of Water Rents," Room 31, Stewart Building, between the hours of 9 A. M. and 2 P. M., and all payments made thereon on or before April 16, 1892, will be exempt from interest as above provided, and after that date will be subject to a charge of interest at the rate of 7 per cent per annum from the date of entry in the Record of Titles of Assessments in said Bureau to the date of payment.

BOARD OF ASSESSORS.

OFFICE OF THE BOARD OF ASSESSORS, }
NO. 27 CHAMBERS STREET, }
NEW YORK, Feb. 20, 1892. }

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.—Regulating, grading and paving with gravel pavement, with Telford and macadamized foundation and trap-block gutters, the roadway of the av bounding Morningside Park, on the westerly side from the northerly curb-line of 110th st to the easterly curb

line of 10th av, setting curbstones, laying crosswalks, flagging the westerly sidewalks, where not already done, and alteration of receiving basins.

- No. 2.—Curbing and flagging n s of 11th st, bet 2d and 3d avs, at the entrance to Stuyvesant alley.
- No. 3.—Flagging and reflagging, curbing and recurbing block bounded by 75th and 76th sts, Columbus av and Central Park West.
- No. 4.—Flagging and reflagging both sides of Madison av, from 71st to 72d st.

[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 Morningside av West, from 110th st to its junction at 10th av and 122d st, and to the extent of half the block at the intersecting sts.
- No. 2.—N s of 11th st, e of 3d av, and e s of 3d av, bet 11th and 12th sts, on Ward Nos. 2303, 3463, 3469, 3470 and 3471.
- No. 3.—Block bounded by 75th and 76th sts, Columbus av and Central Park West, omitting therefrom Ward Nos. 6 to 15, inclusive, and 49 to 60, inclusive.
- No. 4.—E s of Madison av, extdgt abt 129 ft, 4 ins. s of 72d st.

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 list will be transmitted, as provided by law, to the Board of Revision and Correction of Assessments for confirmation on the 21st day of March, 1892.

Real Estate Department.

THE AUCTION MARKET.

The Auction Room this week has been rather disappointing in results. The properties advertised to be sold were numerous and interesting enough to make quite a fair week's business, but what with withdrawals, for one reason or another, and sales at private contract, the list has been very largely diminished. The Park row corner, opposite the Brooklyn Bridge, was sold at private sale, so that, for that property at least, there was no chance for the spirit of the market to manifest itself. The particulars of the sale are given in another column. In addition to this withdrawal there was another for the same cause—sale at private contract—and any number because the owners were either dissatisfied with the prices bid or because the auctioneer, after offering the parcels, could get no offers whatever. This latter was the case in a number of instances during the week, notably in that of Nos. 6 and 8 Chatham square, the old Barnum clothing house. Another discouraging feature was the attempt to sell a job lot of properties in all parts of the city. But if the doings on 'Change were mostly disappointing, there were one or two interesting sales. One of these sales was of No. 143 Bleeker street, northwest corner South 5th avenue, a six-story and basement building, 32.3x100, which was sold at public auction. Bidding started at \$104,000, and the property was sold for \$107,143. No. 479 5th avenue, adjoining the Columbia Bank, a four-story building on lot 16.9x100, also voluntarily offered, excited some interest. The first bid was \$50,000 and the selling price \$67,000. The purchaser was Joseph Fox, President of the Columbia Bank.

On Tuesday, March 1st, Richard V. Harnett & Co. will sell the five-story brick modern building No. 83 Spring street, and the five-story brick tenement No. 1839 3d avenue.

On Tuesday, March 1st, William Kennelly will sell the lot and improvements at No. 59 Bowery.

On Wednesday, March 2d, William Kennelly will sell the lot and improvements at No. 66 2d avenue.

On Wednesday, March 2d, Richard V. Harnett & Co. will sell the three-story brick building, lot 5x102.2, No. 423 East 83d street.

On Thursday, March 3d, Richard V. Harnett & Co. will sell the four-story brown stone dwelling No. 13 East 74th street, and by order of executor the three-story brick building No. 318 West 20th street.

On Monday, March 7th, James L. Wells will sell, by order of the executors of the estate of William Simpson, deceased, the three-story brick building at the junction of 3d avenue and Courtlandt avenue; the one-story frame stores at Nos. 2789, 2791 and 2793 3d avenue; the four-story brick tenement on the northwest corner of 3d avenue and 146th street; two lots on the east side of Courtlandt avenue, 174 feet north of 3d avenue; five lots on the west side of Courtlandt avenue, beginning at its junction with 3d avenue; four lots on the north side of 146th street, 100 feet west of 3d avenue; the three-story frame dwelling No. 579 Eagle avenue, and two lots on Eagle avenue, adjoining the above. The title is guaranteed.

CONVEYANCES.

	1891. Feb. 20 to 26 inc.	1892. Feb. 19 to 25 inc.
Number	209	214
Amount involved.....	\$2,967,607	\$3,279,034
Number nominal.....	72	81
Number 23d and 24th Wards.....	35	40
Amount involved.....	\$87,067	\$111,322
Number nominal.....	10	11

MORTGAGES.

	1891.	1892.
Number.....	224	188
Amount involved.....	\$2,505,690	\$2,279,182
Number at 5 per cent.....	101	94
Amount involved.....	\$1,311,640	\$1,192,171
Number at less than 5 per cent.....	26	27
Amount involved.....	\$495,500	\$611,500
Number to Banks, Trust and Ins. Cos.....	38	39
Amount involved.....	\$499,500	\$679,000

PROJECTED BUILDINGS.

	1891. Feb. 21 to 27 inc.	1892. Feb. 20 to 26 inc.
Number of buildings.....	68	58
Estimated cost,	\$1,459,750	\$746,903

Gossip of the Week.

SOUTH OF 59TH STREET.

The Manhattan Life Insurance Company has purchased the plot, with the buildings thereon, Nos. 64, 66 and 68 Broadway, running through to Nos. 17 and 19 New street, for \$1,225,000. The property adjoins the Consolidated Stock and Petroleum Exchange and has a frontage of 67.3½ on Broadway and 66.8½ on New street, running through, with a depth of 125.1 on the south and 119.5 on the north. Nos. 64 and 66 was owned by the Charter Oak Insurance Company, having been purchased by them in 1877, and No. 68 by Lauren O. Kennedy et al., who took title thereto March 11, 1891. J. L. Halsey, Vice-President of the Manhattan, states that one of the sellers was the Hamersley estate. The company have a lease of their present quarters, he said, till May, 1894, when they expect to move into the new building which they propose to build on the site of their purchase.

Geo. R. Read has arranged an exchange for the Home Life Insurance Company of its property at No. 254 Broadway, between Murray and Warren streets, 25x106, with the corporation of Trinity Church, for its No. 256 Broadway, adjoining, and has sold for the latter to the former, 5 feet by 106, adjoining, on private terms. Trinity Church thus acquires a plot, 70x100, at the northwest corner of Murray street and Broadway, which it has leased, together with the plot 50x100, on Murray street, adjoining, on the rear to the Postal Telegraph Cable Company, who will erect a twelve-story fire-proof office building. Harding & Gooch, architects. The Home Insurance Company also intends to build on its plot, 30x106, a twelve-story office building; a portion of which it will occupy.

Seton & Wissmann have sold for Bauman Herrick to Adrian Iselin, No. 9 East 26th street, a four-story brown stone dwelling, running through to No. 4 East 27th street, a private stable, plot 27x200, for \$165,000.

Patrick Divver has purchased No. 75 Park row, running through to No. 23 North William street, 20.2x64.4x16.10x75.9, with two-story buildings thereon for \$150,000. This property was sold only a short time ago by the Lorillard Spencer estate for \$122,000. This sale was closed just previous to Wednesday, when the property was to have been sold by Richard V. Harnett & Co. at auction.

The Bleeker Street Savings Bank has purchased the southwest corner of 4th avenue and 22d street, 98.9x91, with the old buildings thereon. Brokers, Douglas, Robinson, Jr., & Co. The purchasers will erect a large bank building on the plot.

Morris B. Baer & Co. have sold "Vienna Hall," the purchasers of the property being the Retail Coal Exchange of the City of New York. The property forms the northwest corner of 58th street and Lexington avenue and is known as Nos. 131 and 133 East 58th street and No. 722 Lexington avenue. It is 107 feet in depth, with an "L" 100x37. Price, \$100,000.

Hulbert Peck has sold for Mrs. Annie T. Curnen her Astor leasehold, with three-story brick dwelling house thereon, No. 340 West 55th street, on private terms.

Geo. R. Read has sold to a client for investment the property, 50x81, at the southeast corner of Greene and 4th streets, on private terms.

Israel C. Russell has sold the northwest corner of Cedar and Washington streets, a five-story building, 20.10x56.4, for \$45,000.

M. L. Rickerson has sold to A. Sharboro, No. 160 Mott street, 25x105, for \$23,000.

Morris B. Baer & Co. and H. V. Mead & Co. have sold the four-story tenement and store, 23x98.9, No. 210 West 26th street, for Boehle's estate, for \$13,500.

S. Kempner has sold Nos. 255-263 Elizabeth street on private terms, and has purchased Nos. 536 and 538 Broome street.

Gustav Lange has sold to T. McQuade Nos. 423 and 425 West 32d street, 42.10x98.9, with old buildings for \$26,000 for improvement.

John Deaken has sold to John Broderick the five-story flat, No. 509 West 59th street, for \$23,500; and for Ascher Weinstein, No. 350 West 32d street, on private terms.

Ascher Weinstein & Co. have sold to Cummings & Ferguson, Nos. 327 to 331 West 32d street, three four-story English basement brick dwellings, 53.4x60x98.9, on private terms. The purchasers will tear down the old buildings and erect two flats on the plot. Messrs. Weinstein & Co. have also sold Nos. 264 and 266 West 25th street, 55x109.6, old buildings, for improvement.

Secretary of War, Stephen B. Elkins, has sold to Edward Kearney, No. 46 West 58th street, a four-story brown stone dwelling, 25x80x100, for \$62,500. Brokers, Jas. L. Libby & Son and A. Freedman.

The report reiterated this week that St. Luke's Hospital had sold its old site, 5th avenue, between 54th and 55th streets, proves to be premature. Geo. Macculloch Miller, when seen yesterday, said that a sale for some of the lots was about being closed, but that nothing definite had been done.

Keller estate have sold to the Theosophical Society, No. 144 Madison avenue, a four-story brown stone dwelling on lot 25x95, for about \$45,000.

J. & J. Lombard have sold the three-story brick dwelling, No. 220 Clinton street, size 25x93.7. We hear G. Krakower is the buyer and \$18,000 the price.

Hulbert Peck, in connection with Henry H. Dreyer, has sold for Denis Horgan the five-story brick tenement No. 435 West 38th street, 25x65x98.9; also No. 437 West 38th street, five-story brick tenement with store, 14.3x65x98.9; and No. 439 West 38th street, five-story brick tenement with store, 25x65x98.9, all on private terms.

Louis Frank has purchased from Marcella Dunn Nos. 188 and 190 8th avenue, a five-story brown stone front building, 31x80x100, for \$59,000. Mr. Frank will make extensive alterations to the building.

Louis Lese has purchased from F. Levine No. 81 Willett street, a three-story brick dwelling, on lot 25x100. Broker, Jacob Hecht.

NORTH OF 59TH STREET.

Frank R. Houghton has sold to Park & Tilford for improvement the two lots on the southwest corner of 72d street and Columbus avenue for \$140,000. The plot has a frontage of 50 feet on 72d street by 102.2 on Columbus avenue. It will be improved by the erection of a four-story brick store,

Charles K. Bill has sold to Cornelius Vanderbilt, Spencer Trask, Melbert B. Cary and others twenty lots on 120th and 121st streets, 200 feet east of the Boulevard and directly opposite the Columbia College grounds. These lots are to be improved at once by the erection of a college for teachers. It is now located at No. 9 University place. The sellers were C. T. Barney, J. M. Horton, Chas. Salter, J. W. Seaman and J. W. Demarest, and the price, \$115,000.

The Equitable Life Assurance Society have sold to Weil & Mayer the five-story tenements, on plot 100x100, Nos. 109 to 119 East 76th street, two single and two double flats, for \$100,000.

It is reported on good authority that Columbia College is negotiating for the purchase of the two blocks just north of the four blocks on which it has an option at present. These blocks are bounded by 120th and 122d streets, Amsterdam avenue and the Boulevard, and they include the lots sold this week by C. K. Bill to Mr. Vanderbilt, for the site for a teacher's college; 122d street is a Boulevard street, and connects Riverside Drive and Morningside Park.

Chas. Gabren has sold to Jas. B. Gillie for improvement the plot, 186x100, on the south side of 95th street, 175 feet west of Central Park West.

James L. Libby & Son have sold for John C. Heney the five houses, Nos. 302 to 312 West 87th street, south side, between Riverside Drive and West End avenue, to F. P. Perkins on private terms.

James A. Frame & Son have sold three of their five four-story dwellings, 20x58 and extension x102.2, now being completed on the 87th street, near Central Park West. No. 32 was sold by L. J. Phillips & Co. to G. Blum for \$37,000; No. 26 by J. J. Plummer to a Mrs. Parker, of Brooklyn, for \$37,500, and No. 24 by Henry H. Dreyer and Hulbert Peck to Mrs. Annie T. Curnea for \$36,250.

E. U. Edel and E. W. Blinn have sold for Alexander Blinn the three five-story flats 25-foot buildings with stores, Nos. 2547, 2553 and 2555 8th avenue, for \$75,000; also for Reuben Mapelsden the four-story 20-foot brown stone private house, No. 310 West 89th street, for \$35,000.

F. Zittel has sold for Richard Deeves the lot on the south side of 82d street, 175 feet west of Central Park West; for Samuel W. Bowen the two lots adjoining, and for Henry A. Robbins the two adjoining lots. The purchaser is Henry Oppenheimer. The same broker has sold for Mayo W. Hazeltine, of the *Sun*, No. 44 West 76th street, a four-story brown stone dwelling, 20x55 and extension x102.2, to C. Cuval for about \$42,000.

Mrs. N. E. Baylies is the purchaser of the lot, northeast corner of 5th avenue and 71st street, the sale of which by John N. Golding was reported recently.

L. J. Phillips & Co. have sold for Mrs. Francis Wildes, of Boston, to Jacob & Skinner the four lots on the south side of 69th street, 225 feet east of West End avenue. The purchasers will erect four three-story private stables on the lots. Two of these stables, we understand, they have already disposed of.

The house sold last week by Hunt & Wendell for W. D. Judson was No. 158 West 72d street, not West End avenue, as reported.

J. W. Kelly has sold for Lowen & Halleday the five-story brown stone apartment house, 25x90x100, No. 144 West 62d street, for \$30,000.

Louis Lee has purchased from L. Pieper the northwest corner of 110th street and 2d avenue, a plot 50x100, with old buildings thereon, on private terms.

Joseph Bierhoff has sold for J. B. Hendrickson the three-story brown stone dwelling, No. 282 West 127th street, to Chas. Meyerhoff; terms private.

E. U. Edel has sold for Ellan Maddigan the five-story flat building, No. 657 Boulevard, for \$35,000; also for John Wessell a lot in 104th street, between 5th and Madison avenues, for \$10,000.

Fairchild & Yoran have sold a plot 40x100, vacant, on the east side of 10th avenue, 20 feet south of 66th street, at \$15,500.

J. W. Stevens has sold for W. P. Anderson to a Mr. Stitt, No. 156 West 93d street, a three-story brown stone dwelling, 17x52x100, on private terms.

Slawson & Hobbs have sold for Jas. T. Hall to Abraham Goldsmith, of Lachman, Morgenthau & Goldsmith, No. 50 West 75th street, a four-story brown stone dwelling, 18.6x58 and extension x102.2, for \$40,000.

Adler & Herrman have sold to Chas. Stegmeyer a lot on the north side of 82d street, 150 feet west of 2d avenue, for improvement.

Dr. Diller has sold No. 8 West 75th street, a four-story brown stone dwelling, 22x60 and extension x102.2.

Rebecca Gardiner has sold to John R. Thorpe No. 267 West 71st street, a three-story brick dwelling, 17x50 and extension x92.2.

A. S. Hatch has sold No. 34 West 77th street, a four-story white stone dwelling, 24.6x90x102.2, on private terms.

Edelmeyer & Morgan have sold three three-story brown stone dwellings, each 18x50x100, on the south side of 71st street, 275 feet west of the Boulevard.

Arthur Gorsch has sold for Henry Velten to Roeth & Son No. 1560 Avenue A, a four-story and basement brown stone flat, 21x56x78, for \$14,300.

Jos. Wolf & Son have purchased No. 2156 3d avenue from Albert Joske on private terms. It is a five-story building, 25x100.

Egan & Halley have sold to Mrs. Helena Babbage No. 317 West 103d st, a three-story dwelling, 20x55x100.11 and extension 15x10; and to Mrs. Emily F. Engle No. 323 West 103d street, a three-story dwelling, 20x55x100.11 and extension 15x10, on private terms.

Slawson & Hobbs have sold for William W. Hall No. 121 West 69th street, a four-story brown stone dwelling, 20x58x102.2, with butler's pantry extension, to W. Hungerford for \$35,000.

Henry A. Cram has sold to E. C. Potts the lot on the south side of 62d street, 100 feet east of 5th avenue, on private terms. Brokers, Douglas Robinson, Jr., & Co.

Goodman & Stern have sold for I. de Jungh to Gottlieb Siebold the five-story double flat with store, No. 55 East 110th street, for \$21,400.

LEASES.

Wm. A. White & Son, the agents for the Stewart heirs, announce that a lease of the Grand Union Hotel, Saratoga Springs, for a term of years has been concluded with Messrs. Woolley & Gerrans, the well-known proprietors of the Hotel Iroquois at Buffalo. The reputation gained by these gentlemen in operating the Iroquois, the finest hotel in the State outside of New York City, is ample guarantee that the Grand Union has fallen into capable hands, and that this magnificent property will be placed where it belongs, at the head of the procession.

L. B. Rader & Co. have leased for the estate of Ursula Von Rader to Leopold Miller, No. 82 Park row, New York City, a three-story brick building, for ten years, at a rental of \$2,550 per annum for the first five years and \$3,000 per annum for the next five years.

Brooklyn.

Corwith Bros. have sold the two-story and basement frame dwelling, 16.8 x40x80, No. 574 Lorimer street, for R. J. Whittemore to B. F. Shaffer for \$4,800; the two lots, 50x100, with frame dwellings thereon, Nos. 179 and 181 Calyer street, for Mary E. Davis to Louis Helmken for \$7,500; and the lot 25x100, on the east side of Diamond street, 150 feet south of Calyer street, for J. V. Meserole for \$400.

CONVEYANCES.

	1891.	1892.
	Feb. 19 to 25 inc.	Feb. 18 to 24 inc.
Number.....	258	231
Amount involved.....	\$951,247	\$1,096,917
Number nominal.....	88	60

MORTGAGES.

	1891.	1892.
	Feb. 20 to 26 inc.	Feb. 19 to 25 inc.
Number.....	233	218
Amount involved.....	\$914,332	\$778,694
Number at 5 per cent. or less.....	112	124
Amount involved.....	\$582,395	\$545,215

PROJECTED BUILDINGS.

	1891.	1892.
	Feb. 20 to 26 inc.	Feb. 19 to 25 inc.
Number of buildings.....	104	64
Estimated cost.....	\$495,900	\$252,250

Out of Town.

We hear that the estate of James M. McLean has sold ninety acres of land, with house on Kimball avenue, Yonkers, near the Woodlawn Station, at about \$135,000.

Out Among the Builders.

The bill establishing a State Board of Architecture has been reported to the Assembly at Albany.

Bradford L. Gilbert has drawn plans for the ten-story brick and stone building to be built for the New York Central & Hudson River Railroad Company at Park avenue and 42d street. In size the building is to be 68x85, and of fire-proof construction throughout. In all respects it is to be of the best order, with trimmings of onyx-bronze and marble, mosaic floors, and other furnishings of like character. The entrance hall and loggia will be 25x70, with large fire-place. The building in question is to cost about \$175,000, and is but the forerunner of more extensive improvements contemplated.

Wm. H. Hume will draw plans for alterations to be made in the two private houses, Nos. 556 and 558 5th avenue, preparatory to their occupation by the Lotus Club. A cellar, basement and one-story extension, 30x47 in size, and octagonal in shape, will be built at the rear, providing kitchen and laundry accommodations, a billiard room and a banqueting hall. The entire interior is to be remodelled and refitted. One entrance will be removed, and it is possible that the main entrance may be put on the street level, providing a clear story for the parlor floor.

Thos. McQuade will build two five-story flats on the plot, 42.10x98.9, Nos. 423 and 425 West 32d street.

It is reported that Wm. H. Ramsey, the builder, will build at Nos. 264 and 266 West 25th street.

Geo. Jackson will build two five-story flats and stores on the plot, 47x110, on the east side of 8th avenue, south of 19th street, which he purchased recently from Gutwillig Bros., and a five-story flat, 20x90, on the "L" on 19th street. The whole improvement will cost \$75,000.

John Hauser has plans on the boards for two five-story brick and brown stone flats, 25x78, to be erected on the north side of 88th street, 120 feet east of 1st avenue, at a cost of \$48,000. Owner, J. Schreiner, Jr.

Park & Tilford will shortly commence the erection of a fire-proof building on the southwest corner of 72d street and Columbus avenue, covering a plot 50 feet on the street and 100 feet on the avenue. The building is to be used entirely for their business, and for the present is not to be built higher than four stories.

The interior arrangement of the Post-office building is to be so altered as to make space for a new court room. The need for this and other changes is pressing, and L. Crouse, Assistant Secretary of the Treasury, has been in town this week to look into the nature of the work to be done.

W. H. Hume is the architect for the building to be erected by the Wells estate, of Boston, on the southeast corner of Broadway and Duane street. Work will not be begun before May next, and nothing has yet been settled as to size of building or material to be used.

The Bleeker Street Savings Bank, it is reported, will erect a large bank building for their own occupancy on the plot 98.9x91, southwest corner of 4th avenue and 22d street.

Wm. H. & John J. McCaffrey, of 618 West 25th street, will improve a plot of four lots on the northeast corner of Willis avenue and 136th street, by the erection of flats.

The Manhattan Life Insurance Company intends to build a fire-proof office building at Nos. 64 to 68 Broadway, running through to Nos. 17 and 19 New street. The plot is about 67.3x119.5x66.8x125 in size, and the structure will be twelve or more stories in height. No architect has as yet been selected.

Salvatore Pannelo will build a five-story apartment house, 25x90, with extension, 18.5x29, on the north side of 85th street, 185.6 west of Park avenue, from plans drawn by W. Ormiston Tait.

Plans have been drawn by Hubert, Pirsson & Hoddich for a five-story apartment house, 20x60.3, to be erected at No. 278 West 19th street, George G. Jackson owner.

Charles Rentz is the architect for one five-story apartment house, to be built at No. 4 Allen street, for Fay & Stacom.

J. Averit Webster has plans on the boards for a two-story storehouse to be erected on the gore, 33.9x79.4, on the south side of 127th street, 80 west of 8th avenue. Owner, R. Foshay.

Andrew Spence is the architect for a five-story stone brown flat, 35x90, to be built on the north side of 136th street, 100 feet east of 8th avenue, at a cost of \$40,000, by Thos. C. Van Brunt. The flat will have every improvement.

Chas. Stegmayer will build a five-story flat on the north side of 82d street, 150 feet west of 2d avenue.

There is nothing to report as yet in the Union Club site matter. The committee, which is vested with full powers for the selection and purchase or leasing of a site, has not yet made a definite selection. It is still looking longingly at the St. Luke's Hospital property, which is offered for \$1,000,000 outright, or upon a lease for fifty or one hundred years at \$40,000 per year, with privilege of purchase at an appraised valuation at the expiration of the term.

Out of Town.

HOBOKEN, N. J.—Charles G. Jones has plans on the boards for a two-story brick factory, 60x200, with tin roof. Edwin Baldwin is the owner of the building, which is to be erected at a cost of \$25,000, on the southwest corner of Clinton and 11th streets.

NEWARK, N. J.—Charles G. Jones has drawn plans for a two-story and attic frame cottage, 21x50, to be built for Miss S. J. Sloan on the west side of Summer avenue, near 2d avenue, at a cost of \$4,500; also for a two-story frame dwelling and store, 16x55, to be built on the southwest corner of 6th avenue and Garside street, at a cost of \$2,500; and for another, 35x30, to cost \$3,500, and to be built for Wm. Corkill on the east side of Summer avenue, near 2d avenue.

Special Notice.

The Tiffany Glass and Decorating Company, of No. 333 4th avenue, announces to the patrons of the Tiffany Glass Company, and to the public generally, that it has acquired by purchase the entire plant, assets, business and good-will of the last-named company. It will continue the business of the Tiffany Glass Company, and will fulfill all orders and contracts held by them without interruption or inconvenience. The Tiffany Glass and Decorating Company has a full paid capital of \$400,000. All of the directors of the Tiffany Glass Company are directors of the new company. Mr. Louis C. Tiffany, President and Art Director of the old company, is President and Art Director of the new company. Mr. Pringle Mitchell, Vice-President and Manager of the old company, is Vice-President and Manager of the new company. The number of directors has been changed from five to eight. Mr. C. T. Cook, of Tiffany & Co., Union square; Mr. Henry W. De Forest, of De Forest & Weeks, 120 Broadway, and George

Holmes are added to the former board, making the present board as follows: Louis C. Tiffany, C. T. Cook, Henry W. De Forest, George Holmes, Pringle Mitchell, John C. Platt, John Du Fais and Von Beck Canfield.

Contractors' Notes.

Sealed proposals for furnishing the materials and labor and doing the work required for placing fire-alarm electrical conductors underground for the Fire Department, will be received by the Board of Commissioners at the head of the Fire Department, Nos. 157 and 159 East 67th street, until 10 o'clock A. M., Wednesday, March 2, 1892.

Sealed proposals will also be received by the Board of School Trustees of the 10th Ward, at the office of the Board of Education No. 146 Grand street, until 9.30 o'clock A. M., on Wednesday, March 2, 1892, for altering and fitting up for temporary use of Grammar School No. 7, premises in Essex Market Building.

Important to Property-Holders.

OFFICE OF THE BOARD OF ASSESSORS,
No. 27 CHAMBERS STREET,
NEW YORK, Feb. 18, 1892.

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.—Flagging and reflagging, curbing and recurbing both sides of 129th st, from Lexington to Park av, and e s of Park av, from 128th to 130th st.

No. 2.—Flagging and reflagging, curbing and recurbing n s of 103d st, from Central Park West to Columbus av, and on the w s of Central Park West, from 103d to 104th st.

No. 3.—Flagging and reflagging and recurbing n s of 72d st, extdg 100 ft. easterly from Amsterdam av.

No. 4.—Paving Desbrosses st, from West to Greenwich st, with granite blocks and laying crosswalks (so far as the same is within the limits of grants of land under water).

[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 129th st, from Lexington to Park av, and e s of Park av, extdg from a point 75 ft. s of 129th to 130th st.

No. 2.—N s of 103d st, from Central Park West to Columbus av, and w s of Central Park West, from 103d to 104th st.

No. 3.—N e cor 72d st and Amsterdam av.

No. 4.—Both sides of Desbrosses st, from West to Greenwich st, and to the extent of half the block at the intersecting sts.]

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 19th day of March, 1892.

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.

WANTED.—A position in builder's office by a young man well versed in plans, specifications and taking off items; having had three years experience with builder; also understands bookkeeping and office work; best references. Address, E. P. R., RECORD AND GUIDE Office.

A YOUNG man of business experience desires to change to the real estate business; is familiar with stenography and possesses a typewriter; salary particularly of no object; could invest small capital; unexceptional references given. F. H., No. 360 West 123d st.

REAL estate man, experienced in selling, leasing, collecting, &c., is open for an engagement; salary and commission. RELIABLE, RECORD AND GUIDE.

OFFICE wanted by responsible party in office building or apartment house, with view of taking charge and renting; can furnish A1 references and security. AJAX, care of RECORD AND GUIDE.

A GENTLEMAN, strictest integrity, understanding thoroughly the real estate business, especially the management of property, wishes a position with real estate firm, builder or estate; moderate salary and commission. Address, references furnished, REAL ESTATE RECORD.

WANTED.—Lease of about 50 feet, with or without buildings, 50th to 70th st., west side; private stables would answer. MURRAY'S, 203rd 3d av.

WANTED.—Young man thoroughly acquainted in the real estate trade, and able to influence some business, can secure a partnership in established down-town office; no capital required. Answers must state age, references, experience. ENERGETIC, RECORD Office.

AN architect of skill and experience who wishes to push his down-town practice would make a connection with an influential real estate firm who could further his object, or would pay brokers liberally for useful information. Address, ENERGY, RECORD AND GUIDE, Feb. 20-1aw3w.

WANTS.

AN ARCHITECT and building superintendent with highest references, having had charge of a number of first-class houses, hotels and down-town office buildings, desires to take entire charge of works for a corporation or private party. Jan. 16—eow6w. X Y 100, RECORD AND GUIDE office.

OFFERS.

Dwellings and Flats.

A TWO-STORY frame and brick basement private house; 8 rooms; all improvements; price very reasonable; good location; only a few blocks from 135th st. and 8th av. "L" station. M. H. MEYERS, 2521 8th av.

IF you wish to buy a good private house at a bargain take this opportunity; a three-story high stoop, brown stone front, only a few blocks from 135th street and 8th avenue "L" station. M. H. MEYERS, 2521 8th av.

FOR sale.—Store and flat property on 8th av., near 135th st.; one, two or three houses; also a good corner; excellent investment. M. H. MEYERS, 2521 8th av., near 135th st.

AN entire block of elegant well paying flats on Park av., above 72d st., for sale at a bargain, or exchange for lots. S. H. FURMAN & CO., 137 Broadway.

FOR sale.—Eleventh avenue corner tenement at a bargain. B. F. HILLERY.

FOR sale.—Brick dwellings with stables on rear of lots in the Ninth Ward, at a bargain. HILLERY, 595 Hudson st.

EAST side tenement; rent \$1,800; price \$17,000; mortgage \$13,500; permanent 5 per cent; decided bargain. WHITING, 45 Broadway.

OFFERS.

GRAND investment.—\$100,000 in available real estate, and cash if you act promptly will secure whole block front; eight elegant apartment houses; splendid location; cost \$350,000; subject to \$200,000. WHITING, 45 Broadway.

TWO Ninth Ward tenements, new; rental \$6,800; price \$32,500 each; cash only \$7,500. WHITING, 45 Broadway.

THREE-STORY and basement high stoop brown stone house; all improvements; perfect order; decorated; exposed plumbing; hardwood mantels, mirrors; bay window, glass roof extension; storm doors; carpets, etc.; 63d st., near Lexington av.; price, \$14,000. A. SCHWOERER, 130 Av. D. Feb. 27-Mar. 5.

A PROFITABLE investment.—Five-story flats on East 125th st., near the proposed new bridge, from foot of 125th st. to St. Ann av.; also plot of lots in 23d Ward for a factory. Feb. 20-1aw3w. A. YOST, 319 East 125th st.

FOR sale or to exchange, Nos. 142 to 152 West 123d st.; 243 8th av., and 210 and 212 West 105th st. Apply at Room 19, 156 Broadway. Febuif

A—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 and builder, on the premises. S. O. WRIGHT, 123 West 121st st., open daily. Oct. 3 uf.

129TH st., 15 to 25 East, near 5th av.—New three-story, high-stoop, brown-stone dwellings; all modern improvements and conveniences; decorated; gas fixtures, &c.; title guaranteed; 35 per cent may remain on mortgage at 5 per cent; caretaker on premises. JOHN W. PIRSSON, 149 Broadway, Feb 20-1aw4w.

OFFERS.

NINTH Ward.—No. 238 West 4th st, house (old) and lot, 20.10x88; adjoining property could be acquired. H. M. RAYNOR, owner, on the premises.

SUBURBAN cottage in annexed district on large plot, 9 rooms and bath; all large, ample closets; reception hall, hardwood trim; cabinet mantels; open fires; all city improvements. Address, F. D. HUNTER, 51 West 30th st.

FOR sale.—Five new first-class four-story and basement private dwellings, Nos. 109, 113 and 119 East 45th st., and Nos. 462 and 464 Lexington av.; all leased to desirable tenants or can arrange to give possession to some of them if desired. For further particulars apply to The C. GRAHAM & SONS CO., 309 East 43d st. Jan. 30-1946-1258

Improved Property.

STABLE property wanted, West 35th to 55th st., in exchange for choice Harlem flat. WHITING, 45 Broadway.

ELM st, No. 166; new seven-story building to lease; elevator power; all improvements. Feb. 20-1aw4w. F. WOEHRE, 139 Worth st.

41 LIBERTY STREET. Offices to rent in the new addition of this modern office building, with immediate possession. Good light; available space. LEONARD J. CARPENTER. Jan. 23-uf.

TO let or to lease.—Two floors of a factory, 25x98, light on all sides, 1st av and 107th st; terms moderate. J. REEBER'S SONS, 409 East 107th. Nov. 7-uf.

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.

BARGAIN; \$28,000; business property; two four-story brick buildings, 42 2x100.11; west of 3d av., near 116th st. H. COHEN, 2096 3d av. Jan. 30-uf.

TO let.—Two small lofts at 300 East 64th st.; power if wanted. Jan. 23-uf

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending FEBRUARY 26.

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

R. V. HARNETT & CO.

Commerce st, No. 23, 25x39.3, three-story brk building, Elborn F. Haight, \$7,500
Grand st, No. 59, 22x67, four-story brk store. (Bid in)
3d av, No. 1889, 37.3x100, five-story brk flat. Chas. Roffmann, 28,300
1d av, e, s, 25 s 171st st, 50x100, vacant. M. S. Gompert, 8,000
5th av, No. 497, e, s, 39.9 s 43d st, 19.9x100, four-story brk building. Joseph Fox, 67,000

A. H. MULLER & SON.

Bleecker st, No. 143, n w cor South 5th av, 32.3 x100, six-story and basement brk, stone and iron building and stores. A. M. Benheim and Heilner & Wolf, 107,143
Essex st, Nos. 115 and 117, n s, 102.10 w Rivington st, 47.4x87.6x59.9x irreg., three and four-story brk buildings. D. Rosenbaum, 35,600
45th st, No. 217, n s, 176.8 e 3d av, 16 8x100.5, three-story brk and stone dwell'g. (Bid in)
Grand Boulevard, e s, 160.11 s 165th st, 50x100, vacant. C. Minks, 11,300
126th st, No. 172, s e cor 7th av, four-story brown stone dwell'g, 20x80. Jos. Bierhoff, 45,250
126th st, No. 174, s s, adj. four-story brown stone dwell'g, 18x80. Same, 25,250
167th st, s s, 175 e 10th av, 50x85. (Bid in)
*115th st, No. 280, s s, 80 e 8th av, 20x100.11, five-story stone front flat. Frederick P. Forster. (Amt due \$4,624) 16,730

JOHN F. B. SMYTH.

148th st, No. 422 E., 25x100, two-story frame dwell'g. B. F. Allen, 2,400
Cauldwell av, No. 833, 25x100, two-story frame dwell'g. Jas. Flynn, 3,250
8th av, No. 501, n w cor 35th st, runs north 18.3 x west 84.8 x north 20 x west 10.4 x north 40.6 x east 15 x north 19.6 x west 41 x southeast 98.9 to 35th st, x east 111 to beginning, four-story brk flat and store and four-story brk flat. Edward Schweiher, 70,750

E. E. LUDLOW & CO.

East Houston st, Nos. 404, to No. 295 2d st, 20x 55.6x20, 2x58.1, lot and building. (Bid in)
Madison av, No. 237, e s, 35 s 29th st, 21x100, five-story brown stone dwell'g. (Bid in)

SMYTH & RYAN.

25th st, No. 160, s s, 114 e 7th av, 18x50.6x18.11x 55.1, also all right, title and int. to small triangle adj above on east, four-story stone front dwell'g. A. Lawlan. (Amt due \$9,309) 11,300
Clark pl, s s, 214.9 e Central av, 100x200 to Arcularius pl. J. Robbitt et al. 1/2 part. (Amt due \$3,158) 2,650
32d st, No. 117, n s, 175 w 6th av, 25x50.6x25.9x 56.9, four-story stone front dwell'g. A. Clark. (Amt due \$25,901) 23,000

OFFERS.

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. BLEEKER 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.—Five lots on West 138th st., 125x99.11; splendid plot for improvement; easy terms; price, \$25,000. B. F. HILLERY, 595 Hudson st.

At a bargain.—A plot of ground, 175x100 feet, 5 feet below street grade, 114th street and Madison avenue. Apply at once to LOEW & SCHAFFNER, 905 6th av.

An elegant plot of ground, 50x125 feet, corner Amsterdam av and 123d st, for sale cheap. Apply to LOEW & SCHAFFNER, 905 6th av.

To lease, 108th st, north side, east of 1st av., eight lots; 109th st, north side, east of 1st av., three lots; 1st av., southeast corner 110th st., two lots; 1st av., east side, bet 109th and 110th sts., four lots. Apply to G. BRADISH, owner, 145 Broadway, Room 23. Feb. 20-1aw4w.

EASTERLY front boulevard, with 200 feet on 86th st, and 264 feet on 85th st; plots to suit. Feb. 13-1aw3w. OTTO ERNST, South Amboy, N. J.

A VERY choice plot of four lots for sale, north side 87th st., 150 ft. from Central Park West; natural cellar grade; no rock; restricted block; restricted rear; price, \$15,000 per lot; terms to suit; building loan to good party. Apply to CHARLES BUEK & CO., owners, 264 Columbus av. Jan. 23-uf.

Brooklyn Real Estate for Sale.

FOR sale—A second mortgage of \$13,500 on first-class Brooklyn flats at a liberal discount. B. F. HILLERY, 595 Hudson st.

WATER front in Brooklyn for sale or to lease, about 550 feet front, about forty lots, suitable for a large manufacturing plant. R. J. CHATRY, Metropolitan Trust Co., 37 Wall st. Feb. 20-1aw4w.

B. L. KENNELLY.

*16th st, Nos. 331 and 333, n s, 350 w 8th av, 50 x92, three-story brk dwell'g and two-story frame dwell'g. B. F. Cohen. (Amt due \$2,308) 36,000
*86th st, No. 306, s s, 140 w West End av, 21x 102.2, four-story stone front dwell'g. Catharine J. McGuire. (Amt due \$2,291; sub. to mort. \$20,000) 25,550

WM. KENNELLY.

*Howard st, n e cor Crosby st, 25x87.6, five-story iron front store. 1-7 part. Henry A. Hubbard, 500
*35th st, No. 321, n s, 250 w 8th av, 17.10x98.9, four-story brk dwell'g. 1-7 part. Henry A. Hubbard, 100
33d st, No. 410, s s, 300 e 1st av, 25x98.9, six-story brk stable, car house, &c. George W. Vultee. (Amt due \$16,155) 24,000
106th st, No. 107, n s, 100 w 9th av, 25x100.11, five-story brk flat. S. Greason. (Amt due \$18,525) 20,750
3d av, w s, 207.9 n 168th st, 24.9x100. Meyer Hellman. (Amt due \$16,380) 17,750
Waverly pl, No. 184, s w cor 10th st, 18.4x85.6 x23x85.6, three-story brk and stone dwell'g. F. Frankenberg, 39,000
75th st, No. 236 E., 25x102.2, five-story tenem't. C. Callahan, 16,250
106th st, No. 125, n s, 104.8 w Lexington av, 16.8 x100.11. (Bid in)
107th st, Nos. 67 and 69, n s, 145 w Park av, 33x 100 11, two three-story dwell'gs. (Bid in)

OTHER AUCTIONEERS.

*Madison av, e s, 62.1 s 84th st, 20x78.7, four-story brown stone dwell'g. David H. Fowler. (Amt due \$3,359) 26,460
University pl, No. 5, e s, 77.8 n Waverly pl, 25 x75, three-story brk dwell'g. S. E. Murtha. (Amt due \$13,995) 14,200
12th st, No. 225, n e s, 237.6 w 7th av, 18x103.3, three-story brk dwell'g. Jos. Marren. (Leasehold) 5,115
104th st, No. 116, s s, 197.6 w Columbus av, 27.6 x100.11, five-story stone front flat. H. F. Blinn. (Amt due \$23,208) 24,750
11st st, No. 212, s s, 158 w 7th av, 15x100.11, three-story stoae front dwell'g. A. M. Weil. (Amt due \$11,280) 12,000
Water st, n w cor Corlears st, 200x100, two three and eight-story brk and frame buildings, North River Sugar Refining Co. S. M. Robinson, 160,000
127th st, Nos. 169 and 163, s s, 204.9 w 3d av, 44.11x99.11x45.3x99.11, three-story frame dwell'g. R. Wilson. (Leasehold; amt due \$1,388) 1,200
*138th st, No. 307, n s, 108.4 w 8th av, 16.8x99.11, three-story brk dwell'g. Mary A. Hanigan and ano exrs. (Amt due \$13,454) 14,100
*139th st, No. 306, s s, 108.4 w 8th av, 16.8x99.11, three-story brk dwell'g. Same. (Amt due \$13,457) 14,000
Total \$914,708
Corresponding week, 1891 \$748,975

BROOKLYN, N. Y.

FOR WEEK ENDING FEBRUARY 25.

Bainbridge st, s s, 100 w Howard av, 11.10x114 x16.6x114.4, vacant. John S. Frost. \$905

OFFERS.

Country Property.

FOR sale.—Handsome country seat, two-and-a-half acres; south side Long Island; fifty minutes out, two minutes to depot; fine shade, large lawn, 100 fruit trees; house, sixteen large rooms; bath, large conservatory, butler's pantry; hot and cold water and gas throughout; five open fire-places; hardwood cabinet mantels; burglar alarms, electric bells, large carriage house, stable, ice house, windmill, hennery, &c. S. C. WILSON, 514 Kent av., Brooklyn.

HANDSOME mansard roof gentleman's residence; thriving village on the Erie, one hour out; to exchange for New York City tenement; no flats and no Brooklyn property. Address, "CHARLES," RECORD AND GUIDE.

FOR sale—At White Plains, N. Y., desirable country residence and grounds; modern improvements; can be sub-divided at a good profit. DOUGLAS MURRAY, Register's office, White Plains, N. Y. Feb. 27-uf.

FOR sale.—South of White Plains, the best farm in Westchester County; 130 acres. Address, DOUGLAS MURRAY, Register's Office, White Plains, N. Y. Feb. 27-uf

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.

WANTED.—23d and 24th Ward lots in exchange for equity in Harlem property; two 20-foot dwellings, each \$10,000, mortgage \$7,000; one single flat \$10,500, mortgage \$6,500; all 5 per cent; total equity, \$10,000. Might add a little cash with one or all. MURRAY'S, 2030 3d av., near 112th st.

HARLEM houses to let, now or May, \$50 and upwards. MURRAY'S, 2030 3d av., near 112th st.

WATER front property, suitable for large manufacturing plant or ship yard; about eight acres; has covered dock accommodating large vessels; Trunk Line Railroad siding; abundant private water supply; factory buildings, engine, boilers, etc.; will be sold or leased on moderate terms. Apply to RULAND & WHITING, 5 Beekman st. Feb. 13-1aw4w.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts.

Table listing various real estate sales with columns for address, description, and price. Includes entries like *Cheever pl, No. 58, w s, 99 n Degraw st, 20.6x 88.6, three-story brk dwell'g, Fenella Burrell, 4,855 and *Decatur st, s s, 441.9 w Reid av, 16.5x100, two-story brk dwell'g, Mary E. Tyler, 4,850.

Patchen av, s e cor Van Buren st, 25x100, four-story double brk flat. Huntington Page... 14,306
 Patchen av, e s, 25 s Van Buren st, 150x100, six four-story double brk flats. Same... 63,990
 4th av, No. 408, w s, 73.4 s 6th st, 26.8x75, four-story brk flat. P. G. Hughes... 8,500
 *4th av, n e cor 13th st, 120x80, vacant. John Adamson... 6,700
 Total... \$448,271
 Corresponding week 1891... \$112,133

CONVEYANCES.

Wherever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:

1st—Q. C. is an abbreviation for *Quit Claim deed*, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

2d—C. a. G. means a deed containing *Covenant against Grantor only*, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d—B. & S. is an abbreviation for *Bargain and Sale deed*, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus implicitly claims to be the owner of it.

NEW YORK CITY.

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

Bleecker st, No. 296, n w cor Barrow st, 16.8x80.11x17.1x81, four-story brk store and tenement. Alanson H. Scudder to Sarah wife of Jacob Rosenthal. Feb. 23. \$22,250
 Bleecker st, Nos. 92-96 } begins Bleecker st, s
 Mercer st, Nos. 199-205 } w cor Mercer st,
 72.4x129, ten-story brk stores and office building. Foreclos. George P. Webster ref., to Orlando B. Potter. Mt. \$300,000. Feb. 20. 142,000
 Boulevard, n e cor 140th st, 99.11x100, vacant. Mary E. Baker to William M. Everts. Mt. \$10,000. Feb. 18. nom
 Boulevard, s e cor 149th st, 24.11x100, vacant. William H. Willis ref. to Richard O'Gorman, Jr. June 8, 1891. 9,700
 Bowery, No. 358, w s, bet Great Jones and 4th sts, 19.4x96.8x17x102.8, five-story brk store and tenement. Walter S. Waldron an heir of David and Sarah P. Waldron to Dyckman Waldron. 1-5 part. Feb. 15. nom
 Same property. James A., Sarah A., Mary B. and Dyckman Waldron heirs of David and Sarah P. Waldron to Charles Schlang. Undivided title. Feb. 15. 30,000
 Broome st, No. 219, s s, 75 e Essex st, 25x100, five-story brk tenement with stores. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mt. \$24,000. Feb. 19. 38,000
 Central Park West (8th av), Nos. 426-430, s w cor 103d st, 100 11x100, three five-story brk flats. Joseph O'Connor, Newark, N. J., to Henry A. Gilman, Flushing, L. I. Mt. \$132,000. Dec. 23. nom
 Central Park West, No. 238, w s, 22.4 s 84th st, 18x98, four-story brk dwell'g. John S. Robinson to James Kearney. Mt. \$39,000. Feb. 4. 50,000
 Christie st, No. 217, w s, 134.8 n Stanton st, 20 x100, three-story brk tenement. Louis C. Augusta, Lizzie, Otto M. and Edward Hagen, Chicago, Ill., heirs Frederick Hagen to Benedict A. Klein. Feb. 10. nom
 Christie st, No. 217, w s, 134.8 n Stanton st, 20 x100, three-story brk tenement. Benedict A. Klein to Jonas Weil and Bernhard Mayer. Mt. \$10,000. Feb. 23. 14,000
 Elizabeth st, No. 147, w s, 103 n Broome st, 25.2 x76.9x25.2x76.4, five-story brk store and tenement. Henry M. Greenberg to Mendel W. Greenberg. Mt. \$18,100. Feb. 9. nom
 Front st, Nos. 13, 15 and 17, s s, 33 w Broad st, runs south 105 x west 18.9 x northwest 4.6 x west 37.5 x north 20 x west 3.6 x north 80 to Front st, x east 65.2, one-story brk building and vacant. Release mort. The Equitable Life Assur. Soc. of the United States to The N. Y. Steam Co. Feb. 19. 35,000
 Same property. New York Steam Co. to John D. Crammins. Feb. 2. 50,000
 Gouverneur slip } begins Gouverneur
 Water st, Nos. 629-637 } slip, s e cor Water
 st, 70x150, five-story brk furniture factory. Jean B. wife of Walter Jennings, Agnes M. and Florence B. Brown children of Edwin B. Brown to Palmer & Embury Mfg. Co. Q. C. Feb. 9. nom
 Grand st, Nos. 10-14, n s, 122.8 e Varick st, 66x72 to alley, x — x 83, six-story brk factory, &c. Alexander Levett to William R. W. Hentz. Mt. \$70,000. Feb. 20. 140,000
 Greenwich st, No. 341, e s, 25 n Jay st, 25.3x80.11x25.3x79.6, four-story brk store and tenement. Charles Schaper, Brooklyn, to Louise C. Mohlmann. B. & S. Mt. \$8,000. Feb. 23. 29,300
 Greenwich st, No. 341, e s, 25 n Jay st, 25.3x80.11x25.3x79.6, four-story brk store and tenement. Ann widow, James and Mary Mar- rin and Thomas Carr heirs Peter Mar- rin to Charles Schaper. Q. C. Feb. 23. nom
 Same property. James Mar- rin et al. exrs. Peter Mar- rin to same. Mt. \$8,000. Feb. 23. 29,300
 Henry st, No. 276, s s, abt 21 e Gouverneur st, 21.2x73.10x21x73.11, two-story brk dwell'g. William Dunn to George Huether, Brooklyn. Feb. 17. 12,500
 Same property. Agreement as to release dower and other provisions. Same to same. Feb. 17. nom

Henry st, s s, lot 44 on map accompanying partition deed N. Gouverneur (map missing), 21.2x73.10x21x73.11. George Huether, Brooklyn, to Jacob Kramer. B. & S. Feb. 23. nom
 Henry st, No. 163, n s, 152 w Jefferson st, 21.8x75, two-story brk dwell'g. William H. Sage and James Beckett assignees Jacob B. Amerman, &c., to Marx Solomon. 1-7 part. Feb. 18. 1,706
 Same property. Partition. Frederick P. Forster to same. Feb. 23. 13,300
 Same property. Jacob B. Amerman, San Francisco, Cal., to same. Q. C. Jan. 20. nom
 Hamilton pl formerly Diagonal av, s e s, 89.6 s w 142d st, 19x81.5x17.6x74, three-story brk dwell'g.
 Hamilton pl, s e s, abt 73.2 s w 142d st, 16.3x74x15x67.7, three-story brk dwell'g.
 Hamilton pl, s e s, abt 56.11 s w 142d st, 16.3x67.7x14x61.3, three-story brk dwell'g.
 Foreclos. Myer J. Stein to Louis A. Rodenstein. Feb. 19. 23,150
 Hester st, No. 182, s w cor Mulberry st, 25x57.3, three-story frame (brk front) store and tenement. William Hartfield and Abraham Nelson to John G. Norris. Mt. \$15,000. Feb. 18. 23,250
 Lewis st, No. 185, s w cor 5th st, 25x29.8x25x29.7, four-story brk store and tenement. Ernest Zunnermann to Edward Russ, Hoboken, N. J. Q. C. Feb. 16. 13,000
 Lewis st, No. 94, e s, 50 s Stanton st, 25x100, three-story brk store and tenement with four-story brk tenement on rear. Charles and Ferdinand Stern to Jonas Weil and Bernhard Mayer. Mt. \$9,000. Feb. 25. 13,500
 Madison st, No. 234, s s, 85.9 e Jefferson st, 20x70, two-story brk dwell'g. Edward Connaughton to Michael and Augusta Minisnian. Feb. 24. 13,000
 Monroe st, No. 35, n s, abt 135 w Market st, 25x100, three-story brk tenement with four-story brk tenement on rear. James Tilson to Henry Oakenfall and Elizabeth his wife. Mt. \$16,000. Feb. 23. 18,150
 New Bowery or } (s e cor Oak st, 36x
 Pearl st, Nos. 390 and 392 } 69x54.9x37.9, two
 four and five-story brk stores and tenements. James Hennesey, Brooklyn, to Philip Ochsenreiter. Mt. \$12,000. Feb. 25. 32,000
 Oliver st, No. 60 } begins Oliver st, s e cor Oak
 Oak st, No. 45 } st, runs east 53.5 s south
 27.4 x west 16.1 x north 0.6 x west 36.7 to
 Oliver st, x north 26.7, two-story frame store and tenement on Oliver st and three-story brk store and tenement on Oak st. Virginia L. Jackson, Margaret E. Weindell and Mary G. Bradford heirs George Jackson to Mary Lotz and Catherine E. Sturcke. Jan. 8. 12,000
 Reade st, Nos. 70 and 72, n s, 272 w Broadway, 50x100.
 Duane st, Nos. 112 and 114, s s, 272 w Broadway, 50x100.
 Five-story stone front stores.
 William M. Bliss to Lucie A. wife of said William M. Bliss. Mt. \$50,000. Feb. 18. gift
 Rivington st, No. 311, s s, abt 50 e Lewis st, 25x100, five-story brk tenement with stores. Contract. Michael Strauss to Ludwig Zodikow and Louis Lewinthal. Feb. 19. 23,000
 Roosevelt st, Nos. 23 and 25, w s, abt 130 n Madison st, 50x100, two, three and four-story brk stores and tenements. Paul Rofrano to Lorenzo Capiglio. 1/2 part. Feb. 20. 15,000
 South st, Nos. 88 and 89 } begins South st, north
 Burling slip, No. 37 } cor Burling slip,
 40.10x69.9 x northeast 20.2 x northwest 20.3 x
 southwest 63.1 to slip, x southeast 90.6, three
 four-story brk stores. Cullen Van R. Cogswell to Nina Van R. Vail and Susan Van Rensselaer indivy and Nina Van R. Vail et al. exrs. and trustees Cornelia J. Van Rensselaer. Feb. 13. 15,000
 Spruce st, No. 38, s s, 219.8 e William st and 100.4 w Gold st, runs east 25x100x24.9x100, five-story stone front store. Charles T. Bittel and William Tepel to Anton Eilers. Q. C. Feb. 19. nom
 Stanton st, No. 266, n s, 50 w Columbia st, 25x100, five-story brk tenement with stores. Louis Wolf, Jersey City, to Max Cohen. Mt. \$28,000. Feb. 17. 35,000
 Thompson st, No. 3, w s, 79.1 n Canal st, 21.10x76.9x16.11x77.6 in two courses, four-story brk store and tenement with one-story brk building on rear. Charles J. Haffner to Joseph A. Haffner. Q. C. Feb. 19. nom
 Same property. Joseph A. Haffner to Catharine wife of Charles J. Haffner. Q. C. Feb. 20. nom
 Varick st, No. 117, w s, 75 s Dominick st, 30.6x90, five-story brk tenement with stores. Edwin O. Harrison et al. exrs. and trustees Frederick W. Waring to Katharine G. Secor. Feb. 19. 42,000
 Washington pl } s s, 150.4 w Macdougall st, 22.4
 4th st, No. 138 } x96.2, three-story brk dwell-
 ing. Alexander I. Cothel to Phebe C. Swords. Feb. 19. gift
 Washington st, Nos. 375 and 377, s e cor Beach st, 50x70, five-story brk stores. Mordaunt Bodine and Eugenia B. Underhill to William Whaley. 1/4 part. B. & S. Nov. 8, 1888. nom
 Same property. Augusta B. wife of James C. Perry, Eugenia H. wife of John N. Parker, Mary H. wife of George P. Gatling and Alpine D. Hollowell to Caroline A. McCready et al. trustees for Elouise M. Robbins and Caroline A. McCready and ano. trustees for Louise W. Whaley and Caroline A. and Nathaniel L. McCready trustees for Nathaniel L. McCready. 1/2 part. Nov. 30, 1888. nom
 Water st, No. 49, s w cor Cuylers alley, 32.2x

1/2 block, including gangway 9.6 called Cuylers alley; also strip adj on south, 0.8x85, five-story brk store. Alexander I. Cothel to Henry C. Swords. Feb. 19. gift
 West st, Nos. 117 and 118, e s, 44.10 n Cortlandt st, runs north 48.1 x east 72.4 x south 47.11 x west 70.10.
 Washington st, No. 174, w s, 21.5x46.5x3 and 17.5x51.8.
 Washington st, No. 176, w s, 25.3x115.10x27.11x75.3x46.5.
 49th st, s s, 225 e 1st av, 100x100.5.
 Front st, Nos. 13, 15 and 17, s s, 33 w Broad st, runs south 105 x west 18.9 x northwest 4.6 x west 37.5 x north 30 x west 3.6 x north 80 to st, x east 65.
 Release mort. Union Trust Co., New York, to The N. Y. Steam Co. Feb. 2. nom
 West st, Nos. 52 and 53 } begins West
 Washington st, Nos. 84 and 86 } st, e s, 81 s
 Rector st, 40.6x179.10 to Washington st, x
 40.6x180, with water rights adj in front of
 lots; also all title of late W. Tyson in Pier
 No. 7, North River, &c., five-story brk
 stores. C. Amory Stevens to William R.
 Grace. Mt. \$50,000. Feb. 23. nom
 West st, Nos. 235-239 } begins West st, n e
 Beach st, Nos. 77 and 79 } cor Beach st, 100x
 130.8x100x132.2, five-story brk stores. Augusta
 B. wife of James C. Perry, Eugenia H. wife
 of John N. Parker, Mary H. wife of George
 P. Gatling and Alpine D. Hollowell to Car-
 oline A. McCready et al. trustees for Elouise
 M. Robbins, Caroline A. McCready and ano.
 trustees for Louise W. Whaley and Car-
 oline A. and Nathaniel L. McCready trustees
 for Nathaniel L. McCready. 1-5 part. Nov.
 30, 1888. nom
 Same property. Mordaunt Bodine and Eugenia
 B. Underhill to William Whaley. 1-6 part.
 B. & S. Nov. 8, 1888. nom
 2d st, No. 221, s s, 189.6 e Av B, 24.9x1/2 block,
 five-story brk store and tenement. Louis
 Frankenthaler to Franz Ruhl. Mt. \$15,000.
 Feb. 24. 27,700
 3d st, No. 60, s s, abt 203 e 2d av, 22.9x101.4x
 22.9x101.5, four-story brk tenement. Henry
 and Elizabeth Bader to Bernard Meusbarger.
 Feb. 24. 17,500
 3d st, No. 101, n s, 150 e Macdougall st, 25x109,
 three-story stone front dwell'g. Ellen E.
 Williams widow and devisee Edmund R.
 Williams to Amos R. Eno. Mt. \$8,000. Dec.
 26. 15,150
 3d st, No. 30, s s, 92.1 w 2d av, 22.11x59.4x23x
 58.8, three-story brk tenement. Matilda L.
 Ward to Timothy O'Brien. B. & S. Mt.
 \$9,000. Feb. 19. nom
 Same property. Timothy O'Brien to William
 Ward. B. & S. Mt. \$9,000. Feb. 19. nom
 9th st, No. 47, n s, 331.4 e 6th av, 28.4x92.3,
 four-story stone front dwell'g. William S.
 Keiley assignee of Charles C. Reed to Joel
 W. Mason. Mt. \$22,000. Feb. 23. 30,000
 Same property. Charles C. Reed to Joel W.
 Mason. Q. C. Feb. 23. nom
 10th st, No. 198, s s, 41 e 2d av, 22x26.7, five-
 story brk tenement. Jane Bedell, Los Angeles,
 Cal., to Jennie R. Bedell, of same place. Jan.
 18. nom
 22d st, No. 454, s s, abt 275 e 10th av, 28.9x98.9,
 four-story brk dwell'g.
 126th st, No. 153, n s, 233.2 e 7th av, 16.10x
 99.11, three-story stone front dwell'g.
 Juliet A. Bosworth to Martha D. wife of
 William R. Libbey. Feb. 3. gift
 24th st, No. 24, s s, 80 w 4th av, 20x49.4, three-
 story brk dwell'g. Frederick C. Goldsmith
 and Louis Grunhut to James A. Wilmore.
 Mt. \$13,000. Feb. 20. 17,000
 25th st, Nos. 138 and 140, s s, 282 w 3d av, 44x
 98.9, three-story brk boarding stable. Ann
 E. Fountain to Alfred E. Fountain. Feb.
 18. nom
 27th st, Nos. 521 and 523, n s, 275 w 10th av, 50x
 98.9, two five-story brk stores and tenement.
 Rachel A. Cartwright widow, Newark, N. J.,
 to Rachel A. wife of Jasper Lynch, Newark,
 N. J. Dec. 24, 1891. nom
 31st st, No. 117, n s, 188.4 w 6th av, 20.10x98.9,
 four-story stone front dwell'g. Raphael R.
 Govin to Emmet Edgerton. Q. C. Feb. 25.
 20,000
 34th st, Nos. 509 and 511, n s, 100 w 10th av,
 50x98.9, two and three-story brk and frame
 boiler shop, &c.
 34th st, Nos. 521-525, n s, 250 w 10th av, 75x
 98.9, one, three and four-story brk and
 frame buildings.
 Benjamin Fox to George Fox both sons of
 George Fox dec'd. Q. C. 1/2 part. Oct. 24.
 nom
 Same property. Emeline Fox widow, Walter,
 and George W. Fox to George and Ben-
 jamin Fox and Martha F. Law. Q. C. Oct.
 24. nom
 37th st, No. 32, s s, 445 w 5th av, 25x98.9, four-
 story stone front dwell'g. Annie G. wife of
 Alfred de Castro to Peter Moller and Ann his
 wife, joint tenants. Mt. \$35,000. Feb. 24.
 75,000
 37th st, No. 25, n s, 175 e Madison av, 25x98.9,
 four-story stone front dwell'g. Jane E. An-
 drews and Alfred J. Taylor adms. Theodore
 Crane, Hannah L. wife of William H. Decker,
 Margaret H. wife of William H. Hurlbut,
 Mary E. wife of George M. Gardiner, Jane
 E. wife of William L. Andrews, Ella C. wife
 of William McClure heirs Theodore Crane to
 William D. Peck. Feb. 4. 60,000
 Same property. William D. Peck to Hannah
 L. Decker, Orange, N. J., and Margaret H.
 Hurlbut, Jane E. Andrews and Ella C. Mc-
 Clure. Feb. 4. 60,000

- 38th st, No. 131, n s, 80 e Lexington av, 19x98.9, three-story stone front dwell'g. Frank B. Treiber to L. Napoleon Levy. Sub. to mort. Feb. 4. 23,000
- 38th st, No. 36, s s, 466 w 5th av, 21x98.9, four-story stone front dwell'g. Andrew J. Todd to Jefferson Clark and Cynthia H. B. his wife. Feb. 23. 45,000
- 38th st, No. 218, s s, 66.8 w 7th av, 16.8x98.9, four-story stone front dwell'g. George Rowland survivor of William F. Rowland and as trustee Edwin D. Morgan and Eliza M. his wife and Catharine A. Dresbach to Eliza W. White, Litchfield, Conn. C. a. G. Jan. 30. 16,667
- 38th st, No. 206, s s, 50 w 7th av, 16.8x98.9, four-story stone front dwell'g. George Rowland trustee deed of trust by Edwin D. Morgan and Eliza M. his wife to George W. White, Litchfield, Conn. C. a. G. Jan. 30. 16,667
- 38th st, No. 204, s s, 53.4 w 7th av, 16.8x98.9, four-story stone front dwell'g. Isabella M. Rowland widow to Eliza W. White, Litchfield, Conn. Jan. 30. 16,667
- 39th st, No. 233, s s, 397.3 e 8th av, 17.1x98.9, four-story brk dwell'g. Helen Marvin to Howard S. and Anna M. Buckman. Mt. \$12,000. Feb. 24. 16,000
- 44th st, No. 13, n s, 175 w 5th av, 25x100.5, four-story brk store and dwell'g with two-story brk building on rear. Frank W. Jordan to George C. Clark, James J. Higginson and Charles C. Beaman, joint tenants. Feb. 25. 45,000
- 47th st, No. 343, n s, 61 w 1st av, 18x50.3, five-story brk store and tenem't. Kungunda wife of and Fidelius Oswald to Martin Riestler. Mt. \$4,000. Feb. 23. 9,000
- 47th st, s s, 391 e 10th av, 27x100.5. Release mort. Harriet Wilcox to Robert Auld. Feb. 17. 1,000
- 48th st, No. 133, n s, 362.6 w 6th av, 18.9x100.5, four-story brk dwell'g. Charles G. Shaw, Newark, N. J., to Margaret Churchill. Mt. \$12,500. Feb. 23. 21,000
- 51st st, No. 224, s s, 277.8 e 3d av, 17.8x90.4x19.4x98.10, three story brk dwell'g. Isaac Lederer to Tillie Darzig daughter of Isaac Lederer. B. & S. Aug. 19, 1887. nom
- 52d st, No. 20, s s, 275 w 5th av, 25x100.4, four-story stone front dwell'g. Eliza B. wife of Augustus C. Downing to Ida P. wife of Charles Davis. Feb. 19. 62,500
- 53d st, No. 157, n s, 175 e 7th av, 18.9x100.5, four-story stone front dwell'g. James W. Gillespie to Herman Wronkow. Feb. 23. 10,500
- Same property. Herman Wronkow to Lorenzo Powers. Feb. 24. 11,000
- 53d st, Nos. 105 and 107, n s, 90 e 4th av, 50x100.5, two five-story brk tenem'ts. Bertha S. wife of Ezekiel S. Korn to Peter Rusch. Feb. 19. 44,500
- 57th st, No. 425, n s, 208.5 e 1st av, 20x100.5, three-story stone front dwell'g. William L. Flack, Brooklyn, to James A. Flack. Sept. 3, 1891. 17,000
- 58th st, No. 326, s s, 328 e 2d av, 21.8x206.6x100.5, three story frame dwell'g. John McKim to Charles E. Allen. Jan. 20. (Corrects typographical error in last issue) nom
- 61st st / begins 61st st, s s, 175 e 5th av, runs 60th st / south 100.5 x east 25 x south 100.5 to 60th st x east 100 x north 200.10 to 61st st, x west 125, vacant. Lily W. Churchill, formerly Hamersley et al. exrs. Louis C. Hamersley to Edward W. Candee. Jan. 26. (Corrects typographical error in last issue) 331,000
- 64th st, s s, 440 w Central Park West, 6x100.5. John Rankin to William Rankin. Mt. \$50,000. Feb. 19. 90,000
- 64th st, Nos. 44 and 46, s s, 440 w Central Park West, 60x100.5, two five-story stone front flats. William Rankin to John Rankin. Feb. 18. 90,000
- 67th st, No. 204, s s, 125 w Amsterdam av, 25x100.5, five-story brk tenem't. Foreclos. Edward C. Perkins to The Equitable Life Assur. Soc., United States. Feb. 20. 17,000
- 71st st, s s, 400 e West End av, 100x100.5, vacant. Edward Oppenheimer and Isaac Metzger to John H. Edelmeyer and William C. Morgan. Mt. \$32,250. Feb. 23. nom
- 71st st, s s, 210 e West End av, 200x100.5, vacant. Edward Oppenheimer and Isaac Metzger to James A. Frame. Mt. \$64,500. Feb. 17. nom
- 74th st, No. 45, n s, 205 e Madison av, 20x102.2, four-story stone front dwell'g. John T. Farley to Samuel W. Korn. Mt. \$21,000. Feb. 23. other consid. and 100
- 74th st, No. 209, n s, 135 e 3d av, 25x102.2, four-story stone front tenem't with stores and three-story frame dwell'g on rear. Edward B. Underhill, Bay Shore, L. I., to Benjamin and David Sussman. Feb. 18. 20,500
- 74th st, n s, 400.3 w Columbus av, 149.9x102.2. Declaration of Matthew Clark and Mary his wife, rectifying omission in mortgages to George E. Hyatt of word "westerly" from the corner, &c. Feb. 24. nom
- 75th st, No. 138, s s, 442 w Columbus av, 21x102.2, four-story brk dwell'g. Michael Giblin and James W. Taylor to Louisa H. wife of Ralph W. Thacher. Mt. \$24,500. Feb. 23. nom
- 75th st, No. 146, s s, 255 e Amsterdam av, 20x102.2, four-story brk dwell'g. John Selfridge to Leopold Weil. Mt. \$24,500. Feb. 25. nom
- 75th st, No. 154, s s, 175 e Amsterdam av, 20x102.2, four-story brk dwell'g. John Selfridge to Flora G. wife of Simon Hirshbach. Mt. \$24,500. Feb. 25. nom
- 79th st, No. 210, s s, 145 e 3d av, 20x102.2, three-story stone front dwell'g. Karl M. Wallach to Huldah wife of Robert Wolff. Mt. \$12,000. Feb. 18. 18,250
- 79th st, No. 222, s s, 265 e 3d av, 20x102.2, three-story stone front dwell'g. Huldah wife of Robert Wolff to Karl M. Wallach. Mt. \$12,000. Feb. 18. 18,000
- 80th st, No. 318, s s, 375 w 1st av, 25x102.2, four-story stone front tenem't. Mary A. Farrell individ. and extr. Henry McGahey to William J. McGrahanan. Feb. 23. nom
- Same property. William J. McGrahanan to Mary A. Farrell. Feb. 23. nom
- 82d st, No. 320, s s, 112.5 e Riverside av, 32x82.10, four-story stone front dwell'g. Release mort. John L. Brewster to The Squier & Whipple Co., a corporation. Feb. 24. nom
- Same property. Release mort. Same to same. Feb. 24. nom
- Same property. Release mort. Francis M. Jencks to same. Feb. 25. nom
- Same property. The Squier & Whipple Co., New Jersey, to Frank L. Smith. Feb. 25. nom
- Same property. Frank L. Smith to S. De Lancey Townsend. Mt. \$15,000. Feb. 25. nom
- 83d st, No. 304, s s, 40 w West End av, runs south 78.8 x west 10 x south 1.6 x west 10 x north 80.2 to 83d st, x east 20, three-story brk dwell'g. Celia M. Schell to Emily Beaver. Feb. 19. nom
- 84th st, No. 446, s s, 143.9 w Av A, 24.8x104, five-story stone front tenem't. Michael Conlan and Terrence Gannon to Peter Jaeger. Feb. 25. 29,000
- 84th st, No. 448, s s, 119 w Av A, 24.9x104, five-story stone front tenem't. Michael Conlan and Terrence Gannon to John C. Blanke. Mt. \$16,000. Feb. 25. nom
- 86th st, No. 335, n s, 270 w 1st av, 25x100.8, five-story brk tenem't with stores. Valentine Delb to William C. Muschenheim. June 2, 1888. nom
- 87th st, No. 38, s s, 390 w Central Park West, 20x100.8, four-story brk dwell'g. George Edgar to Alfred Steckler. Mt. \$22,500. Feb. 24. nom
- 87th st, s s, 390 w Central Park West, 40x100.8. Release mort. Isaac Metzger to George Edgar. Feb. 24. 4,000
- 87th st, Nos. 81 and 83, n e cor Columbus av, 53.2x100.8, two five story brk flats, stores on av. Charles Gabren to Henry Newman. Mt. \$77,000. Feb. 25. See 95th st. nom
- 87th st, No. 311, n s, 172 w West End av, 18x100.8, three-story stone front dwell'g. John and David Dunn to Oscar Purdy. Mt. \$16,000. Feb. 25. 23,000
- 88th st, No. 509, n s, 150 e Av A, 25x100.8, five-story brk flat. John Grede to Rasmus Christensen. Mt. \$12,000. Feb. 20. 21,000
- 89th st, n s, 250 e Columbus av, 25x100.8, one-story frame sheds. Anne Eaton to Alexander Smyth. Mt. \$6,000. Feb. 20. 13,500
- 89th st, n s, 275 e Columbus av, 100x100.8, one-story frame building and vacant. Mary A. McCurdy, Brooklyn, to Alexander Smyth. Feb. 20. 54,000
- 90th st, No. 330, s s, 175 w 1st av, 25x100.8, five-story stone front tenem't. Henry Schadowsky to Henry Bader. Mt. \$16,500. Feb. 24. 22,500
- 92d st, s s, 150 e Amsterdam av, 50x100.8, vacant. Andrew A. Smith to James Brown. Mt. \$23,000. Feb. 16. 31,250
- 93d st, No. 147, n s, 320 e Amsterdam av, 20x81.5 to s s Apthorps lane, 2x20x82.3, with all title in south half of lane, three-story stone front dwell'g. Moses Dunlap to Anna M. Dunlap. Mt. \$16,500. Feb. 18. nom
- 95th st, s s, 225 w Central Park West, 186x100.8, vacant. Henry Newman to Charles Gabren. Feb. 25. See 87th st. nom
- Same property. Charles Gabren to James B. Gillie. Mt. \$65,000. Feb. 25. nom
- 96th st, Nos. 50-54, s s, 240 e Columbus av, 60x100.8, three four-story brk dwell'gs. Francis M. Jencks to Frank L. Smith. C. a. G. Feb. 11. nom
- 99th st, No. 161-165, n s, 175 w 3d av, 75x100.11, three five-story brk tenem'ts. Foreclos. Thomas F. Donnelly to Isaac McKim Bowly. Feb. 25. 47,475
- 99th st, n s, 225 w 3d av, 25x100.11. Isaac McKim. Bowly to Henry Merckle. Mt. \$12,500. Feb. 25. nom
- 99th st, n s, 175 w 3d av, 50x100.11. Same to John A. Beall. Mt. \$38,750. Feb. 25. nom
- 100th st, n s, 80 w 4th av, 20x100.11, five-story brk flat. John S. Robinson to James Kearney. Mt. \$16,000. Feb. 9. nom
- 101st st, No. 203, n s, 90 e 3d av, 20x100.11, four-story brk store and tenem't with two-story brk stable on rear. Horace K. Doherty to George A. Haggerty. Aug. 5, 1891. 10,000
- 101st st, No. 251, n s, 150 w 2d av, 25x100.11, four-story brk tenem't. Abraham E. Meyer to Isaac Langer. Mt. \$11,687. Feb. 23. 14,250
- 103d st, n e cor Madison av, 20x100.11, five-story brk (stone front) flat. George H. Scott trustee William H. Raynor dec'd to Lizzie wife of John S. Scott. Mt. \$9,000, taxes and assessments. Feb. 23. 730
- 105th st, No. 70, s s, 142.10 e Columbus av, 21.6x100.11, five-story brk flat. John Duke, Brooklyn, to Matthew Hagan. Alliens. Jan. 8, 1,000
- 106th st, n s, 75 e 9th av, 25x100.11, five-story brk flat. William Cohen to Emma Cohen. Mt. \$18,000. Oct. 18, 1881. 26,500
- 107th st, No. 70, s s, 75 e 9th av, 25x100.11, five-story brk flat. William Cohen to Emma Cohen. Mt. \$15,000. Oct. 18, 1891. 24,500
- 107th st, n s, 150 w 10th av, 25x100.11, vacant. Elizabeth Mount, Stamford, Conn., to Eliza D. Dye. Rerecorded. Dec. 29. nom
- 108th st, s s, 100 e 2d av, 275x125, two-story stone front office and stable and frame sheds on rear. James F. Gray, Jersey City, to The David Tullock Steam Stone Works. B. & S. Feb. 18. nom
- 112th st, No. 210, s s, 155 e 3d av, 26.8x100.11, two-story stone front dwell'g. Ann E. Fountain to Alfred E. Fountain. Feb. 18. nom
- 114th st, No. 101 / begins 114th st, n e cor Park av, No. 1609 / Park av, 18x100.11, four-story brk (stone front) store and flat on 114th st and two-story brk stable on av. Christina M. McKenna to John Gray. 1/2 part. Mt. \$13,500. Feb. 25. nom
- 115th st, No. 341, n s, 100 w 1st av, 24.6x100.11, three-story brk tenem't. Frederick Keim to Antony Walter. Feb. 18. nom
- 116th st, No. 270, s s, 425 e 8th av, runs south 103.7 x northeast 8.10 x east 16.10 x north 100.11 to 116th st, x west 25, five-story stone front flat with stores. Herman Schwerin to Leon Ulman. Mt. \$30,500. Dec. 15. nom
- 116th st, No. 323, n s, 266.6 e 2d av, 16.6x100.11, three-story stone front dwell'g. Isabella M. wife of John B. Johnson to Henry Schoen. Mt. \$7,500. Feb. 18. 11,700
- 116th st, No. 7, n s, 88.6 w 5th av, 27x100.11, five-story brk flat. Foreclos. Edward Jacobs to George N. Manchester and William N. Philbrick. Feb. 23. 25,775
- 116th st, No. 5, n s, 61.6 w 5th av, 27x100.11, five-story brk flat. Foreclos. Same to same. Feb. 23. 25,525
- 118th st, Nos. 302-308, s s, 100 w 8th av, 100x100.11, four five-story brk flats. Morris Steinhardt to Elizabeth wife of Richard E. Johnston. Jan. 14. other consid. and 100
- 119th st, No. 11, n s, 123.5 w 5th av, 14x65.5x14.6x61.7, three-story brk dwell'g. Foreclos. Richard M. Henry to Bernard Sblanowsky. Feb. 23. 6,100
- 119th st, No. 21, n s, 193.5 w 5th av, 14x84.5x14.6x80.8, three story brk dwell'g. Charles Lowenfeld to Morris Franklin. Mt. \$1,445. Feb. 19. 7,000
- 119th st, No. 13, n s, 137.5 w 5th av, 14x69.2x14.6x65.5, three story brk dwell'g. Foreclos. Richard M. Henry to Louise R. Teller. Feb. 16. 6,325
- 123d st, No. 102, s s, 20.1 e 4th av, 20x100.10, four-story stone front flat. Edward Felbel to Emma F. Stallmayer. Mt. \$13,000. Feb. 24. 19,000
- 126th st, No. 315, n s, 192.11 w 8th av, 16.8x99.11, three-story brk dwell'g. Simon Nussbaum to Esther A. Wheaton. Mt. \$10,000. Feb. 15. nom
- 131st st, n s, 163 w Lenox av, 17x99.11, three-story stone front dwell'g. Mattie A. Cockburn to M. H. Decker. Mt. \$12,000. Feb. 23. 18,500
- 131st st, No. 159, n s, 157 e 7th av, 17x99.11, three-story stone front dwell'g. Catherine E. Duysters individ. and extr. Ferdinand Duysters, George F. and Albert G. Duysters and Adrienne M. wife of and J. Leonard Perry formerly Duysters to William Bettmann. Mt. \$8,000. Feb. 9. 16,000
- 131st st, n s, 203 w Lenox av, 17x99.11, three-story stone front dwell'g. Mattie A. Cockburn to Charlotte L. wife of Charles E. Hall. Mt. \$12,000. Feb. 10. 17,750
- 136th st, No. 210, s s, 167.6 w 7th av, 17.6x99.11, three-story brk dwell'g. Kate A. Smith widow to Gordon Clary. Mt. \$11,000. Feb. 19. 16,500
- 137th st, No. 302, s s, 85 w 8th av, 16x99.11, three-story stone front dwell'g. Foreclos. Robert E. Deyo to Dore Lyon. Mt. \$10,000 and int., May 1, 1891. Feb. 15. 500
- Amsterdam av, w s, 24.11 n 184th st, 75x100, vacant. Louis Wendel, Jr., to Adolph Mylius. Mt. \$8,500. Feb. 20. 17,000
- Amsterdam av, s e cor 82d st, 102.2x100, vacant. Julia Edgar et al. exrs., &c., Daniel M. Edgar to Robert and Joseph Gordon. Jan. 11. 63,000
- Columbus (9th) av, No. 860, n w cor 102d st, 25.11x75, five-story brk store and flat. Foreclos. Thomas F. Donnelly to Michael J. and John Groh. Feb. 16. 11,700
- Convent av, No. 59, e s, 579.6 n 141st st, 200x100, three-story brk dwell'g. Foreclos. William H. Ricketts to Phebe A. Sidell. Mt. \$15,000. Feb. 8. 6,000
- Lenox av, Nos. 286 and 288, e s, 57 n 124th st, runs east 75 x north 19 x east 20 x north 24.11 x west 95 to av, x south 43.11, two five-story stone front flats with stores. Myer Hellman to Henry E. August. Feb. 24. 60,000
- Same property. Henry E. August to Myer Hellman. Mt. \$30,000. Feb. 24. 60,000
- Lexington av, No. 496, s w cor 47th st, 16.11x90, three-story stone front dwell'g. John J. Harrington to Bridget wife of Martin Disken. B. & S. Mt. \$13,000. Feb. 19. 17,000
- Madison av, No. 324, w s, 81.5 s 43d st, 19x95, four-story stone front dwell'g. Andrew J. Garvey to Joseph Stuckney. Feb. 18. 56,250
- Madison av, No. 222, w s, 65.10 n 36th st, 25x95, four-story stone front school. Charles E. Mears to Albert C. Mears. 1/2 part. May 5, 1881. 9,000
- Madison av, Nos. 1064 and 1066, w s, 62.2 n 80th st, 40x70, five-story brk flat with stores. Samuel Blackwell to George Moore. Mt. \$57,500. Jan. 27. 90,000
- Madison av, No. 1511, n e cor 103d st, 26.11x70, five-story brk flat with stores. Release mort. John E. Roosevelt admr. Amos Cotting to Lizzie Scott. Feb. 23. 8,500
- Same property. Release mort. Same to same. Feb. 23. 8,500
- Same property. Release mort. Frederick A. Snow to same. Feb. 23. 5,000

23d and 24th WARDS.

Madison av, e s, 46.11 n 103d st, 54x70. Release mort. Frederick A. Snow to Lizzie Scott. Feb. 24. 29,000

Madison av, No. 60. 27th st, No. 18 E. Agreement as to easement for light and air. Frederick Gerken to Adrian Iselin. Feb. 20. nom

Madison av, No. 1115, e s, 62.1 s 84th st, 20x78.7, four-story stone front dwell'g. Foreclos. Richard M. Henry to David H. Fowler. Mt. \$20,000. Feb. 25. 5,600

Madison av, No. 1320, w s, 84.8 n 93d st, 16x87.9, three-story stone front dwell'g. John Rud-dell to Emma L. Von Bernuth. Mt. \$15,000. Feb. 25. nom

Manhattan av, No. 115, w s, 19.11 s 105th st, 18 x50, three-story brk dwell'g. Louis Campora to John M. Baldwin. Mt. \$8,000. June 23, 1891. nom

Manhattan av, No. 507, n w cor 121st st, 20.11 x 90, three-story brk (stone front) dwell'g. Foreclos. Lucas L. Van Allen to Fannie wife of Henry Bennett. Mt. \$12,500. Feb. 25. 5,050

West End av, Nos. 455-459, s w cor 87th st, 60.8x100.

West End av, No. 451, w s, 80.8 s 87th st, 20x 100. Four four-story brk dwell'gs. Jacob Lawson, Brooklyn, to Frank L. Smith. C. A. G. Feb. 19. nom

West End av, No. 460, n e cor 88th st, 20.8x100, four-story brk dwell'g. George J. Cohen to Isabella H. wife of Frank L. Fisher. Mt. \$25,000. Feb. 19. 40,000

1st av, s e cor 109th st, 100.11x95, vacant.

1st av, Nos. 2226-2236, s e cor 115th st, 150.10 x95, six five-story brk tenem'ts with stores. Teresa O'Brien widow to Margaret L. O'Brien. Q. C. Feb. 18. nom

Same property. Eugene Durin referee to same. Mt. \$70,000. Feb. 18. 143,825

Same property. Margaret L. O'Brien to Mary E. O'Brien. 1-3 part. Q. C. Feb. 20. nom

Same property. Same to Jennie O'Brien. 1-3 part. Q. C. Feb. 20. nom

1st av, Nos. 2352 and 2354. Party wall agree- ment. Herman Huber to George W. Kruger. Feb. 16. nom

2d av, No. 1463 } begins 2d av, n w cor 76th st, 76th st, No. 239 } 25x100, four-story brk store and tenem't on av and two-story brk stable on st. Andrew Siessenbytle, College Point, L. I., to John T. Rowehl. Mt. \$11,200. Jan. 26 29,000

2d av, Nos. 1919-1927, w s, 26 n 99th st, runs west 79 x north 75 x west 26 x north 50.3 x east 125 to av, x south 125.3, five five-story brk tenem'ts with stores. William C. Martin to Jonas Weil and Bernhard Mayer. Mt. \$65,000. Feb. 18. nom

2d av, No. 2134, e s, 25.8 s 110th st, 25x75, four-story stone front tenem't with stores. Simon Cohen to Charles Weisberger. Mt. \$10,000. Feb. 25. 15,000

5th av, No. 1034, e s, abt 82.2 n 84th st, 20x125, with right of way over strip 10 ft. wide adj on rear, five-story stone front dwell'g and two-story brk stable on rear. Foreclos. Frank Schaeffer to Oliver S. Carter. Feb. 8. 44,800

6th av, No. 1011, s w cor 57th st, 20x100, two-story frame store and dwell'g with one-story frame building on rear. Lambert Suydam to William Sperb, Jr. Feb. 25. 50,000

7th av, No. 3637 } begins 7th av, s e cor 33d st, 33d st, No. 158 } runs south 24.5 x east 68.6 x north 11.11 x east 13.8 x north 12.6 to 33d st, x west 82.2, four-story brk tenem't with stores on av and two-story brk store and tenem't on st. Henry Ungrich a devisee of Martin Ungrich to Martin and Louis Ung- rich. 1-7 part. Feb. 17. nom

8th av, Nos. 2173 and 2175, w s, 52 n 117th st, 45 100, two five-story brk flats with stores. Elis- abeth wife of and Richard E. Johnston to Charles Berls. Mt. \$33,750. Feb. 18. 49,650

8th av, Nos. 2342 and 2344, s e cor 126th st, 49.11 x100, two six-story brk flats with stores. Foreclos. John S. Cram to Seth M. Miliken. Feb. 18. 116,000

Same property. Release mort. The Mercan- tile National Bank of City of New York to Christian Andersen. Sept. 13, 1889. nom

11th av, Nos. 262-276, e s, extends from 27th to 28th st, 197.6x100, four-story brk store and tenem't on 27th st cor, the balance two-story frame stables, sheds, &c., and vacant. Thomas E. Crimmins to John D. Crimmins. B. & S. 1/2 part. Feb. 23. See 12th av. nom

12th av, w s, extends from 96th to 97th st, being water lot bounded on east by 12th av, north by centre line of former 97th st, south by 96th st, and west by bulkhead line as es- tablished by Harbor Commissioners in Hud- son River, with wharfage, crange and ripa- rian rights. John D. Crimmins to Thomas E. Crimmins. B. & S. 1/2 part. Feb. 23. See 11th st. nom

Acceptance of provision in lieu of dower and release of same, except as to No. 18 East 62d st. Selena Simpson to estate of John B. Simp- son. Feb. 13. nom

MISCELLANEOUS.

Assignment of judgment. Lucy L. Minor adur. James M. Minor to The Mercantile Trust Co. Dec. 9, 1890. 6,752

Assignment of judgment. Same to same. Dec. 9, 1889. 6,752

Consent to sale of premises described in com- plaint in action Kavanagh agt Kavanagh. Margaret Kavanagh holder of life estate to John Kavanagh. Jan. 23.

Arthur st, n w s, 125 s w Jacob st, 25x124. John McAuliffe to John J. McAuliffe. Feb. 23. gift

Buchanan pl, n s, 200 w Jerome av, 25x100. Re- lease mort. Francena B. Partridge to John C. Koopman. Feb. 23. 289

Cottage pl, s e s, 283 n e 8th st now 170th st, 57 x127x56 3x127. Foreclos. John E. Burke to Sarah Jackson. Feb. 25. 6,825

Kelly st, w s, 125.5 s 165th st, 25x100. Release mort. Charles B. Perry and Richard W. Stevenson trustees under deed by Mary P. Tucker to Catharine wife of Justus Lohr and Heinrich Bar. Feb. 20. 300

Same property. Heinrich Barr to Cathrine Lohr. 1/2 part. Feb. 17. nom

Kelly st, w s, 100.5 s 165th st, 25x100. Cathrine Lohr to Heinrich Bar. 1/2 part. Mt. \$300. Feb. 17. nom

Kemble st, n s, bet Katonah av and Keppler av, lots 145-148 map Woodlawn Heights, 80x 100. Juliana wife of Jacob B. Bogert, Ho- boken, N. J., to Edward J. Oakley. Feb. 8. nom

Odell st, w s, lot 66 map 339 lots Riverdale and Moshulu of F. P. and H. A. Forster, 25.9x104. 4x25x110.6. Frederick P. Forster exr. G. H. Forster to Thomas McKeown. Jan. 15. 600

Potter pl, n s, 725 w of unnamed st, 25x100, lot 413 map No. 3, New York City private park. Thomas J. Walsh to Joseph H. Lee. Feb. 9. 560

Southern Boulevard, e s, 100 n Valentine av, 25x125.

Bainbridge st, n s, 175 w Suburban st, 50x112 x50x112.3. Dennis E. Sheehan to Sarah Martin. Feb. 19. 2,500

142d st, n s, 125 e Willis av, 25x100. Frederick Bennett to Ellen Kearns. Feb. 19. 4,675

142d st, s s, 9 w Morris av, 100x100. Consent to sale under decree in partition. Margaret Hitchcock to Mary S. Pardon et al. Feb. 18. nom

Same property. Similar consent. George Smith to same. Feb. 18. nom

145th st, s s, 74 e Willis av, 25x50. Theodore Ebeling to Frederick Gaisberg. Mt. \$1,500. Feb. 24. 3,750

149th st, n s, 400 w Morris av, 50x100, with all claim for damages by altering grade of st. Philip Kircheis to Edward Erdenbrecher. Feb. 18. 4,000

Same property. Edward Erdenbrecher to Han- nah M. Hynes and James Stanley. Mt. \$3,000. Feb. 18. 4,500

161st st, n s, 233.4 e Morris pl or av, 16.8x146. Clarence M. Fowler, Marcus Nathan and Samuel Cohn to Everett E. Fowler. Mt. \$3,500. Jan. 8. 6,000

Av C, e s, 100 n 5th st, 100x100, 24th Ward. Foreclos. John Courtney to William M. Tebo. Feb. 11. 2,000

Crotona av, n e cor Oakland pl. 25x100x24x100. Henry Bracken to Mary Scheibel. Feb. 18. 1,200

Decatur av, s e s, 152.3 n e Southern Boulevard, 50x120. Dennis E. Sheehan to John R. Shee- han. 1/2 part. Feb. 19. 3,200

Decatur av. Assign. indef. claim for \$500. Dennis E. Sheehan to Bernard Kaskell. See Conveys. nom

Eagle av, e s, lot 55 map of Ursuline Convent, 25x115, 23d Ward. Lemuel Strauss to The Ursuline Convent. Feb. 12. nom

Elm av, s w s, lots 16 and 17 map South Bel- mont, 100x100. Owen Toher to John H. Metzler. Feb. 19. nom

Inwood av, w s, 25 n Goble pl, 25x100. Henry D. Clark, Brooklyn, to Nicholas Eichler and Anna his wife, joint tenants. Feb. 16. 575

Jerome av, centre line, at intersection of former north line of village of Mount Eden, and extgd east along said last line to lands for- merly of Townsend Poole, runs north and northwest to centre of a brook, x west to Jerome av, x southwest to beginning, con- tains 5 39-100 acres, excepting triangular parcel at southwest end of said premises of 1 acre, Eugene Widmaun to Ferdinand S. M. Blun. Confirmation deed. Feb. 17. nom

erome av, centre line, at intersection former north line of village Mount Eden, 5 39-100 acres, except 1 acre, gore at Centre Jerome av, intersection north line of Mount Eden. Foreclos. Wales F. Severance to Ferdinand S. M. Blun. Feb. 12. 21,000

Jerome av, s e s, lots 62 and 63 map building lots at Fordham part Charles Berrian farm, 50x100. Clara wife of Benjamin P. Fairchild to Hobart J. Hoicomb. Feb. 24. nom

Morris av, s w cor Mount Hope pl, 125x125. Thomas Hardy to Louis Lochmann. Mt. \$5,000. Feb. 5. 10,000

Opdyke av, n e cor 2d st, 100x100. Maier Ber- liner to Ann McCready. Mt. \$400. Feb. 23. nom

Prospect av, n w cor 152d st, 125x95. Hen- rietta A. Mars to Charles Johnson. Feb. 15. 1,200

Tinton av, e s, 120.10 n 152d st, 61x121.5x75.11 x107.5. Henrietta A. Mars, Brooklyn, to Charles Smith, Brooklyn, N. Y. Jan. 15. 1,680

Tinton av, n e cor 152d st, 25x100. Same to Diedrich Knabe. Feb. 16. 1,300

Tinton av, e s, 181.11 n 152d st, runs north 160 x east 69.4 x south 2.9 x northeast 59.4 x south 182.7 x west 121.5. Same to Frank Yoran. Jan. 15. 4,482

Tinton av, w s, 75 n 152d st, 50x94.6x37.9x100.2. Same to Charles Johnson. Feb. 15. 1,600

Tinton av, e s, 181.11 n Kelly st late 152d st, runs east 131.5 x northeast 18.3 x northwest 22.1 x west 125 to av, x south 40. Frank Yoran to John J. Duffy. Mt. \$560. Feb. 24. 1,400

Tinton av, e s, 221.11 n Kelly st late 152d st, 40 x125. Same to John Hemmer, Jr. Mt. \$560. Feb. 24. 1,400

Tinton av, e s, 261.11 n Kelly st late 152d st, 20 x125. Same to Charles Baunach. Mt. \$280. Feb. 24. 700

Tremont av, n e s, lot 107 map East Tremont, 72.5x198. Sarah E. Moore to Lewis Moore. Feb. 23. nom

Union av, e s, 150 n 152d st, 25x95. Henrietta A. Mars, Brooklyn, to Frank Guth. Jan. 15. 585

Union av, w s, 150 n 152d st, runs northeast 243.8 x northwest 111 x southwest 25.2 x south 164.4 x southwest 71.11 x southeast 100. Same to Charles Johnson. Jan. 15. 1,000

Wales av, e s, 36.7 n 152d st, runs north 50 x east 100 x south 25.5 x southwest 28.5 x west 85.9. Henrietta A. Mars to Charles John- son. Feb. 12. 1,800

Washington av, s e s, part lot 49 map Morris- ania, 28.5x137. Margaret E. Dodin, of Mew- ham, N. J., to Katherine Sullivan. Feb. 23. 5,000

Washington av, e s, begins at division line bet lots 51 and 56 on map of Morrisania, runs east 123 x south 25 x west 123.8 to av, x north 25. Ernest G. Schwarz to J. Leland Wells. Feb. 15. 6,350

Washington av, w s, original line, 227.6 s 172d st, 32.5x150. Caroline Robinson, Whitehall, N. Y., to Frances D. Robinson, Whitehall, N. Y. Reserves life estate. Feb. 15. nom

Willis av, e s, 31.10 s 148th st, runs southeast 62.8 to Bergen av, x south 8.5 x west 52.4 to Willis av, x north 44.4. Mary and Cecilia Walsh to Anton Loeffler. Mt. \$5,000. Feb. 23. 10,000

2d or Bainbridge av, lot 80 map John Crom- well property, Fordham, 50x125. Elizabeth Cronin formerly Hearn to Adaline Lawrence. Feb. 20. 2,400

LEASEHOLD CONVEYANCES.

Chambers st, s s, abt 150 w Church st, 25x75. Assign. lease. The New York Life Ins. and Trust Co. trustees Mary R. Ray and John McL. Nash exr. James B. Livingston dec'd and Lewis H. Livingston to Lazarus, Isidor, Nathan and Oscar S. Straus and Lazarus Kohns, of L. Straus & Sons. 20,000

Front st, Nos. 13, 15, and 17.

49th st, s s, 225 e 1st av, 100x100 5.

33d st, s s, 275 e 1st av, 95 to exterior line, x-x-98.9.

19th st, s s, 190 e Av A, 100x92.

West st, No. 117, with use of yard, &c.

West st, No. 118, with use of yard, &c.

Washington st, Nos. 174 and 176.

32d st, n s, 275 e 1st av, 25x98.9.

Assign. leases. The Mercantile Trust Co. to The Standard Gas Light Co. and The New York Steam Co. nom

Henry st, No. 230. Assign. lease. Samuel Cohn to Bertha Cohn. 9,000

Little 12th st, Nos. 32-36.

Washington st, Nos. 832, 833 and 834.

Leasehold. General release. Robert V. and Michael Lawless to Julia Rathe, Peter Law- less and Catharine O'Neill. nom

Washington st, s e cor Little 12th st, 69.3x60.2x 32.11x81.10. Michael, John, Robert V., George, Thomas, Rebecca, Eva and Walter Lawless and Jane Brennan to Robert V. Lawless. Q. C. 1/2 part. Leasehold property. Sub. to 1/2 mort. \$4,000. Feb. 16. nom

Same property. Robert V. Lawless to James Fleming. Q. C. 1/2 part sub. as above. Feb. 17. nom

Same property. Catherine O'Neil, Julia Rathe and Peter Lawless to same. Q. C. 1/2 part sub. as above. Feb. 17. nom

Same property. Agreement to assign. lease. James Fleming to Robert V. Lawless. Feb. 17. nom

Same property. Assign. lease. Michael, John, Robert V., George, Thomas, Rebecca, Eva and Walter Lawless and Jane Brennan to Catherine O'Neill. nom

Washington st, s e cor Little 12th st. Assign. 1/2 int. in indef. lease. Michael Lawless to Julia Rathe. nom

Same property. Declaration of trust and agreement. Peter Lawless to same. nom

West st, No. 127. Assign. lease. Ferdinand Neis to Joseph A. Oberle. nom

9th st, s s, 177.5 e University pl, 25x93 11. As- sign. lease. B. Eliza Peake to Louise H. wife of Albert H. Reuter daughter of assignor. nom

Same property. Consent to assign. lease. The trustees of the Sailors' Snug Harbor to B. Eliza Peake. nom

9th st, No. 230 E. Assign. lease. Emma Bach- man to Emma Kohnert. nom

17th st, No. 148 W. Assign. lease. Abraham M. Levy to Jacob Silberstein. Sub. to mort. \$15,000. nom

24th st, Nos. 13 and 15 W. Agreement to con- tinue party wall through extension on rear of above premises upon expiration of leases. Joanna and Elizabeth V. S. Anton and John Anton exrs. Charles E. Anton to Mary A. B. Williamson extrx., &c., David B. William- son and Mary B. Butler, Georgiana, George De W. and Josephine Williamson. Jan. 23. nom

36th st, No. 133, n s, 374.2 e 7th av, 19.11x98.9. Assign. lease. Louis L. Todd to The Marl- borough Hotel Co. 70,000

44th st, No. 107 E. Surrender lease. George D. Hilyard to Frank A. and William H. Hauxhurst. nom
 Av A, No. 1563. Assign. lease. John H. Ludemann to George Ringler & Co. nom
 9th av, No. 29. Assign. lease. John H. M. Luhrs to John A. Ehler. nom
 Same property. Assign. lease. John A. Ehler to Henry C. Granneiman. nom
 11th av, n e cor 24th st. Assign. lease. Charles Forbes to Patrick Moore. 1,700
 25 gondola cars, Nos. 2001-2025 inclus. Ohio Falls Car Co. to McCracken & Semple. Car lease. Jan. 8. 13,500

KINGS COUNTY.

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

Ashland pl, w s, 494.3 n Fulton st, 21x100, h & l. Nora wife of John Roche to Michael Dempsey. Mt. \$4,250. 4,500
 Ashland pl, No. 149, e s, 90 n Hanson pl, 15x 79.6x15x80.2. Charles and Sarah E. Dennis exrs. of Charles Dennis to Eloise T. W. wife of William Madden. 4,500
 Berriman st, w s, 150 s Eastern Parkway, 50x 100. Marguerite wife of Emile P. F. Gremillot to Sarah F. Green. Mt. \$750. 1,900
 Bergen st, s s, 100 w Brooklyn av, 175x250.7 to St. Marks av. Alfred C. Barnes et al. exrs. Alfred S. Barnes to James O. Carpenter. 60,000
 Berry st, n w s, 93 n e North 3d st, runs north east 29 x northwest 225.6 x southwest 122 to North 3d st, x southeast 100.1 x north east 93 x southeast 125; also, North 3d st, n w cor 3d st, 125x93. Joseph Scheider and Emanuel Ettenheimer, New York, to American Stamping Co. Mt. \$20,000. nom
 Broadway, s w cor Ellery st, 65.4x28.9 and 25.10 to Ellery st, x66.6. Frank N. O'Brien to Louis Beer. Mt. \$10,000. nom
 Butler st, s s, 458 e Nostrand av, 16.8x100. Charles M. Marsh, of Morris Plains, N. J., to Zacheus Bergen. 5,460
 Calyer st, n s, 25 w 3d st now Manhattan av, 50 x100, h s & ls Russell B., William B. and Cornelia E. Davis heirs Job Davis to Mary E. Davis. Q. C. 1888. 3,000
 Same property. Mary E. Davis widow to Louis Helmsken. 7,500
 Collins st, n s, 467.6 e Schenectady av, 100x 100; also, Lots 86, 87 and 88 map of Linden terrace villa lots, Flatbush. Foreclos. John Courtney to William M. Tebo. 1,100
 Chauncey st, s s, 97 e Saratoga av, 19x100. Foreclos. John Courtney to John R. Hughes. 4,050
 Chester st, w s, 200 s Sackett st, 25x100. Levi Gross to Nikoline L. Olsen. Mt. \$2,000. 3,200
 Concord st, n w s, 200 n e Atlantic av, 50x125, New Utrecht. John Jenkins to John W. Jenkins. Error. 600
 Cook st, n s, 150 e Graham av, 25x100. Joseph Rachor individually and as exr. Maria C. Rachor et al. to Barbara Mauier and Margareta Becht. 1/2 part. 3,000
 Cook st, s e cor Evergreen av, 25x79.3x25.3x 83.6. Release mort. Moses May to Alois Lazansky. nom
 Same property. Esther wife of and Max Halheimer and Leopold Michel to Alois Lazansky. 2,050
 Cooper st, s e s, 68 s w Knickerbocker av, 16x 80. George C. Case to Jesse C. Schenck. 1/2 part. Sub. to mort. \$2,100. 500
 Cornelia st, n w s, 260 n e Broadway, 40x100. August Todebush to Andrew Borger, of New York. Mt. \$6,400. 13,500
 Cornelia st, n w s, 250 n e Bushwick av, 25x100. Cornelia F. McCreary to John Menahan. 2,600
 Cumberland st, w s, 275 n Myrtle av, 50x100. Jennie M. Wallace to Frank J. Seton. 1/2 part. nom
 Same property. Frank J. Seton to The Wallace & Nostrand Co. 1/2 part. nom
 Same property. Charles P. Nostrand to same. 1/2 part. nom
 Dean st, s s, 225 e Schenectady av, 75x107.2. Walter S. Davies exr. James Pilling to John E. Tweed. 4,800
 Same property. John E. Tweed to Philip L. Balz, Jr. nom
 Dean st, s s, 204.9 e Nevins st, 20.3x100. Sophia Schwartz widow to Charles and David Schwartz. nom
 Debevoise st, s s, 130 e Morrell st, runs east 22.1 x south 36.3 x southeast 58.9 to Flushing av, x west 13.8 x north 98.7. Clara V. Longley devisee Thomas Bowers to Christian Schneider. 3,200
 Debevoise st, s s, 152.1 e Morrell st, runs east 22.11 x south 91.6 to Flushing av, x west 13 x northwest 58.9 x north 36.2. Isabella Dodge devisee Thomas Bowers to same. Mt. \$1,300. 2,000
 Decatur st, n s, 229 w Throop av, 18x100. Foreclos. John Courtney to Moses Sahlein. 5,800
 Degraw st, n s, 540 w Nostrand av, 10x117.4x10 x119. Albert C. and Sarah F. Woodruff exr. Albert Woodruff to Ann Murphy. 400
 Degraw st, s s, 205.3 e Washington av, 25x131. Sarah L., Charles, William B., Albert L. Hayden and Cotton Allen exr. and trustee Peter Hayden to John B. O'Donohue. 1,500
 Degraw st, s s, 230.3 e Washington av, 75x131. Orson D. Munn to John B. O'Donohue. 4,500
 Diamond st, e s, 150 s Calyer st, 25x100. Jeremiah V. Meserole to Luther G. Corwith. 400

Diamond st, e s, 50 s Calyer st, 25x100. Contract. Jeremiah V. Meserole to Michael Havican. 400
 Douglass st, s w s, 200 n w Clason av, 25x131. Partition. Edward F. Davenport to Daniel O'Connell. Tax and assessm't 1889. 1,550
 Douglass st, n s, 82.2 e Washington av, 16.8x 131. Louis C. Muller to Andrew J. Gregory. Mt. \$3,000. 5,500
 Eldert st, n w s, 220 n e Evergreen av, 20x100. Charles F. Gastmeyer to John Schliesman. Mt. \$2,500. 4,500
 Ellery st, No. 159 and all title in any real estate in Kings Co. belonging to Catherine Andreas. Catherine Andreas wife of and John Andreas and an heir of Edward Sternweis to Herman Schinauer. 200
 Ellery st, No. 159; also all title in any property in Kings Co. willed to us by Edward Sternweis. Rose wife of John Tolle, Frederick and Lawrence Sternweis childrea of Edward Sternweis to Herman Schneider. 600
 Essex st, w s, 100 n Arlington av, 20x100, h & l. Julia J. Whitlock to Thomas Everit. Mt. \$2,000. 3,500
 Same property. Harmon A. Whitlock to Julia J. Whitlock. Mt. \$2,000. 3,500
 Fulton st, No. 1209, n s, 40 e Bedford av, 20x— x—72.7. Cordelia E. Betts, of Yankton, South Dakota, to Cornelius Sullivan. Mt. \$9,000. 15,000
 Fulton st, s s, 25.6 w Linwood st, 25.6x96.1x25x 100.3. John P. Kane to Salvatore Rizzo. 1,001
 Fulton st, n s, near Bridge st, 20 n w land formerly Henry Maybury, runs northwest 20 x north 58.9 x east 18.6 x south 64.4, with use of alley from rear. Margaret V. wife of Peter H. McNulty to Benjamin F. Spink. Mt. \$20,000. 42,500
 Gold st, w s, 150 n Johnson st, 25x100. Foreclos. John Courtney to James W. Birkett. 3,015
 Graham st, e s, 72 s De Kalb av, 18x45. Release mort. Jane W. McKee to Henry Klemmer. nom
 Hall st, w s, 360 n Myrtle av, 16x100. Foreclos. Robert Merchant to The Federal Co-operative Building and Loan Assoc. of New York. 3,200
 Halsey st, n w s, 160 n e Evergreen av, 20x100. James A. Caulfield to Benedict Vogt and Louise his wife, joint tenants. Mt. \$2,500. nom
 Halsey st, n s, 223 e Lewis av, 16.8x100. Edw'd Dexter to Annie L. Dexter his wife. nom
 Halsey st, n w s, 180 n e Evergreen av, 20x100, h & l. James A. Caulfield to George Buhre and Gertrude his wife, joint tenants. nom
 Hancock st, s s, 318.9 w Heward av, 18.9x100, h & l. Henry Grasman to Martha Scanlan. 5,600
 Harrison st, n s, 175 w Henry st, runs north 50 x north 45.2 x west 22 x south 45.2 x south 50 to Harrison st, x east 22. Sabrina B. Aubrey to Albert C. Aubrey. All right, title, &c. nom
 Hart st, s s, 125 e Throop av, 20x100; also property in Islip, L. I. William E. and George A. J. Ellis by Ellen M. Ellis guard. to Mary Ellis. 575
 Henry st, w s, extends from Bush to Centre st, 200x104. Dudley Porter, Haverhill, Mass., to William C. Pye. nom
 Herkimer st, s s, 175 e Utica av, runs south 185.6 x east 50 x north 85.6 x west 33.4 x north 100 to st, x west 16.8. John F. Hill to Frank C. Swimm. exch
 Himrod st, s e s, 90 s w Central av, runs south west 20 x southeast 100 x northeast 10 x northwest 25 x northeast 10 x northwest 75. Mary A. Sprower to Caroline F. wife of William E. Hough. 3,500
 Himrod st, s e s, 100 s w Hamburg av, 50x100. Henry Roth to John Dittrich and Lipman Reizenstein. 1/2 part. 1,066
 Hooper st, n s, 270.5 w Bedford av, 30x100. James S. and George F. Simpson to John J. Brennan. 3,380
 Hooper st, n w s, 189.4 s w Bedford av, 81.4x 100. Henry B. Scholes to Margaret wife of Nicholas Mulvihill. Mt. \$8,000. 8,910
 Hopkins st, s s, 250 e Throop av, 25x100, h & l. Henry and Paulina Kuchler to Catharine Scheffel. Mt. \$3,500. 6,100
 Java st, s s, 275 e Oakland st, 25x100. George Lucas to Jason P. Whittier. 1,025
 Keap st, n w s, 71.4 n e South 2d st, 23.9x100. William Reichert to Regina A. M. Reichert his wife. gift
 King st, s w s, 100 s e Ferris st, 50x100. Thomas O'Donnell to Benjamin C. Anderson. 1/2 part. Mt. \$1,900. nom
 Liberty pl, n w cor Cypress Hills plank road, 123.9x121x—x—. Sophia Bruning, formerly Meyer, extrx. Friedrich Meyer to Peter H. Kruse. 3,150
 Same property. Sophia Bruning widow, William F., Anna W. M., John H. and Elide N. Meyer to same. nom
 Logan st, e s, 375 n Liberty av, 25x100. Catharine Molloy to Stephen W. Stoothoff. 500
 Lombardy st, s s, 225 w Morgan av, 25x200 to Beadel st. Jeremiah V. Meserole to Michael Kelly. 800
 Lorimer st, e s, 20 n Norman av, 16.8x30, h & l. Robert J. Whittemore to Benjamin F. Shaffer. 4,800
 Lynch st, No. 156, s s, 185 e Marcy av, 25x100. Contract. Friedrich Moll to Max Klein. 6,600
 Macon st, s e cor Ralph av, runs south 100 x east 44 x north 15 x west 18 x north 85 x west 26. John R. Pitt to Bernard Levino. Mt. \$3,000. nom
 Macon st, n s, 322.6 e Reid av, 17.6x100. Frank C. Swimm to Alice H. wife of Walter B. Siles. Mt. \$5,500. 8,000

Macon st, n s, 305 e Reid av, 17.6x100. Same to John F. Hill. Mt. \$5,500. exch
 Macon st, s s, 285 w Patchen av, 18x100. James G. Roberts to Theodore F. Stumpf. Mt. \$5,500. 8,600
 Macon st, n s, 381 w Stuyvesant av, 19x100. Susan Ann V. Solomons to Genaro Fernandez. Mt. \$2,500. 5,400
 Madison st, n s, 100 w Marcy av, 40x100. Eliza T. House to Annie F. Brennan. 10,000
 Madison st, n s, 290 e Tompkins av, 20x100, h & l. Jane Enright, Fairfield, Conn., to Mary J. wife of Charles A. Barton. nom
 Madison st, n s, 156 w Throop av, 19x100. Elise E. wife of and William Kerby to Bradley L. Eaton and Walter T. Hart. nom
 McDougal st, n s, 198 w Stone av, 32x100. James Walsh to Kate Burke. B. & S. Mt. \$3,500. 8,800
 McDougal st, n s, 182 w Stone av, 16x100. Richard B. Greenwood, Jr., to Elbert C. and Julia T. Livingston. 3,500
 Melrose st, n w s, 275 n e Hamburg av, 25x100. Carolina Rohrig to Thomas Dengler. Mt. \$3,000. 5,775
 Milford st, w s, 230 n Hegeman av, 40x100. William H. Jackson, of New York, to Henry Gibrath, of Preston, Conn. 500
 Moore st, n s, 75 e Ewen st, 50x100. Otto Huber to Maurice Untermeyer, of New York. 17,500
 Monroe st, s s, 250 e Stuyvesant av, 18x100. A. Stewart Walsh to Wilhelmina Behrens. Mt. \$3,750. 6,600
 Navy st, e s, 92.4 s Tillary st, 20.8x93.5x13.8x 95.10. Daniel W. Northup to Maria G. L. Lemmi and Angello Conpula. Mt. \$2,000. 3,400
 Nelson st, s w cor Henry st, 20x75. Nicholas Ryan to John Caulfield. C. A. G. 2,100
 Nelson st, s s, 20 w Henry st, runs south 75 x west 75.6 x south 25 x west 20 x north 100 to st, x east 95.6. John Andrews to John Caulfield. 6,700
 Pacific st, s s, 147 e Rochester av, 16.8x107.2. Release mort. Henry Weil to James E. Baker. 100
 Pacific st, s s, 200 e Rockaway av, 75x107.2. William H. Harris to Robert S. Neely. 2,700
 Pacific st, n s, 250 w Bond st, 35x90. William J. Quinlan to Margaret M. Williams. 7,700
 Palmetto st, s e s, 200 n e Central av, 25x100. Frederick E. Rosebrock to Adam Schneider, of New York. Mt. \$3,500. 4,500
 Same property. Barbara Present wife of Peter Heinsohn to same. nom
 Same property. Anna Heinsohn former wife of Peter Heinsohn to same. nom
 President st, n e s, 278.2 s e 5th av, 17.9x95. Jennie L. wife of Herbert R. Brown to Albert Chesebrough, of Northport, N. Y. Mt. \$5,000. 7,250
 President st, n s, 163 w Smith st, 20.3x100. Henrietta A. Mars to Estella L. Jarvis widow. Mt. \$8,400. 1,000
 Prospect pl, n s, 390 e Carlton av, 20x131, h & l. Laura D. wife of Hiram Duryea and William Duryea to Cora A. and Florence Reynolds. 9,000
 Prospect st, e s, 275 s Vernon av, 25x100, Flatbush. Henry B. Davenport to Patrick McGriskin. Mt. \$600. 1,100
 Quincy st, n s, 325 w Nostrand av, 40x100, h s & ls. Helen A. Hawkins, Pittsfield, Mass., to Emma L. Williams. Q. C. and C. A. G. nom
 Same property. Margaret E. Connell and Mary A. Davis to same. nom
 Same property. James S. Connell and Richard T. Rich exrs., &c., Mary H. Davis to same. 7,000
 Quincy st, s s, 175 e Throop av, 18.9x100. John E. Mulholland to Gesine wife of Henry J. Lankenau. Mt. \$3,500. 6,500
 Rockwell pl, e s, 239.5 w Lafayette av, 20x100.6. Everett Van Wicken to Lettie A. Eldred. gift and 3,500
 Roebling st, e s, 99.8 s South 8th st, 20x125.5x 25x125. Mary R. Husted, Syosset, L. I., to Louis Zechiel. 6,550
 Sands st, n s, 100 e Gold st, 25x97.6. Jane West to Mary J. Balloney, Elizabeth A. Few and Sarah P. Buser. nom
 Schaeffer st, n s, 236 w Hamburg av, 16x98.2, h & l. Orsen W. Sheldon to Herman W. Meyer. 1,900
 Schaeffer st, s e s, 100 n e Central av, 100x100. Barbara Rothar to Charles K. Hoerning. Correction deed. 4,000
 Sterling pl, s s, abt 370 e 6th av, 100x100. Joseph Milbank, New York, exr. Jeremiah Milbank to The New York Condensed Milk Co. 1891. nom
 Stockholm st, n w s, 100 n e Knickerbocker av, 25x100. Charles F. Lutz to Vincenz Herlet. Mt. \$615. 1,175
 Stockton st, n s, 250 w Throop av, 25x100. Henry W. Gaines to Elizabeth H. Haines. B. & S. nom
 Stryker st, s w cor Harvey av, 13x129x7.6x129, Gravesend. John Bateman to District School No. 3. Q. C. 90
 Thames st, s s, 355 e Morgan av, 25x125. Theodore P. Jackson to Charles Philipbar, of Baltimore, Md. nom
 Truxton st, n s, 200 e Stone av, 37.6x100. Peter Roeder to Elizabeth Laux. Mt. \$3,500. 1,800
 Varet st, s s, 150 e Ewen st, 25x100. Isaac Horowitz to Johanna Horowitz. Mt. \$2,000. 4,000
 Warren st, n w s, 150 n e Atlantic av, 100x 14.5. Lafayette av, n e s, 200 s e United States st, 50x158x50.1x154, New Utrecht. Charles I., Edward F., John V. and Sarah A. Fanning, Keyport, N. Y. nom

Warwick st, e s, 100 n Eastern Parkway, 25x90. Abraham L. Hopkins to Anna Utrecht. 3,150

Watkins st, e s, 75 s Livonia av, 25x100. Baruch Dinason to Lewis Leopold. 1/2 part. *Mt.* \$1,880. 1,150

Willoughby st, n s, 53.10 e Lawrence st, 26.10x100. Thomas H. Morris to William S. Ford. 9,500

Windsor pl, s s, 331.2 w 8th av, 16 6x100. William E. Kay to Alferetta L. wife of William Irwin. *Mt.* \$2,200. 4,000

Winthrop st, n e cor East 45th st, runs north along East 45th st 421.4 x east 200 to East 46th st, x south 423.2 to st, x west 200; also, East 46th st, e s, 100 n Winthrop st, runs north 324.1 x east 200 to Schenectady av, x south 328.6 x west 200; also,

Schenectady av, n e cor Winthrop st, runs north 100 x east 100 x north 20 x west 100 to av, x north 140 x east 100 x north 80 x west 100 to av, x north 90.4 x east 200 to East 48th st, x south 434.9 to Winthrop st, x west 200. Flatbush.

Lizzie A. Shaw, of Funderne, N. J., to William M. Evarts. *Mt.* \$2,500. nom

Withers st, s s, 250 w Kingsland av, 25x100. Julia, Margaret A., Henrietta, George C. and Charles W. Cooper heirs of William Cooper to Thomas Cunningham. 800

Wyckoff st, s s, 80 e 3d av, 20x100. Foreclos. Robert Merchant to Annie Fish. 1,500

1st st, Nos. 274-278. Contract. John B. Altman to Henry Loeffler and Samuel Fullman. 37,271

1st st, n s, 126.9 w Denton pl, 24.6x75. Release mort. Title Guarantee and Trust Co. to George R. Brown. 4,650

1st st, n s, 28.9 e Whitwell pl, 24.6x75. George R. Brown to David J. Ramsdell. 8,000

1st st, n s, 387.6 w 6th av, 18.9x100. Jennie L. wife of Herbert R. Brown to Thomas F. Chesebrough, of Northport, N. Y. *Mt.* \$3,750. 7,250

North 2d st, n s, 50 w Ewen st, 50x100, with any award for land taken from front. Henry Meyer to Adolf Nolte. B. & S. nom

Same property. Adolf Nolte to Matilda wife of Henry Meyer. B. & S. nom

2d st, n s, 130.9 w 7th av, 20x100. Foreclos. John Courtney to William L. Dowling. *Mt.* \$5,000. 2,000

4th st, n e s, 256.10 n w 8th av, 41x95, hs & ls. John T. Allen and Nathaniel Prosky to Stewart B. Close. *Mt.* \$15,000. exch

East 7th st, w s, 140.6 n Ocean Parkway, 80x100. Flatbush. Anna M. Ferris to George Freschi. 1,980

East 7th st, e s, 179 n Ocean Parkway, 40x110, Flatbush. Jennie V. Wilbur to Henry Rudloff. 950

South 8th st, s w s, 200 s e Driggs av, 25x129, h & l. Arthur Morgan to Mary wife of Arthur Morgan. gift

9th st, n s, 207.10 e 6th av, 20x80. Anthony Smyth, of New York, to George H. Hill. 7,000

10th st, n s, 293 e 4th av, 19x100. Allan Bowie to Kate Wright. *Mt.* \$1,500. 3,750

13th st, n s, 197.10 e 4th av, 50x115, hs & ls. Charles Hagedorn to Emma Hagedorn. *Mt.* \$26,100 and taxes 1890 and 1891. 16,000

Bay 13th st, n w s, 315 s w 86th st, 30x108.4, New Utrecht. John Henni to William F. Meyer. 2,700

14th st, s s, 176 w 3d av, 16x abt 90x16x91. Foreclos. John Courtney, Sheriff, to George Duncan. 1,070

Same property. George Duncan to Catharina wife of Frederick Schroeder. 1,450

17th st, No. 366, s s, 75 w 7th av, 18.9x100. John H. N. Ebel to Henry Ebel. 1/2 part. Sub. to mort. \$2,250. nom

Bay 25th st, s e s, 420 n e Benson av, 60x96.8, hs & ls, New Utrecht. Alfred Farrar to Anna Leinfelder. *Mt.* \$3,500. nc-2

Bay 25th st, s e s, 420 n e Benson av, 60x96.8, New Utrecht. Nathaniel Tuttle to Alfred Farrar. nom

45th st, s s, 440 w 5th av, 20x100.2. John P. Cranford and David H. Valentine to William Horn. 1,000

46th st, s s, 200.2 e 4th av, 79.10x100.2. James B. Murray, New York, to Samuel T. Sherwood. 3,240

46th st, s s, 100 w 4th av, 40x100.2. James Cochran to Jane M. wife of John H. Hicks. *Mt.* \$6,000. 10,000

55th st, n e s, 430 n w 3d av, 20x100.2. Edward P. Day to Samuel Roebuck. 1,500

56th st, n e s, 180 n w 11th av, runs northeast 1.0 1/2 x east 3.9 1/4 to st, x southeast 3.7 1/4. Samuel I. Campbell to Marshall Robinson, Unadilla, N. Y. nom

59th st, s s, 280 w 15th av, 20x100.2, h & l. 76th st, n s, 490 w 15th av, 40x100. Charles Harrison to Robert B. Snowden. *Mt.* \$1,250. nom

60th st, s s, 160 w 15th av, 20x69x21.4x61.8, New Utrecht. Emily E. Tuthill to Charles S. Tuthill, Jr. nom

Same property. Charles S. Tuthill, Jr., to Emily E. Tuthill. 250

65th st, s s, 280 e 14th av, 40x100. Lefferts Park. Effingham H. Nichols to William T. Webster. 550

74th st, s s, 103.2 w 18th av, 40x100. New Utrecht. John H. Hanley to Carl A. Malm. 600

East 93d st, s w s, 100 s e Flatland av, runs southwest to land of grantee, x southeast 35 x southwest to East 92d st, x southeast 15 x northeast to East 93d st, x northwest 51, Canarsie. Hermann Lohmann to Christopher D. Cordes. 700

Alabama av, e s, 150 n Eastern Parkway, 25x100. Stephen W. Stoothoff to Joseph H. Knox. 3,200

Alabama av, e s, 200 s Broadway, 75x100. John W. H. Roth, of New York, to Nickolaus B. Haus or Hans. *Mt.* \$1,500. 2,550

Bedford av, e s, 80 n Clymer st, 20x90. James H. Darlington to Christ Church, Bedford av. *Mt.* \$9,200. 12,000

Bedford av, w s, 80 n Ross st, runs west 72.5 x south 1 x east 15 x south 6.5 x east 57.5 to av, x north 7.5, h & l. Phoebe P. Knapp widow to Antonette K. wife of Edward C. Wallace. Q. C. nom

Belmont av, s e cor Montauk av, 20x90, h & l. Donald Laing to Henry Kruse. 4,400

Belmont av, n s, 80 w Milford st, 20x90. Maria wife of and Charles Germain and John H. McCormick to Kate L. Sharkey. 1-6 part. nom

Same property. Patrick, Thomas and Michael Sharkey and Maria wife of and Samuel Johnson to same. 4-6 part. nom

Bushwick av, e s, 100 n De Kalb av, 25x79.2x25 x78.8. John F. Johnson to William Runge. *Mt.* \$3,600. 6,750

Christopher av, e s, 125 n Belmont av, 25x110, h & l. Simon C. Wilson, baldwins, L. I., to Patrick Quinn. *Mt.* \$1,800. 3,500

Clinton av, e s, 118.3 n Greene av, 49.11x200 to Waverly av. Charles D. Burwell to The Brooklyn Hotel Co. *Mt.* \$30,000. 40,000

De Kalb av, s e s, 100 n e Knickerbocker av. 25 x100. Henry Miller to Robert Schleicher. *Mt.* \$800. 1,250

De Kalb av, s s, 150 w Lewis av, 75x100. New York Condensed Milk Co., New York, to New York Condensed Milk Co., New Jersey. nom

Evergreen av, e s, 25 n Troutman st, 25x100. William Vorbach to George A. Schmitt, Jr. *Mt.* \$7,000. 7,500

Evergreen av, e s, 58.4 n Stanhope st, 41.8x100, hs & ls. Sigismund H. Hastings to Elias Muller. *Mt.* \$4,000. 5,250

Evergreen av, easterly cor Madison st, 25x100, h & l. Anson W. Turner to Stephen J. Burrows. *Mt.* \$2,500. 3,600

Flatbush av, n e s, 89.10 n w Hanson pl, runs northeast 46.1 x east 4.4 to Raymond st, x north 19.3 x west 10.1 x southwest 48.1 to av, x southeast 20. Matilda Reid to Ira Perego. *Mt.* \$4,000. 10,250

Flatlands av, n e cor East 89th st, 59x100, Canarsie. Charles McCroddan to The Young Men's Christian Association. 500

Same property. Release mort. William G. Kouwenhoven to Charles McCadden. 500

Flatlands av, n e cor East 89th st, 59x100, Flatlands. Release mort. William H. Warts to Charles McCudden. nom

Flushing av, n e cor Evergreen av, 25.3x82.1x 25.3x83.6. Esther wife of Max Hallheimer and Leopold Michel to Joseph Rosenblatt and Henry Roth. 4,100

Same property. Release mort. Moses May to Jacob Rosenblatt. nom

Fountain av, e s, 100 n Liberty av, 100x100. Lydia W. Rice to Walter J. Skinner. 1,550

Fountain av, w s, 100 n Liberty av, 550x100. Irving W. Pope to Abram H. Dailey. *Mt.* \$2,500. Dated 1886. 5,500

Franklin av, e s, 307.9 n Myrtle av, 20.10x100. Amund Johnson to John Horrigan. *Mt.* \$3,000. 3,800

Gates av, Nos. 877 and 879, n s, 190 w Reid av, 40x100, hs & ls. Louis Beer to Frank N. O'Brien. *Mt.* \$10,881. nom

Gates av, n s, 40 w Stuyvesant av, 3.10 to centre old lane, x-. Thomas J. Atkins to Kaspar and Anna Schmidt. Q. C. 25

Glenmore av, n s, 75 e Orient av, 25x75, h & l. Wilhelmina Schmidt to Anna M. Berlage. 2,300

Graham av, w s, 75 n Varet st, 25x100. Foreclos. John Courtney to Alexander Underhill. 1/2 part. *Mt.* \$300. 1,200

Greene av, s s, 80.3 w Nostrand av, 19.8x100, h & l. Dore Lyon to Mary E. wife Seymour S. Felouet. *Mt.* \$7,000. nom

Greene av, n w s, 100 n e Hamburg av, 50x100. Abby E. Laytin, of New York, to Meinrad Keck. 2,850

Greene av, s s, 252 e Lewis av, 17.10x100. Louis C. Schliep to Edmund T. Mason, of New York. 9,500

Greene av, s s, 204.5 w Franklin av, 16.6x78.7, h & l. John S. Parks to Edwin Croal. Sub. to encroachment. *Mt.* \$5,000. nom

Greene av, n s, 164 w Patchen av, 18x100. Mary T. Casey to David F. Casey. gift

Greenpoint av, n e cor West st, 23.4x75. Van Cott av, s s, 25 e Graham av; also, Van Cott av, s e cor Graham av, 25x100. William H. Lubbers to Eliza Lubbers. Q. C. nom

Hamburg av, all mortgaged land lying s w of line parallel with and distant 84.2 s w Hamburg av. Release mort. William Duryea to Michael Dowley. 250

Hamburg av, n e cor Hart st, 25x100. Henry Roth to Emil Stehlin and Magdalena his wife, joint tenants. *Mt.* \$4,500. 10,000

Harrison av, e s, 75 s Wallabout st, 25x100. Henry Roth and Alois Lazansky to Hari Siglag and Morris Berkowitz. 4,250

Howard av, e s, 167 s Herkimer st, 17x98. 76th st, n s, 490 w 15th av, 40x100. Howard av, e s, 217.8 s Herkimer st, runs south 58.6 x northeast 50.11 x north 30.6 x east 48 x north 18.4 x north 98. German American Real Estate Title Guarantee Co. to M. Theresa Cotes, of New York. 12,480

Howard av, w s, 167 s Herkimer st, 60x90. Hannah S. Browning to Rev. Walter I. Stecker. 2,700

Howard av, s e cor Monroe st, runs south along av 200 to Madison st, x east 170.7 x northwest 213.1 x northeast 9.10 to Broadway, x northwest 46.10 to Monroe st, x west 3.5 to beginning. Foreclos. John Courtney to Henry Weil. 14,075

Hamilton av, e s, 84 s Rapelje st, runs northeast 43.3 x northeast 17.9 x southeast 21.1 x southwest 19.3 x southwest 56.5 to av, x north 20. Patrick J. M. and Thomas Comerford to Daniel Kelly. *Mt.* \$2,000. 4,000

Hamilton av, s w s, 362.9 n w 2d av, 44x200. Benjamin C. Anderson to Thomas O'Donnell. 1/2 part. Sub. to mort. \$3,500. nom

Hudson av, w s, 75 s Front st, 25x50. James J. and John F. Frost, Annie Lee widow, Margaret wife of John Farrell, Mary E. wife of John A. Behr, and Esther G. Frost heirs John Frost to Antonio Barra and Theresa De Steffeno his wife. 3,500

Jefferson av, No. 358, s s, 117.6 e Tompkins av, 19x100, h & l. John F. Saddington to Jacob A. Hamilton. nom

Jefferson av, s s, 136.6 e Tompkins av, 19x100, h & l. John F. Saddington to Sarah A. McFarlan. 17,000

Jefferson av, s s, 480 w Nostrand av, 20x100. Foreclos. John Courtney to The Mutual Life Ins. Co., New York. 8,000

Kingsland av, No. 297, w s, 298.4 n Nassau av, 19x100. Foreclos. Robert P. Lee to Jonas Feldberg. 2,900

Kingsland av, No. 299, w s, 317.3 n Nassau av, 19x100. Foreclos. Same to same. 2,900

Kingsland av, No. 295, w s, 279.3 n Nassau av, 19x100. Foreclos. Same to same. 2,900

Kent av, w s, 78 s Grand st, runs south 47 x west 73.7 to River st, x north 26.3 x north 22.1 x east 83. Cornelius B. Demarest, Mortimer H. Leonard, Mary C. Reid and Henry D. Warner to The Andrews Demarest Seating Co. *Mt.* \$14,000. nom

Knickerbocker av, south cor Thames st, 19.9x 92.8x- to st, x east 56.8. Theodore F. Jackson to Charles Philipbar, of Baltimore. Md. nom

Lafayette av, s s, 246 e Grand av, 54x100. Edward Driscoll to Mary L. wife of Jacob S. Stewart, of Phillipsburg, N. J. *Mt.* \$36,000. 66,000

Lewis av, n w cor Kosciusko st, 23x98.6. Amos D. Highfield, Sharon Hill, Pa., to Frederick J. Richters. *Mt.* \$17,000. 22,000

Liberty av, s e cor Poplar st, 25x100. Henry Taylor to Frederick Ecaubert. 600

Louisiana av, w s, 260 s Hegeman av, 20x90. Theodore Kiehl to Stanistaw Szpeeno. 150

Louisiana av, w s, 160 n Vienna av, runs west 100 x north 40 x east - x north 20 x east to Louisiana av, x south 60 to beginning. Theodore Kiehl to Franz and Lawrenz Turczyn. 450

Myrtle av, s s, 487.7 e Lewis av, 19.9x100, h & l. Foreclos. John Courtney to Frances Vetter. 4,500

Nostrand av, e s, 50 s Ellery st, 52.3x90. Richard Kreuzer to Joseph Kreuzer and Louise Johann. *Mt.* \$6,700. gift

Park av, n s, 470 e Throop av, 20x100. Samuel Ciegler to David Klein. *Mt.* \$2,750. 3,225

Ralph av, w s, 87.2 s Dean st, 20x100. Margaret wife of Solomon Styler to William Styler. 800

Ralph av, w s, 67.2 n Dean st, 20x100. Solomon Styler to Margaret Styler his wife. 400

Rockaway av, e s, 175 s Duryea av, 25x100. Release mort. Hiel Waxberg, of New York, to William Livingston, Samuel Matthews and Leon Weltfisch. 132

Rockaway av, w s, 68 s Marion st, runs west 50 x south 3.6 x southwest 33.10 x east 68.3 to av, x north 32, h & l. Foreclos. Randolph H. Cole to James W. McManus. 3,000

Rockaway av, e s, 150 n Sutter av, 25x100.1. Anna Leinfelder to Alfred Farrar. *Mt.* \$3,000. exch. and 200

Rockaway av, e s, 175 s Dumont av, 25x100. Release mort. Gilbert S. Thatford to William Livingston and Samuel L. Matthews. 200

Rockaway av, e s, 250 n Belmont av, 25x100, error, h & l. Levi Gross to Charles Felmann. *Mt.* \$2,600. 4,250

Shepherd av, e s, 155 n Stanley av, 20x100. William H. Jackson, of New York, to Irene King. 150

Shepherd av, e s, 160 n Ridgewood av, 60x102.5. Release mort. Eliza G. and Mary Hampton and John C. Creveling to James Graham. 750

Sumner av, w s, 400 n Van Buren st, 20x100. Marietta Bagot to John C. Kane. Sub. to encroachment. *Mt.* \$2,490. 4,500

Sumner av, s w cor Ellery st, 25x70. Henry Balz to Andreas Knapp and Fredericka his wife, joint tenants. nom

Thatford av, w s, 125 s Sutter av, 50x100, hs & ls Frank Rosenberg to Joseph H. Strauss. *Mt.* \$2,350. 200

Throop av, w s, 45 s Gwinnett st, 22x82. Harry Lipnitzky to Joseph Lipnitzky. Q. C. 1-3 part. nom

Tompkins av, e s, 37.6 s Greene av, 18.9x94, h & l. Louise A. Meriam to Frieda Nathan. *Mt.* \$2,000 and taxes 1891. 4,200

Washington av, n e cor Eastern Parkway, runs east 220.9 x north 61 x west 100 x north 6.9 x west 50 x north 27.4 x west 25 x southwest 80.2 to av, x south 68.6. Daniel Barres, New York, to John B. O'Donohue. nom

Washington av, s s, 100 w 1st st, 50x100, Flatbush. Henry P. Stevens to William H. Taylor, Sr. nom

3d av, w s, 50.2 n 48th st, 25x80. Rebekka wife of and Solomon Sonnin, of New Britain, Conn., to Louis Shapiro, of New York, and Rebekka Sonnin, of New Britain, Conn. 10,500

d av, n s, adj lands of New York & Sea Beach Railway Co., 50x1,530x50x1,318.10, New Utrecht. Jacob M. Bergen et al. exs. Michael Berger to Samuel Lee. C. a. G. 1889. 3,000

3d av, westerly cor 1st st, runs northwest 100 x southwest 160 to channel Dentons Mill Pond, x south to point on 2d st, 24 n w 3d av, x southeast 24 to av, x northeast 200.

1st st, s w s, 100 n w 3d av, runs northwest 300 x southwest 200 to 2d st, x southeast 192 x east and northeast in curved line to point 100 n w 3d av, x northeast 166 to beginning.

1st st, s w s, intersection s e s Gowanus Canal, runs southwest 200 to 2d st, x southeast 235.9 x northeast 200 to 1st st, x northwest 235, with all title in canal.

Release of dower. Auguste Franke wife of Louis Franke to William T. Ryle and ano. assignees of Louis Franke and Henry W. Struss, of Louis Franke & Co. nom

Same property. William T. Ryle, of Paterson, N. J., and Arnold Feldstein, of New York, assignees Louis Franke and Henry W. Struss to Patrick H. Flynn. 1/2 part. Sub. to mort. \$40,000. 15,000

Same property. John F. Schmadeke to same. 1/2 part. Mt. \$40,000. Discrepancy. 19,000

Same property. Release mort. William T. Ryle and Arnold Feldstein assignees of Louis Franke and Henry W. Struss to Patrick H. Flynn. nom

Same property. Patrick H. Flynn to Newbury H. Frost. Mt. \$40,000. 50,000

3d av, e s, 25 n 10th st, 25x100. Emilie Zerboni widow to Henry Dehn. Mt. \$4,500. 11,500

4th av, north cor 7th st, 50x60.

7th st, n e s, 160 n w 4th av, 38.7x100.

7th st, n e s, 217.10 n w 4th av, 19.3x100.

John N. Lewis, Jr., to Daniel J. Carroll. Sub. to mort. 4,950

6th av, e s, 60 s Warren st, 20x94.7. Mary E. wife of and Frederick B. Richardson to Stephen W. McKeever. 10,000

h av, north cor 65th st, runs northeast 120x northwest 80 x southwest 1.7 x southeast 63 x southwest 18.6 to 65th st, x southeast 12.8.

64th st, s w s, 100 s e 7th av, 400x100.

8th av, west cor 64th st, 100x100.

64th st, n e s, 373.11 n w 9th av, runs east 300.6 x southwest 62.8 to 64th st, x northwest 293.11.

8th av, south cor 64th st, runs southwest 100 x southeast 80 x northeast 100 to 64th st, x northwest 35.2 x west 25.10 x northeast 5.5 x northwest 19.1.

64th st, s w s, 120 s e 8th av, 80x100.

64th st, s w s, 340 s e 8th av, 80x100.

64th st, s w s, 460 s e 8th av, 40x100.

9th av, n w s, 100 s w 64th st, runs northwest 440 x southwest 100 to 65th st, x southeast 0.4 1/2 to n s Cowenhoven lane, x east 428.6 to 9th av, x northeast 11.1.

64th st, s w s, 80 s e 9th av, runs southeast 160 x southwest 58.6 to Cowenhoven lane, x west 102 x northeast 78.8 to beginning.

63d st, north cor Cowenhoven lane, runs northeast 44.9 x west 221.1 to 63d st, x southeast 218.7.

10th av, s e s, 140 s w 63d st, runs southwest 57.1 to Cowenhoven lane, x east 239.1 to north cor of lane, x northeast 149.10 to 63d st, x northwest 67.8 x southwest 100 x northwest 80 x southwest 40 x northwest 80 to beginning.

10th av, south cor 63d st, 100x80.

Claus Doscher to Remsen Johnson. 5,000

13th av, westerly cor 57th st, 100.2x160, New Utrecht. Charles E. Giblett to Eugene H. Porcile. 3,700

14th av, n e cor 65th st, 60x100, Lefferts Park. Effingham H. Nichols to Henry C. Sibbert. 1,050

17th av, south cor 76th st, centre lines, 1/2 block x236.4x—x233.5, New Utrecht. James A. Townsend to Frank Lawall, Easton, Pa. Mt. \$1,500. 2,500

17th av, west cor 77th st, 1/2 the block x236.4x—x239.3, New Utrecht. Same to Abbie Q. wife of John B. Renwick. Mt. \$1,500. 2,500

Interior lot, 80 w Ralph av, and 67.2 s Dean st, runs west 20 x south 20 x east 20 x north 20. Solomon Styler to William Styler. nom

Parcel in Canarsie, 5 acres, adj Dickason & Lott. Fannie M. Nickerson, of Florence, Kansas, and Alice M. Hutchinson, Boston, Mass., heirs Francis B. Dane to The Brooklyn & Rockaway Beach R. R. Co. nom

All title in property conveyed by L. and H. Sears to grantor in 1861. George Cogswell to John E. Bullwinkel. Q. C. nom

All property real or personal which grantor had in the firm of Louis Franke & Co. Peter Busch to Louis Franke and Henry W. Struss. nom

General release. Brooklyn City Lodge No. 60, I. O. B. A., to Abraham Levine and Abraham Komal. 100

LEASEHOLD CONVEYANCES.

Clinton st, e s, 75 n Congress st, 25x90. Trustees, &c., Brooklyn Benevolent Society to Susan M. Kissam ex tr. Daniel F. Kissam. 21 years, from Nov. 1, 1891, per year. 175

WESTCHESTER COUNTY.

FEBRUARY 17 TO 23— INCLUSIVE.

BEDFORD.

Miller, Cyrus and ano. to Geo. Green, s s road from Cross River to Hoyt's Mills, 80 acres. \$6,000

CORTLANDT.

Beale, Jos. to Wm. W. Parsons, n s Hudson av, 70 w Washington st, 30x117.6. 1,300

Hyatt, Mary L. to Louisa J. Lent, e s Pine st, 224 s Maple av, 50x156, 1/2 int. 1,050

Lancaster, Charles W. to Theo. Hayes, s s Lincoln st, 26x125. 125

Pugsley, David, exr. of, to John Gogerty and wife, n s Howard st, 50x100. 200

EASTCHESTER.

Bard, Wm. H. to Caroline C. Kingsbury, part lot 574, e s 7th av, Mt. Vernon, 33.4x105. 3,500

Haag, Cath. L. to Wm. H. Leonard, part lot 233, n w s Union st, West Mt. Vernon, 25x100. 1,300

Hughes, Miles to Daniel Owen, lots 760, 761, 808 and 809 map Wakefield. 6,200

Langdon, Wm. A. to Mathew Ahmuty, lot 29, s w s Kossuth av, South Washingtonville, 36 x100. 850

McKenzie, Marg't A. to Fred. Brockman, part 259, s e s Marian st, Washingtonville, 25x100. 2,800

Same to same, part same lot, 25x100. 550

Owen, Daniel to Lydia Monat, west 1/2 lot 803, s s 18th av, Wakefield, 50x114. 1,000

Same to Alice I. Doncourt, east 1/2 same, 50x114. 1,000

Same to Edw. Catterson, lot 620, n s 18th av, Wakefield. 150

Penfield, Geo. J. to Thos. J. Sargeant, part lot 241, s e s Pell st, South Mt. Vernon, 33.4x100. 750

Phillips, Marg't C. to Wm. H. Whitney, south 1/2 840, e s 10th av, Mt. Vernon, 50x105. 2,175

Silinski, Alb. to Annie Silinski, lots 15 and 16, e s Boulevard, Vernon Park, 50x100. 700

Thomi, Anna et al. to Lizzie B. Doremus, south 1/2 348, e s 6th av, Central Mt. Vernon, 25x100. nom

Wurzburg, Henrietta to Moses Lindheim, e s South Bleeker st, 500 s Mt. Vernon av, 33.4 x100. 6,000

GREENBURGH.

Cunningham, Mary H. and ano. to Gilbert A. Buck, lot at Ardsley, 374 s Ashford av, 50 w railroad, 75x100. 600

Same to Lucinda Buck, lot 325 s same, 250 ft w railroad, 50x100. 300

Larkin, Thos. to Gilbert A. Buck, s e cor Saw Mill River road and road to the Sprain, abt 47x115. 2,200

Lawrence, James to same, s w cor same and Ashford av, abt 64x121. 600

MOUNT PLEASANT.

Banham, Chas. W. to Mary A. Banham, lot 14, s s Frank st, map Lewis Roberts property. 1,000

Smadbeck, Louis to Julia Wright, lot 50, Sherman Park. 175

Same to John Welsh and ano., lots 1790 and 1791. 350

Same to Herman Georgi, lot 1656. 150

Same to Anton Aurada and ano., lots 2238 and 2239. 250

Same to Valentine Muller, lot 126. 250

NEW ROCHELLE.

Bradley, And. R. to Daniel W. Tierney, n s Mayflower av, 284 e Pelhamville road, 50x247. 300

Daltan, Jas. K. to Sophia Daltan, lots 21 and 22, n e s College pl, map property Chas. D. Meade. nom

Doern, Peter to Gustav Eckstein, lot 57, w s 4th st, West New Rochelle, 50x100. 400

Downey, Henry B. to Geo. H. Keefer and ano., lot 13, e s May st, grantor's map, abt 45x100. 800

Same to Louisa C. Keefer, lot 12, adj above. 800

Harman, Chas. W. to Edwin T. Harman, lots 8, 9, 31, 190 and 191, Residence Park. nom

Harman, Edwin T. to Josephine T. Harman, same property. nom

Humes, John H. to Mary E. Miller, n e s Webster av, 542 n w Old Boston road, 60x173. 650

Manhattan, Life Insurance Co. to Thos. Ramsey, lot 24 block B, Rochelle Park. 1,000

NORTH CASTLE.

Westchester Fire Ins. Co. to Walter W. Law, abt 140 acres on road from Armonk to Portchester and Curry Hill road. 13,000

OSSINING.

Kromer, Richard to Smith Lent, lots 16 and 17 Dale av, Brandreth map, 100x103. 750

PELHAM.

Pelhamville Land Co. to Wm. T. Standen, lots 32 and 60 map Chester Park. nom

RYE.

Carr, Michael to Patrick, 1/2 acre adj Noah Stiles and Dr. Tuttle. 1,000

Merritt, Jas. S. and ano. to Mark Allen, w s Regent st, 100 n Ellendale av, abt 50x115. 450

WESTCHESTER.

Bell, Mary E. et al. to Michael J. Brosnan, lot 1090 s s 8th av, Wakefield, 105x114. 300

Bowman, John C. to Christoph Frey, part lot 86 n s 4th st, Unionport, 50x108. nom

Frey, Christoph to Loretta Bowman, same property. nom

Cavanaugh, Richard to Thos. Kelly, lot 44 n s Elliott av map Schuylerville, 67.6x—. 1,000

Johnston, Geo. W. to John Dais, lot 274 n s 12th av, Wakefield, 100x114. 5,000

Weiler, Peter exr. of, to Levi H. Mace, lots 399, 434, 146 and 147 Wakefield. 3,100

WHITE PLAINS.

Brown, Wm. S. to Frank G. Schirmer, n e cor William st and Hamilton av, abt 100x12.5, 2,000

YONKERS.

Blatzheim, Franz to John F. K. O'Connor, e s North Broadway, adj Edw. Weston, 75x250. 3,600

Burke, Margt. to Emma T. Burke and ano., s s Washington st, 86 w s Broadway, 23x84x29x100. nom

Cain, Jos. H. et al., M. J. Keogn, ref., to The Columbia Land and Improvement Co., n w cor Nepperhan and Odell avs; n e cor same and Barney st; blocks 2, 6, 7, 10, 14, lots 64—86, 128—145; block 3, lots 189—202, 186—299; block 4, lots 253—257, 350—354; block 11, lots 503—518; block 9, lots 281—285, 569—573; block 15, also e s Nepperhan av, adj block 15, abt 24 x500 map prop. Lowerre Station. 36,000

Edwards, Agah and ano. to Fred. D. Gibb, lots 22 and 23 block 4 map property Lowerre station. 700

Fowler, Clarence M. to Jos. C. Purdy, lots 37 and 38, Shearwood Hill. 4,500

Monrovia Park Co. to Louise de F. Hollister, lots 148 and 150. nom

Oakley, David L., exr. of, to Philip Verplank, s e cor Davidson's lane and School st, 158x93 x144x111. 32,100

Purdy, Jos. C. to Clarence M. Fowler, lot 41, Sherwood Park. 3,800

Radford, Wm. to Susie L. Radford, s s Nepperhan av, 403 e South Broadway, 338x—; also w s South Broadway 25 s Prospect st, 37.6x100. nom

Silinski, And. to Frank Silinski and ano., w s Nepperhan av, 283.9 s Myrtle st, abt 25x98. 7,000

Sullivan, Mich. J. to John J. Tierney and ano., No. 16 Mulford st, city map, 30x125. 1,000

Tompkins, Wm. P. to Nath. B. Valentine, lots 85—89 ss Alida st, Dunwoodie Heights. 2,300

Van Horne, Herman E. to Elmer J. Bissell, lots 15 and 16, Armour Villa Park. nom

MORTGAGES.

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

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

Mortgages against 23d and 24th Ward properties will be found all together at foot of this list.

NEW YORK CITY.

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

Adler, Leopold to Susan wife of Conrad Weber. 8th st or St. Marks pl, No. 92, s s, 53.11 e 1st av, 21x73.2. Feb. 19, due Jan. 1, 1897, 5%. \$14,000

Arnstein, Emanuel to Richard H. L. Townsend. Columbus av, w s, 77.8 s 78th st, 26x103.2x26x103.11. Sub. to mort. \$25,000. Feb. 17, installs. 3,000

August, Henry E. to District No. 1 of the Independent Order Benai Berith. Lenox av, Nos. 286 and 288. P. M. Feb. 24, 5 years, 4 1/2%. 30,000

Auld, Robert to Peter Scherrer. 47th st, s s, 391 e 10th av, 27x105. Feb. 18, 5 years, 5%. 19,400

Anderson, John C. to THE ALBANY SAVINGS BANK. Broadway, s e cor Pine st, 22.6x64.3 x22.6x64.6. Feb. 24, 3 years, 4 1/2%. 125,000

Bickmann, John to THE DRY DOCK SAVINGS INST. 18th st, s s, 219 w Av A, 50x92. Feb. 25, due March 1, 1893, 4 1/2%. 25,000

Black, Caroline L. to Stephen Merrihew. 126th st, s s, 135 w Lenox av, 20x99.11. Feb. 25, due March 1, 1895, 4 1/2%. gold, 15,000

Bowly, Isaac McK. to THE CITIZENS' SAVINGS BANK. 99th st, n s, 175 w 3d av. P. M. Feb. 25, 1 year, 5%. gold, 11,500

Same to same. 99th st, n s, 200 w 3d av. P. M. Feb. 25, 1 year, 5%. gold, 11,500

Same to same. 99th st, n s, 225 w 3d av. P. M. Feb. 25, 1 year, 5%. gold, 12,500

Brewster, Elizabeth S., Bayonne, N. J., to Hannah Wool, Bayonne, N. J. Leroy st, No. 19, n s, 25x90. Jan. 14, 5 years. 4,500

Baas, Charles A. to THE SEAMEN'S BANK FOR SAVINGS, New York. Park (4th) av, w s, 80 n 66th st, 20.5x74. Feb. 24, 3 years, 4 1/2%. 12,000

Berls, Charles and Sophie his wife to Caroline F. Hoelzle. 8th av, Nos. 2173 and 2175. P. M. Feb. 18, due Aug. 24, 1892, 5%. 6,000

Bettmann, William to Sarah B. King widow. 131st st, No. 159 W. P. M. Feb. 9, due June 1, 1895, 4 1/2%. 9,000

Buckman, Howard S. and Anna M. to Helen Marvin. 39th st. P. M. Feb. 24, due March 1, 1897. 2,000

Bonsquet, John to Daniel Rummel. 24th st, No. 335, n s, 425 e 2d av, 25x98.9. Feb. 18, due July 1, 1894. 5,000

Baecht, Catharine widow to THE TITLE GUARANTEE AND TRUST CO. 71st st, No. 217, n s, 247.6 e 3d av, 20.8x102.2. Feb. 23, 3 years, 4 1/2%. 4,000

Bedell, Jennie R., Los Angeles, Cal., to Jane wife of Otis T. Bedell, Cairo, N. Y. 10th st, s s, 41 e 2d av, 22x26.7. Feb. 15, installs, 5% 2,500

Coyle, Patrick J. to Peter Doelger. 19th st, No 231 W. Store lease. Feb. 20, demand. 575

Creet, Frederick to Beadleston & Woerz, a corporation. Amsterdam av, No. 185. Store lease. Feb. 20, demand. 1,200

Christensen, Rasmus and Hilda his wife to George Muller. 88th st. P. M. Feb. 20, due March 1, 1902. 7,375

Consolidated Telegraph and Electrical Subway Co. to THE MERCANTILE TRUST Co trustee. All rights, privileges, franchises, subways, &c. 2d mort. Secures bonds. Jan. 2, 117,000

Same to THE ATLANTIC TRUST Co trustee. All rights, privileges and franchises, subways, &c. Supplemental to first mortgage. Secures bonds. Jan. 2. 138,000

Coufall, Joseph and Josefa his wife to Vincent Petrik. 1st av, w s, 127.8 n 73d st, 25.6x100. Feb. 18, 2 years, 5%. 1,000

Cutler, Charles F. and William H. Woolverton trustees to The Consolidated Telegraph and Electrical Subway Co. Consent of stockholders to mortgage to THE ATLANTIC TRUST Co. trustee for 138,000

Same to same. Consent of stockholders to mortgage to THE MERCANTILE TRUST Co. trustee for 117,000

Same to same. Consent of stockholders to supplemental mortgage to THE ATLANTIC TRUST Co. trustee for 138,000

Same to same. Consent of stockholders to mortgage to THE MERCANTILE TRUST Co. trustee for 117,000

Coit, Tracy and Robert A. mortgagors with George R. Fearing and ano. trustees Charlotte T. Taylor mortgagees. Extension of mort. at reduced interest. Jan. 20. nom

Catholic Club of the City of New York to Ebenezer K. Wright trustee. 59th st, s s, 225 w 6th av, 75x110.10. Secures bonds Nov. 1, 1890, 4 1/2%. 75,000

Clark, George C., James J. Higginson and Charles C. Beaman to Rosalie, Helen C. and Virginia Butler. 44th st. P. M. Feb. 25, 3 years, 4 1/2%. 30,000

Cohen, Simon to Angelo L. Myers et al. trustees Lawrence Myers dec'd. 2d av, No. 2134, e s, 25.8 s 110th st, 25x75. Feb. 23, due Feb. 15, 1897, 5%. 10,000

Cohen, George J. and Samuel Blumenthal to George E. Hyatt. 84th st, s s, 350 w 9th av, 50x102.2. Feb. 25, demand. 4,500

Diska, Bridget to THE MURRAY HILL BANK. Lexington av, No. 496, s w cor 47th st, 16.11x 90. Feb. 20, due Sept. 1, 1892. 2,000

Dyett, Margaret P. to Mortimer, Mary E. and Ann A. Smith. 42d st, n s, 160.6 e 9th av, 19.9 x100.5. Feb. 25, 3 years, 5%. 15,000

Duffy, James to THE MURRAY HILL BANK. Oak st, n s, 11.2 e New Chambers st, 26.2x100.2 x 25.3x100.5; Oak st, n s, 37.4 e New Chambers st, 23.10x100.2x—x—. Sub. to mort. \$57,000. Feb. 1, 6 months. 10,000

Duke, John and Adzilla H. his wife, Brooklyn, to John Brown. 105th st, s s, 142.10 e 9th av, 21.6x100.11. Jan. 8, 1892, due Sept. 1, 1892. 375

Emmens, Charles to Edwin Corning and ano. exrs. and trustees John R. Ludlow. 8th av, e s, 36 s Horatio st, runs southeast 40 x north 0.4 x southeast 20.9 x south 6.7 x west 23 x northwest 46.7 to av, x north 19. Feb. 5, 3 years, 5%. 10,000

Same to Laura Wheeler. 8th av, e s, 74 s Horatio st, runs southeast 46.7 x east 26.5 x south 4.8 x east 4.7 x north 17.6 x west 18 x northwest 46.7 to av, x southwest 19. Feb. 5, due Feb. 19, 1895, 5%. 10,500

Elter, John to Frederic J. Middlebrook, Brooklyn. 5th st, Nos. 209 and 211, n s, 50x97. 1-5 part. Feb. 23, 3 years. 6,000

Embury, Peter A. and Isabella M., Theodore J. Palmer, John C. Cattus, Charles Skinner and John E. Ellison to Palmer & Embury Manufacturing Co. Consent of stockholders to mortgage to James P. Kernochan and John J. Wysong trustees for 57,500

Edelmeyer, John H. and William C. Morgan to Edward Oppenheimer and Isaac Metzger. 71st st. P. M. Feb. 23, due Feb. 25, 1893. 16,750

Egerton, Emmet and Clara C. his wife to Raphael R. Govin. 31st st, n s, 183.4 w 6th av, 20.10x98.9. Feb. 25, due Mar. 1, 1902. 20,000

Frame, James A. to Edward Oppenheimer and Isaac Metzger. 71st st. P. M. Feb. 17, 1 year. 33,900

Grob, Michael J. and John to THE TITLE GUARANTEE AND TRUST Co. Columbus av, n w cor 102d st. P. M. Feb. 16, due March 1, 1895, 4 1/2%. 18,000

Granneman, Henry C. to The F. & M. Schaefer Brewing Co. 9th av, No. 29. Lease. Feb. 1, demand. 2,500

Gahren, Charles to Henry Newman. 95th st, s s, 225 w Central Park West, 4 lots. 4 P. M. mort., each \$10,000. Feb. 25, 2 years, 5%. 4,000

Same to same. 95th st, s s, 325 w Central Park West, 3 lots. 3 P. M. mort., each \$8,333. Feb. 25, 2 years, 5%. 24,999

Gordon, Robert and Joseph to Julia Edgar et al. exrs. and trustees Daniel M. Edgar. Amsterdam av, s e cor 82d st. P. M. Jan. 11, due Jan. 15, 1893, 5%. 58,000

Gillie, James B. to Charles Gabren. 95th st, s s, 225 w Central Park West. P. M. Feb. 25, 2 years, 5%. 2,000

Same to same. 95th st, s s, 300 w Central Park West. P. M. Feb. 25, 2 years, 5%. 4,000

Same to same. 95th st, s s, 375 w Central Park West. P. M. Feb. 25, 2 years, 5%. 4,000

Hagan, Matthew to George E. Hyatt, Brooklyn. 105th st, s s, 142.10 e Columbus av, 21.6 x100.11. Feb. 19, due July 1, 1892. 1,000

Same to Thomas Hagan. Same property. Sub. to mort. \$19,000. Feb. 19, due July 1, 1892. 1,500

Same to John J. and Thomas E. Donnellon, of J. & T. Donnellon. Same property. Sub to mort. \$19,000. Feb. 19, due July 1, 1892. 1,580

Same to Henry H. Lloyd. Same property. Sub. to mort. \$22,080. Feb. 19, due July 1, 1892. 6,000

Hagan, Thomas with George E. Hyatt both mortgagees. Agreement as to priority of mort. made by Matthew Hagan. nom

Hauck, Ferdinand B., Yorkers, N. Y., to THE SEAMEN'S BANK FOR SAVINGS, New York. 83d st, n s, 110 w Central Park West, 20x 102.2. Feb. 19, 3 years, 4 1/2%. 15,000

Hirsch, Henry mortgagor with Philip Weber, Brooklyn, mortgagee. Extension of 2 mort. Feb. 10. nom

Horowitz, Betti to Charles H. Traitteur. 88th st, n s, 175 e 2d av, 25x100.8. Feb. 20, due March 1, 1897, 5%. 12,000

Same to George J. Horn. Same property. Feb. 20, due Jan. 1, 1892, 5%. 2,000

Hansson, Christine wife of Ola to Abraham Steers. 165th st, s s, 250 e Amsterdam av, 50 x70.4x50.6x63.4. Feb. 23, 6 months. 2,000

Hays, Cornelia G. to Francis Spier trustee Robert Wade dec'd. 7th st, No 67, n s, 275 w 1st av, 25x92.6. Feb. 24, 3 years, 5%. 15,000

Haden, Hannah L., Brooklyn, to Mary E. Richards. 39th st, s s, 125 w 10th av, 25x98.9. Feb. 25, due March 1, 1895. 3,000

Immen, Luer to Bernhard Grunhut. 4th av, No. 477, s e cor 32d st, 25x80. Sub. to mort. \$30,000. Feb. 24, 2 years. 5,000

Jaeger, Peter to Michael Conlon and Terrence Gannan. 84th st, No. 446 E. P. M. Feb. 25, due March 1, 1893, 5%. 3,000

Johnston, Elizabeth wife of and Richard E. to Morris Steinhardt. 118th st. P. M. Jan. 14, due Aug. 1, 1892. 33,660

Same to same. Same property. P. M. and building loan. Jan. 14, due Aug. 1, 1892, 40,000

Jordan, William G. to James J. Quinn. 44th st, Nos. 437 and 439, n s, 300 e 10th av, 40x 100.11. Sub. to mort. Feb. 13, demand. 500

Kilpatrick, Thomas to Augustus F. Holly. 92d st, s s, 125 e Columbus av, 19.4x100.8. Feb. 24, 3 years, 4%. 16,000

Kilpatrick, Thomas to Mary M. Stewart widow. 92d st, s s, 144.4 e Columbus av, 80.4 x100.8. Feb. 18, 1 year. 7,500

Kouwenhoven, Eve A. mortgagee with Leopold Brand mortgagor. Extension of mort. at 5%. Feb. 24. nom

Klein, Benedict A. to Jane T. Kempton. Broome st, No. 219, s s, 75 e Essex st, 25x100. Feb. 19, due May 1, 1897, 5%. 24,000

Klein, Benedict A. to Frederic J. Middlebrook, Brooklyn. Chrystie st, No. 217. P. M. Feb. 23, 1 year, 5%. 10,000

Kohler, Elizabeth to THE TITLE GUARANTEE AND TRUST Co. 14th st, n s, 235 e 3d av, 28.6x103.3. Feb. 19, due Feb. 20, 1895, 4 1/2%. 15,000

Kaldenberg, Frederick J., Tarrytown, N. Y., to Sanford H. Steele, Brooklyn. 33d st, n s, 168 e 3d av, 155x99.6. Feb. 20. 43,150

Lennon, William F. to Frederic J. Middlebrook. 84th st, s s, 587.9 w 3d av, 25.7x102.2. Feb. 19, 1 year, 5%. 9,000

Levy, Hermann to Irene B. Braman, Brooklyn. Forsyth st, No. 51, w s, 100 s Hester st, 25x 100.3. Feb. 24, 5 years, 5%. 26,000

Littlefield, John G. to William M. Kingsland, Mt. Pleasant, N. Y. 27th st, n s, 200 w 10th av, 25x98.9. Feb. 23, due Jan. 3, 1895, 5%. 1,000

Levett, Alexander to Ambrose K. Ely, Mary J. Walker and Emily A. Watson exrs. Grand st, n s, 122.8 e Varick st, 60x83 to alley, x72x72. Feb. 19, 5 years, 5%. gold. 70,000

Ludlam, Gertrude D. mortgagor with Nellie A. Crossman widow. Extension of mort. Feb. 10. nom

Modersohn, Ernst to Bernheimer & Schmid. 8th av, No. 2150. Saloon lease. Feb. 18, note, demand. 3,000

Myers, Lewis to Marcus Brown. Rivington st, s w cor Ludlow st, 25x100. Sub. to mort. \$32,000. Feb. 18, 1 year. 7,000

Mathews, William J., Yorkers, N. Y., to Hans Becker. 88th st, n e cor Madison av, 36.8x 100.8. Feb. 20, 3 months, note. 1,570

Mickle, George B., Flushing, L. I., to Georgea H. Libby. Water st, No. 111, n w s, abt 82.7 s w Wall st, 21x39.10x20.6x40. 1/2 part. Feb. 19, due Feb. 20, 1893. 3,000

Minisman, Michael and Augusta to Edward Connaughton. Madison st. P. M. Feb. 24, 10 years, 5%. 8,000

Murphy, Eliza A. wife of Nicholas to John Dollard trustee for Patrick Murphy and others. Stone st, No. 6, s s, 25x78x24x78. Feb. 24, 1 year, 5%. 2,081

McCormick, Michael and Henry Madden to THE WASHINGTON LIFE INS. Co. 26th st, Nos. 334 and 336, s s, 125 w 1st av, 2 lots, each 25x98.9. 2 mort., each \$21,000. Feb. 18, due June 1, 1895, 5%. 42,000

Same to Charles Wilson. Same property. 2 mort., each \$4,000. Sub. to mort. \$42,000. Feb. 24, 1 year. 8,000

Same to The Bradley & Currier Co. (Lim.) same property. Sub. to mort. \$50,000. Feb. 24, 1 month. 5,288

Same to Margaret T. Nally. Same property.

Sub. to mort. \$55,288. Feb. 24, notes, 6 months. 1,000

Mensburger, Bernard to Henry Bader. 3d st, No. 60 E. Feb. 24, 2 years, 4 1/2%. See Conveys. 7,000

Manchester, George N., Brunswick, N. Y., and William N. Philbrick to THE NEW YORK LIFE INS. AND TRUST Co. 116th st, n s, 34.6 w 5th av, 3 lots. 3 P. M. mort., each \$20,000. Feb. 23, 3 years, 5%. See Conveys. 60,000

Norris, John G. to Meyer L. Sire. Hester st, No. 182, s w cor Mulberry st, 25x57.3. Feb. 18, installs, 5%. 5,300

Same to William Hartfield and Abraham Nelson. Same property. P. M. Feb. 18, 1 year, 5%. 5,000

Nunn, Thomas to William E. Nunn. 130th st, s s, 305 e Bloomingdale road, —x90x25x80. Feb. 18, 5 years. 2,500

Oberle, Joseph A. to George Ebrat. West st, No. 127. Lease. Feb. 20, demand. 3,000

O'Brien, Margaret L. to Patrick Brady. 1st av, s e cor 115th st, 150.10x95. Feb. 18, demand. 9,113

Oakenfall, Elizabeth formerly Reid to Theresa Rothschild. Monroe st, s s, abt 250 e Catharine st, 25x60.8. Leasehold. Feb. 23, 2 years 2,000

O'Gorman, Richard, Jr., to William H. Willis referee. Boulevard, s e cor 149th st. P. M. June 8, 1891, 5 years, 5%. 6,790

O'Shaughnessy, John W. to Bowie Dash. Manhattan av, s e cor 117th st, 100.11x70. 1/2 part. Jan. 28, notes. 2,000

Palmer & Embury Mfg. Co. to James P. Kernochan and John J. Wysong as trustees. Gouverneur slip, s e cor Water st, 70x150. Feb. 11, 3 years, 5%. See Conveys. 57,500

Power, Lorenzo to Serena Wronkow. 53d st, No. 157 W. P. M. Feb. 24, 3 years, 5%. 4,000

Priel, Edward to THE GANSEVOORT BANK. 16th st, No. 245, n s, 263.11 e 8th av, 19x92. Feb. 19, note. 12,000

Rankin, John to Caroline L. Macy. 64th st, s s, 470 w Central Park West. P. M. Feb. 18, 5 years, 5%. gold, 25,000

Same to William Strange and ano. exrs. Augusta E. Reese. 64th st, s s, 440 w Central Park West. P. M. Feb. 18, 5 years, 5%. gold, 25,000

Riddell, Henry W. to George E. Ward. 43d st, s s, 500 w 6th av, 25x100.5. Feb. 12, 3 years. 500

Rodenstein, Louis A. to Cornelia A. Kneeland. Hamilton pl, e s, 56.11 s 142d st. P. M. Feb. 19, demand, 5%. 6,500

Same to same. Hamilton pl, e s, 89.6 s 142d st. P. M. Feb. 19, 3 years, 5%. 7,000

Same to Cornelia A. Kneeland extr. Furman L. Kneeland. Hamilton pl, e s, 73.1 s 142d st. P. M. Feb. 19, 3 years, 5%. 7,000

Rosenthal, Sarah wife of Jacob to Alanson H. Scudder. Bleecker st, No. 296. P. M. Feb. 23, 5 years or installs, 5%. 16,000

Rowan, Joseph J. and Thomas J. Collins to The F. & M. Schaefer Brewing Co. Park row, No. 223. Lease. Feb. 3, demand. 500

Rowell, John T. to THE TITLE GUARANTEE AND TRUST Co. 2d av, n w cor 76th st. P. M. Jan. 26, due Feb. 23, 1895, 4 1/2%. 13,000

Same to Andrew Siessenbyttle, College Point, L. I. Same property. P. M. Sub. to last mort. Jan. 26, due Feb. 23, 1895, 5%. 7,000

Rush, Peter to THE DRY DOCK SAVINGS INST. 53d st, n s, 90 e Park av, 25x100.5. Feb. 23, due March 1, 1893, 4 1/2%. 11,000

Same to same. 53d st, n s, 115 e Park av, 25x 100.5. Feb. 23, due March 1, 1893, 4 1/2%. 11,000

Riester, Martin to Kunigunda Oswald. 47th st. P. M. Feb. 24, installs, 5%. 1,500

Riley, Mary wife of and James to Charles Rosenberg. 44th st, n s, 175 w 9th av, 25x100.4. Feb. 24, 5 years. 2,000

Ronan, Thomas to Caroline Mark. 13th st, No. 517, n s, 220.11 e Av A, 24.11x103.3. Feb. 23, 5 years, 5%. 14,000

Ryan, Mary, L. I. City, to THE EMIGRANT INDUST. SAVINGS BANK. Washington st, No. 706, w s, 41 n Perry st, 23x88x24x82.3, with right to alleyway. Feb. 24, 1 year, 4 1/2%. 7,000

Rubi, Franz to Louis Frankenthaler. 2d st, No. 221. Sub. to mort. \$15,000. Feb. 25, due Jan. 1, 1896, 5%. See Conveys. 4,700

Scott, Lizzie wife of and John B. to THE WASHINGTON LIFE INS. Co. Madison av, e s, 73.11 n 103d st, 27x70. Feb. 24, due June 1, 1897, 5%. 17,500

Same to same. Madison av, e s, 46.11 n 103d st, 27x70. Feb. 24, due June 1, 1897, 5%. 17,500

Scott, Lizzie wife of and John S. to William H. Caswell admr. Anna Caswell. Madison av, n e cor 103d st, 25.11x70. Feb. 23, 3 years, 5%. 25,000

Scott, John S. to William C. Renwick et al. trustees William R. Renwick dec'd. 113th st, n w cor Park av, 25x100.11. Feb. 25, 3 years, 5%. gold, 25,000

Schlang, Charles to James A., Sarah A., Mary B. and Dyckman Waldron. Bowersy, No. 358. P. M. Feb. 15, 1 year, 5%. 5,000

Shlanowsky, Bernard to Francis Bauman, Brooklyn. 119th st, No. 11 W. P. M. Feb. 23, 5 years, 4 1/2%. gold, 4,000

Sperb, William, Jr., to Lambert Suydam. 6th av, s w cor 57th st. P. M. Feb. 25, due March 1, 1894, 5%. 42,500

Smith, Frank L. to Mornay Williams trustee of Rosina B. Palmer. 821 st. P. M. Feb. 25, due Dec. 31, 1894, 5%. 15,000

Smith, Frank L. to THE UNITED STATES LIFE INS. Co., New York. 96th st, s s, 240 e Columbus av, 3 lots. 3 P. M. mort., each \$20,000. Feb. 11, due Feb. 24, 1895, 5%. 60,000

Smith, Frank L. to Jessie R. Tremeneere. West End av, w s, 22.8 s 87th st, 19x100. Feb. 23, due March 1, 1895, 5 % 23,000

Smith, Frank L. to John A. Stewart et al. trustees of THE LIVERPOOL AND LONDON AND GLOBE INS. Co. in New York. West End av, w s, 80.8 s 87th st. P. M. Feb. 19 5 years, 4 1/2 % gold, 20,000

Same to same. West End av, s w cor 87th st. P. M. Feb. 19, 5 years, 4 1/2 % gold, 32,500

Same to Gregorio de Quesado. West End av, w s, 41.8 s 87th st. P. M. Feb. 19, 3 years, 5 % 23,000

Smith, James M. to THE UNITED STATES LIFE INS. Co., New York. 56th st, No. 71, n s, 140 w 4th av, 22.6x100.5. Feb. 3, due Feb 1, 1897, 5 % 30,000

Smyth, Alexander to Mary A. McCurdy. 89th st. P. M. Feb. 20, 2 years, 5 % 50,000

Stuyvesant, Robert to Mary I. Parsons, Rye, N. Y. 10th st, No. 216, s s, 250 e 2d av, 25x 92.3. Sub. to mort. \$5,000. Dec. 24, 1 year, 5 % 5,000

Schuber, Christoph A. to George Ebrat. 1st av, No. 1067. Storelease. Feb. 23, demand, 3,000

Simonson, William H. and The Buffalo Door & Sash Co. with Paulina C. Riell all mortgagees. Agreement as to priority of mortgages made by Patrick H. McManus. Feb. 20. nom

Solomon, Marx to Harriet F. Howe and ano. trustees John W. Howe. Henry st. P. M. Feb. 23, 5 years. gold, 9,000

Sussman, Benjamin and David to Edward B. Underhill, Bay Shore, L. I. 74th st. P. M. Feb. 18, installs, 5 % 14,500

Schroeder, Edward G. to Bernheimer & Schmid. 2d av, No. 1084, n e cor 57th st. Saloon lease. Feb. 18, note, demand. 4,000

Teller, Louise R. to The Safety Co-operative Building Loan and Savings Assoc. 119th st, n s, 137.5 w 5th av. P. M. Feb. 16, installs. 5,500

Tilden, Lillian E. F. to Frederick Stewart. London, Eng. All interest as widow of Milano C. Tilden in estate of William Tilden. Feb 9. Secures advance of £300 and bonus to extent of £900 4,900

Thedford, Thomas to George Leask exr. Norman Peck. 9th av, n w cor 27th st, runs north 98 x west 64 x north 0.9 x west 36 x south 98.9 x east 100. Feb. 18, 1 year, 5 % 13,000

Tietjen, Charles to William Austin. 122d st, s s, 100 e 1st av, 88x100.11. Lease. P. M. Oct. 14, 1891, installs. 4,000

Townsend, S. De Lancey to Francis M. Jencks. 82d st. P. M. Sub. to mort. \$15,000. Feb. 25, due Dec 31, 1894, 5 % 3,000

Same to Charles F. Hoffman. Same property. P. M. Sub. to mort. \$18,000. Feb. 25, due Jan. 1, 1895, 5 % 2,000

Toop, George H. and William H. Simonson trustees with The Buffalo Door and Sash Co. mortgagees. Agreement as to priority of mortgages, made by The Buffalo Door and Sash Co. Dec. 1. nom

UNITED STATES TRUST Co. mortgagee with The Gramercy Co. mortgagor. Extension of reduced mort. Feb. 18. nom

Van Saun, Susanna wife of and John A. to THE TITLE GUARANTEE AND TRUST Co. 46th st, No. 212, s s, 178 w Broadway, 19x100.5. Feb. 24, 3 years, 5 % 15,000

Vail, Nina Van R. and Susan C. Van Rensselaer individ. and with John McL. Nash exrs., &c., Cornelia J. Van Rensselaer to THE INST. FOR THE SAVINGS OF MERCHANTS' CLERKS. South st, Nos. 88 and 89; Burling slip, No. 37. Feb. 13, 5 years, 4 1/2 % See Conveys. 41,000

Vogel, Heyman to Henry A. Barling et al. trustees Edward M. Robinson dec'd. 80th st, s s, 180 e Madison av, 19x102.2. Feb. 18, due Feb. 19, 1895, 4 1/2 % 20,000

Vaughan, Sarah A. widow, William V. and Edward B., Brooklyn, to Elizabeth A. Hallock. West Washington pl, s s, 65 w Macdougall st, 21x55. Feb. 24, 1 year, 5 % 2,100

Willard, John C., to Woodbury G. Langdon. Washington st. Feb. 23, due May 21, 1894. See Recorded Leases. 1,000

Weismann, Augustus W. and Fannie C. his wife to Rosa R. Martin. 74th st, n s, 266.8 w 3d av, 16.11x102.2. Feb. 10, due Nov. 1, 1894, 5 % gold, 1,000

Whiffen, Thomas B., Mt. Vernon, N. Y., to De Witt C. Haskin. 87th st, n s, 100 w 3d av, 25x100.8. Assigns rents. Feb. 19, 30 years, monthly installs of \$150. 6,000

Wallace, James to Alfred Roe and ano. trustees John I. Palmer. Monroe st, s e cor Scamell st, 96.6x113x95x107. Of Monroe st front 83 ft. derived from tax sale. Lease. Feb. 24, 3 years. 12,000

Walter, Antony to John L. Cadwalader and ano. trustees under settlements by Mary C. Jones. 115th st. P. M. Feb. 18, 3 years, 5 % 9,000

Woehr, Friedrich to THE EMIGRANT INDUSTRY SAVINGS BANK. Elm st, No. 166, w s, 175.5 n Grand st, 25x100.3. Feb. 20, 1 year, 4 1/2 % 25,000

Waite, William and New York Wall Paper Co. both lienors with Buffalo Door and Sash Co. mortgagee. Agreement that lien of mechanics' liens shall be subordinate to mortgage made by Patrick H. McManus. Dec. 1, 1891. nom

Waters, Michael to THE EMIGRANT INDUSTRY SAVINGS BANK. Mott st, No. 68, e s, 175.1 s Canal st, 25x94. Feb. 23, 1 year, 4 1/2 % 12,000

Weil, Gertie to THE TITLE GUARANTEE AND TRUST Co. 71st st, No. 65, n s, 535.6 w Central Park West, 18x102.2. Feb. 20, due Feb. 23, 1895, 4 % 12,000

Wilmore, James A. to Louis Grunhut. 24th st. P. M. Feb. 20, due July 1, 1894. 2,000

Wirth, Louis to William Picken. 90th st, s s, 80 e Madison av, 33 4x100.8. Feb. 24, due March 15, 1892. 15,000

Williams, James to The F. & M. Schaefer Brewing Co. Park (4th) av, No. 2297; Park (4th) av, No. 2295; 125th st, No. 100 E. Lease. Feb. 5, demand. 5,000

23d and 24th WARDS.

Babcock, George E. and Ellen L. his wife to Joseph Messerschmitt. 151st st, s s, 350 w Courtlandt av, 25x118.6. Feb. 19, due July 2, 1893. 300

Byrne, John J. to The Northern Building, Savings and Loan Assoc. Highbridge av, s e s, 220 n e Devoe st, 25x125. July 18, 1891, installs. 3,500

Davenport, James P. to Frederick B. Keppy, Brooklyn. Lane running from Albany Post road to Hudson River R. R. Station at Riverdale, centre line, adj lands of Mrs. Petralio, runs northeast 290 to land of Mrs. Samler, x east 400 x south to middle of said lane, x west to beginning, contains 3 acres. Feb. 24, 3 years, 5 % 7,000

Eichler, Nicholas to Henry D. Clark, Brooklyn. Inwood av. P. M. Feb. 16, 2 years. 275

Fernschild, William to THE EMIGRANT INDUSTRY SAVINGS BANK. Bathgate av, w s, 270 s 175th st, runs west 120 x south 41 x east 14.6 x south 9 x east 7.6 x north 22 x east 98 to av, x north 28. Jan. 11, 1 year, 4 1/2 % 3,500

Same to same Bathgate av, w s, 298 s 175th st, 22x98. Jan. 11, 1 year, 4 1/2 % 2,500

Gaisberg, Frederick to Theodor Ebeling. 145th st. P. M. Feb. 24, due Feb. 25, 1895, 5 % 750

Ittner, Ernestine widow to THE BOWERY SAVINGS BANK. Morris st, n w cor Myrtle av, 24th Ward, runs north along av 206 x west 150 x north 354.1 to s s Quarry road, x west 92 to centre of Mill Brook, x southwest 183.6 to e s Webster av, x south 425.3 to n s Morris st, x east 311.11 to beginning. Feb. 19, 1 year, 5 % 35,000

Jones, Leonora C. to John Bussing, Jr. Rockfield st, s s, 541.4 e Anthony av or Marion av, 25x100. Feb. 23, installs. 1,600

Jackson, Sarah to THE BOWERY SAVINGS BANK. Cottage pl. P. M. Feb. 25, 1 year, 5 % 5,000

Knabe, Diederich to Robert Boyd. Tinton av, n e cor Kelly or 152d st, 25x100. Feb. 16, 1 year, 5 % 650

Loeffler, Anton to Mary and Cecilia Walsh. Willis av, e s, 31.10 s 148th st, 4.4x52.4 to Bergen av, x 8.5x62.8. Feb. 23, 5 years, 5 % 5,000

McCready, Ann to Maier Berliner. Opdyke av, n e cor 2d st, 100x100. Feb. 23, 3 years, 5 % 1,400

McManus, Mary wife of and Patrick H. to Buffalo Door and Sash Co. Willis av, s e cor 138th st, 100x74.4. Sub. to mort. \$8,054. Dec. 1, 1891, due Feb. 20, 1893. 1,200

Metzler, John H. to Ernest McNeill. Elm av, s w s, lots 16 and 17 map of South Belmont, 100x100. Feb. 19, 3 years. 2,200

Oakley, Edward J. to Juliana Bogert, Hoboken, N. J. Kemble st, 24th Ward. P. M. Feb. 8, due Feb. 23, 1895. 800

Sullivan, Katherine to Margaret E. Dodin, Mendham, N. J. Washington av. P. M. Feb. 23, 5 years or installs. 5 % 2,500

Van Demark, Sophia A. wife of John W. to Mary E. Andrews. Berry st, n s, 100 w Anthony av, 50x90. Feb. 23, due Jan. 1, 1895. gold, 6,000

Same to James C. De La Mare. Same property. also 2d av, e s, 80 n 118th st, 20.11x80. Feb. 23, 6 months. 1,000

Wells, J. Leland to George H. Purser et al. exrs. George H. Purser. Washington av. P. M. Feb. 15, due Feb. 23, 1895, 5 % 4,000

Yoran, Frank to Robert Boyd. Tinton av, e s, 181.11 n Kelly or 152d st. P. M. Feb. 23, 3 years, 5 % 560

Same to same. Tinton av, e s, 221.11 n Kelly or 152d st. P. M. Feb. 23, 3 years, 5 % 560

Same to same. Tinton av, e s, 261.11 n Kelly or 152d st. P. M. Feb. 23, 3 years, 5 % 280

Zabriskie, Nelson to Josiah A. Hyland. 168th st, n s, 145.2 w Franklin av, also 110.5 e Fulton av, present line, 19.4x100. Feb. 18, 1 year. 1,300

KINGS COUNTY.

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

Ahrens, Nicholas O. to George E. Kitching. Tompkins av, n e cor Quincy st, 23x75. Feb. 24, 5 years, 5 % \$5,000

Albert, Emily M. to Peter N. Davenport, Town Treasurer. Hempstead, L. I. Duffield st, e s, 293.4 s Willoughby st, 21.8x100.3. Feb. 23, 1 year, 5 % 3,500

Allen, Joseph to Alexander Andrews. Bond st, s e cor Sackett st, 20x75. Feb. 23, 5 years. 20

Barber, Letitia wife of William H. to Harmanus B. Hubbard exr. and trustee Peter Wyckoff. 2d av, s w cor 57th st, 20x100. Feb. 18, 3 years. 4,000

Same to Caroline A. Rushmore. 2d av, w s, 20 s 57th st, 20.2x100. Feb. 18, due July 1, 1892. 500

Bardon, Bernard to Harriet R. Hurd. Berriman st, w s, 215 s Wortman av, runs south 45.10 to Old Mill road, x west 165.9 x north 21.11 x east 165. Feb. 24, 3 years. 1,500

Barra, Antonio to James J., John F. and Esther G. Frost, Annie Lee widow, Margaret wife

of John Farrell, Mary E. wife of John A. Behr. Hudson av. P. M. Feb. 24, 5 years, 5 % 2,000

Barrett, John and Bridget his wife to The Teachers' Building and Loan Assoc. of New York City. Christopher av, w s, 250 s Sutter av, 8 lots, each 18.8x100. 8 morts, each \$2,040. Feb. 12, installs. 16,320

Same to same. Christopher av, w s, 100 s Sutter av, 25x100. Feb. 12, installs. 16,320

Barton, Mary J. wife of Charles A. to Susan W. Talmage. Madison st, n s, 290 e Tompkins av, 20x100. Feb. 23, 3 years, 5 % 5,500

Same to James, Jr. and John Enright exrs. Same property. Feb. 23, due March 1, 1893. 1,700

Baxter, Joseph H. to Mary J. Sproule trustee James Sproule. Lincoln pl, s s, 266.8 e 6th av, 20.10x100. Feb. 20, due March 1, 1895, 5 % 4,000

Bergen, Zacheus to Charles M. Marsh, Morris Plains, N. J. Butler st. P. M. Feb. 24, 1 year. 750

Bradley, Mary A. wife of and George C. to Timothy Bradley and ano. exrs. Samuel D. Clark. Lorimer st, w s, 245 s Norman av, 15 x100. Feb. 2, due Feb. 1, 1895, 5 % 1,300

Borkman, Sophia A. B. to Mary S. Clark. Throop av, w s, 50 s Hart st, 16.8x100. Feb. 24, 3 years, 5 % 2,000

Borland, Amelia D. to Henry Behrens. 19th st, s w s, 250 w 6th av, 25x100. Feb. 18, 3 years. 3,500

Brandeis, Guilta to William B. Leonard trustee for Kings County Bank. Fulton st, s w s, 147.2 w Hicks st, runs southwest 98.7 to Doughty st, x northwest 49.6 to northeast 33.2 x southwest 3.6 x northeast 3 x southeast 13.6 x northeast 74.9 to Fulton st, x southeast 41.5. Secures credits of mortgagor Leopold Brandeis and Brooklyn Lead Trap and Pipe Works. Dec. 20.

Brennan, John J. to George F. Simpson. Hooper st. P. M. Feb. 17, due Feb. 23, 1893. 2,380

Brennan, Annie to The Kings Co. Savings Inst. Madison st. P. M. Feb. 3, 1 year, 5 % 3,500

Brevogel, John to Joseph P. Durfee. 5th av, w s, 75 s Warren st, 25x93.4. Feb. 19, 1 year. 500

Brooklyn Baptist Church Extension Society to The Brooklyn Savings Bank. 8th av, n w cor 16th st, 152.9x56.3x154x59.9. Feb. 10, 1 year, 5 % 15,000

Brower, George W. to John M. King, East Chatam, N. Y. South 4th st. P. M. Feb. 9, 3 years, 5 % 2,000

Caemmerer, Amelia widow to The Brooklyn Savings Bank. Hanson pl, n s, 79 e Ashland pl, 20x85. Feb. 13, 1 year, 5 % 2,000

Carpenter, James O. to William H. Lyon. St. Marks av, n s, 100 w Brooklyn av, 175x250.7 to Bergen st; Herkimer st, n w cor Nostrand av, 60x97. Feb. 17, 1 year. 12,000

Same to Alfred C. Barnes et al. exrs. Alfred S. Barnes. Bergen st. P. M. Feb. 15, due March 3, 1894, 5 % 45,000

Caulfield, John to John Andrews. Nelson st. P. M. Feb. 16, 3 years, 5 % 4,000

Same to John B. Pine trustee George W. Robins. Henry st, w s, 75.6 s Nelson st, 24.6x95.6. Jan. 27, due Jan. 1, 1895, 5 % 6,000

Christmas, Ada A. to The Homestead Co-operative Building and Loan Assoc. Lexington av, s s, 330 e Patchen av, 20x100. Feb. 20, installs. 2,160

Christensen, Morton P. to George C. Tappen, Gravesend, L. I. 17th st, s s, 339 e 7th av, 16x100.2. Feb. 24, due March 1, 1895, 5 % 2,000

Cole, Samuel to Henry Sturz. Gates av, n s, 372.4 e Sumner av, runs west 18.1 x north 100 x east 14.8 x south 18 x east 3.5 x south 82; Gates av, n s, 426.8 e Sumner av, 18.4x82; Gates av, n s, 372.4 e Sumner av, 36x82; Gates av, n s, 408.4 e Sumner av, 18.4x82. Feb. 19, 2 years. 2,000

Conrad, William to The Williamsburgh Savings Bank. Withers st, n s, 175 e Leonard st. 50x100. Feb. 17, 1 year, 5 % 1,000

Conway, William J. to Martense B. Story trustee Isaac Orr. Union st, n s, 217 w 5th av, 50x95. Feb. 19, due April 1, 1892. 10,000

Same to Millie B. de Wint. Grand av, s w cor St. Marks av, 26x90; Union st, n s, 217 w 5th av, 50x95. Sub. to mort. \$24,000. Feb. 19, due May 1, 1892. 2,000

Cotes, M. Theresa to The German-American Real Estate Title Guarantee Co. Howard av, e s, 217.8 s Herkimer st. P. M. Feb. 1, due Feb. 17, 1895, 5 % 2,000

Same to same. Howard av, e s, 167 s Herkimer st. P. M. Feb. 1, due Feb. 17, 1895, 5 % 2,000

Same to same. Howard av, e s, 234.6 s Herkimer st. P. M. Feb. 1, due Feb. 17, 1895, 5 % 2,000

Same to same. Howard av, e s, 251.4 s Herkimer st. Feb. 1, due Feb. 17, 1895, 5 % 2,000

Craig, George A. to George Burns and Michael McGrath, of The Brooklyn Slate Mantel Co. Halsey st, s e s, 262 n e Central av, 18x100. Sub. to mort. \$22,800. Feb. 23, 2 months. 579

Cunningham, Thomas to Charles W. Cooper. Withers st, s s, 250 w Kingsland av, 25x100. P. M. Dec. 29, due Dec. 30, 1897, 5 % 800

Danby, Mary F. widow to Mary Latimer. Flushing av, s s, 26 e Ryerson st, 100.5x76.7x 104.3x82.6. Feb. 18, 1 year. 5,500

Davis, Wesley G. to Robert P. Lee. 7th st, n s, 114.6 e 5th av, 16.8x100. Feb. 18, due Nov. 15, 1895. gold, 600

De Wint, Millie B. with Martense B. Story trustee Isaac Orr both mortgagees. Agreement as to priority of mortgages, made by William J. Conway. Feb. 19. nom

Darling, Angeline E. to The Franklin Trust Co. Myrtle av, n s, 21 w Bridge st, runs north 75 x east 21 to Bridge st, x north 91 x west 107.6 x south 50.9 x southwest 50.4 x south 10 x east 66 x south 75 to av, x east 61. Feb. 13, 1 year, 4 1/2 % 70,000

Debn, Henry to Ferdinand Holst, Winona, Minn. 3d av, e s, 25 n 10th st, 25x100. Feb. 11, due Jan. 1, 1902, 5 % 3,500

Dempsey, Michael and Catharine his wife to Nora Roche, Asbland pl. P. M. Feb. 18, 6 months, 5 % 700

Dengler, Thomas and Barbara his wife to Carolina Rohrig, Melrose st. P. M. Feb. 23, due March 1, 1897, 5 % 1,200

Doody, Daniel to Asa W. Parker, New Hamburg, N. Y. 5th av, w s, 100 s 16th st, 47.6x -x43.8x180. Feb. 11, due Nov. 1, 1892, 10,000

Dowley, Michael to Virginia A. Kleine, Cornelia st, s e s, 227.10 n e Central av, 288x100. Feb. 20, demand, 40,000

Same to same. Central av, east cor Cornelia st, 100x84; Hamburg av, south cor Cornelia st, 100x372.2. Sub. to mort. \$40,000. Feb. 20, demand, 15,000

Same to same. Cornelia st, s e s, 209.10 n e Central av, 18x100. Feb. 20, demand. (Discharged of record.) 2,500

Dowley, Michael to The Glen Cove Mutual Ins. Co. Cornelia st, s s, 209.10 e Central av, 18x100. Feb. 20, 3 years, 5 % 2,500

Dowling, William L. to William A. Mercien trustee. 2d st, n s, 130.9 w 7th av, 20x100. Nov. 1, 1 year, 5 % 5,000

Dunbar, John to The Brooklyn Savings Bank. Eastern Parkway, n s, 100 e Hendrix st, 25x100. Feb. 20, 1 year, 5 % 1,000

Dunn, Lawrence to Salim Ehas. Blake av, s s, 75 w Bennett av, 25x100. Feb. 8, 1 year, 300

Ebel, William C. A. mortgagor with Federal Co-operative Building and Loan Assoc. Agreement modifying terms of reduced mortgage on 17th st, s s, 56.3 w 7th av, 18.9x100. Jan. 1, installs, 1,750

Ebel, John H. N. mortgagor with The Federal Co-operative Building and Loan Assoc. Agreement modifying terms of reduced mort. on No. 386 17th st. Jan. 1, installs, 1,000

Eberhardt, Jacob mortgagor with Charles G. Hoyt, Ithica, N. Y., mortgagor. Extension of mort. at 5 % Feb. 17. nom

Ehm, Henry to Elizabeth Hebel. Broadway, s w s, 240.4 n w Ellery st, 25x88x27x98.9. Jan. 30, due Feb. 1, 1893, 4 % 4,400

Eldred, Lottie A. to Jane V. H. Scranton, Rockwell pl. P. M. Feb. 18, 5 years, 5 1/2 % 3,500

Farrar, Alfred to Anna Leinfelder. Rockaway av. P. M. Feb. 20, installs, 200

Feldberg, Jonas to John H. Scheidt. Kingsland av, w s, 317.3 n Nassau av, 19x100. Feb. 19, installs, 5 % 400

Same to Leopold Michel. Kingsland av, w s, 279.3 n Nassau av, 19x100. Feb. 19, installs, 5 % 400

Same to same. Kingsland av, w s, 298.3 n Nassau av, 19x100. Feb. 19, installs, 5 % 400

Same to Frank La Manna and ano. trustess. Kingsland av, w s, 279.3 n Nassau av, 19x100. Feb. 19, due May 1, 1894, 5 % Feb. 19, due May 1, 1894, 5 % 2,000

Same to Louis St. Amant. Kingsland av, w s, 298.3 n Nassau av, 19x100. Feb. 19, due May 1, 1894, 5 % 2,000

Same to same. Kingsland av, w s, 317.3 n Nassau av, 19x100. Feb. 19, due May 1, 1894, 5 % 2,000

Ferguson, Jessie to William H. McKee. Berri-man st, e s, 95 n Stanley av, 20x100. Feb. 23, installs, 340

Fish, Julia B. F. wife of and John D. to Annie Fish. Atlantic av, s s, 85 e Schenectady av, 41.4x100. Jan. 9, 1 year, 5 % 1,500

Fleck, Joseph to Peter Doelger, New York. Leonard st, w s, 75 s Calyer st, 28x100. Feb. 8, 5 years, 5 % 5,000

Same to same. Leonard st, w s, 103 s Calyer st, 22x100. Feb. 8, 5 years, 5 % 3,000

Ford, William S. to Thomas H. Norris. Wiloughby st, n s, 53.10 e Lawrence st, 26.10x100. Jan. 1, 5 years, 5 % 6,500

Freschi, George to Anna M. Ferris, Flatbush, L. I. East 7th st, w s, 144.6 n Ocean Parkway, Flatbush. P. M. Feb. 6, 2 years, 5 % 1,000

Gollin, Moritz and Pauline his wife to Jacob Pomeranz and Sam Stoliarsky. Seigel st, n s, 125 e Ewen st, 25x100. Feb. 5, 1 year, 5 % 1,400

Graham, James to Lawrence Hurlburt. Shepherd av, e s, 160 n Ridgewood av, 60x102.5x60x102.4. Feb. 18, due Feb. 15, 1892, 1,200

Gregory, Andrew J. to Louis C. Muller. Douglass st. P. M. Feb. 23, installs, 1,750

Haley, John to Title Guarantee and Trust Co. 51st st, s s, 100 e 6th av, 20x84.5x abt 20x83.8. Feb. 23, 3 years, 600

Hamilton, Jacob A. to John F. Saddington. Jefferson av. P. M. Feb. 16, due Mar. 1, 1897, 5 % 7,000

Hayes, Charles C. to Phineas O. Davidson. 83d st, n e s, 180 n e 23d av, 60x100, New Utrecht. Feb. 17, due Feb. 1, 1895, 5 % 2,500

Helmken, Louis to Robert J. Whittemore. Calyer st. P. M. Feb. 18, 1 year, 3,750

Hill, George H. and Ellen his wife to Anthony Smyth. 9th st, n s, 207.10 e 6th av, 2Cx80. Feb. 23, due March 1, 1895, 5 % 3,000

Hoerschgen, Frederick W. to Brooklyn Trust Co. 3d av, n e cor 18th st, 50x100. Feb. 18, 1 year, 5 % 6,000

Horn, William to John P. Cranford and David H. Valentine, 45th st. P. M. Feb. 18, 3 years, 5 % 600

Haus, Nikolaus B. to John W. H. Roth and Eleonore his wife. Alabama av, e s, 200 s Broadway, 75x100. Feb. 17, due Nov. 1, 1895. 500

Horspool, John mortgagor with William C. Eye mortgagor. Extension of mort. Feb. 21. nom

Hough, Caroline F. wife of and William E. to Mary A. Sprower. Himrod st. P. M. Feb. 19, due May 1, 1897, 5 % 2,500

Houghland, Margaret E. wife of William to William F. Corwith. Oakland st, w s, 50 n Freeman st, 25x100. Feb. 17, 1 year, 500

How, Celestine W. individ. and extrx. James How to Thomas B. Bowing. New York av, n w cor Union st, runs north 51.3 x northwest 45.8 x west 253 to Old Clove road, x southeast 33.6 to st. x east 251.3; New York av, s w cor Union st, 25.9x100; New York av, w s, 76.9 s Union st, 25.6x100; President st, n s, 100 w New York av, 75x127.9; New York av, s w cor President st, runs west 255.2 x south, crossing Carroll st, Crown st and Montgomery st to w s of New York av, x north, crossing said streets to beginning; New York av, e s, 45 n President st, runs south - x east 18.10 x south to centre Crown st, x east 50 x south - x east 25 x south to centre Montgomery st, x east 50 x south - x east 25 x south to centre Malbone st, x east 25 x south to patent line bet Brooklyn and Flatbush, x west to East New York av, x north, crossing Malbone st, Montgomery st, Crown st, Carroll st and President st to beginning; also, parcel adj, begins at s line of Jeremiah Remsen and also of lands of Jeremiah V. Spader, contains 8 acres, 3 roads and 33 perches. Feb. 1, 2 years, 5,000

Hughes, John R. to Effe V. V. wife of Charles H. Knox. Chauncey st. P. M. Feb. 19, 3 years, gold, 3,750

Hughes, John to Charles M. Earle. Ashford st, w s, 175 s Liberty av, 25x90. Feb. 20, 3 years, 800

Hunt, Sarah A. wife of George W. to George H. Fort. Bay Ridge, L. I. Garfield pl, s s, 275 w 6th av, 150x100. Feb. 20, demand, 650

Irwin, Alferetta L. wife of and William to William E. Kay. Windsor pl. P. M. Feb. 1, installs, 1,300

Jansen, Cornelia to William H. Baker. Vermont av, e s, 115 s of land of Cemetery of the Evergreens, runs east - x southeast - x west to point 140 s land of said cemetery, x north 25. Feb. 15, 3 years, 600

Johnson, Jane E. wife of and Frederick H. to Sarah T. Wetmore. 11th av, centre line, at intersection with centre line of 81st st, runs southeast - x south - x east - x south - x west - x south to land of Ira O. Miller, x west to point 160 n e 11th av, x south to centre 83d st, x northwest 20 to centre 11th av, x northeast - New Utrecht. Feb. 6, 3 years, 5 % 4,740

Kahler, Frederick to Frederick A. Leise. East 2d st, e s, 662.8 n Greenwood av, runs east 100 x north 60.3 to Vanderbilt st, x west 104.3 to East 2d st, x south 30.6, Flatbush. Feb. 17, 3 years, 5 % 1,100

Keck, Meinard to Abby E. Laytin. Greene av. P. M. Feb. 17, 1 year, 5 % 2,000

Kelly, Michael to Jeremiah V. Meserole. Lombardy st, s s, 225 w Morgan av. P. M. Feb. 16, 5 years, 750

Kelsey, Eliza R. to Fannie J. Hale. Stamford, Conn. Macon st, n s, 440 e Nostrand av, 15x100. Feb. 24, 3 years, 5 % 5,000

Knoll, Louisa to Elizabeth Ring widow. Stanhope st, s e s, 174.10 n e Evergreen av, 28x129.11x28x130.7. Feb. 20, 3 years, 5 % 4,000

Kruse, Henry to Julia Wood. Belmont av, s e cor Montauk av. P. M. Feb. 15, 3 years, 3,000

Kruse, Emil A. to Edward J. Kruse. Liberty av, s s, 50 w Adams st, 75x100. Feb. 23, 1 year, 753

Lacken, Mary widow, Edward, Michael, Maggie and Alice to Salena Lublin. Warren st. No. 444, s w s, 50 n w Bond st, 25x75. Feb. 18, 3 years, 750

Langston, Frederick B. to Margaret M. Nichols. Herkimer st, n s, 411 e Nostrand av, 20x100. Feb. 19, due June 1, 1893, 9,500

Lanphear, John A. to Charles H. Eldred. McDonough st, s s, 175.4 e Ralph av, 18.5x100. Feb. 16, 1 year, 800

Lawson, Mary to George A. Simon and ano. trustees for Emma Young and her children. Rochester av, w s, 18 s Herkimer st, 18x74. Feb. 18, 3 years, 5 % 1,600

Lee, Samuel to Jacob M. Bergen et al. exrs. Michael Bergen. 3d av, n s, adj land New York & Sea Beach Railway Co., 50x153x217 x1,318.10, New Utrecht. P. M. Dec. 7, 1889, due Nov. 1, 1892, 5 % 3,000

Lemmi, Maria G. L. and Angelo Conpula or Coupula to Daniel W. Northup. Navy st. P. M. Feb. 10, due Feb. 20, 1895, 900

Liebmann, Anna wife of and Louis to Bernard McCaffrey. Washington st, w s, 144.1 n Johnson st, runs west 63.8 x north 8.2 x east 67.2 to st, x south 16.5. Feb. 18, 5 years, 5 % 7,500

Lihou, Mary A. wife of William to Mary A. Littlewood. Clarkson st, s s, 125 e Main st, 50x200, Flatbush. Feb. 17, 5 years, 400

Linton, Annie L. to Mary A. Packer, Mauch Chunk, Pa. Bath av, s e cor Bay 17th st, runs south 125 x east 96.8 x north 25 x west 52.9 x north 100.4 to av, x west 39.10. Feb. 15, 5 years, 5 % 8,000

Same to same. Bay 17th st, e s, 125 s Bath av, runs south 46 x east 47 x south 9.10 x east 48.10 x north 50 x west 96.8. Feb. 15, 5 years, 5 % 2,000

Leopold, Lewis to Baruch Dinason. Watkins st. P. M. Nov. 16, 3 years, 240

Lipps, Katharine wife of and Jacob Lipps to C. Olivia Sabine. Osborn st, w s, 100 s Liberty av, 25x100. Feb. 17, demand, 125

Lynan, Elizabeth, Margaret A., Emma J. and Charles S. to The Peoples' Trust Co. Fulton st, n w cor Waverly av, 116.11x92.2x75x134.2. Feb. 20, 1 year, 5 % 25,000

Madden, William to The South Brooklyn Savings Inst. Hanson pl, n e cor Asbland pl, 19x90x15.2x90. Feb. 18, 1 year, 4 1/2 % 5,000

Mainzer, William to The Title Guarantee and Trust Co. Bergen st, n s, 53 w Grand av, 22 x north 110 x east 1.7 x south 57.7 x south 57.7. Feb. 20, 1 year, 500

Mathiesen, Carl to Jennie V. Wilbur, Flatbush, L. I. East 3d st, w s, 105.8 s Greenwood av, 43.5x95.4x105.10, Flatbush. Feb. 15, 3 years, 5 % 1,000

Mauer, Barbara and Margaretha Becht to The Roman Catholic Church All Saints on Thornton st. Cook st, n s, 150 e Graham av, 25x100. Feb. 19, due April 1, 1893, 5 % 3,000

Max, Harris to Triennial Benefit League. Osborn st, e s, 50 s Sutter av, 25x100. Feb. 19, 3 years, 3,000

McFarlan, Sarah A. to John F. Saddington. Jefferson av. P. M. Feb. 17, due Feb. 20, 1897, 5 % 11,500

McGriskin, Patrick to Flora L. Davenport. Prospect st, Flatbush. P. M. Nov. 1, 3 years, 5 % 200

McKeever, Stephen W. to Magdalene Hurth. 6th av. P. M. Feb. 15, due March 1, 1895, 5 % 7,000

McKelvey, Jeannette to Mary A. Albertson admrx. James Albertson. 16th st, n s, 289.6 w 7th av, 13.4x100. Feb. 15, due Feb. 1, 1897, 5 % 1,200

McManus, James W. to Francena B. Part-ridge. Rockaway av, w s, 84 s Marion st. P. M. Feb. 17, 2 years, 5 % 2,500

Same to same. Rockaway av, w s, 68 s Marion st. P. M. Feb. 17, installs, 5 % 2,500

McMillan, Eliza wife of and Thomas to George Underhill. Warwick st, w s, 275 s Sutter av, 75x100. Feb. 20, 5 years, 250

McNally, Robert J. to Hattie L. Bisbee, Spring-field, L. I. Cleveland st, e s, 85 s Vienna av, 40x100. Feb. 23, 1 year, 100

McVarish, Daniel J. and Katie L. his wife to Charles J. Patterson. 39th st, n s, 125 w 7th av, 25x100. Feb. 24, 3 years, 600

Mechanic, Barnet to William Livingston and Samuel L. Matthews. Rockaway av. P. M. Feb. 23, installs, 400

Menaban, John to Cornelia F. McCreary. Cornelia st. P. M. Feb. 18, 3 years, 5 % 2,450

Meyer, William F. to John Henni. Bay 13th st, New Utrecht. P. M. Feb. 15, 5 years, 5 % 2,200

Meyer, Herman W. to Orson W. Sheldon. Schaeffer st. P. M. Feb. 1, 1 year, 1,500

Monaghan, Philip to Elizabeth Schlotterer, New York. Eagle st, n s, 350 e Manhattan av, 25x100. Feb. 19, 5 years, 5 % 1,000

Moore, Caroline F. wife of and Frank L. to Caroline E. Ditmars guard. Ferdinand L. Wyckoff. South Oxford st, w s, 14 s Hanson pl, 18x80. Feb. 18, due May 1, 1895, 5 % 6,000

Morrisey, William G. to The Citizens' Co-operative Building and Loan Assoc. Old plank road, s e s, 100 s w Bath av, 28.3x154.7x28.3x154.4. Feb. 1, installs, 5 % 3,750

Mulvihill, Margaret to Henry B. Scholes. Hooper st. P. M. Feb. 23, 1 year, 5 % 8,000

Murphy, Ann to Albert C. and Sarah F. Woodruff exrs. Albert Woodruff. Degraw st. P. M. Feb. 24, 5 years, 400

Nathan, Frieda wife of and Nathan to St. John Wood. Tompkins av, e s, 37.6 s Greene av, 18.9x94. Feb. 19, 3 years, 3,000

Neely, Robert S. to William H. Harris. Pacific st. P. M. Feb. 4, due May 1, 1893, 5 % 2,650

O'Donohue, John B. to Daniel Barnes. Wash-ington av, n e cor Eastern Parkway. P. M. Feb. 17, 3 years, 5 % 10,000

O'Donohue, John B. to Orson D. Munn. Degraw st. P. M. Feb. 23, 3 years, 5 % 2,500

Olsen, Nikolina L. to William E. Aiken. Chester st, w s, 200 s Sackett st, 25x100. Feb. 23, due April 1, 1894, 700

Parmer, Ada wife of and Lewis to Christine Towns. Eastern Parkway, s s, 40 e Watkins st, 25x100. Feb. 18, 3 months, 500

Peloubet, Mary E. wife of Seymour S. to Dore Lyon. Greene av. P. M. Sub. to mort. \$7,000. Feb. 11, installs, 2,000

Peterson, John G. to Lydia Hallock. 60th st, s s, 180 e 12th av, 40x100. Feb. 19, due Feb. 15, 1897, 1,600

Philipper, Charles, Baltimore, Md., to Theodor F. Jackson. Knickerbocker av, Thames st. P. M. Feb. 12, due Feb. 1, 1895, 5 % 2,000

Same to same. Thames st. P. M. Feb. 12, due Feb. 1, 1895, 5 % 1,000

Pitt, John R. to The Title Guarantee and Trust Co. Ralph av, s e cor Macon st, runs scuth 100 x east 44 x north 15 x west 18 x north 85 st, x west 26. Feb. 17, 1 year, 3,000

Same to same. Macon st, s s, 26 e Ralph av, 2 lots, each 18x85. 2 morts. each \$5,000. Feb. 17, 3 years, 5 % 10,000

Same to same. Macon st, s s, 62 e Ralph av, 2 lots, each 18x160. 2 morts. each \$4,000. Feb. 17, 3 years, 5 % 8,000

Porcile, Eugene H. to Charles E. Giblett. 13th av and 57th st, New Utrecht. P. M. Feb. 15, due July 1, 1895, 2,200

Quinn, Patrick to Simon C. Wilson. Christo-pher av. P. M. Dec. 19, installs, 1,200

Ramsdell, David J. to Walter Barnes. 1st st, n s, 28.9 e Whitwell pl, 24.6x75. Feb. 20, 5 years, 5 % 5,000
 Raymond, Annie E. to Bernard Levino. Macon st, n s, 490 e Ralph av, 90x100. Feb. 13, demand. 1,000
 Reardon, Jane R. to Valentin Mazzini and Margaretha his wife. Halsey st. P. M. Feb. 1, installs. 2,750
 Kenton, Alexander to Jennie L. Hurton. South 2d st, s w s, 55 s e Driggs av, 25x96. Feb. 19, due Feb. 15, 1892. 500
 Robinson, Jane wife of and William R. to The Riverhead Savings Bank. Clarkson av, n s, 481 w Flatbush plank road, runs north 152.9 x southwest 45.11 to Ocean av, x south to Clarkson av, x east 70.2, Flatbush. Feb. 16, due Feb. 17, 1895, 5 % 2,500
 Roberts Harriet E., Newt wn, Conn. to Thomas Everit. Jamaica av. P. M. Feb. 18, 3 years, 5 % 1,075
 Roebuck, Samuel to Edward P. Day. 55th st, n e s, 480 n w 3d av, 20x100.2. Feb. 20, 3 years. 1,400
 Russo, Toney and Carmela his wife to Joseph Lo Sosso. Jackson st, n s, 75 e Ewen st, 25x 50. Feb. 15, due Aug. 1, 1892. 210
 Rowan, James exr. and trustee John Rowan to William T. and P. C. Smith trustees for Alice C. Smith. Prospect st, n s, 125.2 e Jay st, 25.2x75. Feb. 19, due May 1, 1895, 5 % 2,000
 Runge, William to John F. Johnson. Bushwick av. P. M. Feb. 18, installs, 5 % 1,000
 Sackmann, Frederick A. to John Pohlmann, Jr. Wyona st, w s, 86.11 n Atlantic av, 100x 100. Feb. 17, 3 years. 975
 Sawyer, George J. to Daniel E. Sickles. Ewen st, No. 294, n e cor Devoe st, —x—. Feb. 11, 1 year, 5 % 2,500
 Schliep, Louis C. to Frederick B. Langston and Magnus Dablander. Greene av, s s, 200 e Lewis av, 125x100. Feb. 18, demand. 2,500
 Schmidt, Kaspar to The Germania Savings Bank, Kings Co. Gat s av, n s, 40 w Stuyvesant av, 20x75. Feb. 19, 1 year, 5 % gold, 2,700
 Schmitt, George A., Jr. to Leonard Eppig. Evergreen av, e s, 25 n Troutman st, 25x100 Feb. 20, 1 year, 5 % 7,000
 Schroeder, Catharine wife of and Frederick to Wallace A. Armstrong, Kensington, L. I. 14th st. P. M. Feb. 24, 3 years. 900
 Shapper, Benjamin F. to Robert J. Whittemore. Lcrimer st. P. M. Feb. 19, due March 1, 1895. 2,800
 Sherwood, Samuel T. to James B. Murray. New York. 46th st. P. M. Feb. 13, 1 year, 5 % 2,000
 Siegelin, Katharina widow to Anna Siegelin. Hancock st, e s, 455 n e Bushwick av, 20x 100. Feb. 1, 6 years, 5 % 600
 Siglag, Hari and Morris Berkswitz to Henry Roth and Alois Lazansky. Harrison av. P. M. Feb. 24, installs, 5 % 3,450
 Simonson, Charles to Edward, Gustav and Leonard Friend, of E. & G. Friend & Co. Bay 26th st, n w s, 110 n e Benson av, 60x 96.8, New Utrecht. Sub. to mort. \$3,500. Feb. 19, 1 year, 5 % 1,200
 Same to The Dime Savings Bank of Brooklyn. Same property. Feb. 19, 1 year, 5 % 3,500
 Skinner, Walter J. to L. Matilda Rice, Troy, N. Y. Fountain av. P. M. Feb. 19, 2 years, 5 % 1,200
 Spink, Benjamin F. to William J. Gaynor trustee Andrew McClennen. Fulton st. P. M. Feb. 18, 1 year, 5 % 5,000
 Startuck, Theodore W. to The West Brooklyn Land and Improvement Co. 14th av, New Utrecht. P. M. Feb. 15, due Feb. 24, 1896, 5 % 600
 Stecher, Walter I. to Simon J. Harding. Howard av. P. M. Feb. 20, 5 years, 5 % 2,400

Stein, Edmund and Albertina his wife to Hermann B. Scharmann. Wyckoff av, n e s, 25 n w Starr st, 25x96x25x96.7. Feb. 16, 1 year, 5 % 4,000
 Same to same. Troutman st, s e s, 167.1 n e Wyckoff av, 25x100. Feb. 16, 1 year, 5 % 2,000
 Stemmermann, Nicholas A. to Henry and Theresa Schwerin. Myrtle av, n s, 86.6 e Harman st, 25x81.9x27.1x71.4. Feb. 20, due March 1, 1895, 5 % 3,500
 Same to Joseph A. Burr, Jr., exr. Joseph B. Philson Myrtle av, n s, 161.6 e Harman st, runs east 25 x north 67.10 x northwest 10.2 x southwest 19.3 x south 67.7. Feb. 20, due March 1, 1895, 5 % 3,500
 Same to same. Myrtle av, n s, 111.6 e Harman st, 25x57.1x35.1x81.9. Feb. 20, due March 1, 1895, 5 % 3,500
 Same to same. Myrtle av, n s, 136.6 e Harman st, 25x67.7x27.1x57.1. Feb. 20, due March 1, 1895, 5 % 3,500
 Stites, Alice H. wife of Walter B. to Frank C. Swinun. Macon st. P. M. Feb. 18, installs. 1,400
 Stoothoff, Stephen W. to Paulina V. Macdonald. Logan st, e s, 375 n Liberty av, 25x100. Feb. 15, due March 1, 1892. 1,667
 Swan, Mary E. to The Title Guarantee and Trust Co. De Kalb av, n s, 76.3 w Navy st, 25.5x64.7x25x60.7. Feb. 23, 3 years, 5 % 1,500
 Swinun, Frank C. to Cyrus and Fannie R. M. Hitchcock. Herkimer st, s s, 175 e Utica av, runs south 185.6 x east 50 x north 85.6 x west 33.4 x north 100 to st, x west 16.8. Feb. 17, 3 years, 5 % 2,500
 Same to John F. Hill. Same property. Sub. to mort. \$2,500. Feb. 17, 1 year. 950
 The Shadbolt Mfg. Co., Brooklyn, to Mary A. Shadbolt. Flushing av, s e cor Cumberland

st, 125.3 x east 91.10 x southwest 91.10 x west 4 x south 24 x west 100 x north 139.4; Flushing av, s s, 2d lot w of Cumberland st, —x—. Feb. 19, due Mar. 1, 1897, 5 % 30,000
 The Young Men's Christian Assoc., of Flatlands, to Henry L. Schmeelk Flatlands av, n e cor East 89th st, 59x100, Canarsie. Jan. 2, 5 years. 600
 Thomas, Eleanor widow to The Title Guarantee and Trust Co. State st, n s, 300 e Smith st, 25x100. Feb. 18, 3 years, 5 % 3,000
 Tobin, Eliza trustee with Edward Gorzoa both mortgagées. Agreement as to priority of mortg. made by Edward Downing and receipt for \$2,000. Feb. 10. nom
 Ultzen, Wilhelm and Marie his wife to Martense B. Story trustees Isaac Orr. Herkimer st, s s, 40 w Schenectady av, 20x100. Feb. 18, 3 years, 5 % 2,500
 Utrecht, Anna to Abraham L. Hopkins. Warwick st. P. M. Feb. 19, 3 years. 2,150
 Vogt, Benedict and Louise his wife to James A. Cauffield. Halsey st. P. M. Feb. 24, installs. 1,000
 Vetter, Frances widow to Henry Waterman. Myrtle av, s s, 500.4 e Lewis av, 39.8x100. Feb. 24, due March 1, 1893. 1,500
 Same to same. Myrtle av, s s, 480.7 e Lewis av. P. M. Feb. 24, due March 1, 1895, 5 % 3,000
 Wagoner, Henry V., New Utrecht, L. I., to The Dime Savings Bank, Brooklyn. Bay 29th st, n w s, 200 s w Benson av, 60x96.8, New Utrecht. Feb. 15, 1 year, 5 % 3,500
 Webb, William L. to Horatio S. Stewart. Halsey st, s s, 100 e Patchen av, 100x100. Feb. 23, demand. 1,000
 Weiskittel or Weiskettel, Robert to Germania Savings Bank, Kings Co. North 4th st, s s, abt 110 e Wythe av, 50x60. Feb. 15, 1 year, 5 % 4,000
 Whittier, Jason P. to George Lucas. Java st. P. M. Feb. 20, 3 years, 5 % 1,000
 Williams, John A. mortgagor with Frances Page mortgagee. Extension of mort. Feb. 16. nom
 Williams, Margaret M. wife of and Edward W. to The Title Guarantee and Trust Co. Pacific st, n s, 265.7 w Bond st. P. M. Feb. 15, due Feb. 18, 1895, 5 % 4,000
 Same to William J. Quinlan, Jr. Same property. Sub. to last mort. Feb. 15, due Feb. 8, 1895, 5 % 1,700
 Same to same. Pacific st, n s, 250 w Bond st. P. M. Feb. 15, due Feb. 18, 1895, 5 % 500
 Williams, Emma L. to Richard T. Rich. Quincy st, n s, 325 w Nostrand av, 49x100. Feb. 13, due Feb. 15, 1893, 5 % 1,000
 Same to Margaret E. Connell. Same property. Feb. 13, due Feb. 15, 1897, 5 % 2,500
 Same to James S. Connell and Richard T. Rich trustees Mar; H. Davis. Same property. Feb. 13, due Feb. 15, 1897, 5 % 2,500
 Wilson, Edward H. to The Brooklyn Young Men's Christian Assoc. 7th av, e s, 22 s Sterling pl, 19.4x76. Feb. 19, due Feb. 18, 1895, 5 % gold, 8,000
 Wohlfarth, Anna C. to Emilie Huber et al. exrs Otto Huber. Scholes st, n s, 200 w Waterbury st, 25x100. Feb. 17, 1 yr, 5 % 1,200
 Wright, Kate to Allan Bowie. 10th st. P. M. Feb. 20, installs. 1,250
 Zerboni, Emilie wife of and William mortgagors with Michael Roth mortgagee. Extension of mort. Feb. 11. nom
 Zimmermann, John to Peter Kaufman. Mill road, s w cor Stillwell st, 50x370, Gravesend. Feb. 1, 5 years. 3,000
 Zipprian, Margaretta wife of and George to Jacob Hauk. Warwick st, e s, 106 s Glenmore av, 22x90x34.1x90.10. Feb. 1, due July 8, 1892. 100

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

FEBRUARY 19 TO 26—INCLUSIVE.

Abbott, Austin guard. of Anna L. Worth to Anna L. Worth. nom
 Archer, George A. exr. and trustee George B. Archer to Reuben R. Finch. \$15,000
 Barry, Michael to John B. Stevens. 750
 Bottomley, John to Nelson H. Salisbury. nom
 Bracken, Henry to Bernard C. Murray. 427
 Brinckerhoff, Gordon G. to Charles C. Brinckerhoff. nom
 Brinckerhoff, Charles C. guard. of William R. and Isabella W. Brinckerhoff to Gordon G. Brinckerhoff. nom
 Brown, Marcus to Marks Rinaldo. 7,000
 Brothers, Charles to Susan wife of Alexander S. Rosenthal. 1,400
 Buffalo Door and Sash Co. to Paulina C. Riell, Mt. Vernon, N. Y. 1,100
 Buffalo Door and Sash Co. to Adolph M. Be. dheim. 7,129
 Bridge, Frances S. to Annie C. B. Foster. 4,700
 Cotes, Maria T. to Charles Unangst. nom
 Cohen, Nathan to Leopold Haas. 5,750
 Corning, Edwin et al. exrs. and trustees John R. Ludlow to Mary Hyde, Hartford, Conn. nom
 Dieter, Jacob to Peter Vollmer. 5,000
 Dowling, John J. to Frederic G. Moore. 1,319
 Decker, John W. to Jarvis B. Smith. 1,560
 Fine, Simon and Harris Boskey to Harris Elias. 3,500
 Fogel, William P. admr. Elizabeth Fogel to Jennie E. Tompkins. 505
 Same to Charles Steiner. 1,510
 Gordon, Katie admrx. Stephen T. Gordon to Andrew Ward. 14,400

Gillie, James B. to Charles Gahren. 16,274
 Godwin, Helen I. to The Title Guarantee and Trust Co. trustees for Clara C. and James J. K. Hackett. 11,000
 Gillman, Helene, Marmaroneck, N. J., to August C. Hassey. 1,060
 Goff, Charles A. to Simon Adler and Henry S. Herrman. 1,000
 Godwin, Joseph H., New York, and Mary C. P. wife of Charles F. Gray, Orange, N. J., to Rebecca T. Mathews. 14,000
 Hyatt, George E., Brooklyn, to W. Franklin Brush. 3 assigns. nom
 Hahn, Bertha to Mary Steindler. nom
 Harrison, Edwin O. et al. exrs. and trustees Fredericka W. Waring to Katharine G. Secor. nom
 Handley, Richard H., Smithtown, L. I., to John M. Canda. 1,500
 Hannan, Mary to Emanuel Lowinson. nom
 Koch, Andrew to August Hassey. 7,065
 Levy, Aaron and Barnett and Sophia Gruenstein to George Wiegand 5,546
 Loew, Sarah L. to Charles R. Parfitt, Stamford, Conn. 2,000
 Lapp, Michael to Charles H. Dugliss. 6,000
 Malcolm, Janet T. to Robinson Gill trustee. 1,000
 Middlebrook, Frederic J., Brooklyn, to Bernhard Grunhut. 6,000
 Same to The Home for Incurables. 10,599
 Middlebrook, Frederic J., Brooklyn, to Leopold Gusthal. 1,500
 Same to John A. Lewis et al. exrs. and trustees Benjamin B. Sherman. 8,087
 Muller, George to John Grede and Victoria his wife. consid. omitted
 Morrell, Robert L., Dora I and Ida H. and Julia B. Peck and Isabel de P. Kelley to Bertha Metzger. 38,993
 McGrath, Mary F. to Henry G. Cooper. 315
 Morgenthau, Henry to Frederic J. Middlebrook. nom
 Moses, Marianna to Katharina Widenmann. 2,845
 Morrison, William A. admr. William Morrison to The United States Trust Co. of New York as trustee William Morrison dec'd. nom
 Oby, Marie to Nathan Hobart and ano. trustees James Lockett. 4,000
 Ottinger, Marx and Moses to William F. Schulz. 14,262
 Power, Mary to Joseph M. De Veau. 3,500
 Parsons, Edward W. and ano. exrs. Mary Hyde to Julia B. Taleott. nom
 Rosenbusch, William to Mayer and Charles Katzenberg. 500
 Riker, Richard to Mary R. Stryker, Newtown, L. I. 4,571
 Same to Anna E. Spring. 10,142
 Riker, John H. guard. of and Richard Riker to Matilda Rich. 15,235
 Sutphen, John S. to Eliza S. Young. 24,000
 Stockinger, Jacob to John J. Baum. nom
 Snow, Frederick A. to James Stokes. 54,000
 Snow, Frederick A. to W. Franklin Brush. consid. omitted
 Sire, Meyer L. to Edward F. Browning. 5,300
 Title Guarantee and Trust Co. to Horace S. Ely trustee for Louisa S. Freeman. 2 assigns, each \$6,000. 12,000
 Title Guarantee and Trust Co. to Marie Lange extrx. Julius Lange. 4,500
 Same to Anne Harnickell. 1,200
 Same to Richard W. Robinson. 15,900
 Same to Frederic S. Dennis and ano. trustees Katharine A. Rockwell. 4,000
 Title Guarantee and Trust Co. to Howard Thornton extr. Catharine A. Thornton. 10,000
 The Mercantile Trust Co. to Henry W. Ford trustee Augustus H. Ward dec'd. 25,229
 Same to The East Harbor of New York Land Co. nom
 The New York Security and Trust Co. to Francis M. Jencks. nom
 Thomas, Addison and Ronald and Albon Man trustees Catharine d'Anglemont to Emily Beaver. 6,000
 United States Trust Co. guard. Emma C. Woerishoffer to United States Trust Co., New York. 200,940
 Untermeyer, Samuel to Frederic J. Middlebrook. Brooklyn. 10,105
 Ubert, Harvey J. to The Title Guarantee and Trust Co. 2,000
 Vander Roest, William G., Mt. Vernon, N. Y., to Cora L. Reilly. 5,000
 Waldron, James A., Rutherford, N. J., and Dyckman Waldron to Sarah A. and Mary B. Waldron. nom
 Winslow, Edward to Frederic A. Snow. nom
 Waring, Edmund exr. William E. Waring to Edwin O. Harrison et al. exrs. and trustees Fredericka W. Waring. nom
 Worth, Anna L. to Austin Abbott as trustee. nom
 Wilson, Charles to Alois Erast. 8,000
 Wilkenfeld, Hirsch and Moses Kinzler to Solomon Friend. nom
 Winslow, Edward to Henry W. Ford trustee Augustus H. Ward. nom
 Zeiger, Conrad, Brooklyn, to William H. Newschafer. 5,020

KINGS COUNTY.

FEBRUARY 19 TO 25—INCLUSIVE.

Baker, Mills P., Great Neck, L. I., to Elizabeth Decker. \$4,000
 Brennan, John J. to Margaret Simpson. 1,500
 Balz, Henry to Andreas Knapp. nom
 Bierds, Charlotte A. wife of William H. to George G. Dutcher. 1,900
 Capron, Jane E. to Wilson M. Powell. 3,400

Table of judgments with names and amounts. Includes entries like Charlton, J. and T. to William E. Bidwell, Clarke, Sarah A. to James P. Burrell and ano. trustees, Crosby, William B. to Anna C. S. Mackenzie, etc.

Table of judgments with names and amounts. Includes entries like Beard, William K—Sidell Tilghman, Blunt, Edmund—William Wippert, Bronner, Libbie—Charles Weisker, etc.

Table of judgments with names and amounts. Includes entries like Farrell, John—Enoch Lockley, Ferriter, James—Madison Square Bank, Farrell, Andrew F—Philipp Krauss, etc.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments for New York City. Includes entries like Feb. Adams, William—Central Lard Co., Ahrens, David—W S Earl, Andrews, Wallace C—Sherman Petrie, etc.

Table of judgments for New York City. Includes entries like Dowden, George A—W A C Matthie, Dimock, Anthony W, Dooly, John J—Marks Fishel, etc.

Table of judgments for New York City. Includes entries like Kaldenberg, Frederick J—Rogers & Hamilton Co., Knox, Henry E—H L Sprague, Koch, Dorothy F—D M Koehler, etc.

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24 Mars, Henrietta A—William Grandeman.....	931 33	*Scott, Archibald (Metropolitan and Telephone and Telegraph Co).....	28 68	23 Wetmore, Mary T—Frances C Brooks.....	78 22
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25 Mooney, George—G F Vogel.....	2,379 65	25 Sturgeon, Thomas E—William Forster.....	99 35	24 Wendel, Louis—Charles Buhler.....	104 61
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26 Mansfield, Richard—J H Smallpage.....	225 12	26 Switzer, Walter E—G R Brown.....	2,411 00	24 Wischnewetzky, Lazare—Helen Campbell.....	752 45
26 Maher, Edward—William Walsmann.....	73 23	26 Silvester, Nathan—J J O'Gorman, Sheriff.....	222 89	24 Worden, Jarvis—William Gribbon.....	153 25
26 Mellen, Sarah E—Jane H Pierce, guard.....	216 40	26 Sheldon, Cevadra B—Madison Square Bank.....	640 40	25 Wright, John J—Gonzalo O'Neil.....	182 04
26 Miller, William (John Ratzer).....	45 64	26 Stephenson, Charles W—G W Venable.....	115 69	26 Weinstein, Charles—J J O'Gorman, Sheriff.....	222 89
26 Moore, Gilbert.....	45 64	26 Stevenson, Vernon K—Real Estate Record Assoc.....	35 59	26 Whiteman, Alonze J—Nat Bank of Commerce.....	13,641 85
26 Myers, Isaac—Patrick Casey.....	130 75	26 Switzer, Walter E—First Nat bank of Paterson, New Jersey.....	523 68	26*Wood, Mary A—William Walsmann.....	33 35
26 Michaelis, Edward—Andrew Rech.....	221 27	20 Smith, John—Mehrf Hof Bros Brick Mfg Co.....	306 72	20 Yost, Fernando—Mehrf Hof Bros' Brick Mfg Co.....	306 72
26 MacEvoy, Charles—Abraham Stein.....	701 80	22*Smith, Waightstill A (C O Byerly).....	95 36	20 Yost, Fernando (C C Clauson).....	384 97
26 McNell, Thomas R—Sherman Petrie.....	709 36	23 Smith, Daniel—Benedickt Fischer.....	73 04	23 Zipser, Solomon—East Side Bank.....	424 51
24 McGowan, Daniel G—George Beinert.....	785 82	24 Smith, Martin A—C W Miles.....	1,605 78	26 Zittel, Fred B—Samuel Lord.....	102 96
26 McPherson, William—H M Hitchings, recr.....	326 64	24 Smith, George Putnam, assignee—Herman Passavant.....	47,755 20		
25 McDonnell, James—G A Haggerty.....	448 75	26 Smith, Mary—Alexander, Barney & Chapin.....	461 59		
26*McCabe, John H—Alexander, Barney & Chapin.....	390 84	20 West Florida & Alabama R R Co—Mary H Barrell.....	477 93		
26 McCullough, Willis J—Francisca Garcia.....	1,722 09	20 Columbia Navigation Commercial Co—Thurber, Whyland Co.....	342 01		
26 McNish, Frank E—A S Seer.....	855 38	20 The Mayor, Aldermen, &c—Pauline Schalbe.....	2,780 70		
26*McCabe, John H—Alexander, Barney & Chapin.....	390 84	23 The Joiner, Planer and Moulding Co—Bradley & Currier Co (Lim).....	210 63		
20 Newton, Henry J—J C Bundy.....	707 86	23 The Mart—Edison Electric Illuminating Co.....	210 30		
23 Nealis, James J, recr Hatch Lithographic Co—E T Troop.....	7,883 14	23 N Y Real Estate and Building Improvement Co—T N Motley.....	271 72		
23 Norz, David—Millard Marcuse.....	61 51	24 The H C Werner Silk Finishing Works—H C Werner.....	722 15		
25 Niebuhr, Ernest—August Koenig.....	248 62	24 Metropolitan Elevated Rail- way Co (The Manhattan Railway Co).....	84 08		
26 Noonan, Michael—Hecla Powder Co.....	1,671 45	24 The Forty-second St and Grand St Ferry R R Co—Fifth Av Bank.....	40,094 43		
26 Newburg, Jacob A—Benjamin Altman.....	139 23	24 The H C Werner Silk Finishing Works—Lazarus Reichman.....	1,031 51		
24 O'Shaughnessy, James F—Ann E Judson.....	1,264 45	24 The Parcel Express and Messenger Co—S B Paul.....	347 48		
24 Ohlandt, Henry—John Guth.....	199 20	24 The Stero-Relief Decorative Co—W D Stewart.....	147 61		
24 O'Rourke, William—Benedickt Fischer.....	171 54	24 The Mart—Metropolitan Telephone and Telegraph Co.....	84 03		
25 Oppenheimer, Max—Jacob Stern- glanz.....	835 37	25 Fonda Lake and Port Leyden Paper Co—Hudson River Aniline Color Works.....	343 86		
25 Overton, William B—J H Van Buren.....	223 66	25 the same—F C Huyck.....	724 17		
25 Ormsby, John D—J J Goode.....	174 21	25 Underground Railway Construction Co—Equitable Life Assurance Society.....	323 61		
26*O'Brien, John J—James Wallace.....	141 81	25 Equitable Mfg Co—Jones, of Binghamton.....	79 56		
20 Prager, Samuel—Thomas Hagan.....	73 92	25 The Lascelles Mfg Co (Lim)—David Keller.....	535 70		
20 Pyke, William C M—M E Converse.....	118 36	25 The Fidelity and Casualty Co—Rufus Waterman, Jr, and ano.....	131 44		
23 Pflaum, August—Jacob Doll.....	109 06	25 the same—Ellen L Norris et al.....	102 87		
23 Peyton, Thomas W, recr Henry Missig—Catherine Missig.....	85 50	25*United Publishing Co—Henry Schwanewede.....	32 50		
23 Pospisel, John—John Kuntz Brewing Co.....	212 47	25 The Broadway Railway Co of Brooklyn—Barbara Schell.....	102 46		
23 Pake, John H—J H Dye.....	131 26	25 The American Artistic Gold Stamp ing Co—Michael Conis.....	1,371 00		
24*Pidgeon, James J—J V Halk.....	1,992 78	25 The New York Central & Hudson River R R Co—Nellie Potter, admrx.....	5,603 47		
24 the same—the same.....	2,258 91	26 The Universal Fashion Co—John Skinner.....	51 35		
24 Plaut, Holland P—Matilde Plaut.....	2,541 49	26 The Hydro-Carbon Gas and Fuel Co—James Thomson.....	78 45		
25 Peck, Frederic J—R M Stivers.....	96 27	26 The Public Grain and Stock Exchange of N Y (Lim)—J F Dee.....	6,204 68		
25 Phillips, Henry—J M Black.....	2,533 40	26 Panama Railroad Co—R L Johnson.....	78 99		
26 Pyle, Alexander—William Walsmann.....	74 23	26 The Mayor, Aldermen, &c—Emma Van Buren.....	630 07		
24 Quennard, George H—J W Husemeyer.....	228 70				
20 Richard, Jean—Louis Ravel.....	312 93				
20 Ransom, William H (Oil City Tube Ransom, Nannie G (Co).....	1,015 05				
20 the same—the same.....	602 33				
20 the same—the same.....	1,919 63				
20 the same—the same.....	899 61				
20 the same—the same.....	996 94				
20 Root, Henry A—W W Astor.....	800 58				
23 Rogers, Myon W—T J Preston & Co.....	606 44				
23 Rodda, Richard H—F S Braud.....	237 24				
23 Rossmann, Adolph—Nicholas Luchting.....	1,400 00				
23 Ross, Robert L—Pennsylvania R R Co.....	22 86				
23 Riker, Carroll L—Sherman Petrie.....	709 36				
24 Roberts, Milton J—P J Walsh.....	93 57				
24*Kose, Frederick J—Froilan Miranda.....	764 21				
24 Rolph, Harry—G F Norton.....	71 19				
24 Robinson, Morris (F M Bacon).....	591 59				
24 Robinson, Samuel A.....	591 59				
25 Rugally, Adam—James Mulry.....	292 80				
25 Robinson, Elizabeth C—E P Howe.....	938 78				

KINGS COUNTY.

Feb.	
19 Aronson, Jacob—Thomas, Roberts, Stevenson Co.....	\$342 69
19 Avery, Robert—J Grunbacher.....	889 88
25 Allen, Stephen H—S Marks.....	204 25
18 Barruth, Henry—S I Mayer.....	359 81
19 Bullard, George H—G Fragner.....	173 54
19 Blaum, John—E Hartmann.....	161 41
19 Baldwin, John A—Ada Baldwin.....	1,124 72
19 the same—Josephine Scudder.....	1,326 22
19 Booth, John N (J May).....	198 18
19 Booth, John N—the same.....	174 60
19 Booth, John N—the same.....	147 03
19 Brandeis, Giulia—Fremont National Bank.....	966 39
20 Bork, Joseph (M T McCormick).....	1,082 59
20*Bernstein, "Mary" (I Krulewitch).....	28 55
20*Bernstein, Abraham.....	165 76
20 Barlow, William—J Throckmorton.....	417 45
20 Brokensha, William E—M Herrman.....	960 24
23 Blunt, Edmund—W Wippert.....	247 03
23 Brandeis, Giulia—H Beig.....	128 00
23 Byke, Morris—J W Fiske.....	285 79
23 Biershenk, John—H W Sundermann.....	963 37
24 Brandeis, Giulia—North Nat Bank of Boston.....	3,179 64
24 Beaudet, Homer J—A D Baird.....	45 25
24 Bennett, Hannah—J Horan.....	
18 Culver, Henry B, admr Charles C Culver, dec'd—Brooklyn and New York Ferry Co.....	108 79
18 Cohnfeld, Rachel—M McKenna.....	876 46
19 Colwell, Robert—D Von Bremen.....	380 79
19 Cravin, John—S Heller.....	343 69
19 Case, Mary E—J Lambert.....	84 35
20 Cohen, Rosa—H Meyer.....	304 40
24 Condit, Peter C—J B Meller.....	23 03
24 Chapman, Hawley—Henrietta Pitt, extr.....	291 98
24 Coschina, Frank—F T Wall, trustee.....	1,631 48
19*Dairin, Frank W—Rebecca C Talbot.....	112 06
23 Dunn, Thomas—Leavy & Britton Brewing Co.....	204 35
24 Dixon, Mary—Citizens' Gas Light Co, Brooklyn.....	103 24
24 Downes, James H—F L Noble.....	46 69
24 Dirisch, James—F T Wall, trustee.....	1,631 48
19 Elliott, Walter P—Twelfth Ward Bank, N Y.....	1,221 13
19 Edgerton, Harry (Rebecca C Talbot).....	112 06
19 Elcock, George S.....	131 92
19 Eisen, Nicholas—J F Heissenbuttel.....	123 93
24 Edwards, E William—N Y Steam Power Co.....	37 28
19 Fogarty, Martin—G W Blauvelt.....	659 90
18 Gleason, Patrick J—B W Arnold.....	51 78
19 Gansel, Paul—J O'Brien.....	

Table of judgments with columns for case number, names, and amounts. Includes entries like '19 the same—M & S Levy' and '20 Gruber, Edmund C—F & W Baker'.

SATISFIED JUDGMENTS.

NEW YORK.

February 20 to 26—Inclusive.

Table of satisfied judgments in New York City, listing names, addresses, and amounts. Includes entries like '*Armeny, Gyulo—W E Hidden' and 'American Dock and Trust Co—J J Merritt'.

*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

KINGS COUNTY.

February 19 to 25—Inclusive.

Table of satisfied judgments in Kings County, listing names, addresses, and amounts. Includes entries like 'Burdick, Winslow M—H M Lewis' and 'Brandeis, Guilia—G H Davenport'.

MECHANICS' LIENS.

NEW YORK CITY.

Feb.

Table of mechanics' liens in New York City, listing addresses, names of claimants, and amounts. Includes entries like '20 One Hundred and Eighteenth st, s s, 60 e' and '20 West End av, n e cor 77th st, 102.2x175'.

agt John Ubelhor, owner, and Valentine Lorz, contractor.....	63 00
26 Seventy-fifth st, Nos. 104 to 112, s s, 100 e Columbus av, 100x100. Helena Mahler agt Jacob Rothchild, owner, and The Hardwood Decorative Co. of New Jersey, contractors.....	2,360 00
26 One Hundred and Fourteenth st, s s, 125 w 5th av, 125x100. H. Kunn and Coup agt Miss Conlon and Edward Conlon, owners and contractors.....	140 00
26 Sixtieth st, No. 249 W., n s, 25x— Herman Schwartz agt John F. Burnham, owner, and Henry N. Morris, contractor.....	49 00

Editor RECORD AND GUIDE :

The assertion made in last week's RECORD by Thomas Webster that he is not indebted to me for the lien filed against him on Boston avenue property is untrue. He is still indebted to me for the amount.

WM. H. BRANDT.

KINGS COUNTY.

Feb.	
19 Greene av, n s, 200 w Lewis av, 125x43. McGowan & Duffy agt Louis C. Schliep, owner and contractor.....	\$1,050 00
19 Decatur st, n s, 25 w Saratoga av, 275x100. The Richardson & Morgan Co. agt Peter Gardner, owner, and William K. Crane, contractor.....	804 15
19 Saratoga av, n w cor Decatur st, 25x100. Maxwell & Dempsey agt Peter Gardner, owner, and W. J. McCau, contractor.....	193 80
20 Twenty-second av, n w s, 200 e Benson av, 120x96.8. New Utrecht Anson Squires agt Ernest G. W. Detrich, owner and contractor.....	1,545 22
20 Sumpter st, n s, 175 e Patchen av, 33x100. Jacob Steinbrecher agt — Bloomer, owner, and J. A. Johnson, contractor.....	100 00
23 Cook st, n s, 250 w White st, 25x100. William Schirmeister agt Aaron and Rose Wilchinsky, owners, and Aaron and Rose Wilchinsky and George Kuierim, contractors.....	217 00
23 Same property. Georg Kuierim agt Aaron Wilchinsky, owner and contractor.....	492 00
23 Eighth st, Nos. 225-231. William B. Sheridan agt Hugh J. Keenan and Thomas Sanderson, owners and contractors. (Ke-docket).....	1,300 00
23 Knickerbocker av, s e cor Bleeker st, runs east 107.8 to Myrtle av, x east 60 x south 80 x west 25 x southwest 80 to Knickerbocker av, x northwest 80. The C. B. Keogh Mfg. Co. agt Harry F. C. Hopkins, owner and contractor.....	575 69
23 Lexington av, s s, 200 e Nostrand av, 50x 100. The Henry Mcshane Mfg. Co. agt Hector Toulmin, owner, and Stils & Nichols, contractors.....	398 78
23 St. Marks av, n s, 315 e Clason av, 100x100. Same agt Frederick F. Thompson, owner, and Stiles & Nichols and Hector Toulmin, contractors.....	540 38
24 McDougal st, n s, 230 w Stone av, 80x100. Emil Schwerdtfeger agt Wm. M. Brown, owner, and C. Tremble, contractor.....	150 00
24 Bedford av, n w cor Rodney st, 138x100. Becker & Hoffmann agt Albert C. Henderson, owner and contractor.....	140 46
24 Pacific st, n s, 450 w Kingston av, 100x200 to Atlantic av. William Herod agt Charles H. Nichols, owner and contractor.....	640 00
24 Watkins st, n s, 100 w Eastern Parkway, 75 x100. W. W. Kope & Co. agt M. Jacobson, M. M. Maskovitz, Lewis and Ada Farmer and — Levy, owners and contractors.....	1,050 00
25 Lexington av, n s, 150 w Throop av, 20x100. Graf & Seitz agt John Kearns, owner, and Jeremiah Palmer, contractor.....	450 00
25 First st, n s, 386 e 5th av, 64x100. George Morgan agt W. H. Adams, owner and contractor.....	134 00
25 Fountain av, w s, 700 n Liberty av, 25x100. Rowland & Weeks agt Lucy A. Quin, owner, and J. J. Quin, contractor.....	350 60
25 Lexington av, n s, 150 w Throop av, 20x100. Graf & Seitz agt John Kearns, owner, and Jeremiah Palmer, contractor.....	450 00
25 Fourth av, w s, 100 s 3rd st, 20x100. Victor Petterson agt Michael and Maria Fitzgerald, owners, and William Wiogerath.....	35 00

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Feb.	
20 One Hundred and Nineteenth st, s s, 460 e Lenox av, 125x100. F. G. Moore agt Tillie E. Smith and J. J. McDonald. (Lien filed Dec. 22, 1891).....	\$2,732 83
20 One Hundred and Fifth st, s s, 142.10 e Columbus av, 21.6x—. J. & T. Donnellon agt Samuel L. Schultz. (Oct. 6, 1891).....	2,230 00
20 Thompson st, No. 21. Lambert Hahn agt Ernest Franklin. (Sept. 15, 1891).....	74 15
23 Forty-eighth st, s s, 300 e 2d av. Louis Kramer agt Henry Holck. (Oct. 7, 1891).....	255 60
23 Ninety-second st, No. 58 W., 17.6x100. Delamater Iron Works agt Morris Ahrens and Thomas Kirby. (Feb. 9, 1892).....	85 00
24 Ninety-sixth st, n s, 70 e Lexington av, 25x 100. Frank Graziadio agt Owen F. and William McLeroy. (Nov. 12, 1891).....	544 95
24 Same property. W. W. Foster agt same. (Nov. 5, 1891).....	897 33
24 Same property. Mary A. Dolan agt same. (Nov. 5, 1891).....	2,500 00
24 Same property. J. P. Duffy & Co. agt same. (Nov. 11, 1891).....	112 56
24 Same property. Bernard Marrey agt Owen F., Jr., and William McLeroy. (Oct. 27, 1891).....	410 75
24 Same property. D. H. Toby agt same. (Nov. 19, 1891).....	550 00
24 Same property. McDougall & Potter agt same. (Nov. 4, 1891).....	600 00
24 Same property. Pelham Hod Elevating Co. agt same. (Nov. 18, 1891).....	100 00
25 West End av, n w cor 102d st. Van Note & Daly agt David Christie. (Nov. 19, 1891).....	850 00
25 Ogden av, e s, 230 n Devoe st, 18.6x42.8. James W. Colwell's Sons agt John J. Byrne. (Nov. 13, 1891).....	187 48
25 Same property. Miller & Robinson agt same. (Dec. 11, 1891).....	126 80

25 Same property. John Woods agt same. (Dec. 21, 1891).....	52 88
25 Broadway, Nos. 1424 and 1426, e s, 50 s 40th st, 25x96x25x102.11. W. H. Hussey agt Daniel S. McLeroy and Wm. Otis Munroe's Son & Co. (Feb. 17, 1892).....	100 90
25 Waverley pl, No. 12. W. H. Schmohl agt Samuel and Henry Corn and K. N. Smith & Co. (Dec. 21, 1891).....	1,985 39
25*Seventy-fifth st, Nos. 152 and 154 W.....	
25*Seventy-fifth st, No. 146 W.....	
W. J. Bailey agt John Selfridge. (Feb. 16, 1892).....	3,260 00
25*Same property. Richard and Thomas Flanagan agt same. (Feb. 24, 1892).....	828 00
25*Seventy-fifth st, No. 146 W. G. W. Koch agt same. (Feb. 23, 1892).....	464 25
25*Seventy-fifth st, Nos. 152 and 154 W. Same agt same. (Feb. 23, 1892).....	912 75
25*Seventy-fifth st, Nos. 143-151 W. Helena Mahler agt Robert Wallace, and The Hardwood Decorative Co. of New Jersey. (Feb. 25, 1892).....	742 37
26 Eighth av, w s, extends from 124th to 125th st, block x100. Ludwig Gundlach agt James Lawler and John Gundlach. (Feb. 8, 1892).....	9 00
26 Tenth av, n e cor 21st st. James McWalter agt Mary O'Sullivan. (June 19, 1891).....	1,386 00
26 Lewis st, No. 25, 25x—. Pelham Hod Elevating Co. agt Jos. Cunningham, owner, and N. Conforti, H. Schafer and Christian Anderson. (Dec. 31, 1891).....	48 25
26*Same property. Thomas and M. Mulry agt M. Conforti. (Dec. 23, 1891).....	55 00

*Discharged by depositing amount of lien and interest with County Clerk.
†Discharged by order of Court on filing bond.

KINGS COUNTY.

Feb.	
19 Stone av, w s, 80 n Truxton st, 20x100. Michael F. Walsh agt Robert B. Montgomery, owner and contractor. (Lien filed Feb. 15, 1892).....	\$62 00
19 Decatur st, n s, 300 w Saratoga av, 300x100. Jacob Willman agt J. Mason Kirby, owner and contractor. (Dec. 16, 1891).....	797 71
19 Moore st, No. 31, n s, 150 w Ewen st. Peter Kunzweiler agt Meyer and Rachel Rich, owners and contractors. (June 16, 1891).....	6,169 00
19 Same property. Same agt same owners and contractors. (Aug. 1, 1891).....	6,169 00
19 Same property. Same agt same owners and contractors. (March 20, 1891).....	10,094 00
20 Blake av, s s, 90 w Sackman st, 60x100. Harry Stuble agt Mary A. L. Baker, owner, and William H. Baker, contractor. (Jan. 15, 1892).....	135 00
20 Van Buren st, n s, 199.8 e Lewis av, 175x100. Martin Walsh agt Albert Muir, owner and contractor. (Jan. 20, 1892).....	900 00
20 Bedford av, n w cor North 10th st, 75x100. Charles Tauck agt Anton Mandel, owner, and Otto Deuerling, contractor. (Dec. 10, 1891) (Order of Court).....	23 95
20 Same property. Christian Auerswald agt same owner and contractor. (Dec. 10, 1891) (Order of Court).....	21 00
23 Maspeth av, south cor Porter av, irreg C. A. Ten Eyck agt The Equity Gas Light Co., owner, and The Equity Gas Works Construction Co., contractor. (Feb. 4, 1892).....	126 39
23 Same property. John S. Wilson agt same owner and contractor. (Feb. 4, 1892).....	212 00
23 Same property. Thomas J. McIntyre agt same owner and contractor. (Feb. 3, 1892).....	116 50
23 Manhattan av, Nos. 162-168, e s, 50 s Norman av, 40x100. Holbrook Bros. agt Charles P. Germann, owner, and Kniffin, Walker & Co. and Andrew J. Hulse, contractors. (Sept. 12, 1891).....	275 00
23 Grand st, Nos. 636-640, s s, 100 e Leonard st, 75x80. William Schaefer agt Joseph Curry, owner, and James A. Terhune, contractor. (Dec. 3, 1891).....	63 28
23 Willoughby av, No. 1254, e s, 300 n Irving av, 25x100. Louis Bossert agt M. Boesch, contractor. (Jan. 6, 1892).....	239 27
23 Hancock st, s s, 150 e Lewis av, 75x100. S. G. Richards agt Melissa D. Franklin, owner, and Wm. Nitz, contractor. (Jan. 3, 1891).....	400 04
24 Bergen st, n s, 290 e Ralph av, 57x100. Lars Petterson agt J. D. Mason, owner and contractor. (Dec. 4, 1891). (Release as to above).....	171 00
24 Christopher av, w s, 250 s Sutter av, 112.6x 100. John J. Barrett agt George A. Remsen. (June 18, 1891).....	3,600 00

BUILDINGS PROJECTED.

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Catharine st, s e cor Division st, five-story brk flat, 38.7x67 and extension, slate roof; cost, \$40,000; W. Remsen, 26 Waverley pl; ar't, F. T. Camp. Plan 242.	
Jackson st, No. 32, five-story brk flat, 25x88.6, tin roof; cost, \$18,000; C. H. Reed, 310 East 69th st; ar't, C. Rentz. Plan 235.	
Marion st, n e cor Spring st, two four-story brk buildings, 25.4x40.10 and 36.2, tin roofs; cost, \$9,000 each; lessee, J. E. March, 276 Mulberry st; ar't, W. W. Howe. Plan 244. (Substituted for Plan 121 New Buildings, 1892)	
Marion st, No. 37, four-story brk stable, 37.2x 25, tin roof; cost, \$6,500; ow'r and ar't, same as last. Plan 245. (Substituted for New Building Plan 769, 1891).	
4th st, No. 24 and 26 W., six-story brk, iron and stone building, 50x67.8, 77.4 and 82.1, tin roof; cost, \$80,000; G. W. Kip, Morristown, N. J.; ar't, S. A. Warner; b'rs, M. Eidlitz & Son. Plan 236.	

BETWEEN 14TH AND 59TH STREETS.

46th st, No. 241 W., five-story brk flat, 25x89, tin roof; cost, abt \$18,000; Susan Mount, 4 West 21st st; ar'ts, Kurtzer & Rohl. Plan 263.	
3d av, Nos. 458 and 460, five-story brk flat, 30.4x106, tin roof; cost, \$24,000; J. Schmitt, 971 Lexington av; ar't, C. Rentz. Plan 252.	

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

80th st, s s, 83 w 1st av, one-story brk building, 17x25, tin roof; cost, \$2,000; J. Keenan, 305 West 86th st; ar'ts, Thom & Wilson. Plan 237.	
113th st, No. 408 E., frame shed, 10x40, tin roof, cost, \$70; lessee, P. O'Heill, 431 East 117th st; b'r, J. Force. Plan 262.	

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

90th st, s s, 100 e 10th av, three five-story brk and stone flats, 33 and 33.6x87, tin roofs; cost, \$30,000 each; S. Benson, 55 Jane st; ar't, M. P. Thain. Plan 238.	
69th st, s s, 125 e West End av, four two and three-story brk and stone stables and dwell'gs, 25 x100, tin roofs; cost, \$13,000 each; H. Van Wageningen, 36 East 53d st; ar't, W. A. O'Hea. Plan 265.	
78th st, s s, 225 w Amsterdam av, three three-story and basement stone dwell'gs, 16.8x55, with extension, tin roof; cost, \$12,000 each; J. Restel, 83 East 3d st; ar't, E. Wenz. Plan 260.	
101st st, s s, 100 e Columbus av, six five-story brk and stone flats, 25x87.5, tin roofs; cost, \$20,000 each; Dore Lyon, 321 West 136th st; ar't, C. H. Israels. Plan 247.	
Riverside av or Drive, e s, 36 n 104th st, four-story and basement stone dwell'g, 26 5x65.6, with extension, tin roof; cost, \$50,000; ow'rs and b'rs, Walker & Lawson, 792 West End av; ar't, M. V. B. Ferdon. Plan 257.	
West End av, n e cor 94th st, five-story brk and stone flat, 42.2x96, tin roof; cost, \$40,000; J. Schnoering, 136 West 104th st; ar't, F. Baylies. Plan 250.	

NORTH OF 125TH STREET.

133d st, s s, 135 w 5th av, two five-story brk and stone flats, 25x76, tin roofs; cost, \$21,000 each; A. T. Judge, 164 St. Nicholas av; ar't, J. C. Burne. Plan 240.	
161st st, s s, 300 w Amsterdam av, one-story frame building, 25x16, tin roof; cost, abt \$100; lessee, R. T. Irwin, 165th st, e 10th av; ar't, F. S. Schesinger. Plan 246.	
Edgecombe av, e s, 30 n 165th st, two three-story frame dwell'gs, 20x65, tin roofs; cost, \$5,000 each; J. Hamilton and ano., 522 West 52d st; ar't, E. Glock. Plan 241.	
134th st, s s, 160 e Lenox av, two five-story stone flats, 25x77, tin roofs; cost, \$22,000 each; L. Wirth, 165 East 81st st; ar't, J. Hauser. Plan 267.	

23D AND 24TH WARDS.

158th st, No. 645 E., rear, frame shed, 25x30, tin roof; cost, \$350; J. Mueller, 909 East 149th st; ar'ts, Lederle & Co.; c'r, C. T. Bruchle. Plan 243.	
3d av, No. 3310, one-story frame building, 16.8x 18, tin roof; cost, \$258; Eliza Prescott, 2987 3d av. Plan 239.	
Rockfield st, s s, 360 w Williamsbridge road, two-story frame dwell'g, 19x42, shingle roof; cost, \$3,000; ow'r and c'r, J. G. Metz, on premises; m'n, A. Furrier. Plan 264.	
Southern Boulevard, n e cor 135th st, two-story frame dwell'g, 20x53, tin roof; cost, \$4,000; B. Griffiths, 675 East 135th st; ar't, H. S. Baker. Plan 249.	
Spencer pl, w s, 100 n 144th st, two-story frame dwell'g, 25x50, tin roof; cost, \$2,000; Agnes Nobis, 400 West 40th st; ar't, M. V. B. Ferdon; b'r, J. C. Nobis. Plan 258.	
140th st, No. 535 E., frame shed, 24x25, iron roof; cost, \$25; H. Behrman, 201 Ross st, Brooklyn; c'r, H. Morgan. Plan 253.	
148th st, n s, 140 w Brook av, one-story frame shop, 40x50, gravel roof; cost, \$1,100; ow'r and b'r, P. J. Cooney, 486 Willis av; ar't, A. Pfeiffer. Plan 255.	
Willis av, w s, 25 n 140th st, five-story brk flat, 25x68, tin roof; cost, \$14,000; E. Geis, 307 Willis av; ar't, W. Kusche. Plan 251.	
3d av, s w cor 159th st, five one-story and one two-story dwell'gs, irreg in size, slate roofs; cost, \$600 each; Josephine L. Peyton, 156 West 14th st; ar't, F. Jacobsen. Plan 248.	
Bathgate av, e s, 243 s 175th st, four three-story frame dwell'gs, 18x36, tin roofs; cost, \$6,000 each; W. Fernschild, 1777 Bathgate av; ar't, A. Spence. Plan 254.	
Dailey av, w s, 245 s Samuel st, two-story frame dwell'g, 22x42, tin roof; cost, \$3,000; J. G. Schumann, on premises; b'r, W. Guggolz. Plan 256.	
North 3d av, formerly College av, e s, 32 s Felham av, three two-story and basement frame buildings, one 12 and two 23x50, tin roofs; cost, \$2,500 each; J. B. Haskins, Fordham, N. Y.; ar't, A. B. Marshall. Plan 266.	
Stebbins av, No. 21, two-story frame dwell'g, 18x38, tin roof; cost, \$2,000; A. MacDonald, 1704 3d av; ar't, J. S. Shannon. Plan 261.	
Stebbins av, e s, 513 n 165th st, one-story frame dwell'g, 16.6x30, tin roof; cost, \$1,000; Elizabeth F. Parker, on premises; ar't, J. De Hart; c'r, G. G. Parker. Plan 259.	

KINGS COUNTY.

Plan 224--Montrose av, s s, 50 e Bushwick av, one three-story frame (brk filed) tenement, 25x55, tin roof; cost, \$6,000; Jul. Meisner, Bushwick av, near Montrose av; ar'ts, D. Acker & Son; b'r, Spaeth Saenger.	
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225—Market st, e s, 125 s Glen st, one two-story frame (brk filled) dwlg, 20x30, tin roof; cost, \$2,000; A. Grimes, Hale and Ridgewood avs; b'r, day's work.

226—Nevens st, n w cor Carroll st, one one-story frame shed, 50x100, gravel roof; cost, \$300; John S. Loomis, Nevins and Baltic sts.

227—Russell st, w s, 100 n Nassau av, one one-story frame carpenter shop, 20x24, gravel roof; cost, \$50; Frank Thompson, 203½ Nassau av.

228—Old Wood Point road, w s, 59.11 n Jackson st, one three-story frame (brk filled) tenem't, 29.11 and 25x33 and 49, tin roof; cost, \$4,560; Elizabeth Stutter, on premises; ar't, T. Engelhardt; b'r, not selected.

229—South 5th st, n s, 175 e Hooper st, two four-story brk tenem'ts, 25x65, tin roofs, iron cornices; cost, each, \$8,000; ow'r and b'r, Hugh Fehling, 252 Hayward st; ar't, T. Engelhardt.

230—Belmont av, s s, 25 w Warwick st, one two-story frame dwlg, 18x30, tin roof; cost, \$2,260; George Schade, Warwick st and Eastern Parkway; ar't, L. F. Schillinger; b'r, F. Gundermann, Jr.

231—Glenmore av, s s, 25 e Hendrix st, one three-story frame (brk filled) tenem't, 20x42, tin roof; cost, \$3,400; M. Reichert, 21 Fayette st; ar't, C. Infanger.

232—Chauncey st, s s, 175 e Lewis av, one one-story frame stable, 14x15, tin roof; cost, \$100; ow'r and b'r, Frank Mann, 1663½ Fulton st.

233—Nostrand av, n e cor Halsey st, one four-story brk and red and brown stone store and tenement, 29x97, gravel roof, iron cornice; cost, \$20,000; Wm. H. Reynolds, 273 Hancock st; ar'ts, Langston & Dahlbender.

234—Harrison pl, s s, 100 w Morgan av, two three-story frame (brk filled) tenem'ts, 25x58, tin roofs; cost, each, \$4,000; Brickner & Fritz, 72 Humboldt st; ar't, H. Vollweiler; b'r, not selected.

235—Seigel st, No. 84, s s, one three-story frame (brk filled) tenem't, 25x35, tin roof; cost, \$2,500; M. Jarasho, on premises; ar't, H. Smith.

236—40th st, dock at foot of st, one one-story frame shop, 50x125, tin roof; cost, \$3,000; Bush & Denslow Mfg. Co., on premises; b'rs, W. Morrison and Chapman & Emery.

237—Has been cancelled.

238—Halsey st, n s, 100 e Evergreen av, one two-story and basement frame (brk filled) dwelling, 20x45, tin roof; cost, \$2,500; ow'r, ar't and b'r, K. or R. C. Monahan, 52 Stockholm st.

239—Logan st, w s, 12 n Etna st, one two-story frame dwlg, 18x30, tin roof; cost, \$2,200; G. U. Forbell; b'rs, W. C. Anderson and H. M. Smith.

240—46th st, s s, 200.2 e 4th av, four two-story and basement frame (brk filled) dwell'gs, 20x40, tin roofs; cost, each, \$2,500; S. T. Sherwood, 47th st and 3d and 4th avs; ar'ts, H. L. Spicer & Son.

241—5th av, No. 132, w s, 40 s Butler st, one four-story brk store and tenem't, 20x62, tin roof and iron cornice; cost, \$10,000; Donovan & Heron, 131 5th av; ar't, J. Roth; b'rs, Assip & Buckley.

242—Degraw st, n s, 190 w 5th av, five three-story brk tenem'ts, 20x45, tin roofs and iron cornices; cost, \$4,000 each; ow'r and b'r, Peter Kelly, 357 1st st; ar't, J. Roth.

243—President st, n s, 117 w 6th av, six two-and-one-half-story brown and red stone dwell'gs, 16.8x42, tin roofs and wooden cornices; cost, \$5,800 each; ow'r, ar't and b'r, H. B. Lyons, 81 5th av.

244—Willoughby av, n s, 454.6 w Wyckoff av, one two-story and basement frame dwlg, 25x28, tin roof; cost, \$2,000; H. Muller, 28 Varet st; ar't, F. Holmberg.

245—Greenpoint av, s s, 53.4 e North Henry st, one three-story frame machine shop, 32.10 and 23x92.6 and 81.8, gravel roof; cost, \$4,000; Charles E. Miller, 86 Kent st; ar't, F. Weber; b'r, not selected.

246—Riverdale av, n w cor Osborn st, eight two-story and basement frame dwell'gs, 18.6x36, tin roofs; cost, each, \$1,200; Josh C. Fletcher, Rockaway av.

247—St. Marks av, n s, 350 e Rockaway av, one one-story frame tailor shop, 22x40, tin roof; cost, \$450; Jos. Kreimk, on premises.

248—Evergreen av, n s, 25 e Schaeffer st, one three-story frame (brk filled) tenem't, 25x60, tin roof; cost, \$3,500; ow'r, ar't and b'r, Henry C. Bauer, 837 Bushwick av.

249—Moore st, n s, 304 w White st, one three-story frame (brk filled) store and tenem't, 25x57, tin roof; cost, \$4,000; ow'r and b'r, Charles Diemer, 383 and 385 Bushwick av; ar't, E. Schrepff.

250—White st, w s, 71.3 n Johnson av, one two-story frame cattle storage building, 28.9x55.6, gravel roof; cost, \$500; N. Bernstein & Son, 190 South 9th st; ar't, T. Engelhardt; b'r, not selected.

251—Withers st, Nos. 78 and 80, one one-story frame cooper shop, 50x40, tin roof; cost, \$350; Kreimier & Becker, 59 Jackson st.

252—Sutter av, n w cor Watkins st, one three-story frame store and tenem't, 25x60, tin roof; cost, \$3,500; ow'r and c'r, Joseph Morris, Osborn st and Belmont av.

253—Decatur st, s s, 23 e Saratoga av, one two-story and basement brk dwlg, 18.6x47, tin roof, wooden cornice; cost, \$5,000; Emma E. Butler, Hempstead, L. I.

254—Saratoga av, s e cor Decatur st, one three-story brk store and dwlg, 25x60, tin roof, wooden cornice; cost, \$10,000; ow'r, same as last.

255—Whipple st, No. 17, one two-story brk machine shop, 25x18, tin roof, brk cornice; cost, \$400; A. Rodrigues, 19 Whipple st; ar't, H. Vollweiler; b'r, not selected.

256—Decatur st, s s, 41.6 e Saratoga av, four two-story and basement brk dwell'gs, 18.6x42, tin roofs, wooden cornices; cost, each, \$5,000; Emma E. Butler, Hempstead, L. I.

257—Jay st, s w cor Tillary st, one four-story brk store and tenem't, 20x50.6, tin roof, iron cornice, cost, \$6,000; Henry McDonna, 13 Myrtle av; ar't, C. F. Eisenach; b'r, not selected.

258—Irving av, s e cor Harman st, four three-story frame (brk filled) stores and tenem'ts, 25x58, tin roofs; cost, \$4,800 and \$4,400 each; ow'r and b'r, John Dreher & Co., 295 Wyckoff av; ar't, J. Dreher.

259—Greene av, n s, 100 e Central av, two three-story frame (brk filled) tenem'ts, 25x56, tin roofs; cost, \$4,500 each; ow'r, ar't and b'r, Jacob Rohrig, 327 Meserole st.

260—Varet st, n s, 70 e Humboldt st, one three-story frame (brk filled) tenem't, 30x25, tin roof; cost, \$3,000; William Reiff, on premises; ar't, F. J. Berienbach, Jr.; b'r, not selected.

ALTERATIONS NEW YORK CITY.

Plan 200—23d st, No. 104 E., one-story and basement extension, 25x40, interior alterations, walls altered and new front; cost, \$12,000; O. Oelschlaeger, 42 East 23d st; ar't, H. J. Hardenbergh.

201—Jackson st, No. 34, interior alterations, walls altered and new front; cost, \$3,000; C. H. Reed; ar't, C. Rentz.

202—23d st, No. 271 W., two-story and basement extension, 10x20; cost, abt \$500; J. Appell, 277 West 23d st; ar't, C. J. Perry.

203—177th st, No. 466 E., one-story extension, 15x10; cost, \$200; D. L. Woodall, 469 East 177th st; m'n, J. M. Witson; c'r, A. K. Royal.

204—8th av, n w cor 40th st, new front; cost, \$800; C. W. Doherty, 211 West 46th st; ar't, J. Stroud.

205—8th av, Nos. 323 and 325, new fronts, &c.; cost, \$1,000; H. Siefke, 307 West 26th st; ar't, J. Stroud.

206—45th st, No. 208 E., interior alterations and walls altered; cost, \$1,000; A. Pawel, 346 East 43d st; ar't, F. Jent.

207—Washington st, n w cor Horatio st, new roof, cornice, &c.; cost, \$500; F. Meyer, 33 Dominick st; ar't, J. W. Cole.

208—6th av, Nos. 259 and 261, two baker's ovens; cost, \$825; J. H. Dresler, 119 West 13th st; m'n, B. F. King.

209—Lewis st, No. 102, raised one story, interior alterations and walls altered; cost, \$5,000; L. Krulewitch, 274 East Broadway; ar't, F. Ebeling.

210—Mercer st, Nos. 75 and 77, interior alterations, &c.; cost, \$300; agent and c'r, T. S. Priestly, 1089 8th av.

211—54th st, No. 404 W., new show window; cost, \$100; agent, T. Rusk, 166 West 35th st.

212—44th av, Nos. 246 and 248, three-story extension, 4x4, interior alterations and walls altered; cost, \$5,000; H. Iden, 30 Irving pl; ar't, A. Wagner; b'rs, P. Tostevin's Sons.

213—Melrose av, n w cor 161st st, one-story extension, 22x4, interior alterations and new front; cost, \$350; Sophia Bolte, 578 Robbins av; ar't, C. F. Lohse.

214—3d av, No. 2166, two-story extension, 20x26, and walls altered; cost, \$900; agent, W. G. McCormack, 1062 Woodruff av; ar't, J. Barrett.

215—153d st, No. 632 E., raised one story, two-story extension, 24x15; cost, \$700; P. Spine, 504 East 71st st; ar't, C. F. Lohse.

216—149th st, No. 551 E., moved to new foundation; cost, \$800; M. Furley, 549 East 149th st.

217—19th st, Nos. 531 and 533 W., one-story extension, 21.6x36, interior alterations and walls altered; cost, \$500; lessee, J. E. Connolly, Fordham Heights, N. Y.; ar't, W. H. Symonds; m'ns, Andrus & Son.

218—39th st, Nos. 664-670 W., interior alterations; cost, abt \$100; G. F. and E. C. Swift, 105 Barclay st; ar't, J. G. Glover.

219—8th av, No. 531, interior alterations and new show window; cost, \$2,000; agent, J. E. Leycraft, 129 West 82d st; b'rs, W. H. Hankinson.

220—58th st, n s, 197 w 3d av, one-story extension, 56.6x29; cost, \$3,000; E. C. and M. Schaeffer, 529 Madison av; ar't, C. J. Kastner.

221—Highbridge road, s s, 10 e Tiebout av, one-story extension, 3.6x48.6; cost, \$300; C. H. McNamara, 1082 Park av; ar't, C. H. Alden; c'r, C. W. Vreeland.

222—13th av, Nos. 14 and 16, interior alterations, walls altered and new fire escape; cost, abt \$100 (?); Rev. Dr. C. Hoffman, 51 West 53d st; ar'ts, Snook & Sons.

223—Bowery, No. 262, new chimney; cost, \$400; H. Lesinsky, 25 East 72d st; m'ns, P. Postevin's Sons.

224—158th st, s s, 100 e Elton av, moved to new foundation; cost, \$1,000; G. Stolz, 2966 3d av; ar't, A. F. A. Schmitt.

225—44th st, No. 336 E., repair damage by fire; cost, \$450; F. Oppermann, 155 East 46th st; c'r, Schiffer & Co.

226—Av A, w s, bet 54th and 55th sts, window altered; cost, \$150; H. H. Hingslage, president, 17 Van Nest pl; ar't, O. C. Wolf; m'ns, J. & L. Weber; c'rs, C. W. Klappert's Sons.

227—Water st, No. 343, one-story extension, 24.8x35.9, interior alterations, front and rear walls rebuilt; cost, \$4,000; T. F. Stevenson, 177 St. Marks av, Brooklyn; ar't, J. W. Bailey.

228—3d av, s w cor 143d st, extension raised one story, two-story extension, 25x32.8; cost, \$3,000; lessee, H. C. Schrader, on premises; ar't, A. Pfeiffer.

229—9th st, No. 63 E., front altered; cost, \$800; A. Hatchmann, on premises; c'r, F. Wingsen.

230—34th st, No. 141 E., two-story extension, 9.6x12; cost, \$1,200; Sophia R. Brown, Hotel Marlborough; m'ns, W. A. & F. E. Conover; c'rs, Hoe's Sons.

231—6th av, No. 443, new front; cost, \$250; L. S. Brush, exr., 40 West 17th st; c'r, G. W. Patterson.

232—27th st, No. 20 W., interior alterations and walls altered; cost, abt \$1,500; J. C. Runkle, 247 5th av; ar't, J. B. Brazier.

233—142d st, n s, 125 e Willis av, two-story extension, 7.3x26.6, interior alterations and walls altered; cost, \$700; Ellen Kearns, 663 East 143d st; b'r, E. Stiehler.

234—Courtlandt av, e s, 25 s 155th st, interior alterations and new front; cost, \$750; G. H. Kornemann, on premises; ar't, A. Pfeiffer.

235—Baxter st, No. 46, raised one story and interior alterations; cost, \$8,000; A. Simonetti, 35 Baxter st; ar't, A. I. Finkle.

236—50th st, Nos. 111 and 113 E., interior alterations and walls altered; cost, \$1,000; E. C. Schaefer, pres't, 529 Madison av; ar't, J. Kastner.

237—34th st, No. 265 W., walls altered, &c.; cost, \$500; lessee, H. Zimmermann, 267 West 34th st; ar't, M. V. B. Ferdon; b'r, J. A. Scunapp.

238—99th st, Nos. 212 and 214 E., raised two stories, interior alterations, front and rear walls rebuilt; cost, \$9,000; J. B. Smith, 14 East 75th st; ar't, E. Wenz.

239—Maiden lane, No. 71, interior alterations, walls altered; cost, \$3,000; H. L. Kingsbury exr., 50 West 38th st; ar't, F. H. Kimball.

240—Broadway, No. 518, interior alterations, walls altered; cost, \$1,427; lessee, T. Hofstatter, 254 Willis av; ar't, W. G. Jones; b'rs, Jones & Co.

241—Greenwich av, No. 39, five-story extension, 36.4x19.4 and 13.11, interior repairs, &c.; cost, \$14,000; A. I. Sire, 99 Nassau st; ar't, T. S. Godwin.

242—North 3d av, formerly College av, e s, 44 s Pelham av, two two-story and basement extension, 22x20, walls altered; cost, \$2,000 each; J. B. Haskins, Fordham; ar't, A. B. Marshall.

243—21st st, No. 27 E., interior alterations, walls altered; cost, \$1,850; C. C. Beaman, 11 East 44th st; ar't, G. Palliser.

KINGS COUNTY.

Plan 110—Hooper st, n w cor South 1st st, elevator from cellar, &c.; cost, \$80; D. Kaatze, on premises; ar't, R. Von Lehn.

111—Nostrand av, n w cor Quincy st, three-story brk extension, 60x100, slate and tin roof; cost, \$37,000; Nostrand Av Methodist Episcopal Church; ar'ts, Weary & Kramer; m'n, T. B. Rutan; c'r, D. Myers.

112—Skillman av, No. 77, new stone foundation; cost, \$250; Daniel Billings, on premises; b'r, G. W. Williams.

113—Bushwick av, e s, 75 s Montrose av, one-story brk extension, 20x25, tin roof, iron cornice; cost, \$1,000; Jul. Meisner, on premises; ar'ts, D. Acker & Son; b'rs, Spaeth & Senger.

114—Furman st, No. 63, front altered, iron work; cost, \$100; S. L. Fowler, 55 Furman st; b'rs, L. Castner and L. C. Eisenhut.

115—Court st, No. 126, cor Atlantic av, wall first story taken out, iron supports inserted; cost, \$160; Mr. Braham, on premises; ar't, J. W. Bailey; b'r, J. W. Barnes.

116—Madison st, No. 215, two-story brk extension, 16.8x33.4, tin roof, interior alterations; cost, \$1,200; William Richter, Marcy av; ar'ts, Langston & Dahlbender.

117—Eastern Parkway, n s, 100 e Hendrix st, one-story frame extension, 22x16, tin roof; cost, \$250; John Dunbar, 471 Vanderbilt av; b'r, F. Lund.

118—Centre st, No. 195, raised 4 ft. on brk wall; cost, \$500; Mary McCormack, 195 Centre st; m'n, D. Darcy.

119—George st, No. 122, one-story frame extension, 11.6x14, tin roof; cost, \$100; ow'r and b'r, Peter Weber, on premises; ar't, Th. Engelhardt.

120—Marcy av, e s, 50 n Floyd st, new store front; cost, \$300; Chas. Schneider, 512 Marcy av; ar't, W. B. Willis; m'n, H. Bruchhauser.

121—Manhattan av, No. 402, one-story frame extension, 21x21, tin roof; cost, \$450; W. F. Corwith, 309 Manhattan av; ar'ts and b'rs, Randall & Miller.

122—Columbia st, No. 433, raised 2 feet on brk foundation; cost, \$65; ow'r and c'r, A. Weldon, on premises; m'n, W. Boehm.

123—Atlantic av, s e cor Henry st, interior alterations; cost, \$4,500; G. B. Bretz, 186 Remsen st; ar't, J. G. Glover; b'r, B. J. Body.

124—George st, s s, 300 e Evergreen av, two-story brk extension, 37.5x56.3, asphalt roof; cost, \$10,000; Leonard Eppig, 54 Central av; ar't, T. Engelhardt; b'r, not selected.

125—Moore st, No. 64, three-story frame extension, 25x15, tin roof, new store front, iron work; cost, \$2,000; M. Simiansky, 60 Hester st, New York; ar't, H. Vollweiler; b'r, not selected.

126—Seigel st, No. 84, one-story frame extension, 22x15, tin roof; cost, \$150; Mary Jarasho, on premises; ar't, H. Smith; b'rs, Weiler Bros.

127—Bedford av, No. 1027, two one-story brk extensions, one front and one rear, front 21x8, rear 20x20; tin roofs; cost, \$2,000; John Smart, 660 Greene av; ar't, G. H. Wundram.

128—19th st, No. 198, two two-story frame extensions, 23x8, tin roofs; cost, \$100; Mrs. Sinclair, 198 19th st; b'r, C. E. Sherman.

129—Hoyt st, No. 45, new store front; cost, \$100; Theo. Beekman, Livingston and Hoyt sts; ar't, C. F. Eisenach.

130—Bergen st, s s, 139 w Utica av, flat tin roof; cost, \$600; I. H. Pott, 122 Utica av.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

- Feb. 23 Mears, Charles E. (Burt & Mears, boot and shoe manufacturer at Nos. 59 and 61 Read st.) to David Bennett King; without preferences. 23 Griffin, George (buying and selling furs and leathers on No. 136 William st.) to F. J. Kimball; preferences \$425. 25 Ely, Olin P. & Eugene (Olin P. Ely & Bro., dry goods merchants at Nos. 200-210 West 125th st) to David M. Kipley; preferences \$41,429.

KINGS COUNTY.

GENERAL ASSIGNMENTS.

- Feb. 23 Franke, Louis to Adolphus H. Stoiber. 23 Struss, Henry W. to Adolphus H. Stoiber.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending February 20, 1892. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, ETC.

144th st, from Mott to 3d av.

CURBING, AND FLAGGING.

144th st, from Mott to 3d av.

ELECTRIC LIGHTING.

University pl, from Waverley pl to 14th st.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Feb. 15, 1892

ELECTRIC LIGHTING.

Lafayette av, s w cor Marcy av.*

FENCING VACANT LOTS.

Skillman st, w s, bet Willoughby and De Kalb avs. } + Van Buren st, n e cor Lewis av.

FLAGGING.

Elton st, bet Fulton st and Jamaica av. } + Fulton st, s s, bet Utica and Rochester avs. } + 16th st, s w cor Jackson pl.

LAMP-POSTS ERECTED AND LIGHTED.

Noll st, bet Central av and Bremen st. } + Evergreen av, bet George and Noll sts. } + Furman av, bet Broadway and Bushwick av. } + Lewis av, bet Greene and Gates avs. } + Rogers av, bet Bergen st and Eastern Parkway

PAVING, GRADING, ETC.

Hendrix st, e s, bet Fulton st and Atlantic av. } + Watkins st, bet Sutter and New Lots av.

RENUMBER.

Stone av, bet division line bet 24th and 26th Wards to New Lots av. +

SEWERS.

Ralph st, bet Myrtle and Wyckoff avs. } + 21st st, bet 6th and 7th avs. } + 4th av, w s, bet 34th and 43d sts.

STREET OPENING.

Ralph st, bet Knickerbocker av and city line. } + Watkins st, bet Sutter and New Lots av. } + Ralph av, bet St. Marks av and Degraw st.

ADVERTISED LEGAL SALES.

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

- Feb. 29th st, No. 511, n s, 150 w 10th av, 25x98.9, four-story brk store and tenement with two-story brk dwelling on rear, by R. V. Harnett & Co. (Amt due \$3,808; prior mortgages \$5,500) 29 129d st, No. 407, n s, 79 w 9th av, 21x34. 129d st, No. 405, n s, 57.9 w 9th av, 21.2x94. Columbus (9th) av, No. 1282, w s, 94 n 129d st, 27.1x100. Columbus (9th) av, No. 1284, w s, 121.1 n 129d st, 27x100. Four five-story stone front flats. by James Blecker & son. (amt due on No. 467, \$2,088; on No. 405, \$24,067; No. 1284, \$5,584; and \$25,836 on No. 1284) 29 133d st, No. 312, s s, 150 w 8th av, 25x—, five-story brk flat, by J. C. Lador. (Amt due \$5,795) 29 Will's av, s e cor 134th st, 100x74.4, by R. V. Harnett. Amt due \$8,580; sub. to mortgages \$76,984) 29 10th av, n s, 123.5 s 38th st, runs north 26 x west 75 x south 0.6 x west 25 x south 20 x east 100 to beginning, four-story brk store and tenement, by D. P. Ingraham & Co. (Amt due \$14,827) 29 Mar. 88th st, No. 207, n s, 82 w Amsterdam av, 18x100.8, five-story brk flat, by R. V. Harnett. (amt due \$3,613; prior mortgages \$18,000) 1 Balcom av, e s, 200 s Rae st, 75x75, by D. P. Ingraham & Co. (Partition sale) 1 Columbus (9th) av, e s, 51.2 s 75th st, 51x100, vacant, by Wm. Kennelly. (Amt due \$32,636) 1 Riverside av or Drive, No. 98, e s, 24.2 s 82d st, runs east 79.9 x south 26.6 x west 18.2 x north 6.3 x west 47 to Drive, x north 24.3 to beginning, four-story brk d ell'g, by C. S. Brown. (Amt due \$5,651; prior mortgages \$2,000) 1 11th av, Nos. 532, 559 and 561 } begins 11th av, a w 42d st, Nos. 603 and 605 } cor 4th st, runs west 125 x north 100 x east 125 to 11th av, x south 40 x west 100 x south 40 x east 100 to 11th

- av, x south 20 to beginning, three four-story brk stores and tenements on av and one and two story brk office and stable on st; all right, title and interest of Thomas C. Murray; also all right, title and interest to No. 530 West 42d st, four-story stone front dwell'g, by Sheriff, at City Hall. (Sale under execution) 1 89th st, s s, 100 w 2d av, 50x100.8, vacant, by William Kennelly. (Amt due \$9,627) 1 80th st, Nos. 170-182, s s, 105 e 10th av, 145x102.2, seven four-story brk dwell'gs, by R. V. Harnett & Co. (Foreclos. mechanic's lien) 1 150th st, n s, 125 e Courtlandt av, 25x118.5, by R. V. Harnett & Co. (Amt due \$4,655) 1 131st st, No. 143, on map No. 139, n s, 305 e 7th av, 20x99.11, three-story stone front dwell'g, by M. F. Hatch. (Assignee's sale) 2 151st st, s s, 475 w Courtlandt av, 25x100 150th st, n s, 475 w Courtlandt av, 25x136.10 } by J. T. Stearns. (Partition sale) 2 Lexington av, No. 1029, e s, 85.2 s 74th st, 17x93.9 } Lexington av, No. 1031, e s, 68.2 s 74th st, 17x93.9 } Two three-story stone front dwell'gs. } by William Kennelly. 2 110th st, No. 131, n s, 353.7 w 6th av, 22.4x103.3, three-story brk dwell'g, by A. H. Muller & Son. (Partition sale) 3 2d av, No. 326 } begins 2d av, s e cor 19th 19th st, Nos. 306 and 308 } st, 21.8x99.6, four-story brk store and tenement on av and three-story brk stable on st, all right, title and int. of Kate L. Fogarty, by Sheriff, at City Hall. (Sale under execution) 3 101st st, Nos. 137 and 139, n s, 350 w Columbus av, 50x100.11, two five-story stone front flats, by B. L. Kennelly. (Amt due \$5,842; prior mortgages \$40,000) 4 9th av, Nos. 855-861 } begins 9th av, s w cor 56th st, Nos. 402 and 404 } 56th st, runs northwest 125 x southwest 100.7 x southeast 25.2 x northeast 3.2 x southeast 100 to av, x northeast 100.5 to beginning, four six-story brk flats with stores on av and one six-story brk flat on st, by William Kennelly. 4 148th st, s s, 200 w road, which road is 25 w 11th av, 50x99.11x50x90.11, vacant, by D. P. Ingraham & Co. (Amt due \$2,381) 7

KINGS COUNTY.

- Feb. 44th st, n w cor 8th av, 650x100, vacant; assessed value, \$5,350; all right, title and interest. 45th st, s e cor 7th av, 350x100.2, vacant; assessed value, \$1,900; all right, title and interest. East 92d st, at n w cor of land of Isaac Skidmore, runs southwest along Skidmore's land to land of Henry L. Wyckoff, x northwest to land of Andrew Wyckoff, x northeast to st, x southeast — 24 acres Flatland Neck } by T. A. Kerrigan, at 13 Willoughby st. 29 Dean st, No. 115, n s, 245 w Hoyt st, 20x100, three-story brk dwell'g; assessed value, \$3,000; partition. Livingston st, No. 170, s w s, 134.11 s w Smith st, 14.11x100, three-story brk dwell'g; assessed value, \$4,000; partition. } by D. Phoenix Ingraham, at County Court House. 29 Mar. Dikeman st, No. 97, s s, 90 e Van Brunt st, 25x100, two two-story frame dwell'gs; assessed value, \$1,000; partition. Elizabeth st, No. 169, s w s, 140 e Conover st, 20 x100, three-story brk dwell'g; assessed value, \$2,800; partition. } by T. A. Kerrigan, at 13 Willoughby st. 1 9th st, s s, 490 n w 3d av, 25x100, vacant; partition: by J. Cole, at 389 Fulton st. 1 Bainbridge st, No. 493, n e cor Saratoga av, 23x100, three-story brk flat and store; assessed value, \$4,500. Fulton st, No. 1770, s s, 191.8 e Utica av, 16.8x100, two-story brk dwell'g and store; assessed value, \$2,100; partition. Jefferson av, No. 980, s s, 101 w Saratoga av, 24.6 x100, four-story double brk flat; assessed value, \$6,650. } by T. A. Kerrigan, at 13 Willoughby st. 1 Remsen st, No. 120, s s, 200 e Henry st, 25x143.4x 25.0x145, four-story brown stone dwell'g; assessed value, \$19,000; partition; by J. Cole, at 389 Fulton st. 3 Gates av, s s, 275 e Tompkins av, 100x100, by T. A. Kerrigan, at 13 Willoughby st. 3 Macon st, n s, 100 w Patchen av, 100x100, by W. Cole, at 389 Fulton st. 4 Atlantic av, n w cor Jerome st, 47.84x89.59x47.6x 84.11x4, two four-story frame flats with stores, by Gerard M. Stevens, ref., at County Court House. Bedford av, No. 135, s e s, 100 n e North 9th st, 20.4 x80, two-story frame dwell'g; assessed value, \$1,600; partition; by Taylor & Fox, at 45 Broadway, E. D. 7

LIS PENDENS, KINGS COUNTY.

- Feb. Decatur st, n s, 450 w Patchen av, 33.4x100. } Herkimer st, n e cor Rochester av, 39x78. } Joseph W. Downs agt William Downs; partition; att'y, George W. McAdam 19 Sumner av, w s, 108.11 n Pulaski st, 17.9x82. Sarah H. Corwith agt Ransom F. Clayton; att'y, Wm. C. Roe 19 Sumner av, w s, 91.1 n Pulaski st, 17.9x82. William H. Post agt same; att'y, Wm. C. Roe 19 Essex st, e s, 2-0 n Ridgewood av, 20x100. Lawrence Hurlbut agt Minnie Josiah; att'y, G. W. Pearsall 19 Duryea st, n w s, 137 n e Broadway, 19x100. Frederick Ernst agt Louis Grafe; att'y, William Willis 19 Columbia st, w s, 72.3 s Seabring st, 18.1x86x17.11 x86. Robert A. B. Dayton trustee Anson Blake agt Samuel Parson; att'y, Robert A. B. Dayton in person 19 Knickerbocker av, n e s, 380 n w Jacob st, 20x80. John Mehan agt Thomas Farrell; att'y, Robert E. Connelly 19 McDonough st, s s, 121 e Lewis av, 19x100. Albro J. Newton and Whitman W. Kenyon agt Louisa Watson; att'y, George V. Brower 19 Sackett st, s s, 356 w Van Brunt st, 20x95. } Union st, s w cor Columbia st, 16x80. } Court st, n e cor Sackett st, runs northeast 14 x southeast 55 x again southeast 37 x south 20 to Sackett st, x northwest 90. } Court st, w s, 36.5 s Sackett st, 18.3x80. } Columbia st, w s, 66.5 n Summit st, 16.8x100. } Court st, s e cor Degraw st, runs south 19.6 x east 55 x again east 21.7 x north 13.9 to Degraw st, x west 80.1 } Fulton st, s s, 146 e Clason av, 24x121. } Fulton st, n e s, 24 s e Hudson av, runs north 53.0 x north 25.3 x east 16.9 x south 35 x southwest 54.1 to av, x northwest 19.6. } E. Sinnamon Calvert agt Mary Stedmond; partition; att'y, John F. Nelson 19 Parcel begins at division line bet lots 106 and 107 as shown on map Jane Smith's heirs, runs northwest 92.4 to e 8d av, x north 138.1 to centre 96th st, x southeast 190.3 x southwest 182.9

- Alfred De Witt et al, agt George G. De Witt et al.; partition; att'y, Jacob K. Lockman 25 Spring st, w s, 124.2 s 161st st, runs west 34.9 to w s Sheridan av, x west 95.8 x north 24.7 x east 96 to w s Sheridan av, x east 23.1 to Spring st, Mary Corsa agt Samuel G. Revans; action to set aside certain deed as fraudulent; att'y John J. Brady 25 3th av, s w cor 103d st, 100.11x100. Isaac O. Shumway agt Joseph O'Connor and ano.; action of attachment, &c.; att'y, Theo. T. Sanxay 26 Pearl st, No. 291, n s, 25x100. William R. Thurston agt E. P. Wilbur Trust Co. exr. and trustee et al.; partition; att'y, Frederic de P. Poster 26

FORECLOSURE SUITS.

- Feb. 58th st, s s, 85 e Lexington av, 20x80.5. Leopold Zimmermann and ano. agt Christina Marth Freudenthal and ano.; att'y, Maurice B. Blumenthal 20 Davidson av, w s, 115.11 n Fordham Landing road, 50x98.8. The Joiner Planing and Moulding Co. agt Adelaide A. Yeandle et al.; foreclos. mechanic's lien; att'y, J. Homer Hildreth 20 105th st, n s, 200 e Columbus av, 25x100.11. Patrick Cassidy and ano. agt John P. Kelly et al.; att'y, Thomas C. Ennever 20 Morton st, No. 34, s s, 75 w Bedford st, 25x91. } Morton st, No. 36, s s, 100 w Bedford st, 25x91. } Morris Mayer agt Natale Cavinato et al.; att'y, Simon Wolf 23 49th st, s s, 125.2 w 11th av, runs south 44 x east 0.2 x south 56.5 x west 100 x south 100.5 to 48th st, x west 25 x north 71.5 x northwest 9.4 x west 17 x north 123.7 to 49th st, x east 149.10 to beginning. Bank for Savings agt Augustus F. Ferris et al.; att'y, Strong & Cadwalader 23 4th av, n w s, junction s s Devoe st, 140x140x170, gore. Samuel M. Purdy and ano. exrs. agt Patrick McCann et al.; att'y, Samuel M. Purdy 23 119th st, s s, 111 e 1st av, 17x100.10. William H. Harrison trustee agt John Means et al.; foreclos. of all right, title and interest, &c.; att'y, George Finck 23 119th st, s s, 94 e 1st av, 17x100.10. Same agt same; action same; same att'y 23 119th st, s s, 128 e 1st av, 17x100.10. Same agt same; action same; same att'y 23 Prospect av, s w cor 149th st, 60x100. Michael H. Hagerty et al. trustees agt Christina E. Welch et al.; att'y, Martin & Smith 24 Amsterdam av, w s, 25.8 n 95th st, 25x86. Floyd T. McConnell agt Andrew T. Doyle; att'y, M. A. Vosburgh 24 Macombs Dam road, s e cor Morris st, x— to Grove lane, contains abt 6 acres. Rebecca T. Mathews agt Sylvester H. Kneeland et al.; att'y, Lefferts Streight 24 South 5th av, s w cor Broome st, runs south 45.3 x west 63.2 x north 25.3 x east 6.2 x north 19.10 x east 62 to beginning. Pittsburgh Plate Glass Co. agt Elizabeth Boyd; att'ys, Douglass & Minton 24 127th st, Nos. 152 and 154, s s, 185 e 7th av, 27.6x 99.11. Charles A. Grant agt Hollister Mfg Co. et al.; att'ys, Burr & De Lacy 24 82d st, No. 153, n s, 106.11 e Lexington av, 19.2x 102.2. Zoe Dana Underhill guard. and ano. agt Thomas Brennan et al.; att'ys, Wall & Trimble 25 60th st, No. 249, n s, 125 e 11th av, 25x100.5. Catharine A. Mower agt John F. Burnham et al.; att'ys, Turner, McClure & Rolston 25 80th st, n s, 358 w 3d av, 16.8x100. Amelia Wolff agt Max H. Raubitschek and ano.; amended notice; att'y, Albert Zimmermann 25 78th st, n s, 100 e 5th av, runs south 102.2 x east 37.6 x north 20 x west 11 x north 82.2 to 78th st, x west 26.6. Equitable Life Assurance Society agt Amanda Lanterbach and ano.; att'ys, McCall & Arnold 26 Madison av, e s, 50.8 s 95th st, 25x80. Maurice Stack agt Stephen C. Cambreleng et al.; amended notice; att'y, John Vincent 26 134th st, s s, 375 e Willis av, 3 lots, each 16.8x100. Salomon Marx and ano. agt Joseph D. Mayer et al.; att'ys, Guggenheimer & Untermeyer 26 95th st, n s, 113.6 w 10th av, 27x100.8. Ann Eliza Mitchell et al. exrs. and trustees agt Andrew T. Doyle et al.; att'ys, Parsons, Shepard & Ogden 26 95th st, n s, 86 w 10th av, 27.6x100.8. Same agt same; same att'y 26

LIS PENDENS, KINGS COUNTY.

- Feb. Decatur st, n s, 450 w Patchen av, 33.4x100. } Herkimer st, n e cor Rochester av, 39x78. } Joseph W. Downs agt William Downs; partition; att'y, George W. McAdam 19 Sumner av, w s, 108.11 n Pulaski st, 17.9x82. Sarah H. Corwith agt Ransom F. Clayton; att'y, Wm. C. Roe 19 Sumner av, w s, 91.1 n Pulaski st, 17.9x82. William H. Post agt same; att'y, Wm. C. Roe 19 Essex st, e s, 2-0 n Ridgewood av, 20x100. Lawrence Hurlbut agt Minnie Josiah; att'y, G. W. Pearsall 19 Duryea st, n w s, 137 n e Broadway, 19x100. Frederick Ernst agt Louis Grafe; att'y, William Willis 19 Columbia st, w s, 72.3 s Seabring st, 18.1x86x17.11 x86. Robert A. B. Dayton trustee Anson Blake agt Samuel Parson; att'y, Robert A. B. Dayton in person 19 Knickerbocker av, n e s, 380 n w Jacob st, 20x80. John Mehan agt Thomas Farrell; att'y, Robert E. Connelly 19 McDonough st, s s, 121 e Lewis av, 19x100. Albro J. Newton and Whitman W. Kenyon agt Louisa Watson; att'y, George V. Brower 19 Sackett st, s s, 356 w Van Brunt st, 20x95. } Union st, s w cor Columbia st, 16x80. } Court st, n e cor Sackett st, runs northeast 14 x southeast 55 x again southeast 37 x south 20 to Sackett st, x northwest 90. } Court st, w s, 36.5 s Sackett st, 18.3x80. } Columbia st, w s, 66.5 n Summit st, 16.8x100. } Court st, s e cor Degraw st, runs south 19.6 x east 55 x again east 21.7 x north 13.9 to Degraw st, x west 80.1 } Fulton st, s s, 146 e Clason av, 24x121. } Fulton st, n e s, 24 s e Hudson av, runs north 53.0 x north 25.3 x east 16.9 x south 35 x southwest 54.1 to av, x northwest 19.6. } E. Sinnamon Calvert agt Mary Stedmond; partition; att'y, John F. Nelson 19 Parcel begins at division line bet lots 106 and 107 as shown on map Jane Smith's heirs, runs northwest 92.4 to e 8d av, x north 138.1 to centre 96th st, x southeast 190.3 x southwest 182.9

Parcel begins at division line aforesaid at point 492.6 n w Stewart av, runs northeast 132 x northwest 100 x southwest 132 x south 100.....
 3d av, n w cor 27th st, the Clarendon Hotel, lease, Joseph A. Wittmann agt Fort Hamilton Brewing Co.; notice of attachment; att'y, Goepel & Raeger..... 20
 Van Voorhies st, s e s, 260 n e Central av, 40x100. Adam Wagner agt Clemens Dehtler; foreclos. mechanic's lien; att'y, M. L. Towns..... 20
 10th st, n e s, 137.10 n w 8th av, 12x100.....
 10th st, n e s, 277.10 n w 8th av, 20x100.....
 Charles E. Rogers agt James F. Ransom; att'y, Hubbard & Rushmore..... 20
 Fulton st, Nos. 40, 41, 42 and 43.....
 Doughty st, Nos. 40, 41, 42 and 43.....
 Thomas Wildes agt Giulia Brandeis; notice of attachment; att'y, John P. Huoson..... 23
 Richardson st, s s, 150 e Graham av, 25x75. David Springsteen exr. Michael Springsteen agt James Gallagher; amended foreclos.; att'y, Otto F. Struse..... 23
 Quincy st, s s, 120 w Sumner av, 20x100. Kate Cowenborn agt Maria E. Gibbons; att'y, John A. Lott, Jr..... 23
 17th st, n e s, 75 e 5th av, 24.6x50. Lawrence V. Cortelyou agt Ellen F. Hermans; att'y, Hubbard & Rushmore..... 24
 17th st, n e s, 65 n w 6th av, 17.6x100. Phebe C. Curry agt George Hermans; same att'y..... 24
 17th st, n e s, 283.6 n w 6th av, 17.6x100. Robert V. N. Ludlum agt same; same att'y..... 24
 17th st, n e s, 247.6 n w 6th av, 17.6x100. Aletta Suydam agt George Hermans; att'y, Hubbard & Rushmore..... 24
 17th st, n e s, 230 n w 6th av, 17.6x100. Richard and Jacques S. Williamson agt same; same att'y..... 24
 Macon st, n s, 372 e Patchen av, 18x100. James H. Lee et al. agt Jane Miller; att'y, Tallmadge W. Foster..... 24
 Schermerhorn st, n e s, lot 124 and parts lots 125 and 106 and 107 map Johannes De Bevoise, runs northwest 80 x northeast 75.9 x northwest 20 x northeast 72.9 x southeast 50 x west 148.6. William Spence agt Marion Heppburn; att'y, Osborn & Beatty..... 24
 4th st, s s, 197.10 w 7th av, 18x100. Charles H. Moses and Henry B. Fanton, Jr., agt Louis H. Myers; action to establish lien; att'y, A. W. Tenney..... 24
 10th st, n e s, 137.10 n w 8th av, 120x100.....
 10th st, n e s, 277.10 n w 8th av, 20x100.....
 Charles E. Rogers agt James F. Ransom; amended notice; att'y, Hubbard & Rushmore..... 24
 2d st, s w s, 80 n w 7th av, 37.10x100. Cornelius E. Donnellon agt Jennie L. Ross; att'y, Charles R. Halsey..... 24
 2d st, s w s, 117.10 n w 7th av, 80x100. Thomas C. Higgins and Cornelius E. Donnellon agt Jennie L. Ross; amended notice; att'y, Charles R. Halsey..... 24
 Prospect st, No. 171, n s, 50.6 w Gold st, 25x75. Elizabeth T. Leroy agt Mary A. Campbell; partition; att'y, W. J. Hardy..... 25
 Clinton av, w s, 472.7 n Myrtle av, 100x60. Mutual Life Ins. Co., New York, agt William E. Bird; att'y, Robert Sewell..... 25
 Grand av, e s, 375 n Myrtle av, 25x100. Sarah E. White and ano. admrs. William White agt Bridget Hill; att'y, F. P. Trautmann..... 25
 Gates av, s s, 125 e Bedford av, 100x100. Alfred De Witt agt George G. De Witt et al.; partition; att'y, Jacob K. Lockman..... 25

mann and John H. Muehler to John Orth; 5 years, from May 1, 1892..... 900
 Amsterdam av, No. 185, store and four rear rooms. Friedrich H. Nagel to Frederick Creet; 2 1/2 years, from Feb. 1, 1892..... 960
 Amsterdam av, No. 965, s w cor 62d st. Josephine Schmid to John S. Reilly; 10 years, from Feb. 1, 1892..... 2,500
 Same property. Assign. lease. James S. Garvin to same..... nom
 Same property. Surrender lease. John S. Reilly to Josephine Schmid..... nom
 Columbus av, No. 307, store and living apartments in rear and front base. Thomas Nugent to J. A. Clifford; 5 1-12 years, from April 1, 1892..... 1,500, 1,800
 Columbus av, Nos. 699 and 701, stores and part basement. George C. Edgar to The Colonial Bank; 9 months and 15 days, from Feb. 15, 1892..... 2,500
 Park (4th) av, No. 2295, first floor and cellar. Park (4th) av, No. 2297, store, store floor } 125th st, No. 100 E } and cellar.....
 James McBride to Michael Foley; 10 years, from July 7, 1887..... 2,900
 Same property. Assign. lease. James Everard to James Williams..... nom
 1st av, No. 2196. Emanuel Wetheimer, Pittsburgh, Pa., to David Stevenson; 3 years 2 months 13 days, from Feb. 26, 1892, repairs and 2d av, No. 1536, s e cor 80th st, store and cellar. Michael L. Begley to William O'Hara; 10 years, 2 months and 20 days, from Feb. 9, 1892..... 1,500, 1,800
 2d av, No. 1084. Ann S. Young et al. exrs. John S. Young to John Brueggemann; 5 years, from May 1, 1891..... 2,500
 Same property. Assign. lease. John Brueggemann to Edward G. Schroeder..... nom
 2d av, No. 1564, south store floor and four rooms on second floor. Philip Fisher to Augusta Kuntzmann; 5 years, from May 1, 1892..... 684
 3d av, No. 1588, basement, store and upper floors. Mary T. Corbit to David, Herman and Hugo Frohmann, of Frohmann Bros.; 3 years, from May 1, 1892..... repairs and 2,700
 3d av, No. 2166. William G. Wood by W. G. McCormack agent to Adam Romer; 5 years, from May 1, 1892..... 1,440
 5th av, No. 326. Lucy E. Lee and Katherine P. Hurlburt to Hannah Friend; 10 years, from May 1, 1892..... repairs and 6,000
 6th av, Nos. 335-345 and 169 West 15th st, except three north stores and basements. Henry Morgenthau to Jacob and Samuel Baumann; building now in course of erection, to be finished May 15, 1892; 10 years, from May 1, 1892..... 23,800, 28,000
 6th av, No. 516. Albert Smith to Hyman Stern; 10 years, from May 1, 1892..... 2,500, 2,800
 6th av, No. 514. John Hewlett to Adolph Luhrs; 5 years, from May 1, 1892..... 2,500
 8th av, e s, 25.11 s 116th st, 25.5x100. Louisa Holdick, Mary Heuman, Anna Beck, Lena Crowley, Henry and Charles Meyer and Emma Leopold to Ernst Modersohn; 10 1/2 years, from Jan. 1, 1892..... 1,500, 1,800
 9th av, No. 515, store floor and basement and first floor. Peter Blatt to Charles F. Mayer; 5 years, from May 1, 1892..... 1,440
 11th av, n e cor 24th st, 98.9x175. Ruth O. De Lamater to Charles Forbes; 5 years, from May 1, 1890, with privilege of extension for 5 years..... 3,500, 3,500

Grassmuck, J & E. 120 Nassau....G Ehret. (R) 6,500
 Grube, Charles. 1099 3d av....J Doelger's Sons. (R) 300
 Goerlt, P. A. 112 Chrystie....W Peter. (R) 1,100
 Hagan, Owen. 732 11th av....D Mayer. (R) 3,000
 Hansler, W. F. 2950 3d av....J Eichler B Co. 700
 Hansen, John. 128 Cherry....D Stevenson. 250
 Hang, Christ T. 74 E 3d....A Finck & Son. 1,100
 Hornberger, Fred. 30 Rivington....G Ringler & Co. 782
 Hanate, Fritz. 269 Pearl....C Stein. (R) 985
 Jung, Louis. 34 Av A....H Elias B Co. (R) 1,400
 Junker, Gustav. 19 Beekman....H Elias B Co. (R) 1,550
 Khuen, Frank. 155 Amsterdam av....D Mayer B Co. 300
 Keely, Malachy. 91 4th av....J Everard. (R) 2,544
 Keiling & Schweikhart. 1517 Av A....P Buckel. (R) 500
 Kubes & Onesorg. 1339 and 1341 Eastern Boulevard....V Loewers. (R) 1,200
 Kuper, Conrad. 26 3d av....Malcom B Co. 1,000
 Kahrs, John. 646 W 34th....P Ballantine & Sons. (R) 1,600
 Kohler, Theobold. 508 W 43d....G Ehret. (R) 1,060
 Lorenze, A. H. 443 W 52d....G Ehret. (R) 960
 Lawlor, John. 49 Washington....D Stevenson. (R) 500
 McDonald, F. B. 307 9th av....J Eichler B Co. 3,000
 McGoldrick & Carlin. 518 Canal....Beadleston & W. Ice Box. (R) 110
 Maier, Herman. 486 W 53d....V Loewers. (R) 300
 Mangels, William. 272 Spring....Budweiser B Co. 550
 Manthe, John. 481 Pearl....H Elias B Co. (R) 600
 Mansmann, John. 635 W 43d....V Loewers. (R) 518
 Mariano, John. 237 Elizabeth. Burr B Co. (R) 400
 Marx, G. E. 765 6th av....G Ehret. (R) 2,200
 Mzzac, Val. 1377 Av A....G Ringler & Co. 1,965
 McCabe & Egan. 513 Canal....Budweiser B Co. 1,200
 Meyer, Hermann. 121 11th av....Consumers' B Co. 5,389
 Modersohn, Ernst. 2150 8th av....Bernheimer & s. 3,000
 Morgenweck, William. 406 W 37th..G Ehret. (R) 600
 Moskovitz, Adolf. 224 2d....Budweiser B Co. 300
 McDonough & Davis. 374 10th av....Brunswick-B-C Co. Pool Table. 175
 Ohl, H. 300 Broom....Bernheimer & S. Pump. 114
 same....Ice House. 85
 Oberle, J. A. 127 West....G Ehret. 2,000
 O'Brien, Edward. 337 E 74th..Howard & Childs. (R) 470
 O'Brien, J. J. 198 Madison....N Y Breweries Co. (R) 500
 Picetto, Salvatore. 631 W 48th....H Koehler & Co. 350
 Raimonto, Frank. 303 E 110th....F Heichel. 460
 Rosenthal, Louis. 32 St Marks pl. L Rosenthal. 275
 Schilling, Nicholas. 227 South....G Bechtel, exr of. (R) 300
 Schlag, August. 26 Delancey....Malcom B Co. 1,000
 Schmidt, Adolph. 142 Elm....Bernheimer & S. 600
 Scholz, August. 172 1st av....J Fallert B Co. (R) 262
 Schroeder, E. G. 1684 2d av....Bernheimer & S. 4,000
 Schwartz, Mayer. 73 Essex....J Hoffmann B Co. (R) 390
 Schwarz, Ernestine. 174th st and 10th av....G Ehret. Hotel Fixtures. (R) 4,500
 Schwerkolt, Adolph. 371 E 62d....C Stein. 350
 Thom, D. K. 36 Pine....C A Hoff. 600
 Van Axen, George. 91 and 93 William....G Ehret. (R) 1,500
 Wagner, F. W. 318 E 40th....Schmit & S. 900
 Waish, Robert. 836 3d av....H Elias B Co. 3,724
 Wohlgenuth, Adolph. 164 Orchard....India W Hair B Co. 275
 Zimmermann, Ernest. 182 Lewis....W Peter B Co. 975

RECORDED LEASES.

NEW YORK. Per Year

Bowery, No. 373 1/2. John M. Knox et al. exrs. Richard S. Clark to John Lynch; 3 years, from May 1, 1892..... \$1,300
 Broadway, s w cor 37th st, "The Claxton." John J. Bradley to Charles A. Blanchard and Charles H. Ayres; 8 years, from May 1, 1890..... taxes, &c., and 7,000, 11,000
 Same property. Assign. lease. Charles A. Blanchard and Charles H. Ayres to The Marlborough Hotel Co..... nom
 Crosby st, No. 95, all. Jeremiah W. Dimick to Antonio and Raffaello Aliano; 5 1/2 years, from Feb. 1, 1892..... repairs and 1,260
 Front st, No. 41, n e cor Coenties slip, all. Adrian Tuttle and Maria T K Stacey to Henry L Meyer; 5 years, from May 1, 1892..... taxes, repairs and 1,700
 Mulberry st, No. 106, store and cellar. William A. Gillen, Jersey City, N. J., to Matthew Mooney; 5 years, from May 1, 1892..... 1,080
 Park row, No. 223, store and cellar. Charles A. Marotzki to Joseph J. Ronan and Thomas J. Collins; 3 1/2 years, from Feb. 1, 1892..... repairs and 1,200
 Pine st, No. 36, except front hall-room on fourth floor. Francis P. Carroll exr. Peter Carroll to David K. Thom, Sr.; 5 years, from May 1, 1892..... repairs and 6,500
 Washington st, e s, 25 n King st, 50x71.10x50x 72.4. Woodbury J. Langdon to John C. Willard; 5 years, from May 1, 1892..... taxes, &c., and 1,000
 Washington St, No. 532, s w cor Charlton st, Augustus C. Bechtstein to The National Remedy Co.; 5 1-12 years, from April 1, 1891..... repairs and 2,400, 2,800
 8th st, No. 73 E. (St. Marks pl.) Amanda Basch to Ignatz Garten; 6 years, from May 1, 1892..... 1,200
 10th st, No. 54 E, upper part being second, third and fourth floors. Gottlieb Gennert to Johanne Steinhagen and Josephine Reyner; 3 years, from May 1, 1891..... 1,000, 1,100
 19th st, No. 231 W., store and three rooms in rear. John Hanlon to Thomas McMenamy; 4 1-12 years, from June 1, 1891..... 540
 26th st, No. 103 E. Leouard R. Kerr to Alonzo W. and Augustus C. Foster; from Jan. 13, 1892, to Nov. 30, 1901..... 800
 38th st, No. 102 W. Louise Livingston to William A. Glover; 5 years, from May 1, 1892..... 2,000, 2,200
 106th st, No. 309 E., basement, also first floor and cellar on east side. Alexander Landero to Charles Eisele; 5 years, from May 1, 1892..... 756
 129d st, No. 239 E. Emily H. Aiken, Water-town, Mass., to John J. Hart, Owen O. Healy and Michael Metzler trustees David B. Hill Club; 3 years, from May 1, 1892..... 720
 125th st, No. 244 W. Anna K. Morris to John A. Bartz; 5 years, from May 1, 1892..... repairs and 3,100
 Av A, No. 1428, s e cor 76th st, store and rooms on store floor and part cellar. Gustav Tons-

CHATELLES.

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.

FEBRUARY 19 TO 25—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Anderson, P. A. 92 Greenwich....P Muller. (R) \$200
 Anderson, T & C. 1 1/2 Washington....Williamsburgh B Co. (R) 250
 Amrhein, George. 266 E 10th...G Bechtel, exr of. (R) 1,000
 Bermann, Edward. 1575 Av A....G Ringler & Co. 2,243
 Beringuer, L. L. 479 3d av....C Dexheimer. Pool Table. 100
 Becker, F. L. 641 E 9th....W Peter B Co. 825
 Bergin, Daniel. 185 10th av....P Doelger. (R) 3,000
 Blume, Robert. 14 Stanton....J Eichler B Co. 500
 Bodenmuller, Gebhardt. 257 W 47th....G Ringler & Co. (R) 300
 Bueth, Joseph. 223 E 108th....D Mayer. (R) 400
 Cantwell, Richard. 516 Spring....J Everard. (R) 3,587
 Coleman, Peter. 303 E 29th....H Koehler & Co. 500
 Coyle, P. J. 231 W 19th....P Doelger. Ice Box, &c. ---
 Creet, Frederick. 1090 10th av....Beadleston & W. ---
 Crosby, Edward. 101 West....J Everard. (R) 3,035
 Curth, Conrad. 100 Vesey....G Ringler & Co. (R) 2,085
 Coyle, P. J. 231 W 19th....P Doelger. 575
 Desel, F. 679 11th av....Beadleston & W. Ice Box. 100
 Dierkes, G. J. 170 8th av....G Ringler & Co. (R) 500
 Del Bianco, Eugenio. 146 E 14th....Celia Bros. 1,416
 Duppler, Charles. 45 3d av....G Ehret. (R) 3,500
 Dougherty, Joseph. 580 10th av....D Stevenson. 200
 Douris, Patrick. 875 1st av....Bavarian B Co. 2,000
 Eisenberg & Wolfe. 430 Columbus av...I Roth. Eugenehoefer, Kathie. 2654 8th av....Bernheimer & S. Pool Table. 140
 Fajen, Herman. 1 Barclay....H J Steffen. (R) 2,500
 Farrell, M. P. 348 Cherry....Bachmann B Co. (R) 3,000
 Feickert, Christian. 420 3d av....I Steingewald. Restaurant Fixtures. 200
 Feingold, I and H. 197 Delancey....Welz & Z. 1,200
 Fried, Louis. 48 Bleecker....K Steiner. Restaurant Fixtures. 300
 Fichtner, G. F. 109 E 4th....C Ida. 175
 Geiger, Peter. 216 E 120th....G Ehret. 2,000
 Geis, W. L. 640 10th av....J Wilson. 1,200
 Gleeson, John. 160 Park row....Wagner & S. Pool Table. (R) 91

HOUSEHOLD FURNITURE.

Ayers, Ellen. 161st st....J J McGrorty. 120
 Allen, L. B. 230 W 43d....T Willis. (R) 484
 Anderson, F. M. 305 W 32d. O'Farrell & Co. 236
 Bailey, Harry, Sr. 189 Waverly pl....N Y F Co. 562
 Blanchard, Marion. 102 E 44th....H Mannes & Son. (R) 108
 Brinkerhoff, Sarah. 57 Barrow....O'Farrell & Co. 362
 Brodwill, Gertrude. 246 Monroe....B D Farrell. 194
 Balwin, W. A. and M. A. 169 W 9th....E Marks. 200
 Banks, Emma P. 21 W 129th....S E Beach. (R) 1,200
 Behrensens, Ella. 311 3d av....J Baumann. 147
 Bell, Jessie. 234 W 46th....O'Farrell & Co. (R) 115
 Blewett, Elizabeth. 221 W 14th....S Knapp & Co. 365
 Bowles, Lillie. 186 Lexington av....L Baumann. 403
 Brauer, C. H. 218 E 70th....S Baumann. 169
 Brunon, Mary C. 148 W 32d....J Rubenstein. 1,027
 Castle, Mary. 235 E 33d....Garvey Bros. 257
 Carier, Alice. 341 W 36th....L Baumann. 206
 Calvin, D. C. Storage....W J Welsh. (R) 2,250
 Cambes, Mary A. 353 W 29th....O Schildwacher. 150
 Carlton, Kate. 147 W 35th....J Baumann. 118
 Copp, Frederick. 331 E 117th....Jordan & M. 130
 Curtis, R. W. 172 W 94th....L Baumann. (R) 101
 Cassidy, Mary A. 1568 Broadway....S W Mead. 1,500
 Dennis, Annie S. 122 W 61st....J Gregg & Co. 234
 oe Wellworth, William. 346 E 10th....F T Koepfer. 193
 Digby, Elizabeth. 434 W 29th....L Baumann. 145
 Donohue, Maggie. 456 W 37th....J Baumann. 153
 Donohue, Anne. 89 Madison....Jordan & M. 230
 Duke, Georgiana. 220 E 18th....J Gregg & Co. (R) 212
 Diaz, Cecil. 140 W 33d...H Mannes & Son. 122
 Diefendorf, Jennie E. 238 6th av....H Israel & sons. 125
 Eggerte, F. V. 210 E 84th....L Baumann. 191
 Fagen, M. J. 472 Lenox av...L Baumann. 115
 Foster, Ella. 116 W 63d...L Baumann. 218
 Freund, Alice. 2343 Ryer av...J McCormack & Co. 149
 Fromkess, Delia. 736 8th av....J Baumann. 288
 Frost, M. B. 31 W 21st....J Baumann. 457
 Ferne, Maud. 44 E 21st....T Willis. (R) 422
 Garfinkle, Mrs. A. 118 E 11th....J Moriarty. 106
 Gilfeather, Kate. 202 Hester....E D Farrell. 128
 Gallagher, Ella H. 211 W 34th...L Baumann. (R) 695
 Galler, Gustav. 1475 Lexington av....J Baumann. 273
 Garrett, Marie. 403 W 48th....J Baumann. 116
 Garvey, T. P. 521 E 85th...Jordan & M. 225
 Glynn, Hannah. 419 E 81st....H S Eisler. 153
 Griffith, Mrs. L. 108 W 102d....Simpson & P. Piano. (R) 217

Guile, Lucy A. 1975 7th av... L Baumann. 124
 Griffon, Mary. 140 W 10th... H S Eisler. 145
 Harrington, Mary. 86 Charlton... R M Walters. 230
 Hoffmann, O C and M D. 471 W 145th... E C Hinsdale. 130
 Hallerstein, Charles. 322 E 80th... Krakauer Bros. Piano. 200
 Hancock, E La T. 20 E 155th... L Baumann. 158
 Harmon, Clara. 126 W 35th... L Baumann. 243
 Hart, E H. 248 E 23d... Financial Credit Co. 200
 Hickey, J J. 564 2d av... J Baumann. 114
 Hitchcock, C A. 367 W 21st... J Baumann. 457
 Holmes, Rosa. 125 E 97th... Jordan & M. 100
 Hopkins, Mrs R C. 76 Macon st, Brooklyn... T Kelly. 144
 Horowitz, S A. 18 St Marks pl... L Baumann. (R) 137
 Hennessy, Mrs Joseph. 29 Henry... E D Farrell. 211
 Hopkins, Marie. 19 W 18th... H Mannes & Son. 1,732
 Hotaling, Mary. 604 Water... E D Farrell. 121
 Housemann, Johanna. 338 E 58th... E D Farrell. (R) 421
 Howe, Mary. 306 E 83d... E D Farrell. 150
 Jursch, C M. 533 E 83d... J Moriarty. 120
 Jacobs, J H and E I. 68 E 123d... J Frankel's Sons. 611
 Johnson, Mrs A M S. 86 E 10th... A C Carpenter. 500
 Jones, S and J. 412 Lexington av... A R Maxwell. 130
 Joyce, Margaret. 201 E 28th... L Baumann. 188
 Kahn, Clara. 211 E 112th... S Baumann. 185
 Keane, Maria. 227 W 18th... J Baumann. 211
 Kellert, Jennie. 262 W 43d... T Kelly. 120
 King, Bessie E. 346 W 59th... J Baumann. 302
 Kirch, G H. 45 W 9th... M C Weatherhead. 2,000
 Kitz, Mary. 151 E 48th... H Thoesen. 103
 Koch, Sophia. 123 Stanton... E D Farrell. 125
 Lawson, Minnie. 344 E 23d... E D Farrell. 109
 Lauderigan, Mrs C. 115 E 105th... E D Farrell. (R) 113
 Loughlin, Ellen F. 21 West 131st... E D Farrell. 155
 Lyons, Hattie M. 210 W 53d... J Moriarty. 230
 Leitner, David. 29 E 114th... A Hecht. 138
 Loth, C M. 151 2d av... A Freedman. 150
 Lynch, Mrs F. 60 W 18th... T Kelly. 156
 Lardner, A L. 208 W 59th... Amer Guar Assoc. 200
 May, Christ. 60 E 4th... L Wolf. 350
 May, Frederick. 323 E 125th... Simpson & P. Piano. (R) 135
 Mayer, Katie. 323 E 13th... L Baumann. 264
 McCarthy, Mary. 549 W 29th... L Baumann. 151
 McComb, E J. 164 W 23d... J Baumann. 272
 McCready, Mary S. Storage... J Polnemus. (R) 400
 McKenna, A & A. 167th st... J McCormack & Co. (R) 136
 Meirowitz, Esther. 76 Suffolk... H Thoesen. 122
 Metz, Joseph. 316 E 116th... American Guar Assoc. 400
 Meyer, Henry. 154 2d av... L Baumann. (R) 331
 Meyer, H F. 126 E 10th... L Baumann. 200
 Miller, B. 332 E 109th... Alexander Bros. 186
 Millbank, R W, Jr. 134 W 48th... J Baumann. 118
 Moynard, Nellie. 300 E 38th... S Baumann. 157
 Muggan, Mrs Patrick. 59 Monroe... D M Brown. 203
 Martin, Lilly. 100 E 8th... S Putnam. 300
 McConnell, Mathew. 339 W 31st... H Mannes & Son. (R) 195
 Nelson, W and E L. 40 South Washington sq... Fidelity I and G Assoc. 300
 Neunis, J J. 12 Thompson... E D Farrell. 229
 North, William. 142 W 15th... N Y F Co. 204
 Nester, John. 115 West Houston... L Baumann. 121
 Nobles, Grace. 903 6th av... H Israel & Son. 816
 O'Brien, T W. 244 Lenox av... J Baumann. 150
 O'Brien, Nellie. 22 Columbus av... J P Delehanty. 118
 O'Hare, Kate. 981 6th av... J Baumann. 150
 Ott, C J. 517 E 85th... S Baumann. 210
 Owens, Robert. 130 W 63d... L Baumann. 211
 Oxford, T J. 343 E 41st... H Thoesen. 160
 Oxford, H E. 781 Mott... E D Farrell. 167
 Perry, Alice. 109 W 56th... H Mannes & Son. 398
 Page, Minnie C. J Williams. 125
 Paley, John. 138 East Broadway... Jordan & M. 114
 Paner, Mrs A. 226 E 115th... T Kelly. 260
 Parmentier, J H. 104 W 95th... N Y F Co. 293
 Pee, Rudolph. 39 Av D... Alexander Bros. 430
 Pidgeon, J J. 219 E 81st... Manges Bros. 380
 Plunkett, H M. 147 W 61st... T G Carson. 900
 Prentiss, Lizzie. 265 W 41st... J Baumann. 278
 Purcell & King. 88 6th av... J Gregg & Co. 287
 Ruel, Emma L. 211 W 21st... Manges Bros. 183
 Rugan, Lauretta. 257 W 39th... J Gregg & Co. 189
 Reynolds, Belle. 105 W 100th... J Moriarty. 115
 Rohrs, Frederick. 109-117 E 102d... J & J Dobson. Carpets. 627
 Russell, Rose M. 144 W 28th... H Mannes & Son. 222
 Schubekegel, Annie. 202 E 61st... J Gregg & Co. 137
 Sharp, Wm. 80 Charlton... J Moriarty. 112
 Spinetti, M V. 147 W 23d... W R Gillett. 250
 Stuart, Ida. 1861 Lexington av... J Moriarty. 556
 Schloffhorst, Richard. 112 7th... H S Eisler. 122
 Scott, Mrs J G. 745 Madison av... T Kelly. 126
 Shannon, David. 164 E 109th... L Baumann. 132
 Showell, Annie E. 165 E 49th... R Otto. 200
 Shook, Mary. 224 W 21st... J Baumann. 261
 Silva, Hester. 214 W 43d... E M Travis. 420
 Smith, Minnie. 2310 7th av... J Baumann. 251
 Smith, A J. 116 E 11th... L Baumann. 262
 Smith, Emma. 492 Grand... D M Brown. 122
 Smith, John. 427 W 53d... L Baumann. 160
 Stapple, E J. 708 Washington... L Baumann. 150
 Stanton, C S and M P. 202 W 78th... H H Sylvester. 130
 Stein, Mollie. 535 E 83d... S Baumann. 201
 Stewart, Cora E. 283 W 70th... M Holder. 290
 Thompson, C T. 230 E 26th... J Baumann. 506
 Tremaine, Maud. 361 W 58th... L Baumann. (R) 181
 Truembrodt, John. 164th st and 3d av... J McCormack & Co. 164
 Tucker, B R. 25 W 125th... Manges Bros. 196
 Van Hagen & Phalen. 227 W 34th... H D Ranney. exr of. (R) 325
 Van Linda, Ella. 531 W 152d... Simpson & P. Piano. (R) 115
 Veetch, Carrie J. 122 W 124th... T Kelly. 140
 Vantine, A Mrs. 203 E 119th... J Moriarty. 118
 Walsh, Martha. 31 Columbia... E D Farrell. 157
 Waters, Lillian. 249 W 21st... J Moriarty. 146
 Weitzel, Lina. 350 E 19th... E D Farrell. 153
 Webb, W V and F I. 108 W 34th... H T Webb. 200
 Weigelt, Ernestine. 140 W 33d... G Fennell & Co. 153
 Welsh, Fannie B. 17 W 24th... J Baumann. 134
 Wetmore, Mary T. 269 W 124th... S Campbell. 250
 Whitney, G Blanche. 2013 5th av... A J Doty. 450
 Williamson, Emma. 201 W 46th... J Baumann. 230
 Young, Annie R. 446 W 29th... L Baumann. 116
 Ziniti, Frank. 1547 2d av... S Baumann. 138

MISCELLANEOUS.

Arnhaus, B. 118 Ludlow... Leibig & Z. Horse, Wagon, &c. 129
 Aronwitz, Aron. 2134 2d av... L Heinsfurter. Butcher Fixtures. 87
 Ashforth, C A. 22 Duane... Johnson Peerless Works. Press. 165
 Avery, F C B... Douglass & Minton. Office Fixtures, &c. 530
 Bacigalupo, Charles. 226 E 111th... J Cunningham Son & Co. Coach. (R) 323
 Bartholomew, C E. 22 College pl... W H Moore. Presses, &c. 2,400
 Basset, J B. 183 Wooster... Lamson C S S Co. Register. 125
 Baxter, James. 23 W 64th... T J Mullane. Horses, Trucks, &c. 238
 Beauchamp, Henri. 1185 Lexington av... T Cote. Hair Dressing Fixtures. 4,000
 Bergmann, Emma. 1865 Lexington av... Meyer & Lange. Grocery Fixtures. 50
 Brazilian Trade Co. 29 Broadway... C P Northrop. Office Fixtures. 145
 Barnes, J E. 323 9th av... C Fister. Store Fixtures. 500
 Brady, Evadne. 121st st and East River... F A Wendell. Sloop and Fixtures. 225
 Caro, S A. 125 Grand... L Thompson & Co. Machines. 96
 Congregation Moses Montefiore. 160 E 112th... M Guedalia. Church Scrolls, &c. 1,500
 Cummings, J J. 1766 3d av... H C Koster. Horses, Trucks, &c. (R) 283
 Czaki, Adolph. 229 Broadway... M Arnheim. Office Fixtures. (R) 500
 Christie, Geo. 218 11th av... Nat Cash Reg Co. Register. 175
 Cohen, M B. 5 Elizabeth... W Cohen. Soda Bottling Fixtures. 16,000
 Cook, Margaret A. 979 1st av... C Vorbach. Butcher Fixtures. (R) 1,500
 De Luca, G. 302 3d av... F Ventitrio. Barber Fixtures. 125
 Davis, Israel. 186 E 3d... D Dawidovitz. Grocery Fixtures. 50
 Edel & Baranowski... P Reidenbach. Bakery Wagon. 125
 Ehrlich, M. 161 Rivington... J Stewart. Machines. 658
 Elite Emb Co. E A Coning. 7 Walker... J Stewart. Machines. 2,300
 Falek, Barbara. 262 Av A... Gannerich & H. Bakery Fixtures. (R) 550
 Freedman, B... J B Faby. Safe. 205
 Frazer, Robert. 53 Broadway... J Samelson. Office Fixtures. 130
 Galliker, John. 540 Hudson... J C Powell's Son & Co. Fish Market Fixtures. 121
 Goetz, A P. 2022 3d av... J W Gleitsmann. Store Fixtures. 100
 Goodwin, Daniel. 439 W 27th... M Bayersdorfer. Horse, Truck, &c. 52
 Hummerich, Erhart. 117 E 3d... A Koening. Horse, Wagon, &c. 114
 Haase, J and L H B. 231 Broadway... H J Freeman, &c. Office Fixtures. 2,000
 Haight, C H. 127 3d av... Nat Cash Reg Co. Register. 225
 Haley, W H F. 2 E 60th... Nat Cash Reg Co. Register. 175
 Harris, S and R. 144 W 23d... A Cohn. Store Fixtures. 700
 Henig, Solomon. 180 Rivington... J Kramer & Son. Wagon. 250
 Hudson Suspension Bridge and New England Railway Co... Atlantic Trust Co. Bridge Piers, Machinery, &c. (R) 1,266,000
 Haas, Frank. 30 Suffolk... A D Puffer & Sons. Soda Fixtures. 592
 Hester, E W. 21 E 15th... F D Shaw. Office Fixtures, &c. 180
 Horton, George. 19 9th av... J L Tilley. Horse, Ice Wagon, &c. 700
 Jersawitz, Abraham. 200 Orchard... I Pankowski. Bottling Fixtures. 100
 Judice, Dominico. 537 W 59th... J Souvay. Barber Fixtures. 56
 Kelly, J A... M Armstrong & Co. Coach. (R) 500
 Kelly Bros... M Armstrong & Co. Coach. (R) 700
 Knoepfel & Flank. 169 Spring... H Bornemann. Machines. 1,200
 Kalnuk, Leo. 25 1/2 Sheriff and 35 Norfolk... J H Lippe. Coach. 1,275
 Kennada, Louis. 2711 8th av... Nat Cash Reg Co. Register. 175
 Kesselman, T. 181 Broome... Nat Cash Reg Co. Register. 175
 Keiver & Schmitt. 923 Broadway... J W Tufts. Soda Fixtures. (R) 150
 Kuhn, Henry. 532 W 48th... B Kuhn. Horse. 100
 Lake, James. 87 Crosby... M A Cuming. Machinery. 362
 Lanson & Edgar. 119 W 26th... Campbell P P Co. Press. (R) 50
 Lash, Isador. 101 E 86th... Archer Mfg Co. Barber Fixtures. (R) 419
 Lederer, S & Co... J Gould Co. Coach. 600
 Lewin, W H. 87 Macdougall... W Westerfield & Son. Trucks. (R) 280
 Littmann, Ernst. 330 Rivington... F Boehurst. Store Fixtures, Horse, &c. 300
 Ludewig, C H. 1514 3d av... Nat Cash Reg Co. Register. 225
 Lewandowsky, David. 1 Scammel... J Weiss. Barber Fixtures. 145
 Luhmann & Cursen. 83d st and Park av... J H Kerkmann. Grocery Fixtures. 4,500
 Marrano, G and D. 203 Bowery... A Marrano. Confectionery Fixtures. 350
 McWilliams Printing Co. White and Elm sts... Conroy Bros. Press, &c. (R) 1,218
 Meryash, Harris... J Koerner. Wagon. 150
 McAleer, John. 143 and 145 Elm... M McAleer. Machinery. 2,500
 McDougall, Christopher. 528 and 530 W 28th... New Haven Mfg Co. Machinery. (R) 870
 Moons, Margaret. 508 11th av... S Dorfmueller. Butcher Fixtures. 75
 Morris, Chas. 209 W 18th... M Lester. Horse, Wagon, &c. 250
 McDermott Bros. 150th st and Middletown, N Y... H R Low exr of. Machinery. (R) 2,300
 McGuire, T J. 18 Wall... G C Scofield. Office Fixtures. 95
 Morton, Edward. 53 Broadway... Marvin Safe Co. Safe. (R) 100
 Neenan & McCabe. 34th st and 1st av... T Murtha. Horses, Wagon, &c. 300
 Orlewitz, Arnold. 154 W 10th... L Aumes. Cigar Fixtures. 250
 Old Dominion S S Co... Farmers' L and T Co. Steamboats &c. (R) 541,000

Oppenheimer, Emanuel. 49 Court st, Brooklyn. Nat Cash Reg Co. Horse, Fixtures, &c. Same. 1179 Broadway... same. Horse, Fixtures, &c. 1,500
 5,000
 75,000
 210
 349
 1,500
 2,500
 385
 163
 400
 4,374
 1,000
 385
 800
 1,200
 500
 320
 187
 55
 111
 300
 175
 60
 2,500
 800
 70
 234
 4,000
 445
 300
 510
 110
 750
 200
 100
 250
 243
 3,200
 90
 600
 300
 250
 1,235
 8,000
 180
 110

BILLS OF SALE.

Andrews, Mary... J Kelly. Furniture. 300
 Bailly, Alphonse. 765 3d av... P Bailly. Store Fixtures, &c. 500
 Colombo, Cesare. 513d av... G A Frauchi. Restaurant Fixtures. 1
 Emde, Henry. 13 Elm... J Oehler. Restaurant Fixtures. 150
 Forbes, Chas. 11th av and 24th st... P Moore. Sheds, &c. 2,500
 Gluckmann, Joseph. 1361 1st av and 1838 2d av... D Mayer. Liquors, &c. 2,000
 Goldberg, Ida. 14 Forsyth... L M Gerschowitz. Grocery Fixtures. 275
 Gottlieb, J and R. 1 Scammel... D Lewandowsky. Barber Fixtures. 300
 Johnson, Nathaniel. 137 Clinton pl... W S Anderson. Office Fixtures, Tools, &c. 2,100
 Kiernan, Michael. 187 3d av and 199 E 177th st... M A Kiernan. Saloon Fixtures. 1
 Needham, M J. 378 1st av... T Donnelly. Saloon Fixtures. 2,900
 Neal & Mann. 386 Columbus av... C E S Blinn. Stock, Fixtures, &c. 135
 Pavese, Francesco. 1273 Broadway... G Perri. Barber Fixtures. 600
 Petersen, Charles. 1677 2d av... L Petersen. House Furnishing Fixtures. 1,400
 Reilly, Peter... M Scully. Horse, Truck, &c. 395
 Reis, John. 1414 3d av... J Jurgen. Grocery Fixtures. 1,800
 Sapor, Abraham. 231 Mercer... F Goldberg. Stock, Fixtures, &c. 200
 Schmidt, John. 35 1st av... H Zimmer. Shooting Gallery. 155
 Scully, J J... P Reilly. Horse, Truck, &c. 365
 Simpson, S W. 51 E 9th... Robinson Baker Ad Co. Press, &c. 500
 Spencer, W E. 137 E 23d... C Delearie. Printing Fixtures. 1
 Sarr, J and K. 434 E 58th... A Klein. Grocery Fixtures. 185
 Troxler, C & Co. 705 E 164th... A Rappard. Machines. 1,000
 Wallace, John. 16 North William... W Comforth. Birds, &c. 700
 Waldvogel & Nadig. 705 E 164th... C Troxler & Co. Machines. 500

ASSIGNMENT OF CHATTEL MORTGAGES.

Bernheimer & Schmid to G Bechtel, exr of. (Mort given to A Schmidt, May 27, 1890.) 60
 Cohen, William to W Sultan. (M B Cohen, Feb, 7, 1892.) 1,600

Flesch, Joseph to G Oschenbanner. (Sapiro & Liboff, Feb. 24, 1892.) Scheib, Ph to A Scheib. (H Kassebaum, Dec. 11, 1891.)

KINGS COUNTY.

FEBRUARY 18 TO 24—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Albert, A. 26 Ten Eyck...L Eppig. \$450
Amann, A. 133 Clason av....Williamsburgh B Co. 600
Balka, A. 119 Furman....Otto Hubert Brewery. (R) 1,600
Burns, J G. 326 Myrtle av....S Liebmann's Sons B Co. 1,000
Butler, J P. 258 Tillary...H C Bartenbach. 600
Cianfona, A. 57 Front....Budweiser B Co. 450
Dunkak, J. 682 3d av...J Lehrenkrauss. 300
Dorn, F. 407 Central av...L Eppig. 743
Fecke, F. 997 Myrtle av...E Ochs. 1,050
Friedel, J. 103 Metropolitan av....J Eppig. 600
Graver, W. 177 Atlantic av...J Ruppert. (R) 1,500
Gercken, C H. East New York and Howard avs...A Abel & Co. 700
Gaylock, S. 48 Box....S Liebmann's Sons B Co. (R) 400
Geib, J. 1898 Fulton....S Liebmann's Sons B Co. 800
Grimmler, Barbara. 641 Park av....S Liebmann's Sons B Co. 700
Heins, J D. 234 Columbia... F & M Schaefer B Co. (R) 834
Hamill, J. 1179 3d av...M Seitz. 600
Hawley, T. 721 Dean....T C Lyman & Co. (R) 360
Heins, L. 1186 Bedford av....H G Wilmerling. (R) 3,600
Jensen, J. 194 West....Williamsburgh B Co. 500
Johanson, M. 19 Monteth....S Liebmann's Sons B Co. 350
Kelly, F. J. 172 Court....T C Lyman & Co. (R) 254
Kuppler, F. 5 Front....J Moeller. Restaurant Fixtures. 125
Kopke, J. 959 Gates av....W Ulmer. (R) 1,500
Liddy, M H. 121 Harrison....W Ulmer. 600
McCormick, W, and M Kindelan. 959 De Kalb av....Williamsburgh B Co. 500
McGuire, J. 455 Atlantic av... Bertha E Whigan. 1,000
McNulty, Mary E. 25 Broadway....W Ulmer. 1,500
Meinken, C. 180 Sands... P Ballantine & Sons. 3,000
McCabe, P. 349 Kent av... P Weidmann. 750
McCaferry, J. 163 Hudson av... G Ringler & Co. 1,000
McGeehan, B. 764 Lafayette av....Budweiser B Co. 1,250
Meyer, H. 2531 Atlantic av... W Ulmer. 400
O'Hagan, J. 213 Greenpoint av....J Murtaugh. (R) 450
Officers, B J. 106 Diamond... J Ruppert. (R) 550
Orthel, L. 176 Ainslie... L Eppig. 600
Orthlieb, C. 396 Ewen... L Eppig. 600
Pattberg, C. 198 Montrose av... J Maurer. 900
Prentiss, L. 25 Seigel... M Seitz. 910
Riebling, W. 260 Wyckoff av... P Riebling, Ruckert, H. 368 Glenmore av... L Eppig. 1,000
Raabe, F. 234 York... W Wieggers. Restaurant Fixtures. (R) 400
Schlingensperfer, A. 1516 Myrtle av... S Heller. 1,500
Schussler, C. 109 Ewen... S Liebmann's Sons B Co. (R) 1,100
Tobin, P J. 170 Stone av... Long Island Brewery. 310
Voelker, G. 40 Floyd... S Liebmann's Sons B Co. 650
Voltz, J. 61 Graham av... Obermeyer & L. 1,000
Wagenblast, C. 24 Moore... Elizabetha Meltzer. 550
Weisenborn, J. 983 3d av... W Ulmer. 1,000
Yung, A H. 835 Gates av....Otto Huber Brewery. 3,000

HOUSEHOLD FURNITURE.

Adlard, C H. 147 Skillman... Brooklyn F Co. 174
Adler, J. 127A Calyer... Jacob Bros. Piano. 160
Bailey, Hannah. 373 South 4th... Jacob Bros. Piano. 295
Blake, Jennie C. 451 Franklin av....Mullins & Son. 150
Brooks, C. 936 Gates av... C A Barnett. 132
Brokensha, W C. 866 Lafayette av.... M M Webster. 159
Conlin, J. 60 Huron... J McEnery & Co. 236
Cleland, J W... M M Webster. Piano. 200
Collins, W. 133 South 1st... Whalen Bros. 296
Degan, T S. 349 Dean... H V Monahan. 339
Davis, Norah. 312 19th... J Moriarty. 136
De Forest, J H. 360 Tompkins av.... M M Webster. 100
Duremus, M F. 1900 Atlantic av... I Mason. 111
Ennis, E H. 9 Ocean pl... C E Pierce. 100
Estrup, J A. 279 Chauncey... Jacob Bros. Piano. 245
Farrell, J and Mary. 327 Hudson av... W O'Neill. 130
Feabrey, Lizzie. 1672 Broadway... J A Schwarz. 163
Forster, H. 706 Evergreen av... J A Schwarz. 170
Furst, A. 644 Grand... Jacob Bros. Piano. 217
Gallagher, A. 218 Spencer... Brooklyn F Co. 172
Geary, Matilda. 468 Madison... J A Schwarz. 130
Goetschius, Maggie. 228 Walworth... Mullins & Sons. 185
Grundman, A E, Jr. 70 Rush... J A Schwarz. 310
Gillmore, W T. 91 1/2 Reid av... C H Shaw. 124
Hanlon, J J. 37th st, near 14th av... I Mason. 129
Hawk, Lizzie. 122 Hoyt... Cowperthwait & Co. (R) 430
Hickie, Adelia A. 180 Livingston... Cowperthwait & Co. (R) 252
Hoffmann, N. 432 Evergreen av... J A Schwarz. 194
Hottenroth, G M. 61 Joralemon... D M Brown. 161
Johnson, C A. 325 Pacific... J McEnery & Co. 136
Killey, H. 455 11th... H V Monahan. 366
Klanke, Josephine. 264 Central av... J A Schwarz. 125
Knight, Celestia A. 629 11th... J E Kaltenbach. 100
Krans, F. 148 Evergreen av... J A Schwarz. 155
Kelly, E L. 57 Lee av... L Baumann. 128
Kenneth, G. 166 Smith... Whalen Bros. 298
Lennox, Mary J. 98 Putnam av... J A Schwarz. 131
Lineck, Mary. 142 Hamburg av... J A Schwarz. 100
Marcus, Helena. 832 Broadway... J A Schwarz. 122
McLeod, E O. 294 South 1st... Jacob Bros. Piano. 410
Moodie, Elizabeth. 112 South 5th... Jacob Bros. Piano. 240
Movins, M G. 171 Stanhope... Jacob Bros. Piano. 232
Might, H v d. 247 Montrose av... Nellie v d Might. 500

Mayhen, R k. 32 Russell pl... I Mason. 100
Odiorne, F H. Bedford and St Marks av.... W O Thompson. Piano. 240
Pearce, A. 394 Sackett... C A Barnett. 241
Perry, Katie M. 54 Williams av... A Schulz. 195
Price, G J. 169 Park av... J McEnery & Co. 126
Rippstein, N. 204 Johnston av... J A Schwarz. 118
Rendell, W O. 89 Penn... I Mason. 147
Renaud, E A. 166 De Kalb av... M M Webster. 100
Stevenson, Lillian. 35A Prospect pl... Brooklyn F Co. 525
Saxton, J. 174 Stockton... Jacob Bros. Piano. 210
Schwind, C. 95 Bleeker... J A Schwarz. 167
Shanley, T. 111 Kingsland av... Jacob Bros. Piano. 265
Simonson, J A S. 389 Evergreen av... M M Webster. 150
Swacey, I C. 846 Monroe... J A Schwarz. 127
Schmitt, P, Jr. 133 Suydam... J Bauer. 201
Stoecker, A. 125 Fulton... J McEnery & Co. 488
Travis, E. 72 6th av... Cowperthwait & Co. 289
Ulrich, F. 31 Winnett... J A Schwarz. 274
Van Horn, S. 134 Luquer... Brooklyn F Co. 288
Weiss, C. 147 Throop av... J A Schwarz. 293

MISCELLANEOUS.

Bodenstab, H. 90 Graham av... H Wenn and ano. Fixtures. 271
Boyce, W J and Sarah. Steuben st... Flee Bros. House and Stable. 2,000
Burns & Astarita. Marcy av, n w cor Halsey st. C Cooper. Bakery Fixtures. 600
Berghind, P W. 261 Fulton... S D McLure. Machines. (R) 1,500
Blohm, J. 73 North Elliott pl... J H Blohm. Milk Business. (R) 500
Erands, V A. 1742 Atlantic av... Nat Cash Reg Co. Register. 225
Brewster, C H. 634 Pacific... A M Stein & Co. Horses, Trucks. (R) 300
Dietz, J... C Guenther. Horses. 100
Ericus, E. A. 676 Broadway... M A Ericus. Photographic Gallery. 1,600
Falk, Carrie. 369 Atlantic av... J Gumpertz. Jewelry Fixtures. 320
Freestone, J B. 542 Evergreen av... J N Freestone. Milk Route, Horses, Wagons, &c. 710
Fred. Hower. Brewing Co. (Lim)... Pfaudler Vacuum Co. Fermentation Fermenting Apparatus, Extension, &c. 11,153
Fuge, T J. 510 4th av... G Hearl... Store Fixtures. 200
Fuge, T J. 510 4th av... G Hearl. Cigar Fixtures. 200
Fulton, J. 100 Buffalo av... Nat Cash Reg Co. Register. 175
Hochweber, H. 19 Putnam av... J Loader. Jewelry Fixtures. 525
Hund, H. 25 Reid av... G Heydner. Shoe store. 200
Jones, G B. 712 Nostrand av... J W Tufts. Soda Apparatus. (R) 350
Kerrigan, J M. 25 Putnam av... J W Tufts. Soda Apparatus. (R) 190
Kraemer, M. 429 Grand... J W Tufts. Soda Apparatus. 1,150
Linn, W A & C C. 1936 Fulton... John Linn. Butcher Fixtures. 1,000
Merkel, F E and A Grausam. 515 North 2d... H Kock. Machinery. 500
Otto & Hillman. 16 Broadway... Nat Cash Reg Co. Register. 175
Paul, E M. 37 Sands... H McIntyre. Barber Fixtures and Furniture. 100
Phillips, D. 817 Myrtle... G J Phillips. Shoe store. 475
Prager, A. 171 Park [av... H Prager. Bakery Fixtures. (R) 1,500
Patterson, J. 383 Flushing av... W A Baglin. Hatter Fixtures. 950
Peters, J R. 152 Elizabeth... G Dessecker. Coach. 275
Scholl, A. 312 Kosciusko... J Ruppert. Toois. 100
Snyder, J C A. 43 Maujer... N Y & Brooklyn Casket Co. Undertaker Fixtures. 2,075
Same... Mary Fleming. Uundertaker Fixtures. 500
Same... W H McLaughlin. Coach. 400
Same... H Bell. Horses. 500
Solon, H and M. Porter av, s w cor Calhoun st... S A Woods Machine Co. Machinery. (R) 818
Steffens, H. Arlington av, cor Essex st... H Wichert. Horse and Butcher Wagon. 100
Snyder, J C A. 43 and 45 Maujer... J Applegate. Horse, Wagon, &c. 1,000
Tharmann, H. 407 Evergreen av... Smith & Richter. Grocery Fixtures. 800
The New York Fur Cutting Co. 156 Meeker av... Belt, Butler & Co. Machinery. 26,715
The Van Nostrand Express Co. 419 Kosciusko and 129 Franklin... J D Johnson. Horses, Wagons, &c. 2,500
The Cowles Engineering Co. 43d st... Prentiss Tool and Supply Co. Machinery. 2,170
Same... same. Machinery. 540
Union Elevated R R... Central Trust Co. All Property, Rights and Franchises, Bonds issued to date. 6,000,000
Van Ranst, J. 402 5th av... Amelia Van Ranst. 500
Waner, J C... W Conrady. Wagon, Horse. 180
Whelan, Amelia. 136 West 4th st, N Y... C F Aschenbach. Coaches. 1,235
Walker, J E. of E Walker's Sons. 20 Jacob, st, N Y... Maria Walker. Machinery, &c. (R) 3,000

BILLS OF SALE.

Buettner, T... C Birk. Horse, Wagon, &c. nom
Brandeis, G. 46 and 48 Fulton... Kings Co Bank. nom
Ciegler, S. 827 Park av... D Klein. Gents' Furnishings. 340
Fitter, C and Son. 667 Grand av... Elizabeth Brandard. Grocery Fixtures. 271
Hodermann, P. 1056 Myrtle av... F Zwegygart. Saloon Fixtures 450
Halbig, A. 508 Humboldt... M McElhinny. Fixtures. 1,500
Klemburgh, L. 618 3d av... B Hankin. Clothing Store. 340
Krekler, Mary. 24 McDougal... Mary Burton. Confectionery Fixtures. 250
MacBride, J. 207 Lewis av... H Gerber. Saloon Fixtures. 113
Miller, H. 63 Beaver... W Lange. Saloon Fixtures. 750
Mosher, A. Fulton st, cor Logan st... Leibinger & Oehm B Co. Saloon Fixtures. 368
Nunemann, A B. 678 4th av... J Draper. Butcher Fixtures. 225
Nelmes, Anna D. 155 Smith... Wright & Winsor. Grocery Fixtures. 215

Nentwich, F. 65 5th av... J Furstenberg. Shoe Store. nom
Rademacher, H. 125 39th... Leibinger & Oehm B Co. Saloon Fixtures. 100
Schriever, R. 616 Washington av... C H Beckmann. Grocery Fixtures. 850
Stephans, C. 2745 Atlantic av... J W Gasteiger. Bakery Fixtures. 224
Steffens, H. 191 Nassau av... H Wichern. Grocery Fixtures. 500
Vett, O. 682 3d av... J Dunkak. Saloon Fixtures. 1,000

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Allen, F B exr—I T Meeker, Clinton... \$5,500
Allen, W L—T W Law, 18th av... 1,000
Allsopp, G A—C R Miller, Bergen st... 600
Ayen, Anna—M Vieser, Boudinot st... 1,900
Bastien, A S—A W Fund, Livingston... 775
Bennett, E H—L D Morrison, East Orange... 4,000
Bollard, John—J Frank, Clinton... 23,500
Bondy, Nathan—H W Brons, Rankin st... 1
Bratton, John—A Fischer, Napoleon st... 1,625
Breintnall, J H et al—C H Davis, Nelson pl... 2,520
Brewster, J B—W Felsing, Montclair... 8,750
Brons, H W—Lottie Bondy, Rankin st... 1
Brookman, H D—J U Brookman, 1st tract e s s McWhorter st 50, 2d tract e s N J R av 77 n Hamilton st 19x100, 3d tract n w s Jefferson st 25x100... 8,000
Carl, Fanny et al—J T Ballard, Bloomfield... 312
Same—A Haslam, Jr—Summer av... 287
Carter, T R—Church of the Immaculate Conception, Montclair... 4,102
Conklin, E L et al—J M Smith in trust, M & E R av... 1
Conlon, Mary et al—M T Barrett trustee, Congress st... 1
Crane, A J—G W Fisher, Montclair... 1,500
Crane, H L—A Haslam, Jr—Summer av... 287
Same—J T Ballard, Bloomfield... 312
Crane, J N et al—A Haslam, Jr, Summer av... 1,150
Same—J T Ballard, Bloomfield... 1,251
Crawford, Alonzo—W R Weeks, Washington av Curtis, F B—T F Crane, n s Brunswick st 27x76... 3,000
Davis, S A—H Wagner, w s 5th st 150 n 6th av 50x100... 3,150
Dean, Sarah—A Haslam, Jr, Summer av... 287
Same—J T Ballard, Bloomfield... 312
Dennerlein, Catharine—K Kohler, South Orange... 1,050
Dike, F B et al exrs—G P Farmer, Montclair... 50
De Witt, M J—M J Kumerle, Taylor st... 1
Dodd, Amzi et al exrs—H Van Buren, s s Bridge st 156 e Atlantic st 192x100... 3,000
Duryee, G S—O Coyle, Sussex av... 1,500
Same—B F Hurd, Hecker st... 750
Elcox, Ann exr—P O'Rourke, e s Jackson st 366 s Ferry st 51x100... 4,000
Forest Hill Association—M G Ten Eyck, De Graw av... 700
Forker, J W et al—F Mackin, Thomas st... 1
Fulton, E M—National Paper Mfg Co, Bloomfield... 1
Garrabrants, F C—M L Hargan, Emmett st... 1
Gaskin, T G—A Gaskin, South Orange... 1
Gray, T J—S Bergen, 5th st... 315
Greacen, Stanley—E M Fulton, Bloomfield... 1
Guarino, Alfonso—M A Sketchley, Nassau st... 1,600
Hargan, M L—E A Garrabrants, Emmett st... 1
Harris, S C B—A Andre, Beaufort av... 25
Hedden, L B et al—J T Ballard, Bloomfield... 208
Same—A Haslam, Jr, Summer av... 191
Hughes, W B—J J Hughes, Montclair... 1
Jacobs, W H—G H Jacobs, Sherman av... 1
Kastenhuber, E G—T H Wilcox, Bloomfield... 1
King, I W—J M Smith, in trust, 7 tracts... 1
Kumerle, J U—M J De Witt, Taylor st... 1
Lindsley, O W—K M Freeman, East Orange... 525
Same—M W Scranton, East Orange... 500
Lister, J C—J E Howell, 21 tracts, Newark... 1
Lowy, Philip—R Lichtenfels, Prospect st... 1,300
Lydecker, G P—W S Potter, South 12th st... 100
Mackin, Francis—C Peters, Merchant st... 2,500
Same—S Baeton, Thomas st... 1
Same—W N Teachman, Merchant st... 2,500
Same—E M Forker, Merchant st... 2,500
Same—E Forker et al, n s 7th av 25 e North 14th st 25x100... 5,000
Martin, G W—S Jones, Bloomfield... 1
Martin, T F—A Devine, Elizabeth av... 5
Metzer, Abraham—J Wegler, e s Prince st, 107 s Springfield 22x100... 8,500
Morrison, L D—E H Bennett, East Orange... 18,000
Muon, J L—J Bailey, Bloomfield... 325
Mutual Benefit Life Ins Co—J Bollard, Clinton township... 30,000
Mutual Life Ins Co—P Hassinger, Hillside av... 2,200
Nesler, C L—A Trommans, Lentz av... 350
Otterbein, J F—C Musler, West Orange... 400
Powers, E J—S C Harris, Beaufort av... 1,000
Protestant Foster Home Society—G W Yohe, Garside st... 2,250
Pruden, C B—F O Neilson, North 7th st... 700
Richardson, H W—L H Cornish, East Orange... 1,200
Robley, James—E McEwan, Bloomfield... 1
Rosenstrauch, Isaac—W J Douglass, South Orange... 350
Savoys, Ulysses, Jr—W T Brown, South Orange... 100
Shafer, J H—J M Whitcomb, Bloomfield... 20,000
Smith, Lewis—L Smith, Jr, East Orange... 1
Snyder, W V—P Lowy, Montclair av... 2,200
Sohnle, John—K Jepsen, Kipp st... 1,200
Steffens, L A—A Haslam, Jr, Summer av... 95
Same—J T Ballard, Bloomfield... 104
Sveke, J A—H E Pmckney, Montclair... 1
Thatcher, Arthur—S Fritz, New st... 500
Taylor, I V—C Bierman, East Orange... 50
Teeter, Emma—S E Heminsley, Franklin... 2,200
Underwood, H W trustee et al—J Lindsley, Belleville... 625
Wallace, W C—W H Connolly, South 7th st... 1,500
Same—C T Stephens, South 7th st... 1,500
Ward, F W—W Paul, Penna av... 1,950
Ward, M H—M Chichey, 5th av... 825
Walzer, Louis—F Graf, East Orange... 50
Weeks, W R—H A Crawford, Washington av... 1
Welsler, John—E Ashton, South Orange... 1,000
Wheeler, C A—B R Bacon et al, Pacific st... 1

Winans, N F—P E Hensley, Clinton... 1
Wingett, J S—M A Hayden, Komorn st... 1,000
Same—W P Dunn, Komorn st... 900
Yohe, G W—K J Woodruff, Garside st... 600

MORTGAGES.

Alliger, I D—Mutual Life Ins Co, East Orange... 1,000
Ashton, Emma—Security B and L Assoc, South Orange... 700
Babbitt, C J—C M Roome, South Orange, 60 shares stock of The Consolidated Gas Co of N Y... 2,000
Same—same, South Orange, 60 shares Consolidated Gas Co of N Y... 2,000
Bacon, B R—C A Wheeler, South Orange... 5,000
Baker, M L—Half-Dime Savings Bank, Orange... 1,100
Baker, A L—H B Taylor, East Orange... 1,100
Baker, W H—D B Courter, Clinton... 300
Baker, M L—Half-Dime Savings Bank, Orange... 1,100
Ballard, J T—J N Hermance, Thomas st... 2,000
Same—same, Bloomfield... 2,000
Bollard, John—Mutual Benefit Life Ins, Clinton... 13,000
Bennett, E H—L D Morrison, East Orange... 1,600
Biesler, Wm—F Schiener, Badger av... 2,500
Blaicher, Christian—A F Fischer, Belmont av... 1,200
Brangs, P H—A W Hayes, North 9th st... 2,500
Same—F Whiteley, North 9th st... 2,700
Burkhard, Victoria—G A Richards, New st... 1,300
Chichensy, Mike—M H Ward, 5th av... 725
Collins, E J—N J B and L Assoc, Komorn st... 900
Connolly, William—W C Wallace, South 7th st... 1,100
Same—same, South 7th st... 1,000
Coppola, Michele—M Rogers, Adams st... 800
Same—same, Adams st... 800
Coyle, Owen—G S Durvey, Sussex av... 1,150
Denott, Valentine—M Hass, Montclair... 1,000
Dodd, W B—J Nash, Montclair... 3,000
Drake, Walter—J A Hegeman, Astor st... 1,300
Fischer, Anton—J Bratton, Napoleon st... 1,000
Frank, John—Passaic B and L Assoc, Clinton... 15,900
Fund, A W—A S Bastian, Livingston... 575
Gothainer, Louis—C Williams, West Orange... 800
Hassfeld, Theodor—L L Appel, South 6th st... 1,000
Hayes, Fanny—The Fremens Ins Co, Morris av... 500
Hurd, B F—G S Durvey, Hecker st... 2,000
Same—same, Hecker st... 1,000
Henninsley, S E—E Tector, Franklin... 1,350
Hillside Presbyterian Church—The Half-Dime Savings Bank, Orange... 2,800
Same—same, Orange... 2,800
Hobbs, E V—A Dodd recvr, East Orange... 2,500
Howe, Hester—The Franklin B and L Assoc, Franklin... 700
Same—same, Franklin... 700
Jenkins, F L—C Jenkins, Clinton... 2,000
Kuerle, M J—J L Johnson, Taylor st... 1,500
Lally, Thomas—Woodside B and L Assoc, Belleville... 1,400
Law, T W—W L Allen, 18th av... 300
Liebstein, Mary—Phoenix B and L Assoc, 16th av... 1,000
Lowy, Philip—W V Snyder, Montclair av... 1,100
McCabe, Alexander—P McGlennon, Cutler st... 600
McEwan, Emily—J Robley, Bloomfield... 1,000
McEvoy, Thomas—C Barkhorn, South Orange av... 4,500
McKay, N S—C S Simonson, Caldwell... 350
Meeker, I T—F B Allen exr, Clinton... 5,400
Miller, C R—G A Alsopp, Bergen st... 400
Miller, D H—Fidelity Title and Deposit Co, Dodd st... 2,500
Same—same, East Orange... 2,500
Musler, Christopher—J F Otterbein, West Orange... 800
Same—same, West Orange... 300
National Paper Manufacturing Co—E M Fulton, Bloomfield... 2,000
Same—same, Bloomfield... 20,000
Neilson, F O—C B Pruden, North 7th st... 2,000
Newton, S A—A B Parkhurst, Halsey st... 1,000
Same—same, Halsey st... 1,000
O'Rourke, Patrick—A Elcox, Jackson st... 3,000
Same—G Kuhle, Jackson st... 1,400
Overmiller, A J—F Berg, West Orange... 1,800
Peters, Charles—F Mackin, Merchant st... 650
Pierson, W H—Bloomfield Savings Institution, Montclair... 2,500
Same—same, Montclair... 2,500
Priester, A P—C D Hayes, North 9th st... 1,500
Randolph, J F—T A Edison, West Orange... 2,500
Reilly, F M—H Foerster, Norfolk st... 2,500
Rimbach, J H—R H Ball, Orange... 1,000
Ritger, Frederick—C Heubner, North 5th st... 500
Same—same, North 5th st... 700
Romine, Angeline—A Somerville, New st... 500
Rooney, Hannah—J Becker, Orange... 500
Same—same, Orange... 500
Rosinger, A W—J Evans, Ridge st... 275
Rummell, Anna—J Betz, Plane st... 2,000
Sayre, W H—American Ins Co, Gold st... 5,000
Schaeffer, G E—Firemen's Ins Co, Littleton av... 3,600
Schoenman, David—Y Schoenman, West Kinney st... 3,000
Same—same, West Kinney st... 3,000
Seckles, Leopold—F Speckman, Kinney st... 2,300
Sheldon, H B, Jr—A Dodd recvr, Bloomfield... 800
Thomas, Wm—J A Skinner, East Orange... 300
Van Buren, U H—A Dodd recvr, Bridge st... 2,500
Wagner, Henry—H Davis, 5th st... 2,000
Same—same, 5th st... 2,000
Walden, Joseph—Firemen's Ins Co, Orange... 8,000
Wegler, Jacob—H Joershe, Prince st... 500
Same—Reliable B and L Assoc, Prince st... 7,000
White, Edward—Howard Savings Inst, Orange... 4,500
Same—same, Orange... 4,500
Same—same, Orange... 1,500
White, W G—G A Richards, Central av... 250
Witting, Joseph—A Ahrens, Magnolia st... 3,000
Same—same, Magnolia st... 3,000
Woolson, O C—S Hayes, Broad st... 3,000
Zelfif, J S—F H Fortune, Lincoln av... 1,250
Same—same, Lincoln av... 1,250

CHATTEL MORTGAGES.

Betzler, Jacob—A D Puffer & Sons, soda apparatus... 60
Bobb, Adam—J C Ketcham, furniture... 675
Brewster, H B—W D Crockett et al, stock paint... 106
Duffy, E F—W Leary, furniture... 171
Finn, J J—H Wilch, furniture... 155
Fox, Cornelius—Hill's Union Brewing Co (Lim) saloon... 400
Graham Burton Co—Spielmann & Co, machinery... 1,500
Haug, J C—F J Kastner, saloon... 1,655
Harvey, Wm—A H Van Horn, furniture... 106
Krippendorf, Gottfried—P Ballantine & Sons, saloon... 1,300
Levin, Moses—G Bruscheveler, machinery... 450
Mandeville, Annie—M Kane, furniture... 40
Miller, Jacob—P Werckmann, butcher fixtures... 300
Miller, Frank—C Feigenspan, saloon... 282
Mount, E A—A H Van Horn, furniture... 115

National Paper Mfg Co—E M Fulton, machinery... 50,000
Pierson, Victor—G Krueger Brewing Co, saloon... 532
Rendell, C A—E Vreeland, horse... 200
Rogers, James—Hill's Union Brewing Co (Lim), saloon... 300
Schenck, W A—L Mersfelder, machinery... 2,350
Seme, James—M Stecker, horses... 125
Sunderland, J P—J W Sticker, furniture... 420
Voorhees, C L—W B Corby, stock, tobacco... 75
Spitt, William—S Knecht, saloon... 1,500
Straus, Fannie—A H Van Horn, furniture... 198
Wilcke, E H—H W Bishop, laundry... 1,137

JUDGMENTS.

Manufacturer's Nat Bank—G Schwab et al... 3,157
Stryker, A A—J R Frederick... 899
Weaver, W W—R M Stivers... 146

HUDSON COUNTY.

CONVEYANCES.

Bessell, J W by sheriff—Henrietta Bartlett... \$506
Same by sheriff—same... 500
Blake, Robert—G Stripp, Harrison... 415
Bove, Helena—J C Clinton, West Hoboken... nom
Brady, Ellen A—W Ford, Bayonne... 1,000
Briggs, Emma—Harriet A Sherwood... nom
Brookman, J U—H D Brookman, Bayonne... 283
Bryan, Margaret—Helen S Cotton, North Bergen... 3,500
Caldwell, William—Leticia Bateman... nom
Cassels, John by sheriff—H Walker, Guttenberg Central N J Land and Impt Co—J W Brookman, Bayonne... 1,398
Cereghino, Frank—R Boretta, Hoboken... 11,500
Condict, Fillmore—W G Greenfield, Kearney... 500
Condict, H V—T Conroy... 2,350
Conway, John—J J Conway... 100
Crawford, Emma L and Elizabeth C Outwater—T B Crotty... 2,750
Crouan, G A and H C, by sheriff—C J Cronhn... 2,285
Dwyer, Katie M—H S Short, Guttenberg... 1,000
Ehrhardt, George and C F by master—Catharine Schlenker, West Hoboken... 1,240
Same by master—J F Ehrhardt, West Hoboken... 2,925
Fagan, Lawrence—The Fagan Iron Works, Hoboken... 40,000
Feindt, Martin—H Miller... 2,400
Feistel, Frederick—The William Peter Brewing Co, West Hoboken... 1,150
Fuller, D B—L W Lindblom, Kearney... 1,200
Gaffney, Jane—S B Alchous, Jr, West Hoboken... exch and 5
Greubel, P J—O Schultz, Union... 7,000
Hall, J P—T Howie... 4,000
Hampton, J M—Rebecca L Van Buskirk... 5
Henze, Sophie—Q Franz... 3,000
Henn, Frederick—O L Jensen... nom
Hennesley, J H—Emma Teeter, Harrison... 500
Hilzinger, Johannes—Elizabeth F Muirbach, Union... nom
Kaufmann, Frederick—Margaretha Kaufman, Hoboken... nom
Kirsten, Apollonia—A Knab... 750
Kraft, Henrietta M—Hermine Platt... 5,850
Lamond, David—J F Marion... nom
Mansfield, Patrick—Margaret O'Brien, Bayonne... 500
Marion, J F—Mary Lamond... nom
McCabe, H F and O S et al—J Hunt... 4,725
McArren, Hugh and Mary by sheriff—J Warren... 8,670
Merklein, A F—J Usher, Union... 1,000
Mohr, Joseph—Pauline Joss, West Hoboken... 1,800
Moller, Anna N—Hermine Kloepping, Hoboken... 1,000
Muirbach, Elizabeth F—J L Schall, Union... 1,400
Nichols, E H—C Matthias... 300
Same—J J Ferris... 300
Nolan, James—Laura Curtis, Bayonne... nom
Orteng, Frederica by sheriff—W Kruse... 2,600
Reinhard, H F—B M J Blank... 2,470
Robert, Hugh—J D Evans, West Hoboken... 5,700
Roquet, G F—E Fuhrer, North Bergen... 2,200
Sayre, R H—Susan M Vreeland... nom
Schlenker, Geo by sheriff—B Carroll, Union... 525
Schofield, Edwin—Fannie Clarkson... nom
Schultz, Otto—O Selinger, West Hoboken... 9,000
Same—P J Greubel, West Hoboken... 9,150
Same—Pauline Habemann, West Hoboken... 7,000
Schult, Herman—Margaretha Kaufman, Hoboken... nom
Sherwood, G W—Emma Briggs... nom
Siegfried, Adam—F Himsel, North Bergen... 300
Same—D Schoof, North Bergen... 350
Siclaire, E P—R A Babcock, West Hoboken... 2,000
Sip, Sarah E—Linda Giele... 2,500
The Garfield B and L Assoc—J Walton... 1,200
The Kearney Land Co—W G Greenfield, Kearney... 500
The Passaic Zinc Co—Lafayette Railroad Co... 6,170
Thumann, John—Mary A Wilemington, Union... 80
Van Horn, D J—T M Keller, Bayonne... 1,050
Van Vorst, Julia—M Spranes... 1,500
Von Drehe, Herman by exr—Lena Plavano, West Hoboken... 2,800
Same—J Smith, Weehawken... 375
Vreeland, Susan M—Lehigh Valley Terminal Railroad Co... nom and other consid
Same—M Schaefer... 600
Walker, Frederick—L P Cera, Guttenberg... 293
Ward, Elizur by auditor—J H Gilbert... 3,000
Wedemeyer, C F—P M Matterin, Union... 3,000
Weldon, Ellen—C Leville, West Hoboken... 700
Wheeler, Henrietta V—J Kuppler, North Bergen... 2,200

MORTGAGES.

Babcock, R R—The Hudson Trust and Savings Inst, West Hoboken, 3 years... 1,060
Blank, B M J—J A Gordon, 1 year... 390
Same—H J Reinhard, 1 year... 2,170
Briggs, Albert—F Tius, Bayonne, 5 years... 300
Cambrelung, Matilda—A Hejzer, 3 years... 600
Conroy, Maria—H V Condict, installs... 200
Cronan, C J—Exrs C G Sisson, 3 years... 200
Cummings, W H—W C Brist, demand... 13,000
Dellors, Paul—C A Lewis, 5 years... 1,200
Diehm, Louis, Jr—L Diehm, Sr, West Hoboken, 1 year... 800
Dwyer, Margaret—J C Braue, Hoboken, 5 years... 3,800
Finnegan, John—Ellen Finnegan, Harrison, 1 year... 1,150
Franz, Quirin—Sophia Henze, 1 year... 1,000
Fritze, H L—J J Detwiler, 3 years... 1,500
Gallagher, Mary—Monticello M B and L Assoc, installs... 800
Giele, Linda—Sarah E Sip, 1 year... 1,000
Greenfield, W G—D B Bragaw, Kearney, 1 year... 3,600
Greubel, P J—J Greubel, West Hoboken, 3 years... 3,000
Same—O Schultz, West Hoboken, 1 year... 2,000

Gunther, Andrew—Exrs Eliza Glenn, 3 years... 400
Haas, John—H V Condict, 3 years... 500
Habermann, Pauline—O Schultz, West Hoboken, 5 years... 2,000
Haldmann, E A—A Wittmayer, 3 years... 2,000
Hewett, W H—Beadleston & Woerz, Hoboken, demand... 1,000
Joss, Pauline—J Mohr, West Hoboken, 1 year... 1,700
Kruse, William—H Segelken, 2 years... 1,800
Matterin, Peter—The Hudson Trust and Savings Inst, Union, 3 years... 1,500
Matthias, Claus—Annie E Stoltz, 2 years... 150
May, P H—Exrs C G Sisson, 3 years... 3,000
Melosh, H J—Gertrude R Schack, 3 years... 1,000
Miller, Henry—M Feindt, 1 year... 1,400
Miller, C H—The Hoboken Bank for Savings, Hoboken, 1 year... 1,000
Mooney, Elizabeth—The Hoboken Bank for Savings, Hoboken, 1 year... 5,500
Pettke, Albert—Columbia B and L Assoc, installs... 2,400
Schaefer, Mathias—Anne C Vreeland, 2 years... 1,200
Schultz, Otto—J J McPhillips, Union, 1 year... 4,000
Same—The Hoboken Bank for Savings, West Hoboken, 1 year... 5,000
Same—C F Kuh, West Hoboken, 5 years... 4,000
Seekamp, Meta A—Guard F Welzel, 1 year... 500
Sprouls, Michael—R Sewell, 3 years... 750
Steinel, Chas—J Weyland, West Hoboken, 3 yrs... 900
Sweet, J B—Railroad Brotherhood B and L Assoc, installs... 2,250
The First Methodist Episcopal Church—The Provident Inst for Savings, Bayonne, 1 year... 6,500
The Town of Union Heisler Electric Light Co—The Central Trust Co, Union, 30 years... 75,000
Wagner, R A—The Greenville B and L Assoc, Kearney, installs... 6,570
Walton, James—The Greenville B and L Assoc, installs... 1,200
Wanters, Sarah G—R Simpson, Bayonne, 2 years... 700
Weiss, George—C Fox, Union, 3 years... 1,700
Whindblom, Louis—A C Habby, Kearney, 3 years... 500
Wicht, Ellen B—J W Stout, 1 year... 717

CHATTEL MORTGAGES.

Bauer, Max—G C Gennert, machinery, tools, &c... 2,000
Beermer, Ferdinand—The Bavarian Brewing Co, saloon... 500
Borges, F C, Hoboken—F Gassman, grocery store, &c... 475
Cross, Morris and Emma—F Lisiewski, saloon fixtures... 650
Fitzgerald, J J—J Mullins & Co, furniture... 203
Fitzhenry, G W—J Mullins & Co, furniture... 180
French, Bernard—M Meyers & Son, horses, wagons, harness, &c... 425
Fritze, H L—J J Detwiler, engine, boiler, lathe... 1,500
Gusman, F A, Hoboken—Hoos & Schulz, furniture... 1,009
Harris, Henry—C Feigenspan, saloon... 400
Herbert, Emil, Guttenberg—J H Meierdierk, saloon... 400
Hildebrandt, M C and A G Snyder—A Looi, wagon... 160
Johnson, William, Jr, and Anna J—P W Holden, furniture... 200
Judge, J J, Hoboken—J Bauman, furniture... 197
Kelly, Timothy—Lembeck & Betz Eagle Brewing Co, saloon... 750
Klochen, Louisa—B Wells, carpenter business... 530
Krumm, Martin, Hoboken—The F & M Schaefer Brewing Co, saloon... 400
Lind, Philip—The Jacob Hoffman Brewing Co, saloon... 800
Lutz, J J, West Hoboken—D Bermes, saloon... 200
Meinken, G B—J M Quimby & Co, Berlin coach... 800
O'Neill, Owen, Bayonne—T Brady, bakery, horses, wagons... 837
Patterson, L H, Hoboken—The Joseph Kuntz Brewing Co, saloon... 1,000
Pearsall, R N, Harrison—P Hauck, saloon... 700
Reilly, Joseph—The Bavarian Brewing Co, saloon... 400
Reinert, Marie A, West Hoboken—The William Peter Brewing Co, saloon fixtures... 500
Richter, Carrie and Herman—L Hennemier, Jr, bakery, &c... 250
Robfs, Herman—The Bavarian Brewing Co, saloon fixtures... 600
Rosenstein, Morris, Hoboken—The Joseph Kuntz Brewing Co, saloon... 500
Schradr, Fritz, Hoboken—J W Tufts, soda water apparatus... 1,400
Seymour, C F—L Bauman, furniture... 110
Steinke, Herman, Hoboken—Joseph Kuntz Brewing Co, saloon fixtures... 400
The Hoboken Printing and Publishing Co, Hoboken—J Bruning newspaper, The Observer, its title and plant, presses, type, &c... 1,500
Van Chief, Jacob, Union—D Berns, saloon... 1,500
Von Ertlerin, Max, West Hoboken—The Joseph Kuntz Brewing Co, saloon fixtures... 80
Webbing, Richard, Hoboken—The Duparquet, Huot & Moneuse Co, restaurant fixtures... 508
Wohlmann, L A, Union—The Wm Peter Brewing Co, saloon fixtures... 600
Zachman, William, and William Dunn—Bernheimer & Schmid, saloon... 925

BILLS OF SALE.

Hennemier, Alfred—J A Abel, all interest in estate of Margaret Hennemier... 178
Mahnken, Henry—H Bock, merchandise, &c... 35
Williams, Elijah—J Bryant, saloon fixtures... 300

JUDGMENTS.

Carroll, Nicholas—D Raumann... 105
Israel, Isaac—E Bauman... 652
Madden, James—G W Venable et al... 80
McEwan, Addison—The Berry Orton Co... 244
Snyder, Harry—G Vandenburg... 100
Trapp, F H—E Ruhlman & Co... 153
Volspe, Simon—G W Venable et al... 104

MECHANIC'S LIEN.

Gough, T T, owner; J Carlin, builder; L Fagan, claimant... 700

BUILDING MATERIAL MARKET.

BRICKS.—Somewhat more satisfactory conditions have prevailed since our last, aided to a considerable extent by favorable weather. The comparative mildness finally made it possible to overcome the ice obstructions in Haverstraw Bay, and, as anticipated, shipments of brick were at once resumed, a dozen or more loads having come to hand down to the present writing, with more expected to follow. They appeared

to find an outlet at from \$6.50 per M down, according to attraction, and with supplies from other points selling very well at about former rates the market has altogether made a very good showing. The chances, in fact, on the whole fairly promising, as there is here and there about the city considerable work getting along where brick are required in larger quantity, and thus far there has been practically nothing to impede a vigorous pushing forward of out-door work. From this time forward it is also expected that consumption will gradually expand, and while there is probably enough brick to last until new makes are ready, the average belief is that they can be pretty well controlled and made to retain a steady basis. Considerable, however, will depend upon the action of manufacturers in shipping forward what they have left at primary points, and there is a latent apprehension that in one or two cases that matter will not be judiciously managed. The is as yet an absence of complaint over quality, the average of which keeps up well. Pales not much wanted, but show moderate supply, and rule about steady.

LATH.—There has been practically nothing new shown on this market. Such offerings as became available found customers quickly enough, and more could no doubt have been placed, as some dealers are understood to be a little anxious to get a working supply into their possession. Naturally the value tendency was to harden if anything, and receivers assert that they continue to receive supporting advices from the Eastward.

LIME.—The promising indications noted in our preceding report have been fully verified and the market shows advanced prices new established, the gain most decided on Common which is up to 95c. per bbl., while Lump shows no better than \$1.00 per bbl. as yet. The influences are about as last noted, moderate supplies just now available and rather urgent wants among some of the dealers and large consumers throwing the advantage in favor of the seller. It is thought likely the gain in value may have a tendency to start up shipments somewhat, though the influence cannot be felt here for quite a while.

LUMBER.—While no real activity appears to be current for any line of goods business is evidently gradually gaining, and reports have a more or less cheerful tone in accord with the improving conditions. Manufacturing, building and docking operations are all commencing to be heard from on the consuming end of the market, and while dealers are not as yet making any voluntary call of importance, they are more universally found willing to negotiate upon any attractive tender made and rarely object to a cost up to former line of valuation, while now and then they pay a moderate advance. There is rather more canvassing by agents, yet not in a manner calculated to impair the strength of the situation; on the contrary, the manner in which tenders are made and the rates asked go to confirm the impression that at depots tributary to this market there is a great deal of confidence and a determination not to become anxious in regard to trade, for the present at least. The export movement is without apparent improvement, either spot or f. o. b.; yet there are some hopes of an early increase of call for the coarser grades.

Eastern Spruce is quoted very firm and some receivers assert they "could get almost anything they had a mind to ask," for really desirable stuff. Consumption is going on steadily, the yards, in many cases, show very emaciated piles, and dealers certainly are anxious to obtain something from which to renew assortments, as from this time forward consumption is more likely to expand than shrink. All advices from the Eastward indicate a continued assumption of decided strength on part of manufacturers and a probable late shipment of fresh supplies, though prices are getting up to a temptation level and may lead to a little extra exertion looking to a resumption of work.

Piling retains the same general features of late advised, and the market is well spoken of. Outside of large-sized sticks there is a pretty good accumulation here in the basins, but with no additions and a pretty full demand holders are firm and confident at full former rates.

Hemlock has experienced some falling off in demand from a few quarters, but, nevertheless, still meets with very satisfactory general attention, and sellers return the advantage without apparent difficulty. In arguing upon the propriety of the recent advance made in values, some manufacturers opposed it on ground of being premature and likely to injure trade, but the actual results show that the effect was to stir up demand, if anything, and there are many localities yet to be heard from, from whence quite liberal orders are likely to issue.

White Pine retains a good general market with no specially noteworthy change from last week. A pretty full demand has been found for all standard sizes of box, with only an indifferent sort of offering and full prices obtained, even a slight advance in some cases. Flooring also came in for a good share of attention, and about the usual call could be noted for shippers, the foreign outlet not expanding to any extent at the moment.

Yellow Pine meets with continued good average demand, possibly somewhat on the increase, if anything, and there seems to be no general fault-finding on the market. A section of the trade, however, is evidently not altogether satisfied with existing conditions and make some slight complaint over inability to successfully compete for certain lines of custom. Prices remain much the same as for some time quoted, with a steady average tone and tendency more in favor of an advance than a decline.

Carolina Pine is meeting with generally satisfactory attention and some agents report a very full business, against which they find it necessary to book orders some time ahead, as manufacturers cannot keep up close in matter of production. Prices naturally are very strong for all kinds of kiln-dried stock.

Hardwoods retain a good place in the market and are gaining if anything in demand from both local and outside custom. Offerings are fair, yet in no case do they appear to be pressed and values in consequence retain a steady position all around. With a few exceptions supplies promise to continue full enough for all natural and regular wants and there is no talk of any immediate advance in cost.

this season of the year. Probably the start toward the spring trade has not been made as early or with as much energy and volume as was anticipated, neither has there been as much of a bulge in values. But the relation of supply to demand is healthy, and the outlook for a large consumption this year is promising. Within the month there has been a noticeable brightening up of demand in the market and consuming centres. The building season is opening, and such has already been the requirement that assortments are becoming somewhat broken, and dealers have been obliged to resort to other yards or to car-load receipts as a means of replenishment.

A peculiarity of the pine trade in the Northwestern States this year is a broken state of assortments, showing that stocks are not over full, and that there has been a fair winter trade. There is a shortage of good strips, stock width boards, some sizes and lengths of dimension, shingles and lath. At the same time it looks as if there would be an unusually large spring demand, which will rapidly absorb stocks and deplete assortments during March and April. The holders of lumber seem to be justified in insisting on full prices.

While the foregoing observations indicate the condition of the northern pine trade, it is having to meet the severest southern pine competition it ever experienced. In the first place, there was never a year when the demand for yellow pine in northern cities and towns had so firm a foothold as now. It is acknowledged to be a serious competitor with northern lumber by men who two or three years ago thought that such competition could never be of much account. It is sold at extremely low prices, and is making rapid headway for the interior work of houses as well as for the frame work in large buildings. But as yet it has not effected a reduction in the value of northern pine. It is also a noteworthy feature of the present situation, that there is a specially good demand for the medium grades of northern pine, such as are most in competition with clear yellow pine. Thus it seems as if the position of white and Norway pine was impregnable. Yet the time may come when competition between southern and northern lumber will be more severe than now, even with a diminishing supply of northern product. This year, however, northern prices have not yet suffered by the contact.

The Chicago *Timberman* as follows:

Plain sawed red oak is the one variety of hardwoods that is in anything like urgent request, the supply of dry and desirable stock being much lighter than could be wished, and prices are very firm. This is also the only variety for which local dealers are in the market, and they are not buying any great amount of this because of the fact that manufacturers are holding prices at such high figures. The available supply of dry Wisconsin red oak is in strong hands, and the holders prefer to carry it rather than to sell it at less than top prices.

While there has been some little increase in the inquiry for quarter sawed white oak at the principal distributing and producing centres in the south and east, the local demand does not as yet show any particular change.

A local hardwood dealer, in speaking of the prospects for trade in quarter sawed oak this season, said that in his opinion manufacturers of furniture and interior finish were using more plain and less quartered sawed stock than they used to do.

The *Mississippi Valley Lumberman* as follows:

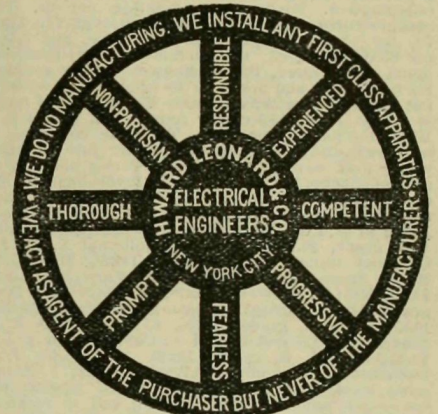
The impression prevails among a good many of the buyers of lumber that prices for white pine, conspicuously firm at this time, will go off a notch or two about the first of July. It is by no means certain that such will be the case, and the power of prophecy is not strongly marked among the lumbermen. Everything will depend upon the demand which may be developed. There is every likelihood of a large pro-

duction and the competition from Southern lumber will undoubtedly be sharp. But if lumber in the Mississippi Valley is sold practically as fast as it is made there need be no apprehension of a falling off in the price. Trade was dull in the first half of 1891. It does not promise to be in the first half of 1892. Should the prospect for a crop be as good in July this year as it was at the same date last year, there will be a continuation of a big trade throughout the year. The men who are holding their orders awaiting a slump in prices, are quite as likely to be disappointed as by buying lumber while it is high and being compelled to sell it in competition with lumber purchased at a lower price. The *Lumberman* believes this to be a good year from start to finish.

METALS.—**COPPER.**—Ingot has been somewhat irregular, with possibly a slight inclination to favor buyers. Not much, if any, new demand was attracted, however, the market remaining generally dull, with business confined to parcels adapted to ordinary trade wants. On an average range of valuation we quote at 1 5/8@10 3/4c. for Lake, and 1 1/4@10 5/8c. for casting brands. Manufactured Copper finds nothing unusual in way of demand, buyers merely calling for a supply sufficient to satisfy immediate wants and then promptly retiring. The present list rates are as a rule very well adhered to. We quote as follows: Sheet, not above 30x72 in., 16 oz. and over, 22c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 28c.; do under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz. and 3c. for 8@10 oz. Sheets, not above 36x36 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 36 inches 23c. for over 32 oz. and add 1c. for 16 to 32 oz.; 3c. 14 to 16 oz.; 5c. 12 to 14 oz.

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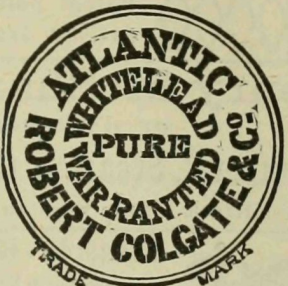
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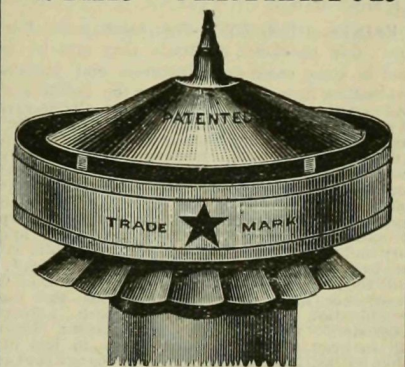
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GENERAL LUMBER NOTES.

THE WEST.

The Northwestern *Lumberman* as follows:

In some features the general lumber trade of the country is showing an improvement. The northern pine trade is in as good condition as it usually is at

9c. for 10 to 12 oz., and 13c. for 8 to 10 oz. Sheets, not above 48x96 32 to 64 oz., 22c.; do, 16 to 32 oz., 24c.; do, 14 to 16 oz., 26c. do, 12 to 14 oz., 28c.; do, 10 to 12 oz., 32c. Sheets wider than 48x96 and longer, 22c. for 32 to 64 oz. and over, 25c.; for 16 to 32 oz., 27c. for 14 to 16 oz., and 29@34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz., 7c.; 14 oz., 29c.; 12 oz., 31c.; and 10 oz., 35c. Bolt copper, 9¢ inch diameter and over, 22c. Circles, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 5c. do; circles, 96 do and over, 6c. do. Segment and pattern sheets, 3c. above price of sheets required to cut them from. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. Iron—American Pig meets with no demand out of the ordinary run of orders and altogether has a pretty dull market. Supplies are plenty and to spare of all ordinary brands, and makers of even the best grades experience no difficulty in meeting the calls made upon them. We quote at \$16.50@17.50 per ton for No. 1 X foundry; 1.00@16.00 for No. 2 X do. and \$14.00@15.00 for Gray Forge. Old material is very dull and almost entirely nominal, though in a general way about former figures are named, and no stock is said to be pressing for sale. We quote at about \$21.00@21.50 for old rails; \$18.00@19.00 for No. 1 wrought scrap; \$17.00@18.00 for cast scrap and \$17.00@17.50 for car wheels. Manufactured iron still meets with more or less neglect, beyond some occasional fair sized orders booked for structural shapes. Valuations are about as before. We quote Common Merchant Bar ordinary size, at 1.30@2c. from store, and refined at 2@2.40c; Rods, round and square, 2.10@2.30c.; Bands, 2.30@2.50c.; Norway Nail Rods 3/4@4c., and domestic sheet on the basis of 3.00@—c. for common Nos. 10@16. Other descriptions at corresponding prices, with 1-10c. less on large lots from cars. Steel rails have found some demand, but mainly on small orders readily taken care of. Manufacturers remain in accord closely enough to maintain former cost, and the position appears to have the merit of steadiness. We quote standard sections \$30 per ton at mill, with usual advance for delivery at tide water. Pig Lead has not found much demand for either consumption or speculation, but the tone of the market is somewhat better. Advances from the mines speak of labor troubles, present and prospective, with a possibility of reduced consumption. We quote at 4.20@4.4c. per lb. The manufactures of lead are quoted at 6 1/2c. for Pipe, 7c. for sheet, 15c. for Tin-lined Pipe, and 37 1/2c. for Block Tin Pipe. Pig Tin finds ordinary trade demand and no more, the speculative feeling amounting to nothing, and prices on the whole rather weakening under adverse advices from Europe. We quote at about 19.50@19.55c. for round lots, and 19 1/2@19 3/4c. for jobbing parcels. Tin Plate continues to sell slowly and in an irregular manner just as trade wants may happen to develop. Prices undergo no radical change, but on the whole favor buyers. We quote prices as follows: I. C. Charcoal, 1/2 cross assortment Melyn grade, \$6.35@6.40, each additional X add \$1.50; I. C. Charcoal, 1/2 cross assortment, Allaway grade, \$5.75@5.80, each additional X add \$1; Charcoal terme, M. F. grade, 14x20, \$7.40@7.45; M. F. grade, 20x28, \$15.00@15.05; Worcester, 14x20, \$5.70@5.75; Worcester 20x28, \$11.45@11.50; Dean grade, 14x20, \$5.55@5.60; Dean grade, 20x28, \$10.60@10.65; D. R. D. grade, 14x20, \$5.25@5.30; D. R. D. grade, 20x28, \$10.30@10.35; I. C. Coke, Penlan grade, \$5.25@5.30; J. B. grade, 14x20, \$5.35@5.40; I. C. Bessemer steel, squares, \$5.70@5.75 basis; I. C. Siemens steel, squares, \$5.80@5.85 basis. Spelter has not secured much attention of late, and in common with other metals shows a weak and uncertain sort of tone. We quote 4.60@4.7c. for Common Western, according to brand.

NAILS.—The market shapes up somewhat better and reports are more cheerful in tone. There has been a very good demand for wire nails, so much so that manufacturers really appeared to experience difficulty in promptly meeting calls. Cut nails have benefited somewhat by reflected tone and as a whole the market may be called pretty steady. We quote Cut at \$1.45@1.50 per keg for car lots and \$1.60@1.75 per keg for parcels from store for iron, and add 5@10c. per keg for steel; Wire, \$1.70@1.80 at mills, and 2.00@2.10 from store.

PAINTS, OILS, ETC.—Complaint over the general slow character of trade may still be heard and in some cases manufacturers and jobbers are evidently a little disgruntled over the indifferent attitude assumed among buyers. After all, however, it is really no new development, and because the slow hand-to-mouth policy is adhered to the complaint arises. Consumption, however, is apparently increasing rather than standing still or diminishing, and it is calculated must surely attain pretty full proportions during the incoming month, especially in house painters' supplies, should the weather prove propitious. Offerings generally are ample in quantity and showing good assortment, and while moderate irregularities in price now and then occur, as a rule the position is steady. Outside makes of White Lead are held at cut rates, but the regular combination figures remain as before. Association Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs, in lots of less than 500 lbs., 7 1/2c. net; in lots of 500 lbs to 5 tons at one purchase, 7c.; 5 tons to 12 tons, one purchase, 9 1/2c.; 12 tons and over, one purchase, 9 3/4c.; dry white lead in bbls. 1/2c. per lb. less than price in kegs. Lead in oil in 1 1/2 lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, add 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2 1/2 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 is fairly active, with the usual irregularities in common grades and greater strength shown for the better qualities. We quote at general range at 35@40c. for Western, and 40@56c. for City. Spirits Turpentine has been in quite active demand, stimulated by very favorable southern accounts, and prices are higher, closing firm, with a slight feeling of excitement reported. We quote at 40@41c. per gallon, according to quality, delivery, etc.

TAR AND PITCH.—Valuations are made from much the former general basis and so far as it goes the market may be called steady. Demand is of somewhat irregular character, but moving quite a little bunch of stock. We quote Pitch at \$1.70@1.75 per bbl.; Tar at \$2.15@2.40, according to quantity, quality and delivery.

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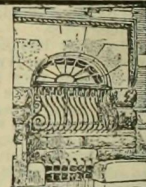
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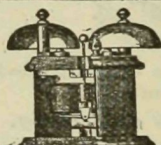
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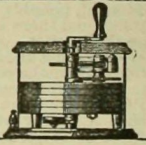
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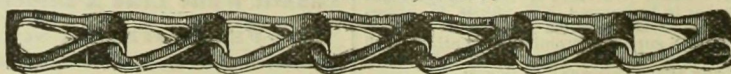
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