

RECORD AND GUIDE.

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

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NOTWITHSTANDING all allurements the public is still on the outside of Wall Street, and the market continues to be irregular. But the arguments used to depress it are not founded on the business or traffic situation, but on two such uncertain and alien quantities as the state of Jay Gould's mind and the prospects of war with Chili. It is significant, also, that as soon as prices fall away, a combination or a strong bull party of some kind steps in and soon turns the tide the other way. All that a security-holder at the present time has to do is to be willing to wait. As yet the railroads have been engaged mainly in moving the grain; soon the other classes of freight will be in demand, and this new business will be sufficient to maintain heavy earnings for the coming six months or more. What their present state is may be gathered from the paragraph that follows. Readers of THE RECORD AND GUIDE will be interested to learn that in our next issue will appear as usual Samuel Benner's prognostications for the year 1892.

THE hullabaloo about the threatened withdrawal of the Missouri Pacific from the Western Traffic Association and the great speculative importance which Wall Street has attached to Mr. Gould's slightest utterances during the past week, are distracting attention, curiously enough, from the real freight situation. The fact is, that the problem how to handle the business, present and offering, is becoming every day, for the railroads, more instead of less difficult. Not only are the available cars totally inadequate, but, in addition, terminal points are choked with loaded cars which the great lines find it impossible promptly to handle, unload and return; and this condition, all their cleverness, with gangs working night and day, makes little impression upon. To illustrate, the president of an important Southwestern railroad, this week, stated to the writer that he held for a month an entire train of loaded grain cars, at an intersection of the Baltimore & Ohio Railroad, trying to send the grain over that line. The Baltimore & Ohio was unable during that period to furnish cars into which the grain could be transferred and forwarded East.

Finally it was deemed most expedient to allow the loaded cars to be taken by the Baltimore & Ohio on the promise of that company they would be immediately returned; and although this occurred some time ago nothing has since been heard of the cars! The entire train is probably side-tracked somewhere waiting for its turn to get into Baltimore. The president quoted says he has had the same experience with the Vanderbilt lines, and that he found this week on coming to New York over the West Shore Railroad the side tracks on that line were filled with loaded trains almost as far north as Kingston. This will serve to explain, in many cases, either a falling off or a non-increase of earnings for many Western roads during a few weeks past, because either they are unable to get their cars back when parted with or they are forced to hold them loaded at connecting points waiting for trains to which the grain can be transferred, the elevators being full. In either case they are deprived of the use of their equipment, and their earnings simply reflect the capacity of such cars as they are able to keep in motion. The same gentleman reports corn awaiting shipment as almost limitless, with a sharp demand for it at all grain points, and adds that corn roads will be kept worked up to their capacity until the next wheat crop begins to move.

THE new year has brought a favorable change in the stock markets both of Berlin and Vienna. Among Austrian and German investors the expectation that peace will be maintained is gaining ground every day, and confidence has been awakened by the favorable impression produced everywhere by the new commercial treaties. In Austria particularly is the trade outlook most promising, all the departments of which show considerable expansion. In Berlin the stock exchange shows more activity

and prices are firmer; but this is believed to be only a temporary bull advantage, for the stagnancy in trade does not warrant a high degree of successful speculation. In London the position of the security market has not as yet improved very much. No return of cheerfulness is expected for some time to come. Still there is reason to suppose that the worst of the depreciation of prices has already passed, for this reason if for no other, that in South American stocks there is scarcely room for a further fall. The period of inaction may be prolonged, but it is usual in such times to find a gradual recovery of safe investments. In Paris the Panama Canal matter is again exciting attention. More than a hundred petitions, drawn up in identical terms, asked Parliament to concert with the government and charge the Governor of the Credit Foncier to prepare a financial combination and take the direction of a new company to be formed to complete the canal, but with the reservation that the rights of the old shareholders and bondholders should be guaranteed. The government, however, refused to consider the petitions, and the Chamber did nothing but vote a resolution inviting the Minister of Justice to hasten the investigation now in process, and if necessary to institute criminal proceedings. This discussion leaves the Panama undertaking in precisely the same situation as it was before. If the works are not resumed by the 28th of February, 1893, the concession will lapse and the canal, as it stands, will become the property of the Columbian Government. According to a good authority it would be possible to form a new company if the works could be purchased outright, and the claims of the present owners compounded with, but the share and bondholders still refuse to admit that their money is irretrievably lost and would prefer to see the canal abandoned rather than pass into the hands of other proprietors.

THE trustees of Columbia College are so much more completely informed as to the needs and conditions of their institution than any outsider can be, that their decision in favor of the site on Morningside Hill must be deemed conclusive, particularly as it is shown by their report that they have fully considered the alternative propositions. Their reference to the accessibility of the site does not, indeed, show a very careful consideration of its desirability from that side, for Morningside Hill is undoubtedly very difficult to get at. Students desiring to reach the college would have only three methods of doing so. The first would be to get off the Elevated at 116th street and climb over the Hill, which would be a lengthy and tiresome process. Or they might get off at 125th street and take the cars across, which would leave them an unpleasant walk of some distance, to the proposed grounds. Or they might get off at 104th street and take the surface cars. In the beginning this inaccessibility would be a great drawback, but the trustees are justified in assuming that the West Side Rapid Transit line must come before the expiration of many years, and when it does come, although the proposed site, located as it is on one corner of the island, will still be difficult to reach from the East Side of the city, its comparative inaccessibility would not outweigh its many advantages. If the trustees are able to consummate their plan it will give Columbia a most picturesque home and the West Side a most desirable improvement. The opportunity offered for architectural expression and the moral effect of the conspicuous presence of such an institution in what will be some time a thickly-populated district ought not to be lost. But most important of all is the increased efficiency with which Columbia will then be able to fulfill her function. In that institution New York already has a university of which she may be proud, and the excellence of its achievements and the value of its work justify many times over the request which it makes for pecuniary assistance.

NO reasonable objection can be taken to the form into which Andrew H. Green has thrown his bill for consolidating New York, Kings and part of Westchester Counties. In the case of each community the matter is to be decided by popular vote—as it should be when such an important readjustment of municipal boundaries and administrative machinery is proposed. Moreover, it is only by some such provision that consolidation would have very much chance of adoption. Brooklyn politicians and newspapers are bitterly opposed to annexation, because it will be likely to diminish their influence; and as the friends of consolidation on the other side of the river are by no means enthusiastic, its interested enemies could doubtless create an impression that Brooklyn is unanimous against amalgamation. This opposition would certainly be powerful enough to block the passage of any immediate consolidation bill in the Legislature, for Tammany is not enthusiastic in favor of the change, and its other friends lack a following. The Kings County politicians may think it safer to prevent the passage even of the proposed measure; but, if they oppose it, they certainly will have no logical ground for so doing, and they will reveal their selfishness very clearly. As to the result of the vote, if it is ever taken, New York and Westchester will acquiesce, and Brooklyn will probably do likewise, for the unanimous

hostilities of the politicians and the press is by no means representative of the opinions of the voters. Still the result would be very doubtful. Of late years Brooklyn has been assiduously and successfully cultivating that not very hospitable frame of mind known as local spirit; and this local spirit, wherever it exists, will feel itself to be very much injured by the loss of municipal identity. Furthermore, we fear that the prospect of being called New Yorkers will not be tempting enough with many people to counteract their dislike to a loss of their present individuality. Whether this spirit is sufficiently widespread to defeat any plan of consolidation we no not know; but at all events it is so far justified by the substantial independence of Brooklyn that the administrative machinery of the new consolidated city will have to be so framed as to permit a great many purely local matters to be regulated by purely local officials. Indeed, the machinery of government would necessarily become so complicated that nothing less than the best legal and legislative talent will be needed to frame the charter of the great city thus created. When this charter is framed the interests of the wealthy and populous community created would demand a far larger share of local self-government than either New York or Brooklyn now has. It is bad enough at present to have our money voted away by people over whom we have no control. The interests of the 3,000,000 inhabitants of the greater New York would be too vast to permit any such irresponsible government.

Chicago Again.

TAMMANY for political reasons is evidently determined to cut down New York's appropriation for the World's Fair to as low a point as possible, but in doing so the organization will incur the enmity of the most substantial and conservative business men of the city. We have seldom observed such unanimity as to any important public action as that which pervades the opinion of this city respecting our attitude to the World's Fair. One after another important trades have announced that they favored liberal appropriations; and the consensus of opinion seems to be that liberal ought to mean \$1,000,000. This, it is true, is a far larger sum than any other State has devoted to the purpose; but under the circumstances it is most desirable that New York should head the list, and be much more liberal than the most liberal of her sister commonwealths. In the first place she should give largely because she can afford to give largely, and because her products and interests demand no ordinary representation. She should give largely because, next to Illinois, New York will be the most benefited by the Fair. It is safe to say that nine-tenths of the foreign visitors [thereto] will pass through New York and spend days or weeks and a good deal of money within our limits. She should give largely because her citizens are to a greater extent than the citizens of her sister commonwealths the owners of the railroads and the industries which will be made prosperous from the business created by the occasion. She should give largely, because up to within a few months since New Yorkers have been rightly regarded as lukewarm towards the Fair, and their interests demand that the hostility thus excited in Chicago should be dispelled. Lastly, New York should give largely, not only because it is her interest to do so, but because the stupendous and distinctly national character of the undertaking demands that politics and locality should be set aside, and that Americans should spare neither money nor intelligent effort in making this great undertaking a source of justifiable patriotic pride.

Chicago has done and is doing its share, and if the rest of the country will be anywhere near as intelligently energetic, the Exhibition will lack little that it ought to have. What Chicago has done may be judged by a comparison of the prospects of the enterprise as they now appear and those prospects as they appeared just after the decisive action of Congress. When the contest was decided in favor of the West it seemed as if the Exhibition could not be adequate to its function and to the country. The local jealousies excited by the fight made it look as if Chicago would receive but little assistance from the East and South, and the passage of the McKinley Bill threatened to cut off the prospects of foreign countries being represented to any great advantage. These fears have, however, proved largely unfounded. It soon became apparent that Chicago was not going to spare money, or effort or skill in the endeavor to make the Exhibition an educational and artistic success. One of the most beautiful sites in the country was devoted to the purpose; the best American architects were called in to plan the buildings; and some of the best American administrative and organizing talent was devoted to making the preparations. This wise liberality soon changed the whole aspect of affairs. The rest of the country began to respond more loyally to the claims for support advanced by Chicago; and the foreign nations saw that they could not afford to go unrepresented, so that at the present time it looks as if, in spite of all the obstacles the city has had to contend with, that Chicago would in the end triumph with gratifying completeness.

Some months ago we made the statement that of all the exhibits

presented at the Fair, the most representative of the achievements of this country would be Chicago itself. This statement is literally true. Chicago is the American city—typical of the spirit which has made the United States the first country in productive capacity in the world. Boston is more representative of one phase of the country's history; and the elements which go to make up New York are more varied than those which go to make up Chicago. Nevertheless, we find Chicago to be an epitome of the chief accomplishment of the United States. Never before has so great a municipality been created in so short a time, and by greatness we are not referring simply to size, for Chicago is great in her institutions also. The greatest of these institutions are, of course, industrial in character; but it is not alone because of her manufactures that Chicago deserves celebrations. Her citizens have built up a very beautiful city; and in so doing have shown an amount of local pride which is as admirable in itself as it is effective in its results. This local pride is shown by the liberal way in which public improvements of all kinds have been encouraged, and the generosity which private individuals have shown in making donations to the community in which they accumulated their fortunes. And great as have been the achievements of this local pride hitherto, they will be still greater in the future. Chicago has not been alive yet much longer than the life of an average man; and her institutions, although they possess stability, have not reached as yet the undoubted permanence that age alone can give. Marvelous as is the Chicago of to-day, its Centennial celebration will show a city more marvelous still, because more varied and more complete.

THE character of the Press as conducted these days has not yet been revealed in quite so contemptible a light as by this Chilian business. We are not touching upon the question whether Chili is in the wrong or whether we are demanding too much, but upon the spirit in which so serious a subject as an international dispute has been treated by the newspapers. If there be a matter which should really awaken the sense of responsibility in "journalistic" quarters, and impose silence upon newspaper "sensation" clap-trap, cant and rant, surely it is this, wherein the possibilities arising from haste, anger or ignorance are so deplorable. The proper course is so obvious, the demand upon moderation and reticence is so strong that the conduct of certain newspapers is explicable to decent people only on the assumption that their managers' sense of responsibility to anything but circulation and big headlines, if not dead, is diseased. The dispute with Chili has been treated in the "breezy," vulgar, penny-a-line style that is rampant over a big "slugging" match. Washington correspondents have been permitted to paint things red, magnify trivial incidents, hint at "rumors" and "preparations," and turn out worthless "war" copy by the column which has been printed with "seare-lines" viciously sensational. To make the matters worse at least seven-eighths of what has been published has plainly been manufactured. Facts have not been reported, but concocted. It is difficult to characterize this public disgrace in moderate language.

THE BUILDERS' CONVENTION.

[FROM OUR SPECIAL CORRESPONDENT].

CLEVELAND, January 20.

The sixth Convention of the National Association of Builders, which was held this week at Cleveland, Ohio, was attended by delegates and alternates from twenty-seven cities. In point of numbers it was not as representative as the great and never-to-be-forgotten Convention held in New York last year. Nor was it as important in the character of the business transacted. It was none the less a great gathering, and the most notable feature of the event was the increasing friendliness of the different exchanges towards each other, and the cementing of friendships between individual members from cities far apart. Many of these members have met in convention every year since the association first held its gatherings, and every effort was made by the older members and by the chairmen of the various delegations to make new members thoroughly acquainted with one another. Hence, it was a usual sight at the meetings and in the hotels to see the delegates and alternates fraternizing and exchanging views as to the conditions of business in their several cities. This exchange of ideas and experiences forms one of the most valuable features of the National Convention every year, and for this alone the gatherings would be of incalculable value, without speaking of the interchange of ideas which takes place in open session during the important discussions affecting the interests of a vast body of men who handle contracts amounting in the aggregate to hundreds of millions of dollars per annum.

When the Convention assembled on Monday morning many of the well-known faces that were seen at the New York gathering last year and at previous meetings were at once recognized. President McAllister, the courteous and able chairman, was seen in earnest conversation with the indefatigable secretary, W. H. Sayward. There was Anthony Itner, of St. Louis, the newly-elected president for the forthcoming year. Prussing, of Chicago, and Blair, of Cincinnati, shook hands cordially, while Madden, the young debater and parliamentarian, of Chicago, was the centre of a group of Chicagoans and Eastern men. When Secretary Wright, of the New York Exchange, appeared he was greeted with exceptional warmth by many members who had evidently not forgotten his great labors at

the Metropolitan Convention last year and his untiring efforts to make the visit of the delegates and their friends a pleasant one on that memorable occasion. H. H. Edgerton and W. H. Gorsline, of Rochester, sat together near the New York delegation, and were both greeted cordially. Wingate, of Boston; Prussing, of Chicago; Scribner, ex-president at the St. Paul Convention; Stevens, of Philadelphia; Dewstoe, of Cleveland; George and Chapoton, of Detroit; Reynolds, of Grand Rapids; Alsip, Gindele and Downey, of Chicago, and others too numerous to mention, filed in one by one, and all were received with hearty handshakings by members whom they had met in previous gatherings.

When President McAllister rapped his gavel for order he was confronted by nearly two hundred delegates and alternates. The Convention gathering took place in the hall of the Young Men's Christian Association, on the corner of Erie and Prospect streets, and in the gallery numerous spectators had come to witness the proceedings, among them a number of ladies, notwithstanding the drifting snow-storm which prevailed. Among these were the wives and daughters of several of the delegates. The Boston delegation brought several ladies in there; Vice-President, now President Itner, of St. Louis, was accompanied by his wife; Delegate Mulry and Alternate McGlensey, of New York, brought their daughters; Mr. Gorsline, of Rochester, his wife; Mr. Chapoton, of Detroit, his two daughters, and Mr. Scribner his wife.

The New York delegation arrived at Cleveland eleven in number. They were unaccompanied by Marc Eidlitz, delegate-at-large, or by John J. Tucker, last year's President of the National Association, who were unfortunately unable to come. They came in a special car over the Pennsylvania Railroad and arrived here on Sunday afternoon, when they had an opportunity of meeting the officers of the association and delegates from other cities. During the meetings of the convention the New York delegation has been commented upon as one of the strongest that has been sent on by any exchange.

The gentlemen appointed were thirteen in number, of whom six were delegates, six alternates and one delegate-at-large. Mr. Eidlitz was unable to come on account of indisposition, and Mr. Tucker on account of an important business matter which kept him in New York, to his intense regret, as he wrote to the delegation.

At a special meeting of the delegation Stephen M. Wright was unanimously elected chairman in the place of Mr. Tucker. Mr. Wright has been the life and soul of the party and did all in his power to minister to the comfort and pleasure of the party.

The standing of the delegates and alternates will be seen from the following enumeration of them:

Delegate Byrnes is an ex-president of the National Plumbers' Association and of the Master Plumbers' Association, of New York, and is known and popular among plumbers all over the country.

Delegate Conover is one of the Board of Examiners of the Building Department of New York.

Delegate Maurer is Treasurer of the National Fire Brick Makers' Association.

Delegate Meyers is President of the Blue Stone Dealers' Association.

Delegate Mackey is one of the largest carpenter and builder contractors in New York.

Delegate Mulry is also an important New York contractor.

Alternate McGlensey is President of the Employing Plasterers' Association of New York.

Alternate Taylor is a son of Matt. Taylor, of the well-known Granolithic Company.

Alternate Brown is one of the leading granite cutters in New York State. He is of the firm of Brown, McAllister & Co.

Alternate Munroe is the son of Wm. Otis Munroe, of the old and well-known plumbing firm of Locke & Munroe.

One of the pleasantest experiences of the New York delegation has been the remarkably cordial reception they have received from all the exchange delegates who visited New York last year, and many were the expressions of pleasure at the recollection of the magnificent manner in which New York entertained them during the Convention in the metropolis in 1891.

The delegation had its own committee room in the Hollenden House during the Cleveland Convention, with the words prominently labeled at the entrance in large letters—"NEW YORK DELEGATION."

Meetings took place from day to day in the committee room for the transaction of necessary routine business, under the chairmanship of Delegate Wright. The badges worn by the New York members were somewhat similar to those worn last year.

The delegation left Cleveland Friday night in a special car, and will arrive in New York to-day.

[A full report of the Convention with other interesting news will be published in next week's issue of THE RECORD AND GUIDE.]

Personal.

After the last meeting of the stockholders of the Title Guarantee and Trust Co. the trustees met and elected Mr. C. H. Kelsey, president of the company. The promotion is deserved, for Mr. Kelsey has labored long and successfully for a company which has made a great success.

The real estate world will bear with regret the death of Broker S. M. Blakey, of No. 1526 Broadway.

Notice of Removal.

The recent activity on the West Side and an increasing business has led the active and well-known firm of Bennett & Graff, of 347 Columbus avenue, near 76th street, to select new and handsome quarters on the southwest corner of Columbus avenue and 76th street. The new offices will be fitted up in a comfortable manner, with strictly first-class appointments, and will be occupied by Bennett & Graff on February 1st. In a talk with the firm yesterday, both gentlemen expressed themselves as pleased with the outlook, and negotiations now under way will no doubt soon speak for

themselves in the way of reports of sales in the "Gossip" column. Persons looking for desirable investment properties, well-located houses and lots available for improvement should communicate with Bennett & Graff.

Special Notices.

ESTATES APPRAISED AND DIVIDED.

For more than a quarter of a century Mr. Wm. E. Haws has made a specialty of appraising real estate, and he is often before the courts and referees as an expert on values. Mr. Haws has compiled and preserved memoranda as to values and is prepared to give reliable information as to past and present values to persons or firms desiring his services. Mr. Haws' office is at No. 39 Nassau street.

A PIONEER OFFICE ON THE WEST SIDE.

About the oldest established of the real estate offices now on the West Side is that of Charles E. Schuyler, at the southwest corner of Columbus avenue and 71st street. Mr. Schuyler handles West Side property only, and last year his sales of houses and lots are said to have amounted to \$2,000,000. He has a large list of desirable improved and unimproved property in choice locations on his books which he will show to intending purchasers.

CEDAR STREET IMPROVING.

Cedar street, east of Nassau, has undergone a great change and become quite a thoroughfare within the last few years, owing to the alteration and improvement of old buildings and the erection of the Stokes building. The result is many well-known brokers have opened offices on that street, among others is Alfred E. Marling, who has well-arranged offices at No. 64, ground floor, opposite the Mutual Life Building. Mr. Marling makes a specialty of the sale and management of realty and has several estates in charge.

NEW JERSEY PROPERTY.

In another column will be found the advertisement of some property at Passaic, New Jersey, offered by Adrian G. Hegeman & Co., of No. 1321 Broadway. This property is situated about a mile back from the Passaic River and offers great variety in choice of building sites. The surroundings are very pleasant, the lots reasonable and the place accessible.

DESIRABLE INVESTMENTS.

Thomas C. Smith, of No. 111 Broadway, well known as a painstaking and courteous broker and auctioneer, has on his books a large assortment of desirable investment properties which he will be glad to offer to intending purchasers. Mr. Smith's experience and training in the Tax office have made him an expert on values.

PERMANENT LOANS IN BUILDING PAYMENTS.

The well-known firm of A. L. Mordecai & Sons, of 63 Liberty street, are among the leading negotiators of permanent loans in building payments, which branch of the real estate business they make their specialty. Messrs. Mordecai are active workers and have placed some very large mortgages recently to the satisfaction of the mortgagor and mortgagee.

PEERLESS BRICKS.

The well-known Peerless Brick Co. of Philadelphia, established in 1876, have appointed as sole-selling agents for New York and Brooklyn Messrs. Engelhardt & Mayland. Both are bright and active young men. Mr. Engelhardt is well known in Brooklyn, where his brother is one of the leading architects. The agents call attention to the high grades of plain, pressed, molded and arch bricks in red, black, brown, buff, gray, drab and other colors, and to the company's unlimited facilities and long experience in grinding and fitting arches of plain and molded bricks. The colored bricks manufactured by the Peerless Co. deserve special mention because they will not discolor; this is due to a "treatment" applied to the bricks after being burnt, which renders them waterproof, and they therefore will not be streaked from the stone work. A point of merit is their selection and use in such structures as the Music Hall, Wm. B. Tuthill, architect; Morse Building, Silliman & Farnsworth, architects; and Columbia College, C. C. Haight, architect, all built some time, besides in hundreds of the best buildings throughout the country. Messrs. Engelhardt & Mayland's offices are in the Times Building, New York City, and their yard at 73 and 75 North 7th street, Brooklyn. Their special announcement appears on page xx.

THE SALE AND RENTAL OF BUSINESS PROPERTY.

Mr. C. E. Harrell, of 713 Broadway, whose card will be found on page iii, of this issue, makes a specialty of the sale and rental of business property. His facilities are of the best and his lists most complete, so that persons and corporations in search of such properties should communicate with Mr. Harrell.

DOWN-TOWN BUSINESS PROPERTY.

Messrs. Huland & Whiting, of No. 5 Beekman street (Temple Court), make a specialty of handling down-town business property, and always have on their books a large list of such properties for sale and to rent. Their special card appears on page xiv of this issue.

REAL ESTATE ON THE LOWER EAST SIDE.

Hiram Rinaldo & Bro., of No. 233 Grand street (Oriental Bank Building), make a specialty of handling realty in the 7th, 10th, 11th, 13th and 17th Wards, negotiating sales, placing loans, collecting rents and taking entire charge of estates. Messrs. Rinaldo have a number of desirable properties on their books, all located in a district where there has been much activity and a large increase in values in the last few years.

A REVIEW OF THE YEAR.

THE year 1891 has been in many respects a phenomenal year in New York real estate. On the one hand it has been marked by dullness, which, following on the large totals of 1890, amounted to a reaction; on the other hand prices have been firmly held—so firmly that a careful examination of the whole field discloses very few spots in which weakness has been discernible. A better test could not be wanted of the stability of New York real estate and the substantial basis for the high prices which prevail from one end of the city to the other. For it must be remembered that these high prices have been maintained against many adverse conditions.

The two years previous had constituted a period of great activity and advancing values. Not only had the speculators been more than usually venturesome during this time; but building and buying were abundant in all parts of the city. These years were, however, peculiarly remarkable for two movements. The first of these was the building up of the central part of the city between 14th and 59th streets—the region of retail stores, club-houses, hotels and theatres; and this movement indicated that New York was becoming more than ever the haven of pleasure-seekers from all over the country. It exhausted itself in 1890, and the comparative quietness that ensued has done much to diminish the totals of the present year. In 1889 and 1890 there was also a revival of activity on the West Side, which following on the dullness of 1888 was most noticeable. In this vicinity, too, the demand certainly got ahead of the supply; and it was inevitable that 1891 should see a decrease in activity. Another local condition which has undoubtedly had a bad effect is the utter insufficiency of the service provided by the elevated roads to meet the requirements of the public—an insufficiency which is sending more people than ever outside of the city to seek for homes. Thus, local conditions themselves favored a considerable moderation of the pace which had been set during 1889 and 1890. But important as were these local conditions, the state of the money market was equally influential in producing the dullness. The year previous had closed with the Baring failure in London—which for the first seven or eight months of 1891 unsettled confidence and made lenders utterly unwilling to put out money on time. During part of this period it was comparatively easy to borrow on call; but the gold exports which took place during the spring, and the probability that large sums would be needed in the fall to move the crops, made the banks and the large lenders prefer to keep their money in their coffers than to lock it up in a way that would prevent its immediate availability. This disposition of the money market acted on real estate in several ways. In the first place, it tended to prevent builders from obtaining loans; it tended to prevent investors from making purchases; and in general it tended to hamper dealings.

All of these conditions made for dullness, and if the prevailing range of values had been much too high, they would have made for very much lower prices. Such, at all events, was the effect which tight money had upon investment securities during the earlier part of the year. But the market proved itself to be fully equal to the strain. Only in isolated spots and in particular instances were any symptoms of weakness betrayed. Real estate in New York is held by the right kind of people. To a very large extent it is in the hands of big owners and prosperous business firms—people who do not have to borrow on one day in order to pay their debts on the next. Furthermore, the speculators in New York real estate are, as a class, very well to do, having made a great deal of money in the past five years. Hence the owners, not being the kind of people that live from hand to mouth, have been under no compulsion to throw their property on the market because of any temporary stringency. On the contrary, one of the chief causes of the dullness has been the tenacity with which owners have stuck to what in many cases were extravagant prices for their property. It is true that the average sum involved by one conveyance during 1891 is smaller than during any year since 1885; but this, as we shall presently show, is due to the comparative absence of large transactions rather than to any prevalent weakness in price, for the year 1891 has undoubtedly been lacking in large purchases. Very rich men, for reasons we have already pointed out, had other uses for their money, and whenever very expensive parcels have been offered for sale on the Real Estate Exchange they have not been sold successfully.

But although the market must be described in general as strong, it had its weak spots. The dullness induced speculators to occupy their time in trading. When it is impossible to sell for reasonable cash figures people professionally interested in the market satisfy their impatience and sometimes obtain the desired relief by exchanging their property for some other property which is perhaps more heavily mortgaged. This exchanging requires very little cash, and as both properties are, as a rule, recorded at high figures, a resale at a good price becomes in consequence an easier matter than before. For this reason exchanging is a favorite practice among a certain class of speculators during a dull period,

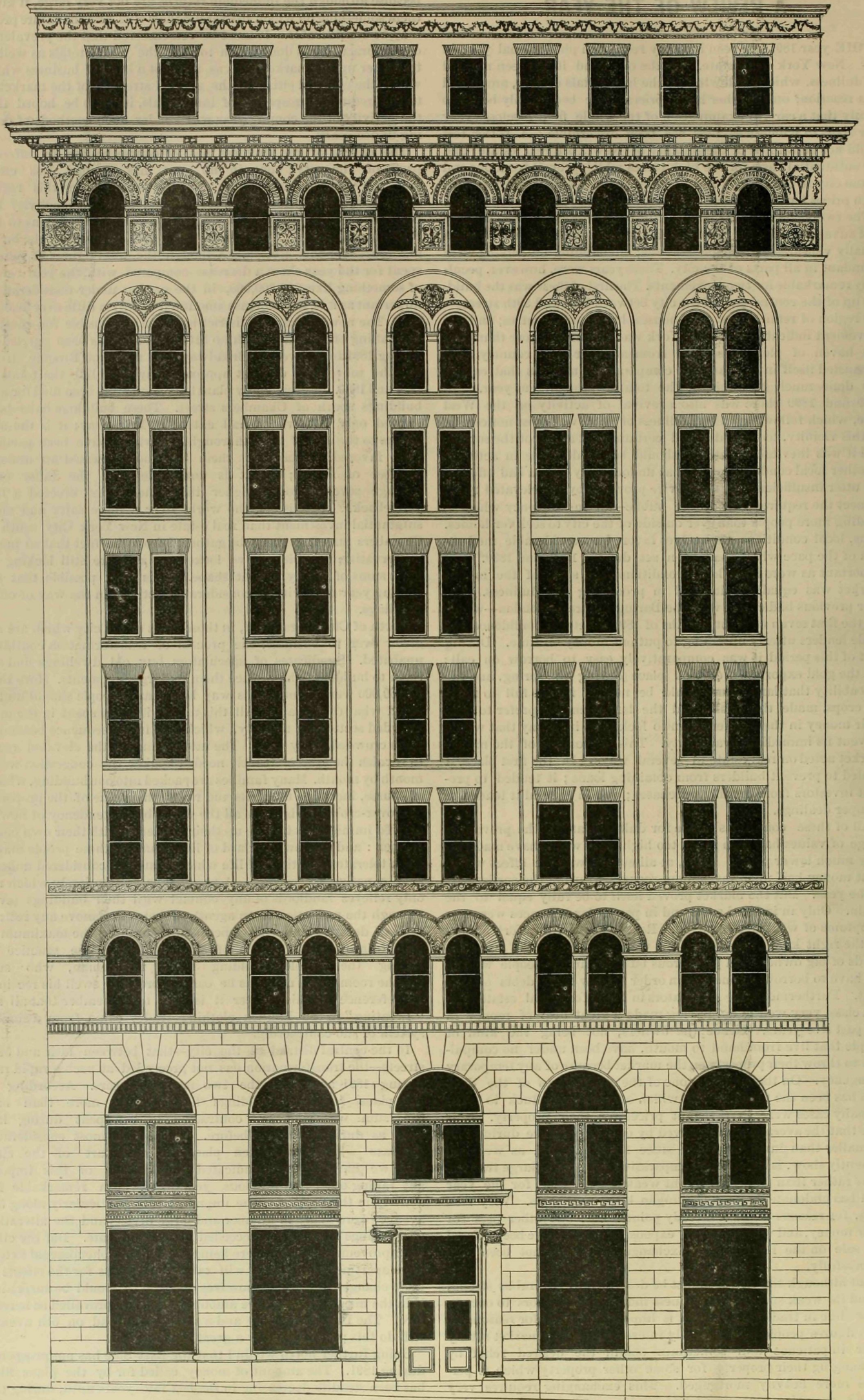
because although the immediate returns are not very large, it gives them something on which to exercise their wits, and the future profit may be considerable. It must be remembered that the prevalence of this practice has done much to swell the yearly totals as well as to bolster up the market; but as it is not a kind of business which will in the end add either to the general strength of the market or to the credit and prosperity of individuals, it is to be hoped that the activity of the coming year will render such methods of dealing unnecessary.

The effects of the dullness has, of course, varied in different parts of the city; but in no part has it had less effect than on the district south of 14th street. In this region no concessions in prices have been made; and the inactivity has been due quite as much to the scarcity of parcels offered as to the prevailing dullness. This can best be shown, perhaps, by the building figures for this section. Although the total figures of money spent for the year show a decrease compared with the year before of something like \$19,000,000, in the section under consideration, important as it is, the decrease amounted to only a little over \$2,000,000. The new mercantile district has been responsible for most of this falling off, for, although no little building has been carried on during 1891 to the west of Broadway and north of Broome street, still the movement did not approach anything like the totals of 1889 and 1890. A great many plans have, however, been filed for new buildings south of Chambers street. These buildings have been located only to a very small extent in Broadway; it is the side streets to the east of that thoroughfare which have been particularly favored. Many of them have not possessed an unusual number of stories; but it is noticeable that the taller ones average several stories higher than the tallest erected a few years back. There is not the world over a more safer and more substantial investment than real estate in New York City south of Chambers street, as may be gathered from the fact that so many conservative financiers have locked up and are still locking up large sums of money in that shape. It is very possible that the coming year may witness considerable activity in the way of office buildings.

North of Chambers street, in those parts of the city which are not given over to business, the process of transformation continues unabated. Syndicates of speculators buy old dwellings and sell them to builders, who replace them by large tenements. More than \$4,000,000 were spent in this way last year. People should understand what this means. All this money is being spent in the most crowded sections of the city, which are in consequence becoming more crowded every year. The utter failure of the elevated roads to furnish the kind of transit needed makes the congestion worse month by month. Many families are packed into one building, which, of course, increases the rents and raises the value of the property. The over-crowding is made all the worse by the tendency of newly-arrived immigrants to take up their residence with their own countrymen; and the low standard of living among these people makes them tolerate conditions of life which would be considered unbearable by native Americans. A practice has arisen lately which not only relieves landlords of any contact with their buildings (even through the mediation of an agent), but helps to remove any restrictions of decency and conscience as to jamming the maximum of people into the minimum of space. This is the practice of leasing the whole building to a middleman, who sublets the rooms to as many as he can in order to swell his receipts. In reference to this matter it is well to remember that all the "sweating" in the English clothing trades came from a similar system of sub-contracting.

In the central district of the city—that between 14th and 59th streets—the transformation has not proceeded at such a rapid rate during 1891 as during the two previous years. According to the plans for new buildings filed rather more than half the sum was spent or contracted to be spent during last year as during the year before. This is the most considerable decrease which has taken place in any part of the city, and we have already indicated the reasons of this important falling off. The previous years had been remarkable for activity in this section. The improvements, particularly along 5th avenue, were many in number and large in size, and the alteration of dwellings into stores proceeded at a rapid rate. But the class of improvements which were being erected to a phenomenal extent were apartment hotels. It will take some years for the effects of these changes to work themselves out, and it would be surprising if in the meantime the same amount of activity prevailed as heretofore. The Broadway cable and a surface railroad on 5th avenue will do this part of the city a great deal of good.

Going further north we find that the East Side has not prospered during 1891. The amount of money called for by the plans filed has been steadily decreasing in the last few years until, during the last twelve months, it has been less by 50 per cent than the average amount spent a decade ago. The falling off in the plans filed for flats is particularly noticeable. In 1890 these plans called for an expenditure of \$7,681,500; in 1891 they called for only \$4,815,500.



C. W. CLINTON
ARCHITECT
N. Y.

● FRONT ELEVATION ●

STOKES BUILDING,
45 to 49 Cedar Street.



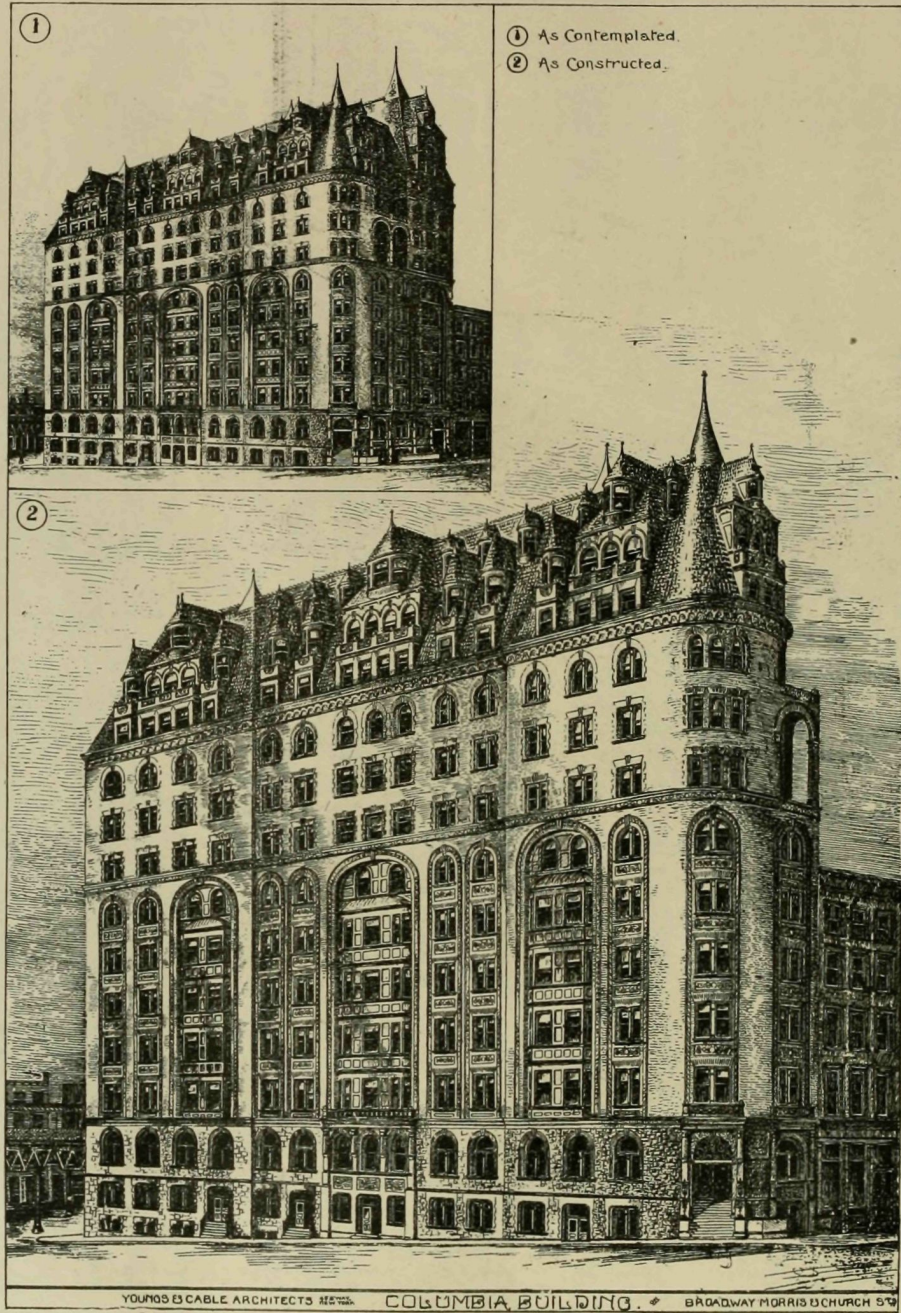
DRICH ARCHITECTS

The Germania Building, 62 and 64 William Street, southeast corner of Cedar.

[For Description see page 131]

We do not see any chance for immediate activity in this vicinity. The building of the East Side was started seven or eight years before the improvement of the West Side began; and consequently more money has been spent in that vicinity than on the other side of Central Park, and a larger proportion of the total area is improved; but unfortunately no small part of it is even worse provided with transit facilities than is any other district in the city, and it must wait for a more efficient system. The proposed route of the Rapid Transit Commission is just what the section needs. At present the East Side offers comparatively few opportunities for speculators and investors. On 3d avenue, however, the building of the cable road has already had a perceptible effect on real estate values—in spite of the fact that the laying of the conduit has done much to hamper trade. After the repavement of the street, and as

dency on the West Side is that of the planning of apartment hotels—a number of which have been announced and will be started shortly. We doubt very much whether the West Side will be again overbuilt, for the scarcity of lots still open for improvement by the speculative builder is astonishing. The building loan operators who have greatly increased in wealth and power have been quietly and gradually absorbing all the vacant land on the West Side, and the result of this buying and the taking of the property off the market has been to send prices up surprisingly. What the rise has in some instances amounted to may be judged from the following fact. Lots between Central Park West and Columbus avenue which were offered during the summer months at from \$8,000 to \$9,000 apiece are now being held at \$15,000 or \$16,000. The block, however, on which these lots are situated were not entirely



soon as the cable is in operation, well-located property on 3d avenue will very likely be active with rising prices, for these improvements will certainly increase the importance of the thoroughfare.

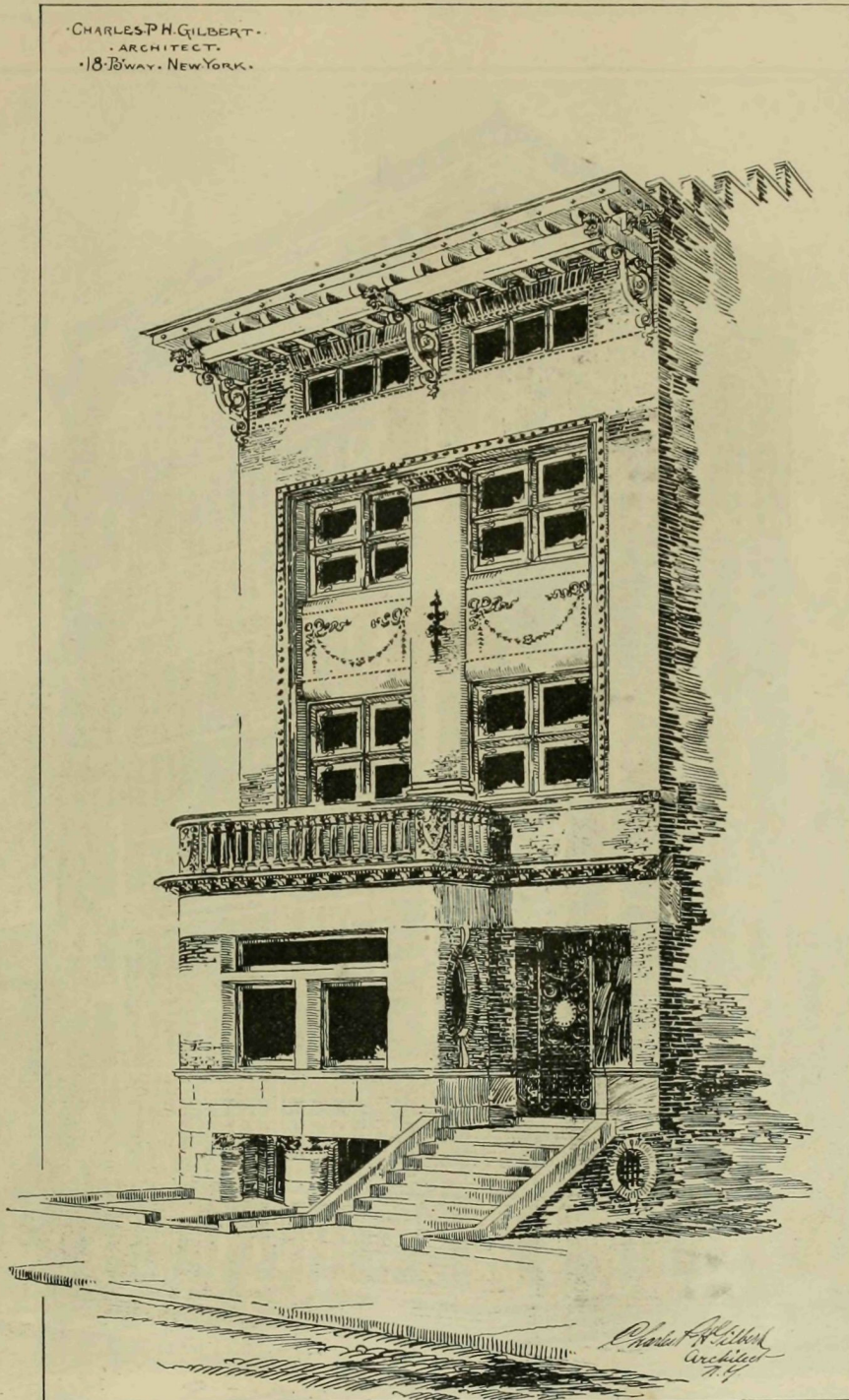
The West Side has fared rather better than the East Side, and also has rather better prospects. This time last year there were a great many unsold houses on the market—so many that the condition could be explained only on the assumption that over-building had taken place. But, as we pointed out recently, several hundred houses have been disposed of during the past twelve months, and the supply is now on far better terms with the demand than it was. Evidences of the over-building may be gathered from the yearly figures for new improvements. These totals show a considerable falling off from the totals of 1890, but most of this decrease has taken place in the item of flats. During 1890 plans were filed for 290 of these buildings to be erected at an estimated cost of \$8,114,500; during 1891 plans were filed for only 164 of them to cost \$4,306,000, a decrease of nearly fifty per cent. On the other hand the amount of money put into dwellings does not vary to any extent, it being about \$8,000,000 both years. One marked ten-

restricted until lately, when the owners combined and filed papers against the erection of anything but private houses. It is a sign of increasing good sense—good sense bought dearly by experience—that the practice of restricting vacant lots has been very prevalent during 1891. How far this process has gone may be judged from the fact that with the exception of one or two blocks upon which flat houses already stand, all the lots between Columbus avenue and Central Park West, from 68th to 97th street, have been restricted to private dwellings.

Harlem, as much as the East Side, and more than the West Side, has suffered the effects of inadequate transit. The promise of relief afforded by the Rapid Transit Commission created no stir, because, so far as believed in, its effects had already been discounted, and hope that the relief would come quickly has been utterly crushed. The immediate improvement which all dwellers in Harlem want, and want very badly, is a somewhat better service by the Manhattan Company, and until that or something better is granted to them, activity to any great extent cannot be expected. In this part of the city, also, too many flats have

been built; and the over-building produced a distressing condition of affairs. Owners and builders could neither sell nor mortgage their flats, and found foreclosure staring them in the face. The difficulties they were under was partly caused by the indiscriminate giving of free rent to tenants, and were partly the cause of such dishonest and unwise practices. In order to sell their buildings, the owners would fill them with a lot of riff-raff; and the people who bought them would soon find the larger paper rent rolls reduced to nothing. Swindling of this kind only increased the difficulties of the situation. Of late months, however, matters have improved very much in this respect. If Harlem, generally, has been dull, 125th street has not. Property on this remarkable

At present it is obliged to depend largely on an organic self-evolved expansion which is of necessity slow. During the past year a good many young men with a small capital have been speculating and investing in North New York, and doubtless this process will continue throughout 1892. One improvement which would do a great deal for the district is a single five cent fare on the Suburban Elevated, from Tremont to the Battery. A bill to effect this purpose has already been introduced into the State Assembly. The suburbs have been more active than any part of the city. Both speculation and investment has been rife in every district wherefrom it was possible to reach the business districts of New York in any kind of time and with any sort of comfort.



Residence of Mrs. E. S. Miller, West Seventy-sixth Street, near West End Avenue.

cross-town street has been rising largely and steadily. On the south side of the way, between 7th and 8th avenues, single lots passed the \$75,000 mark some time since, and are now on their way to 5th avenue prices. Moreover, the buying is being done by conservative investors, instead of uncertain speculators. H. C. F. Koch, the large dry-goods man, who recently opened a store on the street, reports that he has been very successful; and other large retail shops are equally prosperous. This street undoubtedly has a future of larger possibility than any other cross-town street in the city. As to the rest of the district a short but active movement took place in Washington Heights property. Prices are very firmly held for the vacant land on the Hill, and rightly so, for it promises to be one of the most attractive residential sections of the city.

The 23d and 24th Wards have done well enough, but not very well. Its growth will always be restricted until it is brought somewhere near the lower part of the city by means of rapid transit.

The conditions indicate a more active market during 1892; but it is probable that the activity will take place rather in spots than over the whole field of operations. The fact of easy money will, of course, stimulate building and investment. On the whole, however, it is likely that this activity produced by favoring general conditions will be guided by irregular local circumstances into two channels. Real estate will be more active in the southern wards and on the West Side than elsewhere. The year of 1893 will not, of course, be marked by any phenomenally large advances and totals. Nothing warrants a "boom." But since the market has subjected to a severe test, and has passed through it triumphantly so far as prices were concerned, New York real estate ought to find increasing favor with investors. Before, however, great advances can be made the local conditions must be radically changed. The congestion which is paralyzing improvement in many directions must be removed by better means of circulation, so that the city may be free to expand wholesomely in every direction. As it is

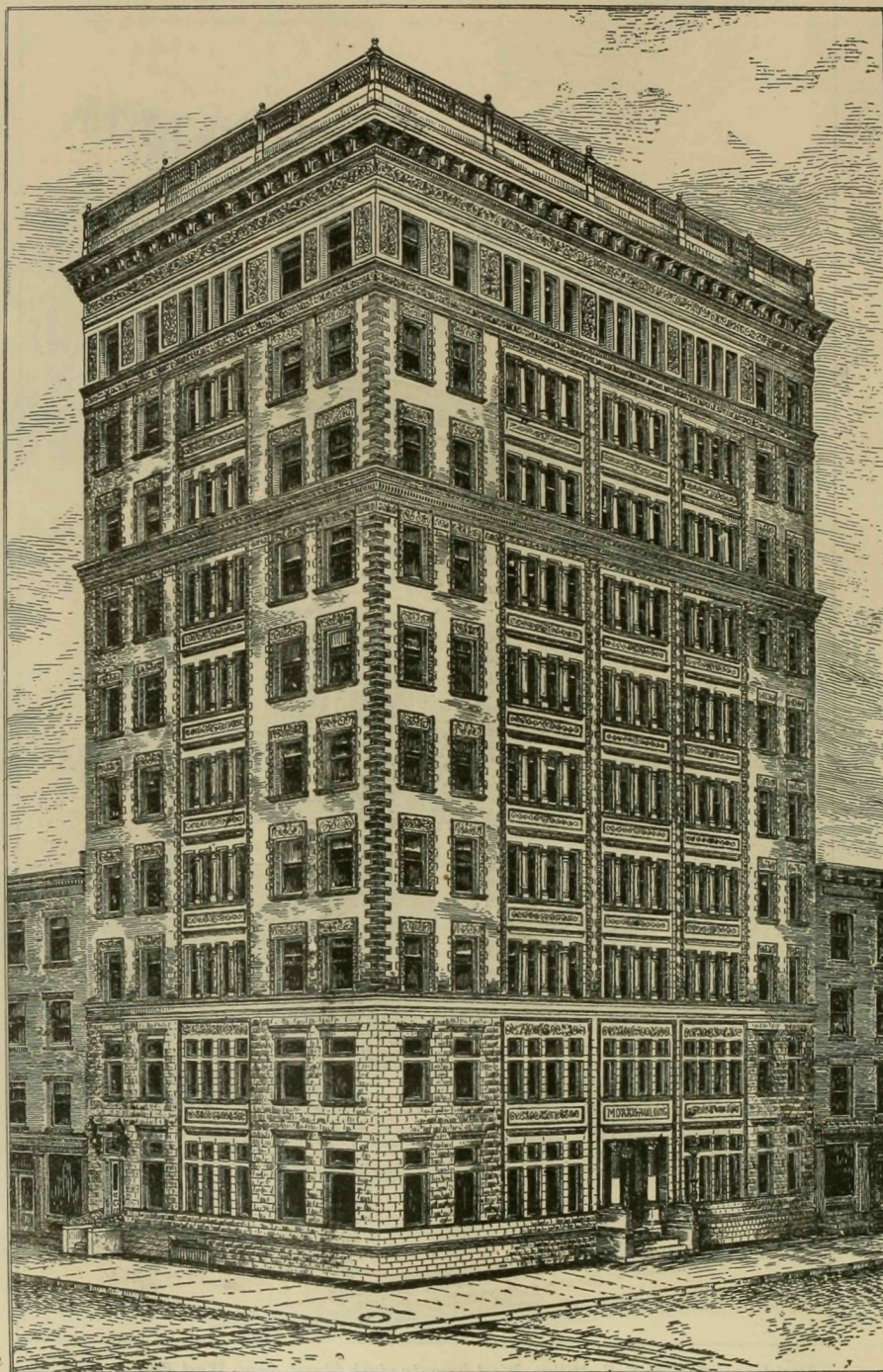
scarcely necessary to state, such an improvement is many months away.

CONVEYANCES.

During the year 1891, 14,013 conveyances were recorded, involving an aggregate value of \$231,908,649; during the year 1890, 15,857 conveyances were recorded, involving \$282,047,609. This is a decrease of 1,844 or 11 per cent in number, and \$50,138,960 or 17 per cent in value involved. It will be noticed that the decrease in value involved is larger than the decrease in number, thus warranting the conclusion we have already drawn, viz., that the falling off took place rather in transactions involving large sums than those involving small. The number of transfers recorded during 1891 is smaller than that of any year since 1885, with the exception of 1888. North

NEW YORK CONVEYANCES.

First half of year:							
1891.	No. Conveys.	Amount.	No. Nom.	No. 23d & 24th W.	Amount.	No. Nom.	
January.....	1,072	\$16,527,026	344	214	\$758,507	61	
February.....	1,029	17,862,630	310	161	738,700	41	
March.....	1,316	25,411,524	364	222	1,093,110	67	
April.....	1,844	31,679,931	596	256	1,400,333	73	
May.....	1,432	26,644,470	417	214	1,039,657	55	
June.....	1,426	23,876,549	322	268	924,769	56	
Total.....	8,119	\$142,002,130	2,293	1,355	\$5,949,076	353	
Last half of year:							
July.....	1,205	\$17,851,046	343	307	\$1,162,319	67	
August.....	663	9,977,851	218	164	751,499	36	
September.....	702	10,585,168	240	143	534,728	57	
October.....	1,053	17,495,530	295	253	707,001	57	



Mrs. John A. Morris, Owner.

Morris Building, 64 and 68 Broad Street.

Youngs & Cable, Architects.

New York has not fared any better this year than did the lower parts of the city. In the past twelve months 2,775 transfers of property north and east of the Harlem were recorded, involving \$11,153,950; during the twelve months previous 2,875 transfers were made public notice, involving \$13,332,374. Here again may be noticed the comparative abundance of small transactions, for, although the number of conveyances are about the same, more than a fifteen per cent decrease is shown in the aggregate value. Another significant fact is that the number of transfers for nominal considerations has slightly increased—the figures are 4,058 for 1891 and 4,042 for 1890—a circumstance which indicates a troubled state of speculation. The average amount of money represented in each conveyance south of the Harlem was \$19,643.59 in 1891, against \$20,704.05 in 1890, \$20,982.65 in 1889, \$20,980.62 in 1888 and \$21,722.19 in 1887.

November.....	1,111	15,590,765	297	327	927,988	41	
December.....	1,160	18,406,159	372	226	1,121,439	59	
Total.....	5,894	\$89,906,519	1,765	1,420	\$1,204,874	317	
	8,119	142,002,130	2,293	1,355	5,949,076	353	
Total for year.	14,013	\$231,908,649	4,058	2,775	\$11,153,950	670	
First half of year:							
1890.							
January.....	1,234	\$22,416,586	370	174	\$689,545	59	
February.....	1,167	22,289,285	334	177	725,680	56	
March.....	1,361	27,119,325	333	209	924,958	52	
April.....	2,151	35,797,732	467	244	1,517,291	75	
May.....	1,725	35,729,268	438	227	1,602,669	49	
June.....	1,447	24,819,611	365	293	1,095,555	59	
Total.....	9,085	\$168,171,807	2,307	1,324	\$6,555,698	350	
Last half of year:							
July.....	1,485	\$25,232,995	306	369	\$1,503,302	72	
August.....	903	16,933,952	256	195	1,327,589	56	
September.....	757	12,987,659	196	157	856,135	35	

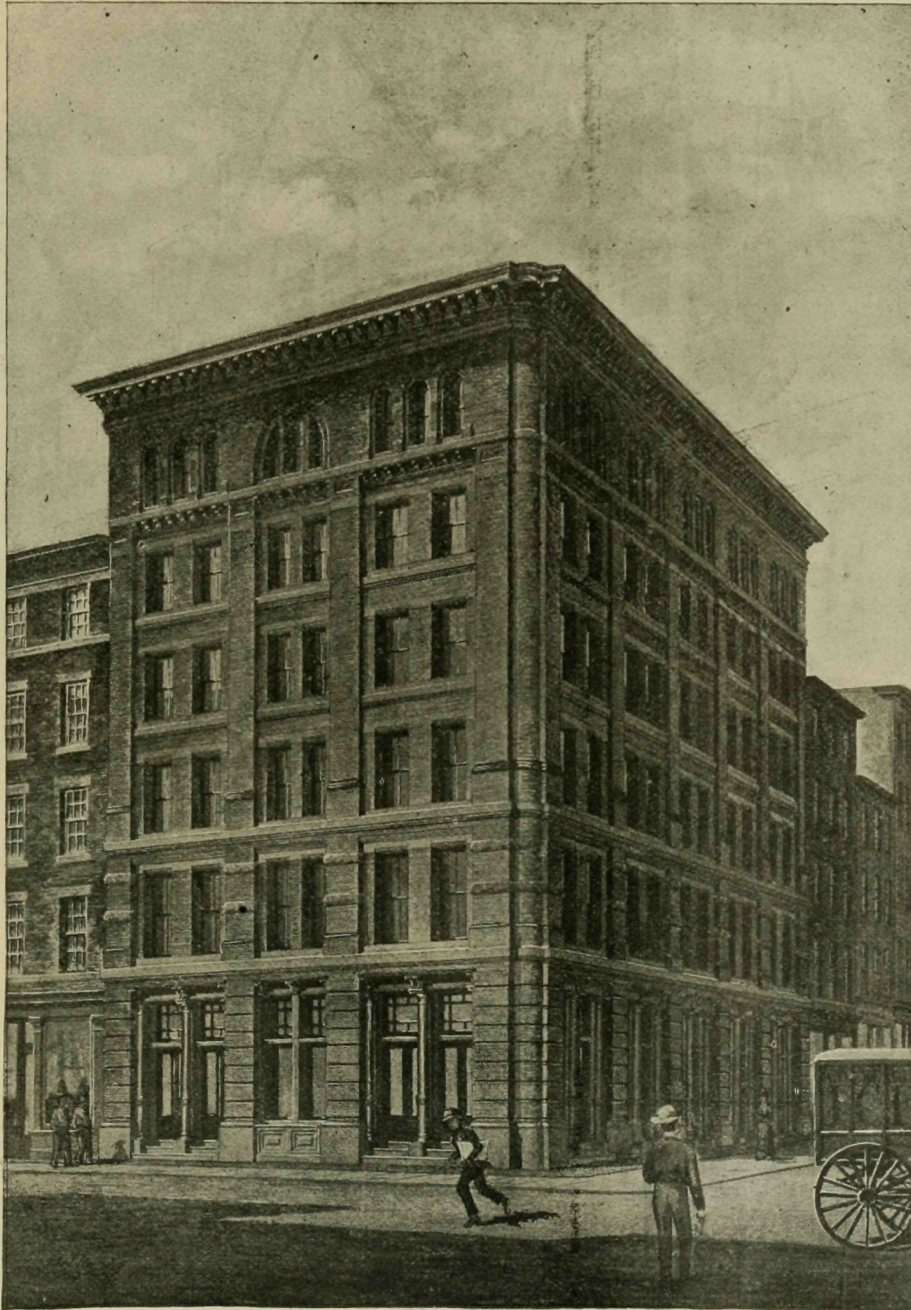
October.....	1,097	18,109,629	282	236	867,234	49
November.....	1,127	18,716,900	299	236	956,034	41
December.....	1,403	21,894,667	396	368	1,266,382	65
Total.....	6,772	\$113,875,892	1,785	1,551	\$6,776,676	318
	9,085	168,171,807	2,307	1,324	6,555,698	350
Total for year.	15,857	\$282,047,609	4,042	2,875	\$13,332,374	668
1889.						
January.....	1,212	\$20,377,405	325	207	\$754,225	54
February.....	1,185	22,169,835	288	172	665,331	41
March.....	1,413	25,927,167	335	274	1,092,734	71
April.....	1,889	36,612,318	305	271	1,081,177	55
May.....	1,725	33,527,799	338	298	2,146,114	77
June.....	1,276	21,106,161	334	256	1,329,031	58
July.....	1,218	20,621,434	279	324	1,041,423	76
August.....	740	12,883,002	167	150	516,128	47
September.....	743	13,035,222	191	151	463,385	54
October.....	1,144	17,899,196	295	215	889,295	37
November.....	1,296	22,019,193	294	373	910,831	43
December.....	1,244	23,721,710	333	182	644,902	55
Total.....	15,085	\$269,873,442	3,474	2,773	\$11,535,266	668

But the above does not include the 23d and 24th Wards; in other words, the Annexed District beyond the Harlem River. In 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889 and 1890, compared with 1891, the conveyances for the whole city were as follows:

Year.	Conveyances.	Consideration.
1882.....	9,975	\$170,764,163
1883.....	10,630	164,331,112
1884.....	12,262	182,044,304
1885.....	11,412	184,897,797
1886.....	13,569	243,081,539
1887.....	13,896	258,063,980
1888.....	12,035	217,731,936
1889.....	15,085	269,873,442
1890.....	15,857	282,047,609
1891.....	14,013	231,908,619
Total for ten years....	128,724	\$2,306,358,431

MORTGAGES.

During the year 1891, 14,409 mortgages were recorded, involving \$172,052,625; during the year 1890, 15,288 mortgages had been



M. E. Wallace, Owner.

160 and 162 Duane Street, corner Hudson.

S. A. Warner, Architect.

The following is a table of the conveyances south of the Harlem River for the past nineteen years:

Year.	No. of Conveys.	Consideration.	Avg'e price per Con.
1873.....	7,175	\$145,285,753	\$20,348 88
1874.....	6,191	114,197,609	18,445 75
1875.....	6,347	99,005,562	15,598 64
1876.....	6,384	86,743,805	13,586 12
1877.....	6,179	71,469,285	11,566 48
1878.....	6,009	64,119,187	10,670 52
1879.....	8,969	85,563,913	9,539 96
1880.....	9,588	111,666,636	11,646 50
1881.....	11,678	148,219,490	12,692 19
1882.....	8,908	166,875,099	18,733 16
1883.....	9,254	160,190,467	17,310 40
1884.....	10,423	177,661,329	17,046 76
1885.....	9,787	187,049,949	18,396 85
1886.....	11,449	236,070,354	20,619 30
1887.....	11,391	247,457,500	21,732 19
1888.....	9,987	219,533,460	20,980 62
1889.....	12,312	258,338,176	20,982 65
1890.....	12,978	268,705,285	20,704 05
1891.....	11,238	220,754,699	19,643 59
Total.....	176,146	\$3,051,877,508	\$17,325 77

recorded, involving \$248,724,538. Excluding the \$53,500,000 involved in the five general corporation mortgages given during 1890, this is a decrease of 875 or about 5 3/4 per cent in number, and \$23,171,913 or 12 per cent in amount. It will be observed from the above that property has been mortgaged to a greater extent than it has been conveyed, for 14,013 deeds were placed on record against 14,409 mortgages. Otherwise the mortgage figures are without any special feature. Rather higher rates of interest have, of course, been paid during 1891 than during 1890.

First half of year:	MORTGAGES.					
	No. Mort.	Amount.	No. at 5 p. c.	Amount, 5 p. c.	No. at less than	No. to B. T. & I. Cos. Amount.
1891.	7,982	\$99,188,254	4,111	\$51,745,564	766	\$16,627,564 1,179 \$19,614,461
January.....	1,172	\$12,656,076	546	\$6,448,137	93	\$1,912,430 145 \$3,616,800
February.....	943	12,055,377	440	5,638,014	102	2,157,460 154 3,548,469
March.....	1,316	17,065,968	647	8,488,167	142	3,155,424 143 6,101,119
April.....	1,579	21,496,877	832	11,175,016	164	2,118,118 144 7,341,671
May.....	1,474	21,151,397	732	11,719,259	154	3,219,057 217 5,316,768
June.....	1,498	14,662,764	914	8,323,231	101	2,014,785 176 3,539,469
Total.....	7,982	\$99,188,254	4,111	\$51,745,564	766	\$16,627,564 1,179 \$19,614,461

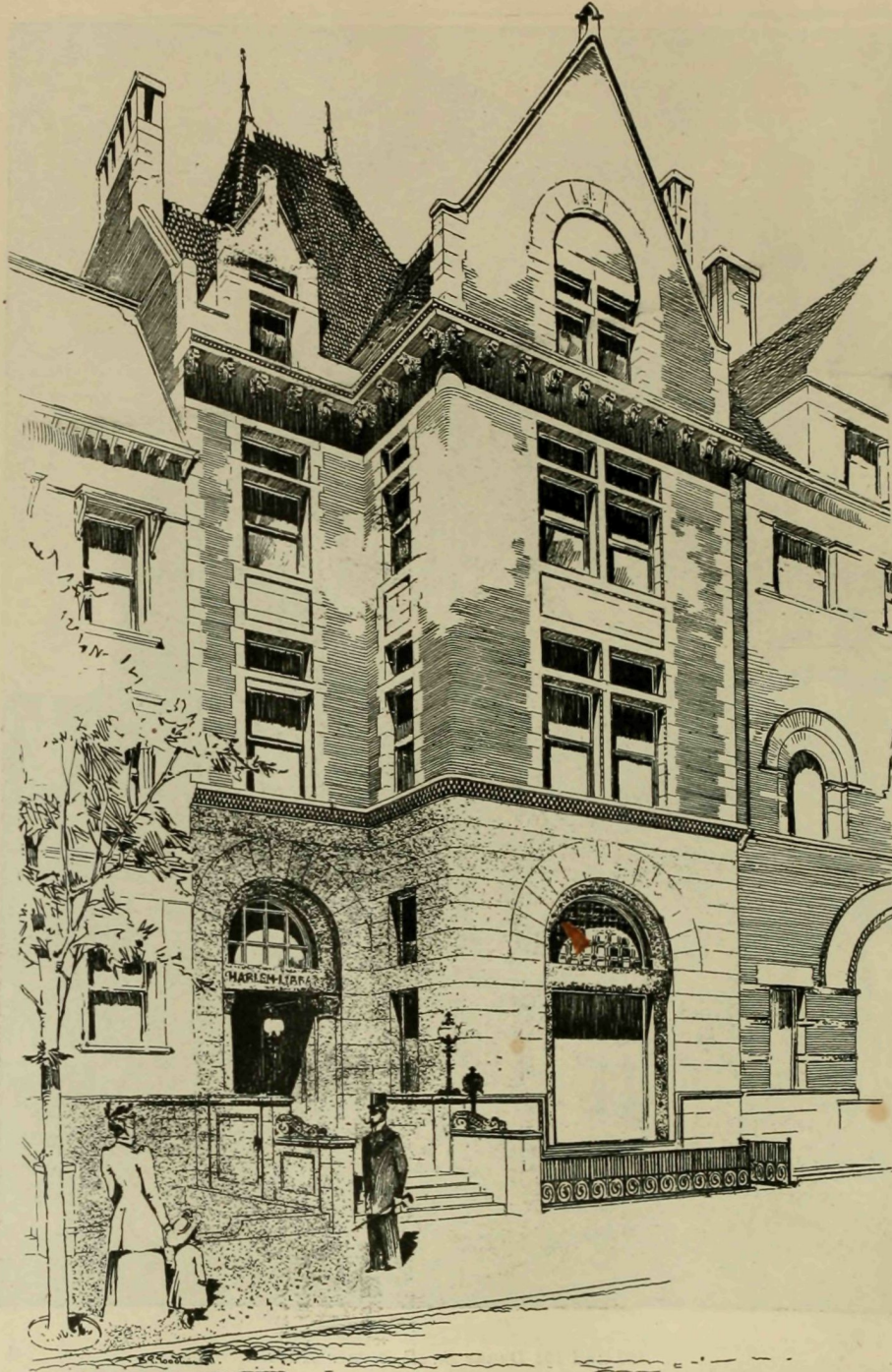
Last half of year:									
July	1,295	\$13,917,980	644	\$7,124,996	98	\$1,996,825	156	\$1,157,650	
August	793	8,896,379	364	4,055,785	34	1,396,000	122	2,963,775	
September	823	8,394,408	383	4,568,430	38	726,350	117	2,906,400	
October	1,137	12,611,242	569	6,947,133	75	1,260,157	143	8,998,914	
November	1,185	12,373,107	630	5,901,976	84	1,504,700	194	4,356,594	
December	1,134	16,741,255	567	7,759,711	75	1,643,255	232	6,768,868	
Total	6,427	\$72,864,371	3,257	\$36,358,035	404	\$8,532,287	969	\$24,557,201	
	7,982	99,188,254	4,111	51,745,264	756	16,627,264	1,179	29,614,461	
Total for yr.	14,409	\$172,052,625	7,368	\$88,103,299	1,160	\$25,159,551	2,148	\$54,171,662	
First half of year:									
1890.									
January	1,294	\$16,728,539	619	\$9,511,809	165	\$3,011,699	185	\$4,842,600	
February	1,162	15,788,071	535	10,171,151	126	4,236,285	183	15,698,779	
March	1,332	21,352,332	572	12,348,394	174	3,285,300	178	8,334,401	
April	1,652	19,488,431	839	9,489,600	176	3,478,396	244	4,047,746	
May	1,506	21,027,775	738	10,365,276	193	4,280,750	231	6,023,200	
June	1,400	16,951,595	722	9,601,463	147	3,014,200	182	4,219,840	
Total	8,346	\$151,336,743	4,025	\$61,487,693	971	\$29,539,630	1,208	\$73,166,566	

November	1,287	17,248,656	613	8,233,831	177	3,402,612	205	5,670,771
December	1,255	16,301,223	578	7,885,070	160	3,845,384	225	4,875,542
Total	14,335	\$181,908,730	6,689	\$85,358,789	1,811	\$37,906,948	2,069	\$51,363,426

‡ Includes mortgage given by the Manhattan and Metropolitan Elevated Railway Companies on real and personal property to The Central Trust Co. for \$40,000,000.
 *Includes mort. given by The Edison Illuminating Co. to The Central Trust Co. for \$5,000,000.
 †Includes mort. given by The Mount Morris Electric Light Co. to The Central Trust Co. for \$2,000,000.
 **Includes mort. given by The U. S. Electric Light and Power Co. to The Union Trust Co. for \$5,000,000; also by The Standard Gas Light Co. to The Mercantile Trust Co. for \$1,500,000.

THE BUILDING FIGURES.

The building figures exhibit much heavier decreases than do the conveyances and the mortgages. During 1891 plans were filed for 2,521 buildings to be erected at an estimated cost of \$56,072,624; during 1890 plans were filed for 3,507 buildings to be erected at an



Harlem Library, One Hundred and Twenty-third Street near Lenox Avenue. Edgar K. Bourne, Architect.

Last half of year:									
July	1,378	\$18,492,689	716	\$9,250,865	142	\$3,949,650	179	\$5,528,800	
August	916	13,467,876	383	5,143,099	107	1,772,400	159	5,320,050	
September	782	16,781,391	379	10,042,327	73	1,740,656	153	10,364,200	
October	1,232	15,089,978	574	8,046,721	113	2,288,512	207	5,007,175	
November	1,265	18,064,646	608	6,351,293	171	4,186,841	246	8,102,158	
December	1,369	15,491,215	703	7,168,910	156	3,591,451	193	4,215,700	
Total	6,912	\$97,387,795	3,363	\$46,003,215	762	\$17,529,510	1,137	\$38,538,083	
	8,346	151,336,743	4,025	61,487,693	971	59,539,630	1,208	73,166,566	
Total for yr	15,288	\$248,724,538	7,388	\$107,490,908	1,733	\$77,069,140	2,340	\$111,704,649	
1889.									
January	1,146	\$15,511,299	467	\$5,491,671	140	\$3,588,020	163	\$4,474,461	
February	1,101	13,910,257	560	7,130,758	107	2,542,325	150	4,075,000	
March	1,283	16,140,135	559	7,634,331	144	2,594,847	151	3,109,900	
April	1,587	19,630,823	801	9,745,945	208	4,365,737	210	4,949,000	
May	1,489	20,529,026	714	9,339,302	227	4,560,250	232	5,650,807	
June	1,133	13,634,932	537	6,108,975	146	2,827,489	172	3,677,800	
July	1,333	16,461,213	619	7,540,148	172	3,908,826	180	4,900,750	
August	802	9,168,945	360	4,626,444	87	1,720,230	111	2,631,250	
September	752	8,916,809	369	3,852,540	96	1,976,488	121	3,117,550	
October	1,167	14,406,422	512	7,769,874	147	2,574,750	149	5,130,595	

estimated cost of \$74,676,373, which is a decrease of 686 or 24 per cent in number, and \$18,603,749 or 33 per cent in amount. This is a very heavy falling off for one year, so heavy, indeed, that it seems as if 1890 would represent the high watermark for some time. We have already pointed out the way in which the decrease is distributed throughout the city and in what parts it is severest. It only remains to draw attention to the way the decrease is distributed throughout the various classes of buildings. In 1890 the money spent in flats constituted about 40 per cent of the total money spent; in 1891 it constituted only 36 per cent of the total money spent. In 1890 the money spent in dwellings made 19 per cent of the total money spent; in 1891 it made 26 per cent of the total. In 1890 the miscellaneous class constituted 36 per cent of the total; in 1891 it was 35 per cent. Thus we see that the dwellings have been gaining at the expense of the flats; and the fact becomes



Boston Apartments, south side One Hundred and Thirty-third Street, between 7th and 8th Avenues.

W. R. & J. C. Brown, Owners.

Charles P. H. Gilbert, Architect.



Apartment House, St. Nicholas Avenue and One Hundred and Twentieth Street.

David T. Kidd, Owner.

Charles P. H. Gilbert, Architect.

all the more significant when on turning back to 1889 we find that half the money spent in building in New York represented flats. Whether the tendency will be permanent or not we do not know, but every one interested in the appearance of the city will be glad of the change as made so far.

BUILDINGS CLASSIFIED BY DISTRICTS FOR THE YEAR 1891.

The following table shows the variety of buildings erected in the several districts of the city, and will enable our readers to judge of the character as well as the number and cost of the structures which have been planned during 1891:

Table with columns for Districts (e.g., South of 14th st., Bet 14th & 59th sts), Flats and Tenements, Private Dwellings, Office Bld'gs, Hotels, Stores, Churches, &c., and Miscellaneous. Includes sub-columns for No. and Cost.

BUILDINGS CLASSIFIED BY MONTHS FOR YEAR 1891.

Table with columns for Months (January to December) and building categories: Flats and Tenements, Private Dwellings, Hotels, Stores, Churches, Office Bld'gs, &c., and Miscellaneous. Includes sub-columns for No. and Cost.

FOR THE MONTH OF DECEMBER, 1891, CLASSIFIED.

Table with columns for Districts and building categories: Flats and Tenements, Private Dwellings, Hotels, Stores, Churches, Office Bld'gs, &c., and Miscellaneous. Includes sub-columns for No. and Cost.

The most costly and important buildings embraced in the December filings are given herewith:

Table with columns: Location and Character, Owners, Cost. Lists buildings like Beekman st, Nos. 15 and 17, fifteen-story office building.

FLATS AND DWELLINGS IN ROWS.

Table with columns: Location and Character, Owners, Cost. Lists rows of buildings like 76th st, n s, 100 e 9th av, seven four-story dwellings.

TOTAL NUMBER OF BUILDINGS PROJECTED DURING THE PAST THREE YEARS, GIVEN BY DISTRICTS.

Table with columns: Districts, 1889, 1890, 1891. Sub-columns for Jan. to Dec. inc. and Dec. inc. Includes Total No. of plans filed, Estimated cost, etc.

BUILDINGS PROJECTED IN DECEMBER, BY DISTRICTS.

Table with columns: Districts, 1889, 1890, 1891. Sub-columns for December. Includes Total No. of buildings projected, Estimated cost, etc.

TOTAL NUMBER OF BUILDINGS PROJECTED IN 1889, 1890, AND 1891, DURING EACH MONTH.

Table with columns: Months (January to December), 1889, 1890, 1891. Sub-columns for No. b'ld'gs, Cost. Includes First half of year and Last half of year.

TOTAL NUMBER OF BUILDINGS PROJECTED DURING THE PAST TWENTY-FOUR YEARS.

Table with columns: Years (1868* to 1891), No. of plans filed, No. of buildings, Estimated cost, Cost per building.

*The cost of building was abnormally high in these years.

BUILDINGS PROJECTED DURING 1891, EACH DISTRICT GIVEN SEPARATELY AND CLASSIFIED.

Table with columns: SOUTH OF FOURTEENTH STREET, Districts, Flats and Tenements, Private Dwellings, Hotels, Stores, Churches, Office Bld'gs, &c., and Miscellaneous. Includes sub-columns for No. and Cost.

Table with columns: BETWEEN FOURTEENTH AND FIFTY-NINTH STREETS, Districts, Flats and Tenements, Private Dwellings, Hotels, Stores, Churches, Office Bld'gs, &c., and Miscellaneous. Includes sub-columns for No. and Cost.

FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, EAST OF FIFTH AVENUE.

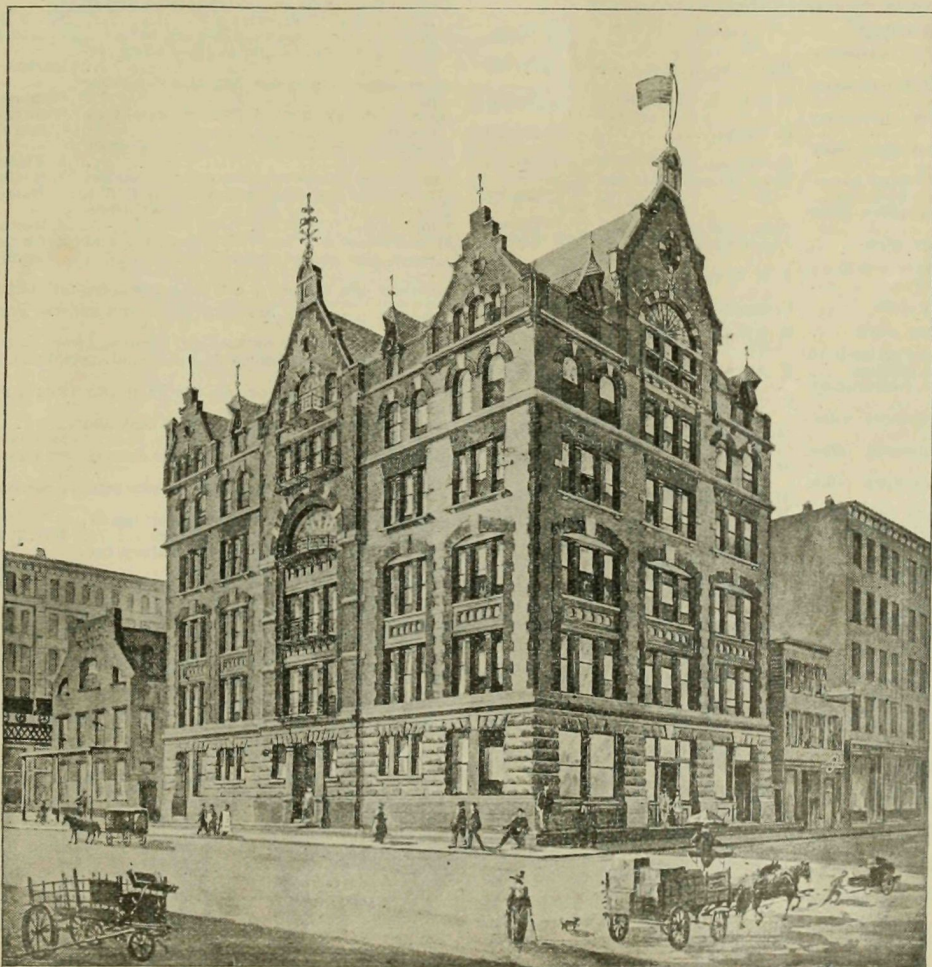
Table with columns: Districts, 1891, 1890, 1889. Sub-columns for Jan. to Dec. inc. and Dec. inc. Includes Total No. of plans filed, Estimated cost, etc.



Apartment Houses, south side One Hundred and Thirty-third Street, between Seventh and Eighth Avenues.

Franklin A. Thurston, Owner.

Charles P. H. Gilbert, Architect.



Fleming Smith, Owner.

Southeast corner Washington and Watts Streets.

Stephen D. Hatch, Architect.

FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, WEST OF CENTRAL PARK WEST AND EIGHTH AVENUE.

Table with 7 columns: Month, 1891, 1890, 1891, 1890, 1891, 1890. Rows for January through December.

ONE HUNDRED AND TENTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, BETWEEN FIFTH AND EIGHTH AVENUES.

Table with 7 columns: Month, 1891, 1890, 1891, 1890, 1891, 1890. Rows for January through December.

NORTH OF ONE HUNDRED AND TWENTY-FIFTH STREET.

Table with 7 columns: Month, 1891, 1890, 1891, 1890, 1891, 1890. Rows for January through December.

TWENTY-THIRD AND TWENTY-FOUR WARDS

Table with 7 columns: Month, 1891, 1890, 1891, 1890, 1891, 1890. Rows for January through December.

Table listing buildings and owners: Germania Fire Ins. Co, Havens & Winters, Geo. R. Read, Beadleston & Woerz, S. & L. Sachs, R. H. Macy & Co, Ottinger & Korn, New Yo k City Mission and Tract Soc, Collegiate Reformed Dutch Church.

BETWEEN FOURTEENTH AND FIFTY-NINTH STREETS.

Table listing buildings and owners: Mary A. Lyddy, R. Baldwin, J. M. Cornell, Peter Gilsey estate, Rev. L. Beck, Oscar Hammerstein, A. C. Clark, Lincoln safe Deposit Co, Oscar Hamerstein, The Murray Hill Bath Co, H. A. C. Taylor, Schaefer Brewing Co, J. T. Woodward, American Fine Arts Soc, P. G. Hubert and ano, Catharine Bradley, Mahon & Coyne, J. S. Kennedy, Mavor, etc, J. H. Dresler, E. S. Van Ingen Co, W. Ziegler, J. Glass, S. Sayles, Wm. Noble, B. Mortimer, Dr C. F. Hoffman.

BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, EAST OF FIFTH AVENUE

Table listing buildings and owners: Sylvan pl, s e cor 121st st, four-story court house, etc, Mayor, etc, K. Haas, L. Weiber, Lorenz Weiber, Klingler & Co, H. C. Tuke, Leo Schlesinger, Thos. Graham, J. A. Burden, Margaret C. Iman, H. O. Havemeyer, The Metropolitan Club.

BETWEEN FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, WEST OF EIGHTH AVENUE.

Table listing buildings and owners: Boulevard, s e cor 67th st, five-story club-house, J. W. Pinchot and ano, Georgianna M. Amidon, First Baptist Church, Jacob Rothschild, Paulist Fathers, Harlem Library, Susannah V. Hogan, West End Presbyterian Church, A. Flake, president, J. M. Galligan, rector, S. Banner, J. Matthews, Brooklyn Reformed Protestant Dutch Church.

BETWEEN ONE HUNDRED AND TENTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS BETWEEN FIFTH AND EIGHTH AVENUES.

While several rows of flats and dwellings were erected in this section, there was no single building planned that deserved special mention.

NORTH OF ONE HUNDRED AND TWENTY-FIFTH STREET.

Table listing buildings and owners: 131st st, n s, 200 w Boulevard, steel tank and gas holders, Standard Gas Light Co, Convent av, e s, 200 n 141st st, stone church, St. Luke's Epis. Church.

TWENTY-THIRD AND TWENTY-FOUR WARDS.

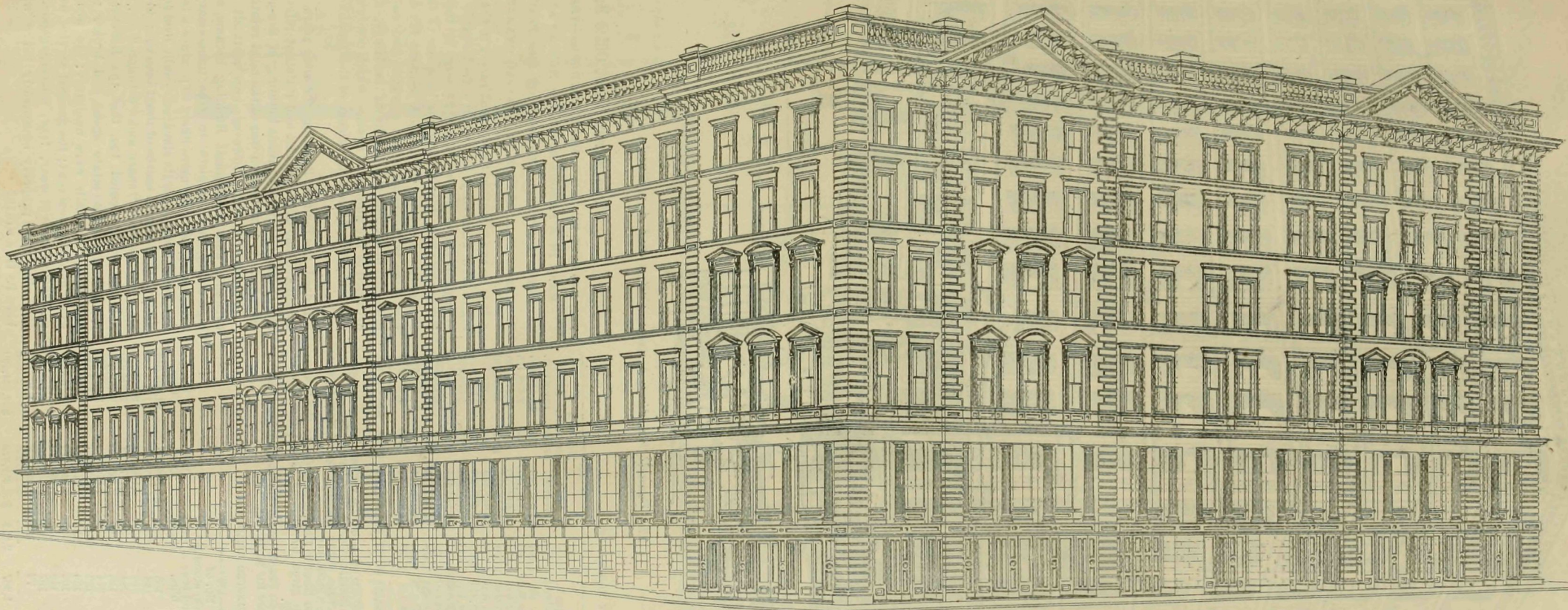
Table listing buildings and owners: Southern Boulevard, s w cor Bainbridge av, four-story brk school and convent, Rev. T. F. Lynch, pres., River st, n w cor 150th st, three-story factory, L. H. Macs, Willis av and 132d st, depot, etc., three buildings, N.Y., N.H. & H.R.R. Co.

Kings County—1891.

Table with 6 columns: 1891 Am't, Number, 1890 Am't, Number, 1891, 1890. Rows for January through December and Total.

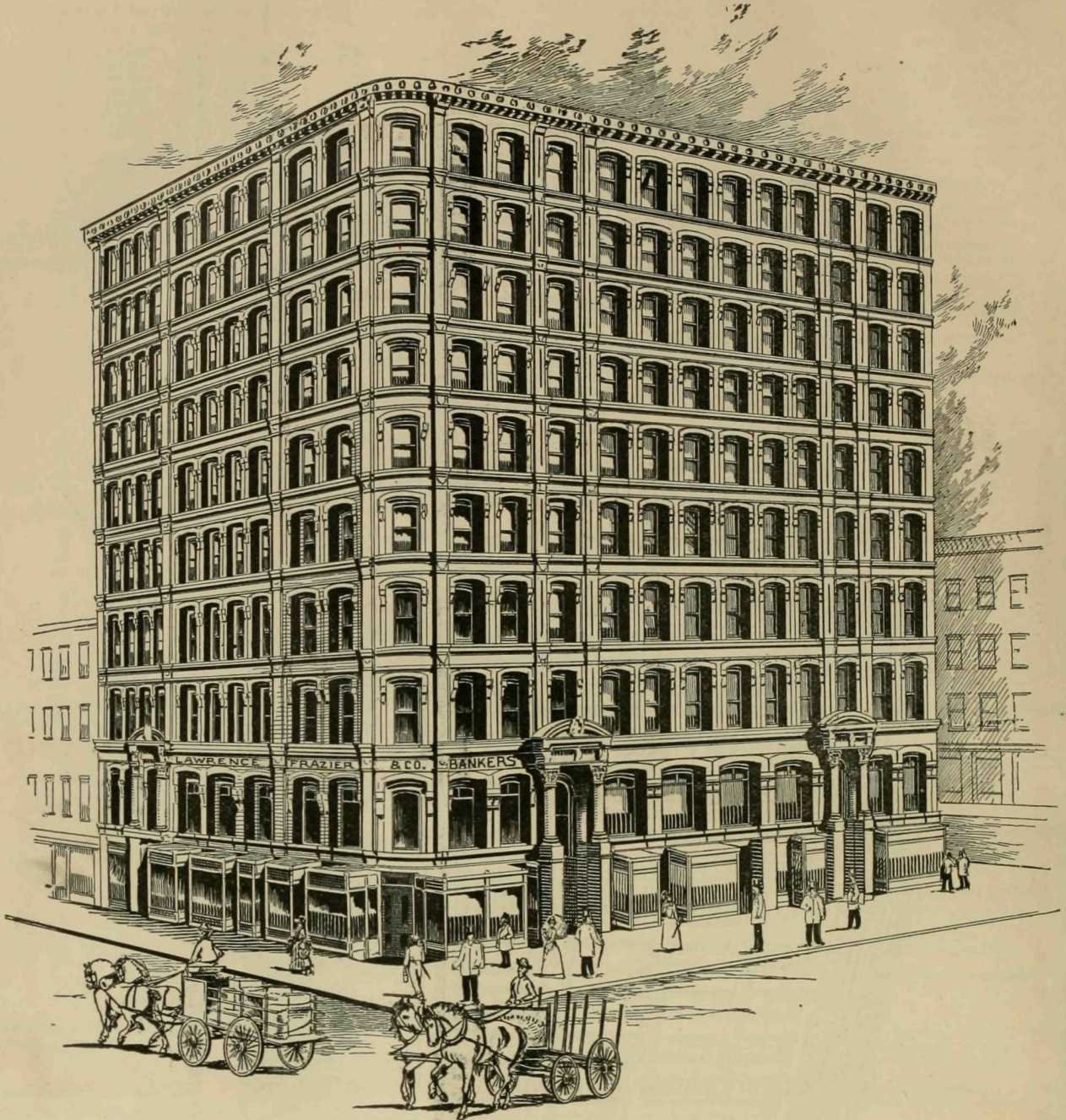
The Big Buildings of 1891. The following is a list of the most important plans filed at the Building Department during the past year :

Table with 3 columns: Location and character of Building, Owner, Cost. Rows for Bayard st, Beekman st, Bleecker st, Bowery, Broadway, Fulton st, Grand st, Greene st, Houston st, Hudson st, Lafayette pl, Maiden lane, Mulberry st, Nassau st, North Moore st, Pearl st, Pine st, Spring st, Thompson st, Waverley pl, William st.



Clafin Building, West Broadway front.

S. A. Warner, Architect.



The Bennett Building, Nassau, Fulton and Ann Streets.

John Pettit, Owner.

KINGS COUNTY MORTGAGES.

	1891			1890		
	No.	Am't involved.	No. at 5 per cent. or less.	No.	Am't involved.	No. at 5 per cent. or less.
Jan.....	1,182	\$14,007,743	630	\$2,417,480	1,264	\$4,994,740
Feb.....	1,082	4,123,056	615	2,802,984	960	4,117,787
March...	1,329	5,147,777	682	3,072,480	1,272	5,643,729
April....	1,581	6,871,680	917	4,165,699	1,679	6,575,719
May.....	1,272	5,059,644	680	2,941,829	1,516	6,042,149
June.....	1,460	5,654,829	792	3,727,914	1,322	5,488,301
July.....	1,468	5,050,339	777	3,014,425	1,446	5,785,961
August...	1,057	3,433,058	563	2,160,599	1,091	4,576,404
Sept.....	1,090	3,623,546	538	1,972,690	1,067	4,091,155
October..	1,451	5,354,551	779	3,166,455	1,403	4,925,283
Nov.....	1,136	4,931,801	612	2,915,575	1,141	\$6,371,104
Dec.....	1,085	4,028,222	490	2,125,121	1,231	4,054,894
Total..	15,093	\$67,286,256	8,065	\$34,583,251	15,397	\$66,987,216

*Includes seven deeds at a total of \$2,560,000 given by the various sugar companies in Brooklyn to The American Sugar Refining Co. of New Jersey.
 †Includes mortgage given by The American Sugar Refining Co. of New Jersey to The Central Trust Co. of New York for \$10,000,000.
 ‡Includes mortgage given by the Edison Electric Illuminating Co. to the Franklin Trust Co. for \$2,500,000; also mortgage given by Citizens' Gas Light Co. to Central Trust Co. of New York for \$750,000.
 §Includes mortgage given by Manhattan Beach Improvement Company (Lim.) to the Central Trust Company of New York for \$1,500,000.

KINGS COUNTY PROJECTED BUILDINGS.

	1891		1890		1891. Cost.	1890. Cost.
	Total No. of brk. and iron b'gs.	No. of stone frame b'gs.	Total No. of brk. and iron b'gs.	No. of stone frame b'gs.		
Jan.....	268	61	207	344	108	236
Feb.....	350	160	190	388	158	230
March...	427	185	242	484	215	269
April....	563	305	258	525	249	276
May.....	427	205	222	426	193	233
June....	299	122	177	547	274	273
July....	270	94	176	369	193	236
August..	308	102	206	347	136	211
Sept....	408	145	263	323	106	217
Oct.....	342	114	228	493	172	261
Nov....	322	105	217	382	167	215
Dec.....	284	84	200	232	76	156
Total..	4,268	1,682	2,586	4,800	1,987	2,813

Total number of plans filed during 1891..... 2,316
 Total number of plans filed during 1890..... 2,578

Two Nassau Street Office Buildings.

THE BENNETT BUILDING METAMORPHOSED—THE REMARKABLE CHANGES MADE IN A FAMOUS BUILDING—HOW AN ANTIQUATED STRUCTURE HAS BEEN CONVERTED INTO ONE OF THE BEST-EQUIPPED BUILDINGS IN THE CITY—A GLANCE AT "NASSAU CHAMBERS."

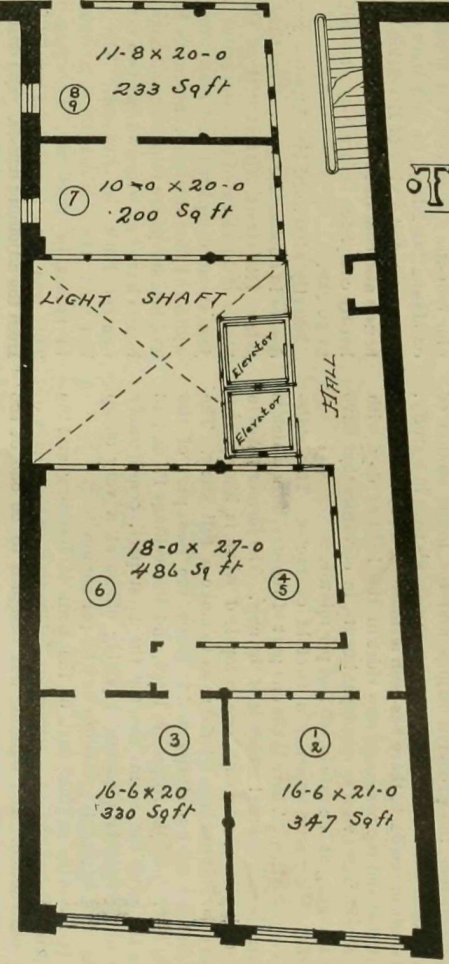
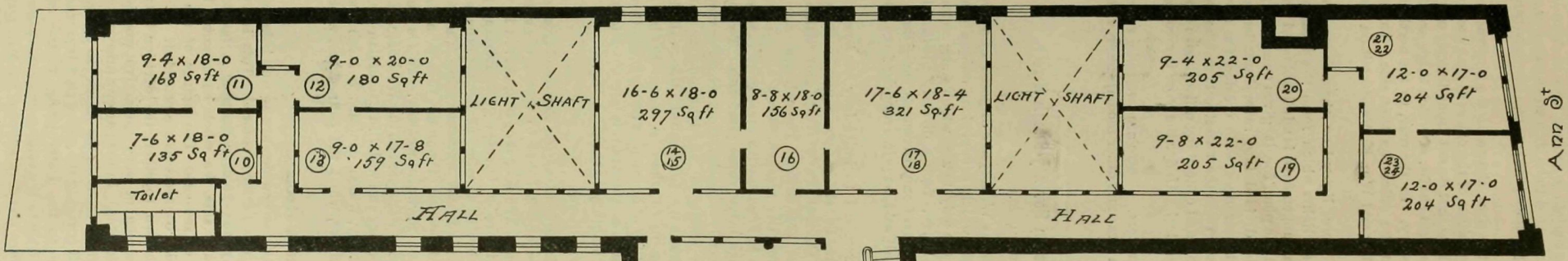
It is no exaggeration to say that rarely in the history of modern building in New York City has such a remarkable effort been made in the alteration of a structure as is to be seen in the Bennett Building to-day. For many years this building has been one of the landmarks down-town. When it was erected by the elder Bennett the days of high structures had just been inaugurated. The elevator had only begun to exercise its influence in shaping the height of buildings, and the architect had not dreamed of the numerous devices which conduce to the economy of space, and the comfort and convenience of the tenant in the office building of our day.

Indeed, the Bennett Building, for some years after its completion, was considered one of the largest and stateliest piles down-town. It is said to have been the first prominent building of fire-proof construction in this city, and its construction was of the most substantial character.

In process of time, however, new methods and appliances came into existence, and the Bennett Building became somewhat antiquated. Its high ceilings were admitted to be an unnecessary waste of space; its large offices were felt to be more likely to produce a better rental if proportioned in smaller area, while its elevators—well, everyone remembers its old elevators; they were a source of heart-breaking to all who used them; they were, in a word, a "snare and a delusion."

It cannot be denied, too, that the Bennett Building had been "run down." Every real estate agent and broker understands the meaning of this term. The halls were uncleanly; the woodwork looked as though it sadly needed a new coat; the general service was wretchedly insufficient; and the cobwebs of wear, tear, mismanagement and neglect had reduced the value of the property enormously below what would otherwise have been its true worth.

One fine day in the fall of 1889 a deed was placed on record, and the world knew—that is, the real estate world—that the Bennett Building had



THE NASSAU CHAMBERS

Office Building

at
114 & 116 Nassau Street
and
48 Ann St

Plan of Second & Third Floors

NASSAU ST

changed hands. And the real estate world, when it discovered the name of the purchaser, understood what the change meant. It augured new life, vigor, cleanliness and vastly enhanced value to the grossly mismanaged building. Within a few months a score of workmen were observed by the passers-by putting up some scaffolding on the roof of the structure. This developed into a skeleton framework. The framework grew, and as it grew it became enveloped by an increased number of stories, and when the framework eventually disappeared from view the Bennett Building stood eleven full floors in height, where it had previously been but six stories and mansard roof.

Meanwhile, the interior had been undergoing an extraordinary metamorphosis. The old wooden wainscotings were torn away, and in their place beautiful white marble appeared; the wooden floors were replaced by marble mosaic and the walls by adamant plaster. Wherever any combustible material appeared it was taken out, roof and branch, and some incombustible material took its place. The old elevator shafts and elevators were taken out bodily, and three of the fastest Otis elevators put in. The entrances were made attractive; the accumulated excrescences of years were made to vanish, and the building at length looked "clean and sweet," and "pleasant to the sight." Tenants who had been in the building for many years, some of them since it was built, had been loth to leave. Hence, during all this time of change and renovation the immense work went on, and few were disturbed.

And now the building is completed and the new offices are being rented with great rapidity. The New York *Herald* has leased part of the top floor for its famous weather bureau, the roof being higher than the site occupied by Sergeant Dunn in the Equitable Building. Several prominent firms of lawyers and others have leased offices on the floors below, while a number are in negotiation for still other offices.

SOME GENERAL FEATURES.

The Bennett Building is now remarkable in one way—it has four entrances, two on Nassau street, one on Ann street and one on Fulton street. It is thus a very easy matter to obtain ingress or egress at all points. The elevators are said to run more quickly than any other elevators in the city, and the elevator men, evidently acting under admonition, display exceptional courtesy and alacrity. The elevator shaft is splendidly lighted, and the passenger, as he ascends, catches a view of the shipping, the East River, the Brooklyn Bridge and the lower section of the city. In place of the old elevators running at a snail's pace in a stuffy, ill-ventilated shaft in the dark, there has been a smashing-away of framework and partition and the passenger now rides in the light of day, with fresh air and a panoramic view as accompaniments, in elevators that have a capacity of traveling at the rate of 500 feet per minute.

The Bennett Building now possesses a twofold character. This statement requires explanation. There is the one part of the structure which is of the original; there is the part which is of the new. The former takes in seven stories, of which the seventh one comprised what is known as a "mansard story." This has been altered so as to make a full story. The latter comprises the four top stories and is really the new part of the structure. In the former the rooms are large, and the ceilings 15 and 13 feet high. In the latter the rooms are, for the most part, considerably smaller, so as to accommodate tenants requiring offices at a very cheap rental. Some of these rentals are as low as \$300 per annum.

A contrast between the original part of the Bennett Building and the new part, if it may be so termed, is somewhat interesting in these days of skeleton iron construction. The building was designed to be one of the most substantial in its day. The walls up to the seventh story are of brick and are so wide, strong and massive that a builder who examined them ventured the remark that they were "evidently built to withstand a possible earthquake." The newer part of the building, carried up on these walls, was of iron construction, encased in brick.

On the top story of the building a large tank is observed, which is said to have a capacity for twenty tons of water. This is specially required for the hydraulic elevators.

Among the various improvements now to be seen in the building is the electric light, which is furnished throughout, as well as steam heat, toilet rooms on each floor with marble slabs and the latest appointments, including new and sanitary plumbing, which has been supplied through the entire building. The balustrades are of polished iron, with a polished brass rail running from top to bottom. A United States mail chute is supplied so that tenants can mail their letters from their very offices. The Postal Telegraph Cable Company has a branch office on the ground floor. There is also an office for the sale of theatre tickets.

Among the tenants are Congressman Ashbel P. Fitch, Lawrence Frazier & Co., barkers, Nelson M. Shepard, The Gordon Press Co., Jessup & Moore Paper Company, Adamant Manufacturing Co., A. M. & G. Card, stationers, Board of Trade, Truax & Crandall, H. A. Bogert, Chas. H. Williams, Sayre & Fisher Co., G. M. Walgrove, architect, A. G. Vanderpoel, Gibbie & Co., of Philadelphia, U. S. Commercial Agency and Collecting Company, Chas. E. Emory, C. E., John Townshend, etc.

The Bennett Building now contains about 600 offices and the number of employes, including elevator men, engineers, etc., required to "run" the building are about thirty in number.

"NASSAU CHAMBERS."

Very nearly opposite to the Bennett Building is a new structure designated by the euphonious phrase, "Nassau Chambers." This building, which is just completed, was erected by the owner of the Bennett Building, who is now offering the offices to rent, as will be observed from the cut published in this issue. The shape of this structure is very exceptional. It is in the form of a T, and it has a frontage on Nassau street of 37 feet and on Ann street of 28 feet, with a depth of 80 feet in the former and 170 feet on the latter, including the extreme wing of the T. It is a seven-story building and contains about 120 offices. These, as will be noticed from the plan, are to a large extent small in size, having evidently been so designed in recognition of a demand which undoubtedly exists for offices at small rents.

The entire second floor of the building has been rented by the United States Government for the Internal Revenue Department and the Special Service Agency. Gen. Kerwin, head of the former department, will have his private offices looking out on Nassau street, and the numerous government clerks will occupy various compartments communicating with each other and accessible to the public. An immense safe is built into the wall on this floor for the storage of Internal Revenue stamps.

The offices on the five floors above contain a surface area of from 135 to 486 square feet each, and they are arranged to be thrown together in suites of two or more, according to the requirements of tenants, the rents ranging from \$250 per annum and upward.

The most important feature of the plan shown in the illustration (see floor plan on another page) is the disposition of the offices so that each one is splendidly lighted and ventilated. Those that do not front directly on either Nassau or Ann street front on large light shafts, of which there are three, extending from the first to the top story. In the rear, to the north, there is an open space which gives light to the offices on that side. This space adjoins the ground owned by Cornelius and Wm. K. Vanderbilt on Nassau and Beekman streets.

The first floor contains a large store, lighted on three sides, besides having direct light through three skylights which form the basis of the light shafts already named. The arrangements is admirable and reflects credit on the architect who designed the plan, for it gives unusually good light to the store. This store can be divided into several smaller ones if required, and special hallways and entrances were created for such an eventuality. The store is entered both from the two streets and hallways, the latter being wainscoted in marble and containing a flooring in mosaic. The ceilings are in stamped Bessemer steel. Under the store is a concreted cellar 19 feet in height.

The building has two fast Otis elevators. There are two toilet rooms on each floor, and electric light, steam heat and other modern improvements are supplied throughout.

The Luyster Residences on Seventy-fourth Street.

[COMMUNICATED.]

It is not many months since Cornelius W. Luyster disposed of a row of nine four-story houses on 72d street, which occupied a unique position on Manhattan Island, as they were the only houses which were so located as to command a view of Riverside Drive, facing directly north. These houses also contained a number of novel improvements, and they were hardly completed before they were all sold, at prices ranging from \$45,000 to \$65,000.

Shortly afterward Mr. Luyster resolved to build four handsome residences in another location. This time he settled upon a plot on the south side of 74th street, 200 feet west of Central Park West, and within two blocks of the elevated road station at 72d street. These houses are now just about completed and ready for the market. They are 25 feet in width and four stories and basement in height, with three-story extensions. The box stoops are imposing and have large stone platforms. Two of the houses have bay windows and two oriole windows, from which a view of Central Park is obtained. The stone is all laid on its natural bed and the construction is unusually substantial, the walls being 16 inches in thickness, 4 inches more than is required by law. This was done to avoid the possibility of any noises being heard through from the adjoining houses. The design of the front is unostentatious and pleasing, and gives an impression of stability to the passer-by.

A NOVEL DOOR.

An interesting and novel feature is the combination storm and front door. This has been specially designed, the object being to retain the value of both doors and yet dispense with one. The door is of oak, carved in vine-creepers and leaves, with a centre window of beveled glass running from top to bottom. In front of this window is a panel of bronze ornamental grill work of the most delicate design and workmanship. The centre window can be closed in winter and opened in summer, thus admitting a rush of cool air through the vestibule in warm weather. This is the first time such an outside door has ever been attempted on the West Side. Entering through this door we find the flooring and walls in Numidian marble. A massive door leads into the hallway, which contains a large console mirror. The halls have parqueted floors, while the ceilings and walls are covered in oak panels.

THE PARLOR FLOOR.

Pushing aside a pair of massive oak doors, which are so well balanced as to respond to the gentlest touch, the parlor is entered. This is a very handsome room in white mahogany and gold, containing a mantel of original design, with columns on each side, the whole surmounted by a cap, which has a carved foreground of festoons. The facings of the fire-grate are in Mexican onyx, and gas-log connections are provided.

The parlor and music-room are thrown together, the division between the two rooms being marked by a screen of very attractive woodwork. Two features in these rooms are noticeable. In the parlor a mirror is set in the wall between the two windows which front on the street. In the music-room two mirrors appear in the wall covering the entire partition separating the dining-room, the entrance to the latter being in the centre of the mirrors, which run from the floor to the ceiling and reflect the two rooms and their contents. This feature was first adopted by Mr. Luyster in his 72d street houses, and it was found to be so attractive to purchasers that he has adopted it in the houses illustrated herewith.

THE DINING-ROOM.

Passing to the dining-room through massive oak sliding doors we find the floors parqueted, and the walls with a high, paneled wainscoting in oak. The sideboard in this room is quite a feature. It is of special design, the plans having been drawn by J. H. Duncan, the architect of the Grant Monument. The ceilings are in oak, in panels, and a very handsome mantel surmounts a fireplace similar in character to that in the parlor.

The outlook from the dining-room windows takes in a part view of the "Dakota" apartment house, on 72d and 73d streets and Central Park West. From the dining-room an extension leads into a butler's pantry, which has an unusual abundance of closets, all of which have windows of obscure crinkled glass, which has the advantage that it saves labor in cleaning, and dispenses with the necessity for curtains. A set of rear stairs lead down to the culinary department.

THE BEDROOM FLOORS.

Ascending to the second floor up a wide flight of stairs, the visitor comes unprepared upon a vista of rooms which display the most costly and elaborate woodwork. The front room is in bird's-eye maple, some of the hardwood showing a grain that calls forth admiration from the observer. The mantel has a facing of Numidian marble, and the fireplace a glazed brick back and tile floor. The windows have transoms of lead, inlaid with colored glass.

to be provided with saloons. The change will be welcome to those who realize the many petty inconveniences resulting from the want of privacy where saloons are divided in the centre in case the second story front is used as a sitting-room, which it now almost invariably is.

The rear room is finished in birchwood. It has a handsome mantel and mirror, etc., and leads into the bath-room, which is one of the best equipped in the city. One of Mott's porcelain tubs in white and gold rests upon four supports in a design of lion's claws. A high marble wainscoting surrounds the walls, the flooring being of similar material. A shower-bath and rubber curtain are provided and nickel-plated plumbing, exposed to view, is used throughout.

A very attractive feature of this floor is the arrangement of a ladies' sewing and work-room in the extension, beyond the bath-room. This is a feature which will be highly appreciated by the industrious housewife.

The third floor contains large front and rear bedrooms separated by



Residences on Seventy-fourth Street, near Central Park West.

C. W. Luyster, Owner and Builder.

The dressing saloons dividing the front and rear rooms are marvels of beauty in the way of woodwork. It is no exaggeration to say that in no houses on the West Side is anything to be seen of a superior character. The wood, which is bird's-eye maple, is finished in the most exquisite manner. The doors of the wardrobes and the drawers of the closets are nicely adjusted; the mirrors, capable of being turned to all angles, brilliantly reflect the surroundings; and marble slabs and wash basins, and other conveniences are provided. Over the entrance to each of the dressings saloons is a wooden screen of the most delicate workmanship, similar to those which are seen on the floor below.

A novel feature in the saloon plan is the throwing together of the entire saloon so as to connect it at all times with the rear bedroom. The saloon, instead of being divided in two by sliding doors, as is generally customary, has the doors at the side to each room. This is a recognition of the fact that the second story front room is now largely used as a sitting-room. The divided saloon is a recognition of the fact that two bedrooms were

double dressing saloons. The woodwork is in sycamore, and the bath-room in the rear is parqueted in hardwoods.

The top floor contains a handsome large front room with three windows, two smaller bedrooms, a store-room, etc. The trim is in white ash.

THE BASEMENT.

Descending to the basement we find a floor to which more than the usual attention has been paid. The front room is arranged for a breakfast chamber, or can be utilized for billiards. It is in oak trim and has a mantel and fireplace, etc. The principal feature on this floor is the kitchen, which, for the first time in the history of modern house building, has marble walls from base to roof on all sides. This is so exceptional a feature that it deserves a special notice. A fine French range by Bramhall, Deane & Co., is set in the wall, and there is a large china closet and other appointments.

Among the other innovations on this floor is a porcelain bath for servants, who are usually provided with tubs of a much less costly material.

A Banta refrigerator of the most approved type is placed in the hallway, and there is a store-room, laundry and washing-room, etc.

The Luyster houses are unquestionably worth visiting. They contain evidences of much thought and ingenuity in the planning, and in the matter of woodwork are unsurpassed by anything to be seen on the West Side. They contain all the various improvements which combine to make the modern home so superior to its predecessors of days gone by.

It should be added that one of the houses was sold before the foundations were built, the sale being effected on the basis of the plans. The remainder are just completed and on the market.

In building 25-foot houses, Mr. Luyster has made no error. There is a fair demand for such houses, of which there are very few on the West Side, and they can be purchased at very much less cost than old-time residences of similar width down town, while they are incomparably superior in their appointments.

OBSERVER.

The Selfridge Houses on Seventy-Fifth Street

[COMMUNICATED.]

THE RECORD AND GUIDE has recently referred on more than one occasion to the ready manner in which newly-completed houses have been sold

as will be observed in the accompanying illustration. The fronts are very effective, both in the coloring of the material used and the design adopted, the plans having been drawn by Geo. F. Pelham.

THE INTERIOR.

One of the most prominent features of the interior is the woodwork, which is not only attractively planned, but used in variety, as will be seen from a further description.

Entering the vestibule handsome storm doors are passed, composed of large beveled glass windows, encased in frames of oak and reaching the full length and width of each door. Immediately beyond is a vestibule door, also in oak. The floors are tiled in mosaics and the wainscoting and dado are in oak panels.

THE HALLS.

The halls are entered through an oaken door, containing a French plate-glass window. The view on entering is quite attractive. Over the stairway is a screen of woodwork, the centre piece of which shows a design in sheaves of wood interlaced. On the wall is a large console mirror, surrounded by a number of small mirrors set in panels of oak, quite a novel idea. The



View of houses on Seventy-fifth street, between Columbus and Amsterdam avenues.

John Selfridge, Builder.

Geo. F. Pelham, Architect.

on West 75th street, particularly between Columbus and Amsterdam avenues. No single operation during the last few months has met with more success than that of the residences built by John Selfridge on the south side of that street, about midway between the two avenues. Though they are scarcely yet completed the majority have already been sold by two well-known West Side brokers.

The Selfridge houses comprise a row of five, taking in from Nos. 146 to 156, and of these three have already been sold, two by L. J. Phillips & Co. and one by F. Zittel. The purchasers, Messrs. Rosenfeldt & Weil, paid in the neighborhood of \$37,500 for each house.

THE EXTERIOR.

The residences are four stories and basement in height. They have handsome, high box stoops, the fronts being of brown stone and Tiffany brick. Two have circular bay windows on the second story, and one, the most westerly house, has square bays run from the basement to the roof,

ceilings are covered in the same wood, in panels, while the floors are parquetry. The halls are of unusual height and width.

THE PARLOR FLOOR.

Entering the parlor we find a cheerful room in white mahogany. Over the entrance is a screen similar to that over the stairway in the hall, as described above. From this screen a portiere is designed to be suspended. The parlor mantels are all of special design, and they have full-length columns resting on a carved foundation and supporting a cap. The fireplace is faced in Mexican onyx of selected colors, and the grate is backed by a medallion of iron with a mythical subject wrought into it.

THE MUSIC-ROOM.

The music-room is entered from the parlor and is separated by a portiere screen of special design, supported on each side by Moorish columns. These screens, which are used plentifully on each floor, are a very attractive



Hotel Majestic, Central Park West, at Seventy second Street.

Alfred Zucker, Architect.

ive ornamentation and are understood to have been made by the New York Lumber and Wood Working Company.

THE DINING-ROOM.

The dining-room is entered from the music-room as well as the hall. It is a spacious room, the full width of the house. It contains a handsome mantel, mirror and fire-place, the latter with Numidian marble facings. The walls are wainscoted in oak panels, the ceilings also being paneled in the same wood. There is a large mirror at the southern end of the room adjoining the window, which gives a reflection of the entire suite. It is from this point that a perspective is best obtained of the whole floor, which communicates together and can be thrown into one large salon in case of entertainments.

Leading from the dining-room is a butler's pantry of exceptionally large dimensions. This contains handsome plate and china closets and drawers, the floor being parqueted. A flight of rear stairs leads down to the kitchen.

THE BEDROOM FLOOR.

Leaving the parlor floor we ascend to the upper floors, the stairway being of special design, with a balustrade of turned woodwork. The front room on the second floor is arranged either for a sitting or bedroom, presumably the former. The floor is very handsomely parqueted, and contains three square windows in some of the houses and large bays in the others. The mantel is of Colonial design, with a mirror and fireplace. The dressing-rooms are quite a feature. They divide the front room from the rear room; over the entrance on both sides is a screen similar to those mentioned on the first floor. The dressing-rooms are in saloon style, the trim being in white maple and of a most elaborate and finished character. The front saloon contains a seat-rest with a recessed mirror, which is separated from a large wardrobe of closets by an upper lattice of fret-work in Japanese style. The rear saloon is surrounded by mirrors and closets and contains a marble washstand and porcelain bowl, etc. The rear bedroom contains a large mirror on the southern wall which reflects the entire suite.

Beyond the rear bedroom is the bath-room. This is appointed in a most elaborate manner, an unusual feature being the three large closets with double unfolding doors. The bath-tub is one of Mott's porcelain, and the floors are tiled. The walls are covered in a high wainscoting of Italian marble. The washstand is also of marble and the closet in porcelain in a white and gold design. There is also a shower and spray bath. The plumbing is nickel-plated and exposed to view. The dumb-waiter runs to this story.

The arrangement of the rooms on the third floor is similar to that on the floor below, the dressing-rooms each containing a washstand and basin, etc. The floor comprises two large bedrooms and bath-room, the latter being in birch and the former in sycamore.

The top floor contains a very cheerful front room, with three windows, mantel, etc., including ample closet room. The trim is in white ash. The other rooms comprise servants' and children's bedrooms, a large storeroom, sink-closet, etc. Over all is a stained glass dome that throws a good light down on the lower halls.

THE BASEMENT.

Descending to the basement we find the front room arranged to be used either as a breakfast or billiard room. There is a mantel, mirror, and a fire place with rock-faced tiling, and an abundance of closet room. A pantry leads through from the front room to the kitchen. The latter contains one of Mott's ranges, a porcelain sink flanked by a wall in marble and other improvements. The abundance of closet room so discernible all over these houses finds a strong illustration in the kitchen, where the entire westerly wall is covered with a dresser capable of accommodating an endless quantity of china and other culinary wares. Beyond the kitchen is a laundry and servants' toilet-room, etc. The trim on this floor is in oak and ash.

A glance at the concreted cellar shows that at one end there is a wine cellar and the other appointments include a hot air furnace, etc.

Among the other general features of the houses is the excellent light throughout. They have attractive rears, and are wired for electric lighting. They also have attachments for gas-logs in the fire-grates. The attractiveness of the trim and the general excellence of the interior plan are the features which have so far largely helped to sell the houses, an examination by experts for the purchasers showing their substantial construction throughout.

In addition to this they are on a select street, restricted solely to private houses, surrounded by fine buildings, and close to Central and Riverside Parks, besides being within a few moments' walk of the Elevated road station at 72d street and Columbus avenue, and near the 8th, 9th and 10th avenue and Boulevard cars.

The strongest recommendation in favor of the Selfridge houses is that three out of the five were sold when only part of the trim had been put on. There are but two remaining unsold, namely, the westerly house, with the bay windows running from top to bottom, and one of the centre houses with square windows on the entire front.

The houses, it may be added, were erected under the unceasing supervision of the owner and builder.



Northeast corner Rivington and Cannon Streets.



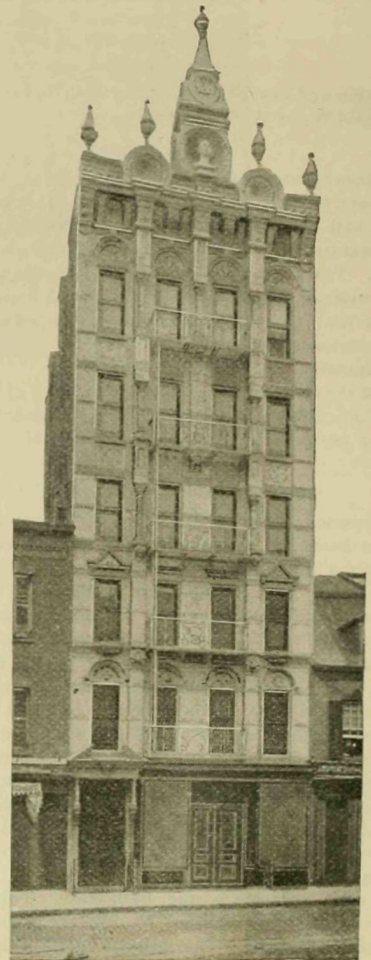
Northwest corner Rivington and Suffolk Streets.

Herter Bros., Architects and Owners, 191 Broadway.

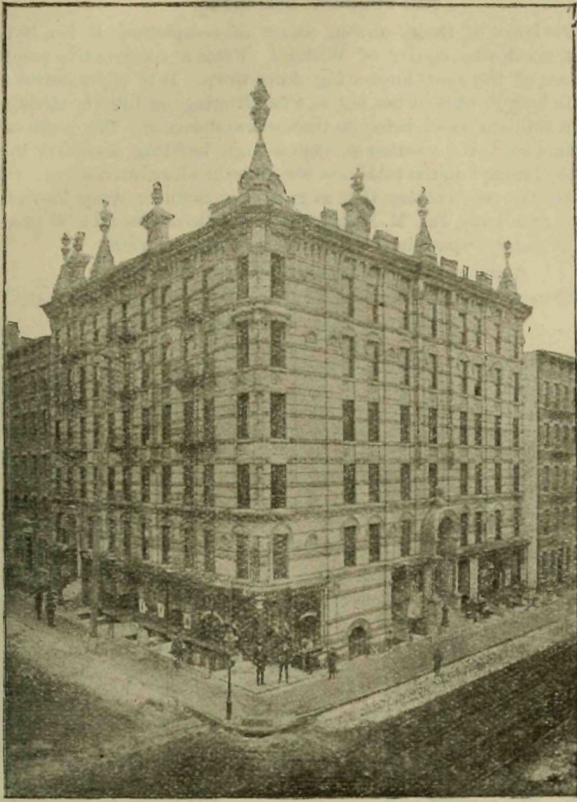


Northwest corner Allen and Stanton Streets.

Herter Bros., Architects.



No. 484 Pearl Street.



Northeast corner Pike and Madison Streets.
Herter Bros., Owners and Architects.

Some Noteworthy Improved Tenements.

HERTER BROS., 191 BROADWAY, OWNERS AND ARCHITECTS.

[COMMUNICATED.]

That part of the thickly-populated East Side bounded by Houston, Monroe and Lewis streets and the Bowery has been greatly improved within the past few years. The residents of this district are largely Hebrews, who, by reason of their occupations, are forced to reside in this overcrowded district. Hitherto they have been huddled together in tumble-down frame structures and ill-smelling, gloomy and unhealthy tenement houses. In the midst of such a condition of affairs the hardworking people who make up the population of the East Side found it impossible to bring up their children decently and respectably, as many of them wished to do. Cleanliness and health were almost out of the question. That these Eastsiders had a desire for better things is very conclusively shown by the way the recently-opened public baths have been patronized, as well as the success that has attended the erection of better tenement houses, some of the most noteworthy of which are illustrated herewith. These improved tenements are the result of the new laws relative to light, ventilation and plumbing which have been rigidly enforced by the Board of Health and of the intelligent and earnest efforts of educated builders who some time ago commenced work on the East Side. Herter Bros., the architects, have within the past few years erected a number of the most improved class of tenements. These houses, as our illustrations show, are six stories high and substantially built. They are well lighted and ventilated and contain the best plumbing as well as dumb-waiters, ranges and wash-tubs. They have, too, the modern improvements usually found only in high-priced flats, such as hot and cold water and bath-tubs. The apartments consist generally of three, four or five well-arranged rooms.

The Germania Building.

"A FEATURE OF THIS BUILDING IS LIGHT."

[For Illustration, see page 113.]

The building which is now in course of erection for the Germania Fire Insurance Company, on the southeast corner of Cedar and William streets, will prove, when completed, one of the best lighted and ventilated among the office buildings down town. Every window has access to the daylight, and for the best part of business hours the sun's rays will stream into many of the offices which face toward the west and northwest.

The building is of absolutely fire-proof construction. It has a frontage of 125 feet on Cedar street and 32 feet on William street, with an ample open space on the rear. It is eight stories high, the main cornice being 140 feet above the pavement. The front, on the first two stories, is of Indiana limestone, with yellow brick and terra cotta trimmings above, the architecture being in the Italian Renaissance. The corner is circular and is treated with mullion windows on each floor. The William street front contains a large, ornamental bay and a group of five bays fills up the Cedar street side.

The main entrance to the Germania Building is on the William street side, the entrances to the offices of the Insurance Company being on the corner, which, as will be noticed in the illustration, is curved. These entrances are capped with heavy cornices carrying balconies and flanked by massive columns of polished Scotch granite. The company's offices, which will be on the first floor, with a wide mezzanine floor on two sides, will be very handsomely fitted up in marble and hardwoods and will form one of the lightest and most attractive among the insurance offices in the city.

Ferdinand Fish, 149 Broadway, the agent for the company, in describing the building, says:

"A feature of this building is light. Being open on all sides there is no need of light shafts. Every foot of space is available for use and every office has one or more large windows opening outdoors; above the fourth floor mostly overlooking the surrounding buildings. The halls are straight, wide and well lighted. Every office door can be seen from the stairway and elevators. The elevators, two in number, are particularly easy, rapid and noiseless in operation. Duplicate compound pumps remove the liability of either elevator being stopped for repairs. The steam-heating system is what is known as direct radiation; the rising lines are so arranged as to insure perfect circulation and dry steam, thus avoiding the hammering inseparable from many heating plants. The plumbing is the best obtainable. No effort has been made at show; the work has been put into the joints and ventilation. The fixtures are, nevertheless, the best of their respective kinds in point of utility and neatness and are ample for all possible requirements.

Messrs. Lamb & Rich, the architects, have succeeded in presenting something new in the Germania Building. The design is at once chaste, handsome and unique. In planning the interior they have called to their aid the experience of those familiar with the needs of tenants, and have profited by the experience of their fore-runners. The contractors have spared no pains to make the building all that it should be in point of strength and character of workmanship.

The service will be fully equal to that in any modern office building, and there will be no extras—heat, gas and attendance being included in the rents, which are scheduled somewhat below those in less favored buildings in the neighborhood. They range from \$250 per annum upward."

The Germania Building has the advantage of an excellent situation. It is within two blocks of Wall street, Broadway and Maiden lane, and is in the heart of the great office centre of the metropolis and in the midst of the largest insurance companies and banking institutions in the United States.

City and Country Real Estate.

[COMMUNICATED.]

Exchanging property is a species of transaction in real estate that apparently is increasing in popularity, and finds favor not only with the larger dealers and investors but with private individuals and others. A great deal of property is sold merely as a preliminary transaction to the purchase by the seller of other realty, either differently situated or of a different character from that which he has been holding. The two transactions can readily be made one by an exchange, and much time, trouble and money thereby saved. The difficulty usually experienced, however, is to obtain a wide enough choice at what may be called the "centre of exchange," or, in other words, the broker's office. Among the first of the successful real estate brokers of this city to recognize and provide for this condition of affairs was F. A. Condit, whose office is at No. 1179 Broadway, between 27th and 28th streets. He has paid the greatest attention to this division of the business, so that it is his specialty. He has on his books always a great variety of city and country properties of every description and price and situated everywhere, so that clients wishing to exchange city for country property or country property for city, have a wide field to select from, and do, so far as it is possible, possess the "market" and the best that it offers. In addition to his extensive list, Mr. Condit has adopted the excellent system of photographing the properties he has, and at the same time personally inspecting many of them, so that the information he has to give is not only complete and intelligible but is at first hand.

The MacDonald Houses in Eighty-second Street.

These comprise six four-story, high stoop residences on the south side of 82d street, between Columbus avenue and Central Park West, and within one block of the Ninth Avenue Elevated road station at 81st street. They have fronts of stone and the construction is of a superior character. This applies, also, to the interior trim, which is in hardwood throughout. The first floors contain parlor, music and dining rooms, all handsomely appointed in mantels containing Mexican onyx and Numidian marble facings. A butler's pantry adjoins the dining-room. Two of the houses have a foyer arrangement.

The second floor contains handsome front and rear bedrooms, with fine mantels, mirrors and fire-places divided by two dressing-rooms, with large closets and wardrobes, surrounded by mirrors. The adjoining bath-room is one of the finest to be seen in a West Side house. It has marble tile flooring and wainscoting, nickel-plated plumbing, porcelain tubs, etc. A new feature is a long box seat which can be opened and used for soiled clothes. There are also two wardrobes in the room.

The third floor contains two bedrooms and bath-room, with saloon dressing-rooms, and the fourth floor a large front and two rear bedrooms, store-room, etc.

The basement has a front room adapted for use as a breakfast room, while the kitchens have large dressers, and contain marble slabs from ceiling to floor.

The houses vary in size from 16 to 19 feet in width and 55 feet in depth, exclusive of three-story extensions. Three are sold, leaving three still to be disposed of.

Mr. MacDonald has also built three very handsome apartment houses on the southeast corner of Columbus avenue and 82d street. They are known as the "Nebraska," "Colorado" and "Lyndhurst." They are each five stories and basement in height and have attractive fronts of mottled brick and stone. Two are 36x91 in size and the third 30x98. The "Nebraska" takes in half the block front on the avenue between 81st and 82d streets, and has a number of stores on the first floor. These stores are all well rented and the apartments above, in all three houses, are said to contain scarcely a vacancy. The MacDonald properties are all being offered for sale.

No. 19 Liberty Street, Northwest Corner of William Street.

[COMMUNICATED.]

During the last five or six years a remarkable change has overtaken the character of the property lying between Broadway and William street to the west and east, and Wall and Fulton streets to the north and south. It is within the memory of our fathers that vacant lots in this section were to be purchased in goodly numbers, and it is not many years since the three and four-story houses that originally stood on the sites on which they were erected were still occupied as offices by the numerous firms who were compelled to use them in the absence of finer accommodations.

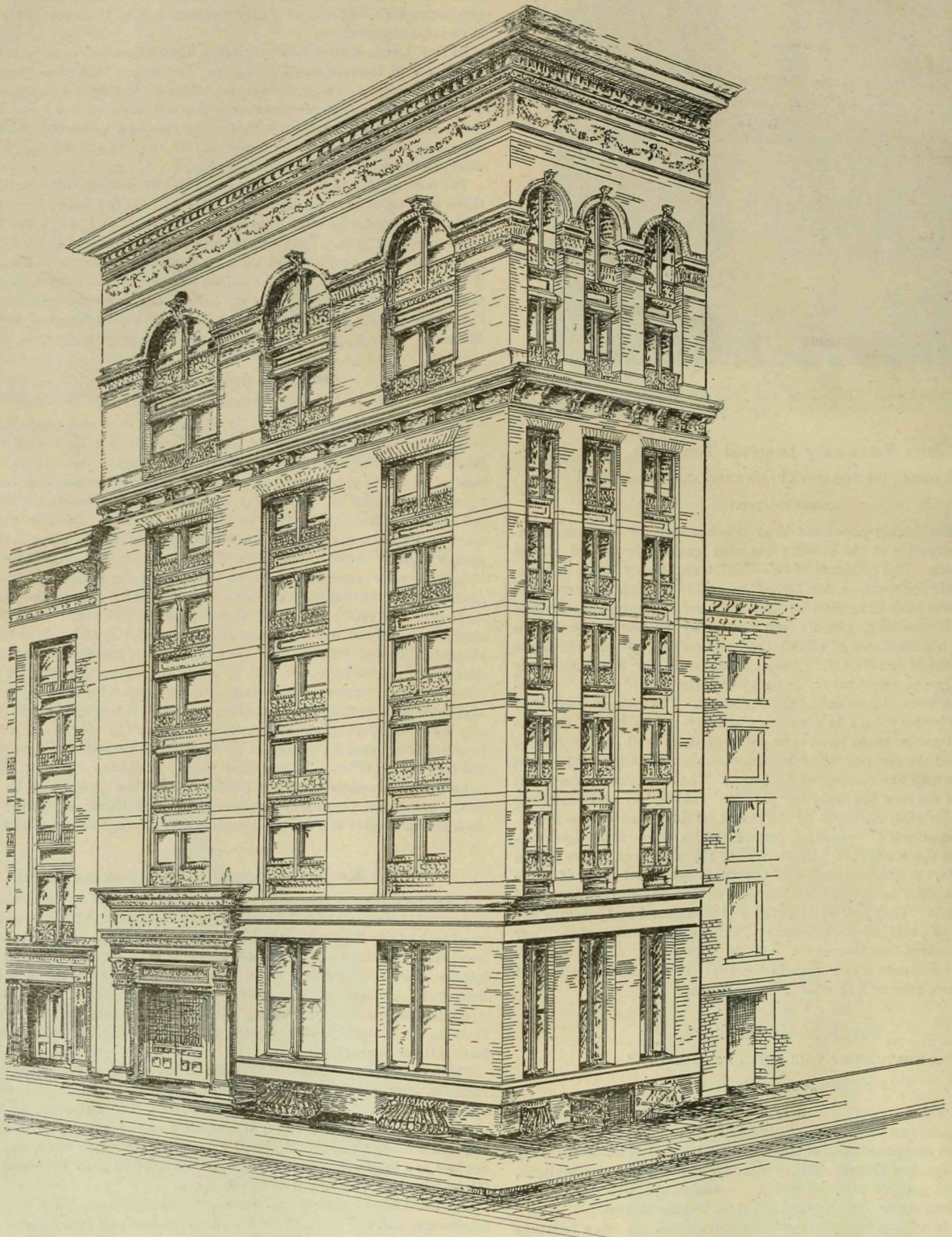
But the day of change came at last, and when it came it arrived with a force that astonished old-time New Yorkers. Not one—but two, three,

THE BUILDING DESCRIBED.

One of the latest of these—now in course of completion—is No. 19 Liberty street, northwest corner of William. From a constructive point of view it is one of the most interesting down town. It is eight stories and basement in height, while it has but 44.4 feet frontage on Liberty street and 36.8 feet on William street, being on the northwest corner. The great value of the ground made the erection of such a high building necessary if the rental to be obtained on the total cost was to be at all remunerative. Only the iron skeleton construction that so greatly economizes space nowadays enabled the architects, Jas. M. Macgregor & Son, to obtain such a proportionately large room-space in the building for office purposes.

GOOD LIGHT AND LARGELY SMALL OFFICES.

These offices are particularly valuable from two points of view. (1) The



Jas. M. Macgregor & Son, Architects.

No. 19 Liberty Street, Northwest Corner of William Street.

J. Metcalfe Thomas, Agent, 44 Liberty St.

five and ten office buildings were erected in the same year, and the old buildings in which our fathers "lived and had their being" were ruthlessly torn down to make way for the more costly and substantial office buildings of our day.

It is marvelous, indeed, what a metamorphosis has taken place in the section named. To one who had not visited the metropolis in a decade the change would appear as though it had been wrought by an Aladdin's Lamp. Pass along Wall street and observe the immense structures that have been reared. And note, also, how largely the great New Insurance District has been covered with superb buildings. How valuable the ground has become and who would ever have imagined that the old brick structures would some day be replaced by so many magnificent buildings.

building, being on a corner, every room has magnificent out-door light. (2) The offices are most of them small and at low rents in order to meet the requirements of those who do not wish to rent large and costly rooms. In most of the important new office buildings down town the offices are nearly all large at high rents. The plan of No. 19 Liberty street was designed to create a few of the larger-sized offices and a majority of the smaller size. These can be leased singly or thrown together in suites of two or more. There are about twenty-five rooms in the entire building.

A VALUABLE GROUND FLOOR OFFICE AND BASEMENT.

The ground floor office and basement are admirably adapted for an insurance company, a bank, a trust company, or some other important corporation.

Number of buildings.....	32	1874
Estimated cost.....	\$1,000,000	1874

Gossip of the Week.
SOUTH OF 59TH STREET.

Joseph W. Howe, executor of the George H. Chapman estate, has sold the northeast corner of Madison avenue and 59th street, a one-story dwelling on lot 30x100, together with the stable in the rear on 59th street, plot 30x25, for a price that is said to be in the neighborhood of \$100,000. The estate of the late Mrs. Edmund Dowling has also sold the two-story dwelling on Madison avenue, adjoining the above. Broker, F. B. Barnes.

The Lotus Club has purchased from Caroline B. Brown, Mary E. Tappan and others the two four-story dwellings Nos. 33 and 35 4th avenue on a plot 30x100 feet. The club has already had plans drawn for alterations in the two houses. These will consist in connecting the two houses and making one entrance to the remodeled buildings, which will also be altered internally.

Thursday was the last day set by the Treasury Department for the reception of bids for the Custom House and site on Wall street. It may be remembered that about a month ago the government asked for proposals for the property, stating the minimum bid that would be received as \$4,000,000. Up to Friday no bids had been received, and it is now thought that the minimum price was too high a figure. It is now improbable that the property will be offered at auction.

John H. Foley & Son have sold Nos. 35 and 37 South William street, running through to Stone street, a plot about 30x80 with the old buildings belonging to the Myers estate to Jeremiah C. Lyons, on private terms, for improvement.

B. Flanagan & Son and Fitzsimons & South have sold Nos. 23 and 25 West 49th street, a two-story building, to the same parties, for \$12,000.

unconscious of the needs of actual residents and owners of property on Columbus avenue above 64th street, and in that vicinity. But this is an improvement in which the public have an interest. The projected improvement did not originate with the Ninth Avenue Railroad Company, but with citizens and property-owners, who desire facilities for transit on Columbus avenue similar and equal to those enjoyed by the residents of 8th and 10th avenues and the Boulevard. The original suggestion for this extension came from within the West End Association itself.

The statement that "the leading property owners on Columbus avenue almost without an exception agree" with the views expressed in your paper last week, and "have refused to give their consents," is untrue. On the contrary the consents of property-owners have been cordially given in most instances when requested, until consents representing property the assessed value of which is almost equal to the amount required have already been obtained. One list of consents includes a majority of the large owners on the line of the proposed extension, among them being members of the West End Association. The publications in your paper on this subject seem to have been issued in the interest of the Broadway & Seventh Avenue Railroad Company, whose road terminates at 59th street and 7th avenue. This is to be a cable road, which many of the property-owners on Columbus avenue do not want, and it is yet to be explained how that company can acquire the right to build or operate a railroad on Columbus avenue above 64th street. By the existing law it is provided that "except for necessary crossings no street surface railroad corporation shall construct, extend or operate its road or tracks in that portion of any street, road or highway in which a street surface railroad is or shall be lawfully constructed, except with the consent of the corporation owning and maintaining the same, but any two or more railroad corporations now existing or hereafter formed under the provisions of such chapter or of this article, may join and unite and use each other's tracks for a distance not exceeding one thousand feet, whenever the Court, upon an application for commissioners, shall be satisfied that such use is actually necessary to connect main portions of a line to be constructed as an independent railroad, and that public convenience requires the same," etc. The assertion that the Eighth Avenue Railroad Company is soliciting consents of property-owners in this matter is not true. The Eighth Avenue Railroad Company and the Ninth Avenue Railroad Company are two corporations, separate and distinct from each other, and not combined for the purposes of this projected improvement or any other. The stockholders of the two companies are materially different. The Eighth Avenue Railroad Company has no interest in this matter whatsoever. The gentlemen of the West End Association in their communication claim that they particularly desire that any new railways which may be hereafter built on the West Side shall be operated by cable or electricity and have a grooved rail like that in Broadway, and they say that the Ninth Avenue Railroad Company would not agree to this. This is not true. It is, indeed, proposed to operate the proposed extension by horse-power in the first instance, but whenever it shall be demonstrated that cables or electricity are practicable and safe for the operation of a street surface railway in our city, the Ninth Avenue Railroad Company will adopt for its whole road whichever motor the property-owners and the railroad commissioners shall most approve, and the consents which are being circulated for signatures have been carefully framed for that purpose. As to the grooved rail

company will be subject to the directions of the municipal authorities, of course, in the construction of its proposed extension, and no fear need be entertained that the most proved rail will not be used. The Ninth Avenue Railroad Company deserves well of the public. It was incorporated in 59 and its road was operated during twenty-five years thereafter for public accommodation, without a penny of profit to its stockholders. When the growth of the city had extended, so that the company had a reasonable right to expect some return for its investment and persistence well doing, its route was allowed to be traversed in 1878 nearly its entire length by the elevated railroad, whereby its prospective profits were verted and almost destroyed. The operation of its road was, however, continued and its tracks were extended according to its original charter from the Boulevard and 10th avenue to 125th street, and the company has been carrying passengers for years from Fulton street at Broadway to 5th street for a single fare of 5 cents, running, too, in competition with the elevated railroad. During the entire period of its corporate existence, for more than thirty years, the company has made only four dividends, amounting in the aggregate to less than 10 per cent. Respecting the character of its cars, as the circumstances of the company have improved has furnished better cars and horses than it was previously able to procure. The cars now in operation on its road will compare in cleanliness and comfort with those of most other lines. It is true they are not palace cars, but all the luxuries of this earth are not to be procured for 5 cents. New cars are being built against which the most fastidious passenger will have no just cause of complaint, including open cars for summer use, and the company intends in every way possible to promote the comfort and convenience of its passengers to the utmost limit which the patronage of the road will encourage and permit. A road to carry people to the centre of the city or the shopping district is not needed, because the elevated railroad furnishes every necessary convenience for that purpose. But the Ninth Avenue Railroad furnishes the people with a longer ride for a single fare than any other company which under the law can compete for the franchise in question; and it performs a needed public service in carrying business men to the wholesale grocery district below 14th street, and through the streets immediately adjacent to the steamship docks. The route of the proposed extension is from 64th street north along Columbus avenue to 107th street, thence through 107th street to Amsterdam avenue there to connect with the existing tracks of the same company in Amsterdam avenue so that passengers will be carried from Broadway at Fulton street over this branch route to 125th street without change of cars. The people who will patronize these cars it is believed will be the shoppers on Columbus avenue, citizens on the avenue who for short rides prefer not to climb the elevated railway stairs, and persons having business at points between the elevated railroad stations, which are located so far apart as to be inconvenient on that account. If the gentlemen of the West End Association are sincere in their desire "to provide the residents along and adjacent to Columbus avenue with the best possible surface railway" they will encourage and not oppose the efforts of the Ninth Avenue Railroad Company to give the people what they want. Their opposition can benefit only the elevated railways. It must not be forgotten that with the elevated railway structures already existing in the street no injury to property can possibly result from the construction and use of surface railroad tracks underneath the elevated railroad, and there is not much encouragement for the projectors of any new railroad on the surface of Columbus avenue, since any such new railroad could not acquire the right to run below 64th street nor above 110th street, now designated Cathedral Parkway, which is under the exclusive control of the Department of Public Parks, and on which no railroad tracks can be lawfully laid.

H. C. WILLIAMS.
2 Wall street, Jan. 22.

NOTE,
The following are among the larger owners of property who have already signed consents to the proposed extension of the Ninth Avenue Railroad Company's tracks in Columbus avenue: Bernheimer & Schmid, William H. Gelsbenden, Canda & Kane, John Casey, Adler & Herrman, Alfred Wagstaff, John M. Pinkney, Mrs. R. T. Auchmuty, Henry B. Renwick, Jas. Flanagan, Sonn Bros., O. C. Ferris, William Buhler, Dr. W. Thurman, Charles Gahren, Geo. J. Hamilton, Philip Fisher, Herman Freund, C. W. Luyster, Ludwig Bros., August Brakman, and several score of others.

Real Estate Exchange Matters.
The Exchange Committee on Legislation held its regular meeting on Monday afternoon, Thos. F. Murtha in the chair. There was an attendance of seventeen of the members of the committee.

The Senate bills introduced during the week were read and referred as follows—To the Sub-Committee on City Improvements: Senator Plunkitt's bill providing for the construction of a bridge over the Harlem River, and for the construction of roads in Crotona, Moshulu, Bronx and Pelham Parks, and for the improvement of the Van Courtlandt Park parade ground; Senator Brown's bill to establish an aquarium in Battery Park; Senator Plunkitt's bill allowing the Park Department to grant a revocable license to the N. Y. C. & H. R. R. Co. to use part of Riverside Park for approaches to its freight station at 72d street, and Senator Cantor's bill to repave 5th avenue, from 25th to 58th street, with wooden blocks, estimated to cost \$1,300,000.
Benjamin Sturges has sold for Frederick W. Judd the four-story flat, No. 673 Gate avenue for \$11,000.
Wm. P. Cook & son have sold for Mary I. McKean on 10th Avenue, No. 25 Hudson avenue, a three-story and basement brick building, estimated for \$4,600.

viding for the payment of the Commissioners in the Greenwich street and College place improvements. To the Committee on City Improvements: Mr. Webster's bills for the repavement of streets and avenues in New York; empowering the Commissioner of Public Works to compel the use by railroad companies of a designated style of rail; for closing certain streets and avenues in New York; empowering the Commissioner of Public Works to construct a bridge over the Harlem Ship Canal; and for compelling street railroad companies to pave between and two feet on each side of their tracks; Mr. Weed's bill providing for the formation of companies to build bridges over the East River after the same have been located; Mr. Webster's bill for a new drawbridge over the Harlem River at 3d avenue; Mr. Wells' bill to repave 3d avenue, from the Harlem River to East 170th street; Mr. Connolly's bill empowering the Park Commissioners to connect the transverse road railways with any surface road, and providing that the consents of property-owners along the selected routes shall not be necessary, and Mr. Wells' bill empowering the Park Department to improve parks and public places in the 23d and 24th Wards. To the Committee on Taxation: Mr. Keeler's bills requiring persons and corporations to state under oath the amount of their personal property liable to taxation; providing that mortgaged real estate shall be taxed, minus the mortgage, and that the holder of the mortgage shall be taxed at the same rate as for real estate; amending the collateral inheritance tax law; providing that corporations shall each year report to the Comptroller the amount of bonds, scrip, notes or other obligations held by residents of this State for purposes of taxation; Assemblyman Wells' bill reducing the legal rate of interest to 5 per cent; Mr. Gifford's bill providing that taxable real estate in this State shall be entitled to the same deductions as personal property, and Mr. Fatten's listing tax bill. To the Building and Mechanics' Lien Law Committee: Mr. Walker's bill allowing the Health Department to fix the proportion of a lot to be covered by any building. To the Committee on Pending Legislation: Assemblyman's Walker's bill requiring real estate brokers suing for commission to produce in Court a written authorization from the owners empowering them to sell the property charged with such commission.

Mr. E. A. Cruikshank then presented to the committee the draft of a bill providing that meter charges shall be charged and bills presented for the same in the same manner as for Croton water charges. This proposed bill was referred to the Committee on Taxation.

There being no further business the committee then adjourned.

Real Estate Department.

The market this week has been active and generally satisfactory, and though the volume of business consummated has been neither as large nor as important as during the previous week, the sales are still quite numerous and interesting enough to warrant the repetition of our assertion last week that everything is in splendid condition. Beyond doubt there has been a return of some of the speculative spirit within the past two months, and the market has shown the effect of it by its buoyancy and spirit. By a return of the speculative spirit we do not mean to imply the presence of any "boom" feeling or "boom" movement, but only a change from the monotonous supply and demand market to which we had almost become accustomed, to one where men will invest their surplus capital in real estate, hoping for a quick and profitable turn or at least an increase in the value of their investment. And with everything as it is at present, this hope of gain is likely to be realized. Nothing has been so remarkable as the growth of real estate values on Manhattan Island, and if we except one or two bubble movements when prices shot way beyond reason, real estate values to-day are higher than they have ever been before. It might almost be asserted of New York City real estate that it moves but one way—upwards. Of very few securities can such a statement be made, in very few lines of investment can such steadiness of value be shown, and so it is not at all remarkable that merchants and capitalists generally should be investing in New York real estate. They have tried other investments and found them lacking, while their wise investments and speculations in real estate are looked back upon with pleasure and satisfaction. We do not refer, of course, to investors who have recklessly dealt in property of whose value they were almost ignorant, but of the wise dealers and wise speculators—the men who learned all about real estate before handling it—these men, it is safe to say, have with few exceptions found in real estate the highest class investment in the market. And so it would be the part of wisdom for those who during this coming spring intend investing in New York property to learn everything they can about it. Then they can speculate and invest in it with safety. Without this knowledge they are apt to get their fingers burnt.

TWO IMPORTANT AUCTION SALES.

During the week, as announced previously, two parcels of "fancy" property were offered, both of them under decrees of the courts. They were No. 204 5th avenue, running through to No. 1124 Broadway and the southwest corner of Bleecker and Mercer streets. The first was under partition, while the second sale was to satisfy overdue mortgages and costs. Both of the sales were therefore of the most peremptory character, and bidders were unrestricted by the fear of unfair competition by representatives of the owners. The figures obtained for the parcels are therefore reliable market prices, and as such they will be of interest not only to neighboring owners but to the general market.

THE BUILDING DESCRIBED.
 One of the latest of these—now in course of completion—is No. 19 Liberty street northwest corner of William. From a constructive point of view it is one of the most interesting down town. It is eight stories and built on a height while it has but 44 feet frontage on Liberty street and 31 feet on William street, being on the northwest corner. The great value of the ground made the erection of such a high building necessary if the result to be obtained on the total cost was to be at all remunerative. Only thorough modern construction that really economizes space nowadays enabled the architect, Jas. H. Macgregor & Son, to obtain such a proportionately large room space in the building for office purposes.

GOOD LIGHT AND LARGELY SMALL OFFICES.
 These offices are particularly valuable from two points of view. (1) The



A sale larger in amount but not of such general interest was that of the southwest corner of Bleecker and Mercer streets, the ten-story brick store building, 72x129, built by Theodore Cohafeld. This building, it may be remembered, adjoined that of Mr. Cohnfeld's brother, on Bleecker street, which was destroyed by fire only a short time ago. Although subjected to the intense heat of the neighboring fire the corner building sold by Peter F. Meyer on Tuesday was not in the least affected by it. It is interesting to note that the plot, 72x129, on which this building stands, was transferred to the wife of Theodore Cohafeld April 4, 1890, for \$240,000, and that during the same month plans were filed for the erection of the present ten-story structure at an estimated cost of \$400,000, making the total cost to Mr. Cohnfeld, at his own figures, \$640,000. Doubtless these figures are somewhat higher than the real cost, but they are of some value nevertheless. At Tuesday's foreclosure sale the bidding was over and above a first mortgage of \$300,000 and interest amounting to \$15,655, and a second mortgage and interest of \$139,312, making a total indebtedness of \$445,937. The first bid was \$75,000 over these figures and it was raised by large and small bids to \$112,501, which together with the mortgages and costs make the selling price \$558,437. The purchaser was J. W. Hamberger.

THE OTHER SALES.

The other sales of the week do not embrace anything of much interest, consisting as they do largely of legal sales. These legal sales were, with the two exceptions described above, unimportant. The parcels voluntarily offered were none of them particularly interesting and they were not altogether successful, as is illustrated by the fact that three separate offerings were withdrawn from sale by one auctioneer on the same day. Auctioneer Richard V. Harnett on Tuesday opened what promises to be a very successful suburban season by offering a few parcels in Yonkers. The particulars of this and of the other sales will be found in another part of the paper.

On Tuesday, January 26th, William Kennelly will sell a lot, 25x51.9, at No. 40 John street. This property is improved with a substantial four-story brown stone building, is well rented, and will be sold on liberal terms and without reserve.

On Wednesday, January 27th, Bryan L. Kennelly will sell by order of the Supreme Court, the four-story brown stone dwelling, 12.6x58x102.2, No. 43 East 76th street.

On Thursday, January 28th, Richard V. Harnett & Co. will sell the four-story brick double tenement, No. 218 East 42d street.

On Thursday, January 28th, Richard V. Harnett & Co. will sell the six-story and basement brick building, 50x80, with a two-story and a six-story extension in the rear, Nos. 4 and 6 Liberty place, and nine desirable lots, 25x100, 11 each, on the northwest corner of Park avenue and 99th street.

CONVEYANCES.			
	1891.	1892.	
	Jan. 16 to 23 inc.	Jan. 15 to 21 inc.	
Number.....	23	256	
Amount involved.....	\$3,395,376	\$3,631,528	
Number nominal.....	84	74	
Number 23d and 24th Wards.....	46	46	
Amount involved.....	\$161,140	\$152,920	
Number nominal.....	16	14	

MORTGAGES.

Number.....	245	249
Amount involved.....	\$3,080,473	\$2,081,733
Number at 5 per cent.....	11	133
Amount involved.....	\$947,989	\$1,410,021
Number at less than 5 per cent.....	22	15
Amount involved.....	\$762,500	\$121,000
Number to Banks, Trust and Ins. Cos.....	33	27
Amount involved.....	\$1,083,300	\$381,100

PROJECTED BUILDINGS.

	1891.	1892.
	Jan. 17 to Jan. 23 inc.	Jan. 16 to 23 inc.
Number of buildings.....	32	65
Estimated cost.....	\$1,065,600	\$879,070

Gossip of the Week.
SOUTH OF 59TH STREET.

Joseph W. Howe, executor of the George H. Clapp estate, has sold the northeast corner of Madison avenue and 25th street, a four-story dwelling, on lot 30x100, together with the stable in the rear on 25th street, plot 50x98.9, for a price that is said to be in the neighborhood of \$225,000. The estate of the late Mrs Edmund Peaslee has also sold the four-story dwelling on Madison avenue, adjoining the above. Broker, F. E. Barnes.

The Lotos Club has purchased from Caroline B. Powers, Mary E. Tappan and others the two four-story dwellings Nos. 556 and 558 5th avenue, on a plot 50x100 feet. The club has already had plans drawn for alterations to the two houses. These will consist in connecting the two houses and making one entrance to the remodeled buildings, which will also be altered internally.

Thursday was the last day set by the Treasury Department for the reception of bids for the Custom House and site on Wall street. It may be remembered that about a month ago the government asked for proposals for the property, stating the minimum bid that would be received as \$4,000,000. Up to Friday no bids had been received, real estate men thinking that the minimum price was too high a figure. It is not improbable that the property will be offered at auction.

John R. Foley & Son have sold Nos. 35 and 37 South William street, running through to Stone street, a plot about 38x80, with the old buildings thereon, for the Myers estate to Jeremiah C. Lyons, on private terms, for improvement.

B. Flanagan & Son and Fitzsimons & Smith have sold for Louis N. Henriques, No. 216 West 40th street, a four-story English basement brick house, 14.3x50x10, for \$12,250.

Ogden & Clark have sold for Mrs. Ash, executrix of the estate of Mrs. Susan M. Oakley, to W. H. Folsom for a client No. 102 East 22d street, a three-story brick dwelling, lot 20x8.9, on private terms.

E. H. Ludlow & Co. have sold for Alfred Zucker a plot of ground, 12.6x80, on Waverley place, just east of Greene street, for \$34,000; and for Andrew J. Todd the four-story, high stoop, brown stone dwelling, No. 36 West 35th street, 21x65x98.9, for \$45,000.

Ascher Weinstein & Co. have sold to Louis Voelker Nos. 253 and 255 West 27th street, three four-story buildings, on plot 50x100, for \$30,200. They have also sold to W. J. Roordan Nos. 369, 371 and 373 Cherry street and 69 and 71 Gouverneur street, being the southwest corner of Cherry and Gouverneur streets, a plot 70x70, for \$28,000. Broker, Otto Pullich.

Through an error in last week's issue we attributed the sale of the southwest corner of Howard and Elm streets to Wm. A. White & Co. The brokers who consummated the transaction were Wm. A. White & Sons, the Broadway firm.

Ascher Weinstein & Co. have bought from Fred'k Banner, No. 266 Sprigg street, a four-story and basement brick building, 25x60x100, on private terms. No. 29 West 31st street, which was reported last week as having been sold by Messrs. Weinstein & Co., has not been sold.

Emanuel Perls has sold for Henry Bindewald the five-story brick and stone double flat No. 73 2d avenue, lot 24.5x77, for \$40,000, to Frederick Jantzen.

Gutwillig Bros. have purchased Nos. 439 and 441 West 51st street, two three-story houses, on a plot 40x100, on private terms. This, with Gutwillig Bros.' purchase of Nos. 443 and 445 West 51st street last week, gives them a plot 8 x 100 feet in size.

No. 14 Jay street, sold by Mayer Kahn last week for \$72,000, was purchased by Geo. F. Betts. Brokers, Hoffman Bros. and John R. Foley & Son.

A. J. Milbank has sold to L. Napoleon Levy No. 131 East 38th street, a three-story brown stone dwelling, 20x5 x98.9, on private terms.

Emanuel Perls has sold for F. W. Foeller the four-story brick flat, No. 219 East 13th street, 25x103.3, to a Mr. Roth for \$39,500.

Morris B. Baer & Co. have sold for W. Carter the four-story, high stoop brown stone house, No. 114 West 49th street, lot 21x100, for \$20,500.

NORTH OF 59TH STREET.

In our last issue we reported the sale by Geo. F. Johnson of his five lots at the northeast corner of Riverside Drive and 94th street. Since then we have learned of the sale of the three lots on the southeast corner of Riverside Drive and 95th street. It is also reported that the purchaser of these lots, who is said to be Frank L. Fisher, has secured the remaining lots on the block between 94th and 95th streets, Riverside Drive and West End avenue, with the exception of two lots on the Riverside Drive front belonging to Westcott, the express man, and these lots Mr. Westcott will not sell. The block has rock upon it that is about 30 feet high, and in order to save the expense of removing the rock and also with a desire to retain the fine view which the Riverside front commands, the purchaser will remove only a portion of the rock and will terrace the rest. On the top of this proposed terrace five houses are to be built. The houses will be made accessible by a broad carriage drive which it is proposed to lay out in the rear of the houses from West End avenue, where the entrance will be, to Riverside Drive. This is the story as rumor gives it, the brokers in the transaction, Haskell & Raliker, having refused to say anything about it.

Andrew Freedman has sold for Mayer Kahn and Markus Kohner three four-story flats, 75x100, on East 59th street, adjoining Nos. 9, 11, and 13, sold last week. The buyer is the Knickerbocker Real Estate Co. and the price \$150,000.

Frank L. Fisher & Co. have sold six three-story houses on the north side of 92d street, 245 feet east of Amsterdam (10th) avenue, for Herman Kertscher to George A. Deuig for the sum of \$17,500; five are 17x52x102.2 each, and one is 20x55x102.2. These houses will be completed at once in a first-class manner, under the supervision of Chas. De Hook, and will be for sale or to rent as soon as completed.

Michael Gernsheim has sold to J. H. Shults, the wholesale bread manufacturer, the four-story dwelling, No. 16 West 72d street, on private terms.

James T. Hall has sold the four-story brown stone dwelling No. 42 West 75th street, on private terms.

F. Zittel has sold for Breen & Nason No. 117 West 75th street, a four-story brown stone dwelling, 20x55x102.2, to a Mrs. Miller for about \$35,900.

John Selfridge has sold to S. Hirschbach No. 154 West 75th street, a four-story brown stone dwelling, 20x55x102.2, on private terms.

George W. Eggers has sold to Adler & Herrman the five-story flat and store, 30x38, southeast corner of Amsterdam avenue and 94th street, on private terms.

Hugh Reilly has sold the five-story flat, on lot 23.11x100.11, southwest corner of Lexington avenue and 117th street, and two five-story flats on the south side of 116th street, 100 feet east of Lexington avenue.

Morris Steinhardt has sold to Richard E. Johnston for improvement the four lots on the south side of 118th street, 100 feet west of 8th avenue, on private terms.

Max Simon has sold for B. Helmke to Adler & Herrman the northwest corner of Columbus avenue and 91st street, a five-story double flat and store, 25.8x76x80, and the two adjoining five-story flats and stores Nos. 642 and 644 Columbus avenue, each 25x64x80, on private terms. Mr. Simon has resold No. 644 Columbus avenue for Adler & Herrman to a Miss Partridge on private terms.

R. Pehleman has sold for Louisa Schwegler the two five-story steam-heated single flats Nos. 169 and 171 West 78th street, 45.6x58x102.2, to L. Shultz for \$70,000.

Samuel Nixon has sold for E. R. Chapman, of the firm of Moore & Schley, the four-story and basement brown stone house No. 165 West 78th street to H. B. Slaven for \$31,000.

H. H. Bliss has sold for B. F. Constable the four-story brick and stone building, No. 216 Lenox avenue, 25x55x89, for \$30,000.

E. A. Cruikshank & Co have sold for Mayer Kahn the premises, No. 52 Water street, for \$22,000.

Walter Reid has sold to H. Hofheimer No. 7 East 93d street, a four-story dwelling, 21x55 and extension x100.8; and to A. Rosenthal No. 9 East 93d street, a four-story dwelling, 20.6x55 and extension x100.8; and to M. Meyer No. 1307 Madison avenue, a three-story and basement dwelling, 20x52x74, all on private terms. Mr. Reid has now only two of his four-story dwellings left.

Egan & Halley have sold to John McSweeney the last of their row of four houses, No. 241 West 103d street, a three-story and basement dwelling, for \$20,000; and No. 319 West 103d street, one of their row of five houses, not yet completed, to James M. Gifford for \$27,000. It is a three-story and basement dwelling with extension.

P. S. Treacy has sold for the Pelton estate the plot, 75x100.5, on the south side of 66th street, 30 feet west of Central Park West, and for Wm. B. Crosby the lot, 20x100.5, on the south side of 65th street, 80 feet east of Amsterdam avenue, on private terms.

L. Froehlich has sold for F. Marks No. 1162 2d avenue, northeast corner of 61st street, a five-story brick building, for \$33,200; and for W. Wolf the adjoining building, No. 1164 2d avenue, for \$23,000.

John J. Clancy & Co. have sold to J. Barclay Brown the three-story and basement terra cotta and brick front dwelling, 16.8x55x100, No. 315 West 126th street, on private terms.

Karl M. Wallach & Son have sold the two single flats Nos. 216 and 218 East 75th street for \$26,000.

Morris B. Baer & Co. have sold for Mrs. A. H. Havemeyer the three-story, high stoop, brown stone house, No. 105 West 87th street, size 16.8x55 x102.2, for \$16,000.

LEASES.

John C. Runkle has leased to Neuman & Co. the southeast corner of 5th avenue and 29th street, for a term of ten years, at an annual rental of about \$12,000. This property was sold in August, 1891, for \$178,200. It is a five-story building.

The manager of the Rhinelander estate was seen this week and asked for the particulars of the lease made by the estate of the southeast corner of 6th avenue and 20th street to A. J. Cammeyer. He said that the estate would erect a large building for Mr. Cammeyer and lease the same to him for ten years. He declined to give the rental.

A report stating that the Isaac Townsend estate had leased the northwest corner of Broadway and 25th street gained a very general circulation during the week. This report was authoritatively denied, but it was admitted that negotiations were under way, and that a lease would probably be signed in a short time.

Brooklyn.

Corwith Bros. have sold the two-story and basement frame dwelling, 22x36, on lot 22x100, No. 37 Oakland street, for Richard Boeger to Harry E. Talmadge for \$4,750.

Benjamin Sturges has sold for Frederick W. Jaqui the four-story flat, No. 673 Gate avenue for \$11,000.

Wm. P. Cook & Son have sold for Mary I. Meehan to Vito Indrizzo, No. 56 Hudson avenue, a three-story and basement brick store 20.1x45x70, for \$4,600.

H. F. Schellhass has sold for E. C. Churchill, No. 166 Jefferson avenue, a four-story brown stone flat, for \$12,500. Mr. Churchill takes in part payment ten acres of vacant land adjoining the O. D. Munn property at Llewellyn Park, Orange, N. J.

CONVEYANCES.

	1891. Jan. 15 to 21 inc.	1892. Jan. 14 to 20 inc.
Number.....	332	296
Amount involved.....	\$1,214,826	\$943,523
Number nominal.....	86	97

MORTGAGES.

	1891.	1892.
Number.....	255	230
Amount involved.....	\$271,873	\$656,129
Number at 5 per cent. or less.....	156	107
Amount involved.....	\$579,080	\$338,067

PROJECTED BUILDINGS.

	1891. Jan. 16 to 22 inc.	1892. Jan. 15 to 21 inc.
Number of buildings.....	104	49
Amount of cost.....	\$400,475	\$307,855

Albert Wagner has completed the plans for the entire alteration of the present Third Avenue Railroad Depot (between 65th and 66th streets and between 2d and 3d avenues) into the main power cable station. The first and second floors will be arranged for the storing and repair shops for the cable cars. In the westerly portion of the basement will be placed the four tension runs, 250 feet in length. In the easterly ground floor section will be the boiler-house to contain thirty-six steam boilers to be used for the running of the entire power plant. The upper floors along 2d avenue will be used for coal storage floors. The main boiler chimney is to be situated in the easterly section, to be 225 feet in height by 24 feet at the base. The main engine-house for the placing of the driving machinery will be built up in the centre of the block and be 150 feet square by a clear height of 85 feet, and to be covered with a clear span trussed roof. This engine and power plant house will be the largest and most complete in existence. The machinery is all completed now for the entire plant, and has been manufactured by the Pennsylvania Iron Works Co., Philadelphia. The entire old roof construction will be taken down and rebuilt throughout fire-proof. Alterations are necessary in the outside walls, forming large openings and windows, according to the requirements of the new work. The building will be altered and finished throughout of fire-proof construction. The cost of the alteration will amount to about \$500,000.

The Rhinelander estate will very shortly remove from the southwest corner of Rose and Duane streets, one of the landmarks of Old New York—the old Rhinelander sugar house, which was used during the Revolutionary War as a prison. On this site they will erect a large improved printer's loft building, about 100 feet square. The details of the building or its probable cost are not yet known. Architect, Wm. H. Russell. The Rhinelander estate will also erect a large building, 115x167, on the southeast corner of 6th avenue and 20th street, which they have leased to A. J. Cammeyer, the boot and shoe dealer. The manager of the estate could give no particulars in regard to this building.

Edward Wenz has plans on the boards for a five-story brick and stone flat, 32.8x88, to be built by John G. W. Feldman on the west side of Park avenue, 68 feet north of 93d street, at a cost of \$25,000; and for three five-story brick and stone tenements and stores, 25x88, which Herman Schmuck will erect on 135th and 136th streets, 181 feet west of Willis avenue, at a cost of \$51,000. Two of the houses will be situated on 135th street and the other on 136th street. Herrmann Horenburger has also drawn plans for Mr. Schmuck's houses.

John Hauser will furnish plans for three five-story brown stone flats, 25x84, which Louis Wirth will erect on the south side of 134th street, 210 feet east of Lenox avenue, at a cost of \$78,000.

Richard E. Johnston will build four five-story first-class flats on the south side of 118th street, 100 feet west of 8th avenue.

Berg & Clark have prepared plans for an apartment house of six stories, 20x97, on lot 26x107½, for John S. Huyler, to be situated at No. 60 Irving place.

It was reported during the week that a syndicate of theatrical managers, composed of Rich & Harris, Chas. Frohman, Al. Hayman and Frank W. Sanger, would build a new theatre at 40th street and Broadway. The members of the syndicate could not be seen, so that it was impossible to obtain particulars in regard to the project.

Out of Town.

YONKERS, N. Y.—Richard V. Harnett & Co., on Tuesday, sold properties belonging to the Oakley estate, at the Real Estate Exchange, New York. They comprised Nos. 2 to 14 School street, corner of Maple street, a plot 162.6x113. This plot is occupied by five four-story brick flats with stores, a three-story double flat and a two-story building. The whole plot was sold to Philip Verplanck for \$32,100. Two lots on Linden street, west side, about 27.9 north of Park Hill avenue, which were sold to Marion R. Oakley for \$1,000. The corner of Beach and Poplar streets, 25x91, a three-story frame dwelling, was sold to Geo. Yard for \$2,450. Mr. Harnett also sold at public auction Nos. 68 and 70 Woodworth avenue, a three-story frame dwelling and plot, 97x100, to John Hall for \$7,500.

Notice to Property-Owners.

BOARD OF ASSESSORS.

OFFICE OF THE BOARD OF ASSESSORS,
NO. 27 CHAMBERS STREET,
NEW YORK, Jan. 9, 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.—Paving Goerck st, from Grand to 3d st, with granite blocks, and laying crosswalks (so far as the same is within the limits of grants of land under water).
- No. 2.—Paving Beach st, from West to Washington st, with granite blocks (so far as the same is within the limits of grants of land under water).
- No. 3.—Paving Chambers 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 Goerck st, from Grand to 3d st, and to the extent of half the block at the intersecting sts.
- No. 2.—Both sides of Beach st, from West to Washington st, and to the extent of half the block at the intersecting sts.
- No. 3.—Both sides of Chambers 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 10th day of February, 1892.

Chicago Buildings.

In an interesting letter on the buildings of Chicago, published in the *Architecture and Building*, Mr. Barr Ferree says:

It is not the least of Chicago's distinctions that its architecture is, both to the general visitor and the architect, one of its most interesting and noteworthy features. The tremendous height of the new buildings have concentrated attention upon them in all parts of the world, but it is safe to say that few edifices, as a class, have been more misrepresented or more misunderstood. It is quite true that mere mass is one of the least artistic of architectural qualities, and buildings that have nothing but their size to recommend them may well be left, speaking generally, outside architectural criticism; but the big buildings of Chicago do not come under this head. They are essentially modern in every respect, constructed in accordance with new ideas, or, perhaps it would be safer to say, constructed with new modifications of old ideas, since the principle of concentrating the weight of a structure upon pillars, beams and piers is in itself not different from the old Gothic idea of concentration of arch thrusts. Representing modern needs, expressing the necessities of modern life, the Chicago office building of to-day represents a development of architecture to which we in the East are, to our great disadvantage, unfamiliar. * * * *

If modern requirements have developed a form of architecture which may be termed commercial, in which every part of a building shall be designed and built from the commercial standpoint—the commercial use of the building and the commercial purpose of a business investment solely and entirely, without regard to architectural art—then in truth do we have this architecture in Chicago in the highest form it has yet reached. It does not follow, because the commercial element has entered so largely into the design of these structures, that every building put to a commercial use should follow the same forms, that ornament shall be excluded, rigidity of outline insisted upon and everything made as uninteresting as possible. But, granting that commercial exigencies call for structures of a certain class, Chicago furnishes the best examples of what such architecture may be.

Chicago buildings thoroughly express their purpose and intention in their architectural form. The office building is an office building, covering every inch of ground, having as much window space as possible and being in every way a business structure for business purposes. The conditions presented for solution by this problem are by no means easy, and it is to the additional credit of Chicago architects that they have met the question in the frankest manner, designed their structures to be what they should be, and ignored all attempts at ornamentation when the opportunity presented itself. Their facades have no marked features, the basements are low and kept well in control, the vertical lines are often wanting, being expressed only in the windows piled over each other almost endlessly, and the horizontal bands are very slight and few in number, or, like the vertical lines, entirely absent. Nothing is left but the windows wherewith to form a front, and nothing more is needed. I am speaking of the typical facade, not of special ones; but the elements which form it are sufficiently common to make the description not inaccurate as a generality. It might be supposed, from one unfamiliar with these structures, that the absence of architectural features on the facades—architectural features as we understand them in the East—would result in most monotonous and uninteresting fronts. Quite the contrary is true. There have been long buildings and high buildings of all kinds, of all shapes and sizes and styles and forms. There have likewise been a similar assortment of high structures, of varying stages of slimmness and altitude. In Chicago both these elements have been combined in a degree unparalleled in the history of architecture, and for the first time since the high building became the fashion, as it has now become necessary, architects have been enabled to give them their proper form, a form that adds to their value as structures and gives them a dignity that high structures in the East do not possess. * * * *

This result is due to the simple use of elementary materials, and is sufficiently common in the new Chicago buildings to be characteristic. There are no attempts at facades, as they are generally understood in architecture, no grouping of windows, no ornamental appendages, nothing but a succession of windows, frankly stating that the structure is an office building, devoted to business, needing and using all available surface, and resting content with the result if the conditions under which it was built are answered in a satisfactory manner. And the result is satisfactory, the architecture good, the ends of business answered. The Chicago office building is not a palace, it is not an ornamental structure in the sense that the Parthenon was, or the cathedral of Amiens is, or even the palace of the Louvre. Those whose architecture is measured by the amount of ornament in a building, who think decoration architecture, whether it be sensible or not, who think nothing good but what follows ancient models of style and proportion, will be disappointed in Chicago buildings. One might as well not like cherries because they persist in ripening in the spring instead of in the fall. It is quite possible that the Chicago buildings may be condemned for not being what they might be; but why, if they answer the requirements of Chicago, are well and sensibly designed and built, and are dignified and impressive pieces of architecture, should they not be what they are, looked at for what they are, and measured by their own standards?

Newark News.

The following plans have been filed with the Superintendent of Buildings during the week ending January 16th: G. M. Conk, 2-sty brk store, 28x40, 20 New st; George Jacobs, 2½-sty fr shop, 42x25, 183 2d st; George Thieme, 3-sty fr dwell'g, 22x42, 79 Newton st; A. P. McLaughlin, 3-sty fr dwell'g, 22x40, 13 Esther st; P. H. Brangs, three 2½-sty fr dwell'gs, 20x28, 150-158 North 9th st; J. K. Lemon, 2-sty fr dwell'g, 20x28, 281 2d av; Geo. Stingle, 3-sty fr tannery, 36x106, cor 17th av and Boyd st; James Cadmus, three 2½-sty fr dwell'gs, 16x26, extension 36x36, 167-167 Parker st; James Cadmus, three 2½-sty fr dwell'gs, 21x30, extension 12x14, 173-171 Parker st; D. Vollweiler, 2-sty fr office, 25x19, 260 Central av; Miller & Jeffries, three 2-sty brk dwell'g, 18x46, 73-77 Gould av; J. C. Corlies, 2-sty brk stable, 22 x31, rear 29 East Park st; C. Kuntzmann, 1-sty fr hall, 18x41, 16th av and 18th st; M. G. Ten Eyck, 2-sty fr dwell'g, 28x30, De Graw av; Alfred Cumberbeach, 2-sty fr dwell'g, 18x28, 100 Albert av; Paul Glasby Lumber Co., 2-sty fr stable, 20x48, 233 Penna av; L. C. Becker & Bro., 2½-sty fr shop, 22x50, 504 and 506 Bank st; Francisco Guardo, 2-sty brk extension, 17 x13, 31 Drift st; Mrs. Tappin, 2-sty fr extension, 17x12, 298 North 7th st; John L. Armitage, 2-sty brk factory, 25x100, Thomas and Dawson sts.

Contractors' Notes.

Sealed bids or estimates for furnishing the following supplies, in conformity with samples and specifications, will be received at the office of the Department of Public Charities and Correction, No. 66 3d avenue, in the City of New York, until 10 o'clock A. M. of Monday, February 1, 1892.

PAINTS AND OILS.

120,000 pounds pure white lead ground in oil, free from all adulterations and added impurities subject to analysis if necessary; 900 100 pounds, 480 50 pounds, 240 25 pounds; 48 barrels prime quality spirits turpentine; 32

barrels prime quality boiled linseed oil; 36 barrels prime quality raw linseed oil.

LUMBER.

150,000 ft. first quality coffin-box boards, 1 in. by 12 to 15 in. by 12 to 16 in., dressed one side; 20,000 ft. first quality coffin-box boards, ¾ in. by 12 to 15 in. by 12 to 16 in., dressed one side; 50,000 ft. first quality extra clear white pine shelving, 12 to 16 in. by 12 to 16 ins., dressed two sides; 600 pieces rough spruce plank, 2 in.; 600 pieces rough spruce plank, 1½ in.; 400 wall strips; 600 hemlock joists, 3 in. by 4 in. by 13 ft.; 17,000 square ft. 2x3 Georgia pine flooring, cone grained, free from knots, shakes or sap, and dressed, tongued and grooved; 700 barrels prime quality charcoal, 3 bushels each.

Sealed proposals will be received by the School Trustees of the 23d Ward, at the Hall of the Board of Education, No. 146 Grand street, until 4 o'clock P. M. on Monday, February 1, 1892, for altering house drains, constructing new sewer, etc., to new school building and janitor's house at 157th street and Courtlandt avenue.

Bids or estimates will be received at the Department of Public Works, No. 31 Chambers street, until 12 o'clock M. on Tuesday, February 2, 1892: For constructing sewers in Avenue B, west side, between 88th and 89th streets, and in 88th street, between Avenue B and summit west; in 115th street, between Harlem River and Pleasant avenue, and in 148th street, between Boulevard and Amsterdam avenue, and in Amsterdam avenue, west side, between 148th and 149th streets.

Estimates for dredging at the pier at foot West 18th street 13,000 cubic yards, pier at foot West 21st street 55,000 cubic yards, and pier at foot West 48th street 35,000 cubic yards, will be received by the Board of Commissioners at the head of the Department of Docks, on Pier A, foot of Battery place, North River, until 1 o'clock P. M. of Thursday, February 4, 1892.

WANTS AND OFFERS.

WANTS.

WANTED.—A plot from 40 to 75 ft. front in Brooklyn, in a first-class residential neighborhood, in exchange for a good paying flat and a handsome private house; will add cash if required. **CONDIT**, 1179 Broadway.

WANTED.—A well-located residence, worth about \$30,000, in exchange for the equity in two handsome new apartment houses (with stores) in a first-class wide street. **CONDIT**, 1179 Broadway.

WANTED.—Capital to manufacture a patent novelty of universal value to all business men. Address, **STORE**, 211 Centre st.

OWING to illness I am compelled to take a partner in established down-town real estate business. Energetic man, thoroughly acquainted in the business, can secure a rare opportunity. Answers please state age, experience, references. **MALCOLM, RECORD AND GUIDE office.**

ARCHITECT. 10 years' experience, desires position with builder; expert designer and constructor; best references. Address, **STEADY, RECORD AND GUIDE.**

I WANT TO BUY FOR CASH A CHEAP TENEMENT or flat house in Yorkville or Harlem. Send full particulars to **C. G. ALGUS**, 322 East 119th st.

WANTED.—Situation as glazed brick and sink maker, well up in white and colors; also sanitary pipes. Samples of white and colored bricks upon application. Apply, **J. T. RAYNER**, Charlton Villa, Ovington-on-Tyne, England. Jan9-1aw3w

OFFERS.

Dwellings and Flats.

950 LEXINGTON AV., near 70th st.—High ground, middle of block, four-story and basement, 20x25x27; sacrifice; easy terms; possession in sixty days. Apply owner, **T. D. STETSON**, 23 Murray st.

RARE OPPORTUNITY.—Three-story brick store and flats, 5th av., near 16th st.; now occupied as liquor store; price, \$7,100; rent, \$60 per month and tenant does repairs. **PEARCE**, 427 5th av. Jan. 23-30.

GILT-EDGED INVESTMENT.—Lexington av corner, vicinity 80th st., five-story apartment house, 41x100; steam heated; all rented; assured income over 8 per cent. **B. M. ANDREWS & CO.**, 4 East 42d st.

FOR SALE.—A fine piece of improved flat property, northeast corner 84th st., Amsterdam av., corner flat, \$60,000, and three avenue flats \$30,000 each. **HACK & HALL, Builders.**

16TH ST., NEAR 8TH AV.—First-class three-family house; all improvements; paying over 15 per cent net on amount required to purchase. Particulars of **H. A. BODINE**, 126 Liberty st.

129TH ST., between Madison and 5th avs.; six new three-story, high stoop, brown stone dwellings; handsomely decorated; parquet floors, mirrors, gas fixtures, &c.; 85 per cent may remain on mortgage; title insured by Lawyers' Title Insurance Co.; watchman on premises. Inquire of **JOHN W. PIRSSON**, 149 Broadway. Jan9-1aw4w

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**, 128 West 121st st., open daily. Oct. 3. uf.

OFFERS.

ON 2D AV., HARLEM.—Four-story brown stone double flat with stores, 25x75; price, \$16,000; bargain. **M. C. BAUM**, 322 East 119th st.

Improved Property.

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

RESIDENCE, STABLES, GREENHOUSES, &c., very desirably located in the 24th Ward; about 50 lots; value, \$200,000; lightly mortgaged; will exchange for cash and other property. **CONDIT**, 1179 Broadway.

LARGE BRICK BUILDING, 45 minutes from city; suitable to alter into five single flats and will rent readily; price, \$35,000; will exchange for first-class New York property. **CONDIT**, 1179 Broadway.

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.**

398 1ST AV.—Factory building to let, five-story and basement, has boiler, engine, shafting, pulleys, etc.; suitable for any manufacturing purpose. **G. B. DISBROW**, 56 East 23d st.

FIRST-CLASS INVESTMENT.—\$200,000; handsome business property, near Delmonico's, 5th av.; pays 6 per cent net; value increasing; terms if desired. **KANE**, 89 White st.

ELM ST., No. 166, near Grand. New seven-story and basement building to lease, 25x100; power; heat; elevator; all improvements. **Jan. 16th-1aw4w.** Owner, **F. WOEH**, 130 Worth.

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

OFFICE OF FREDERICK SOUTHACK, 401 BROADWAY, offers for sale some choice pieces of property on

LEONARD ST., between Broadway and West B'way. **FRANKLIN ST.**, between B'way and West B'way. **WHITE ST.**, between B'way and West B'way. **BROADWAY**, from Barclay to 14th st. **BLEECKER ST.**, from B'way to South 5th av. **GREENE ST.**, Canal to 8th st. **WASHINGTON PLACE**, B'way to Wooster. **WAVERLEY PLACE**, B'way to Wooster. **APPLY AS ABOVE.** **FREDERICK SOUTHACK.** Oct. 3. uf.

Vacant Lots.

FOR SALE.—On south side of 6d st., 400 feet west of 10th av., two, four or six lots; terms to suit. **EDWARD ROBINSON**, Owner, 170 Broadway, or (evenings) 367 West 56th st.

BUILDERS OR OTHERS.—9x100; the only plot of that size on Hudson st., below Canal; possession. **D. H. CARROLL**, 201 Broadway.

OFFERS.

FOR SALE.—One entire block of sixteen fine lots, including two corners on Grand Boulevard, from 123d to 124th st., near Grant's tomb; price \$125,000; terms easy. **W. T. H.**, care of **S. J. GORMAN**, 237 5th av. Jan. 23-1aw3w.

TWO LOTS, excavated, unrestricted, private block, near "L" station, 66th st., 9th av., can be had at bargain; also single lot, suitable any purpose. **P. S. TREACY**, 101 Western Boulevard, 65th st.

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 rears; 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.

FOR SALE.—23d Ward; to builders; corner plot, 145 x120 feet; Tinton av. and 16th st.; little money required. **KAHN, SCHOEFIELD & CO.**, 581 Columbus av., cor. 88th st.

EASTERLY FRONT BOULEVARD, with 200 feet on 86th st. and 264 feet on 85th st.; plots to suit. **Jan. 16-1aw4w.** **OTTO ERNST**, South Amboy, N. J.

Brooklyn Real Estate for Sale.

2,500 CASH, balance at 5 per cent, will purchase the very fine three-story bay front single flat, No. 192 13th st. **CONDIT**, 1179 Broadway.

Country Property.

\$6,000 EQUITY in a beautiful Queen Anne residence and stable, exceptionally well-located in Orange, N. J., will take part of same in other property, balance cash. **CONDIT**, 1179 Broadway.

FOR SALE.—In Flushing, L. I., handsome new residence, fifteen rooms; best location; plot 112x150, irregular. Price \$10,000; principals only. **JOHN F. DOYLE**, 45 William st.

\$75,000 FOR a very desirable property, about 150 acres, with first-class buildings, near Babylon, L. I.; will be exchanged free and clear for good New York or Brooklyn property not heavily mortgaged. **CONDIT**, 1179 Broadway.

AN EXCEPTIONALLY FINE Florida orange grove and farm in highest state of cultivation; fine residence and barn located near railroad in a very desirable locality; this is an excellent opportunity for any one wanting a choice Southern home, free and clear, perfect title; will entertain cash and good property in New York or suburbs. **CONDIT**, 1179 Broadway.

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

Miscellaneous.

TO LET OR TO LEASE.—Two floors of a factory, 25x98, light on all sides, 1st av and 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 **OWNER**, 409 E. 107th St. May 16 u. f.

PRINTING.—Book, News and Job. **RECORD AND GUIDE PRESS,** 14 Barclay, and 14, 16 Vesey sts.

SALES OF THE WEEK.

The following are the sales at the Real Estate Exchange and Auction Room for the week ending January 22.

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

Table listing sales for R. V. HARNETT & CO. and A. H. MULLER & SON. Includes properties like West End av. No. 469, 20x100, three-story brk dwell'g. John C. Baker. (Amt due \$8,414) for \$30,000.

SMYTH & RYAN.

Table listing sales for SMYTH & RYAN. Includes properties like Broadway, No. 1124 (begins Broadway, e s, 5th av. No. 204) for 30.2 n 25ch st, 31.2x101.7 to 5th av. x28.2x90.9, four-story brk and stone building occupied as an art gallery. John P. Duncan for 302,400.

WM. KENNELLY.

Table listing sales for WM. KENNELLY. Includes property 134th st, No. 225, n s, 250 w 7th av, 16.8x99.11, three-story stone front dwell'g. D. J. Corbitt. (Amt due \$3,259) for 13,700.

BRYAN L. KENNELLY.

Table listing sales for BRYAN L. KENNELLY. Includes properties like Jackson av, s w cor Crescent av, 10'x63.5x116.8 gore. P. Selze. (Amt due \$463) for 800.

J. THOMAS STEARNS.

Table listing sales for J. THOMAS STEARNS. Includes property Edgecombe or New av, s, 199.10 s 141st st, 3'x100, vacant. Chas. B. Beadhead. (Amt due \$5,691) for 5,850.

OTHER AUCTIONEERS.

Table listing sales for OTHER AUCTIONEERS. Includes properties like Cedar st, No. 102, 22.10x irreg. x25x56.3, six-story brk store and tenem't. Charles Wolf. (Amt due \$5,351, prior mortg. \$—) for 22,619.

BROOKLYN, N. Y.

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

FOR WEEK ENDING JANUARY 21.

JERE. JOHNSON, JR.

Table listing sales for JERE. JOHNSON, JR. Includes properties like Crook st, s e cor Evergreen av, 25x83.6, vacant. Alois Lazansky for \$2,050.

OTHER AUCTIONEERS.

Table listing sales for OTHER AUCTIONEERS. Includes properties like Carroll st, s s, 94.5 w 9th av, runs south 94.10 x again south 94.10 to Montgomery st, x west 50 x east 50 to beginning. Wm. H. Thorp. for 2,325.

Table listing sales for Ocean Parkway, w s, 421 s Coney Island and Sheepshead Bay road, 100x250, New Utrecht. John L. Voo hies. for 2,000.

CONVEYANCES.

NEW YORK CITY.

JANUARY 14, 15, 16, 18, 19, 20, 21.

Table listing conveyances for NEW YORK CITY. Includes properties like Allen st, No. 163, w s, 175 s Stanton st, 25x87.6, six-story brk tenem't with stores. Julia M. wife of William Habirshaw to Solomon Jacobs. Mt. \$28,000. Jan. 15. for \$32,500.

Table listing conveyances for other locations. Includes properties like Division st, No. 59, s s, 18.9 w Market st, 20x 67.1x19.2x68, four-story brk store and tenem't. Daniel Levinsky and Jacob Samuelson to Hyman Rosenberg and Emil Reibstein. Mt. \$16,000. Jan. 15. for 20,610.

Oliver st, No. 79, w s, 99.11 n Cherry st, 24.6x 101.2, five-story brk tenem't. Foreclos. Same to same. *Mt.* \$20,000 and int. Sept. 1, 1891. Jan. 21. 11,925

Sheriff st, No. 105, w s, 80 n Stanton st, 20x75, five-story brk store and tenem't. Emanuel Neumen to Jacob Pfeiffer. *Mt.* \$12,000. Jan. 18. 16,500

Spring st, Nos. 282 and 284, s s, 103.2 e Hudson st, 36x87.6, two three-story brk stores and tenem'ts. Denis Meagher to Francis M. Wilmut, Pelham Manor, N. Y. *Mt.* \$10,000. Jan. 18. nom

Spring st, No. 3 old No. 7, n s, 50.6 e Elizabeth st, 25.3x107.9x25x101.5, five-story brk tenem't with stores. Welcome s. Jarvis to Mary L. Roemmele. Q. C. Jan. 4. nom

Spring st, Nos. 75 and 77, n e cor Crosby st, 50x 109x50x112, six-story brk store. Gustavus Henry and Richard Siedenber to Alfred C. Barnes. *Mt.* \$50,000. Jan. 21. 120,000

Sullivan st, No. 43, e s, 127 s Broome st, 32 7x 86 to 8-foot alley, excepting portion taken for alley, three-story frame (brk front) store and tenem't with three-story brk tenem't on rear. Maggie L. wife of George M. Fisher, Sue Bell wife of Frederick A. Mann, Lewis A. and Frank A. Civil legatees Anthony Civil to Seth M. Milliken. *Mt.* \$4,000. Nov. 10. 14,000

Willett st, No. 64, e s, 150 s Rivington st, 25x110, four-story brk tenem't with stores and four-story brk tenem't on rear. Nathan Scheib to Mary and Joseph Moses. *Mt.* \$23,000. Jan. 2. 26,630

3d st, No. 60 E., s s, abt 205 e 2d av, four-story brk tenem't. Contract. Elizabeth and Henry Bader with Bernard Meuserberger. Jan. 14. 17,750

5th st, No. 242, s s, 100 w 2d av, 20x80.10x20x 80.8, three-story brk tenem't. Sarah C. wife of John Springer to Michael A. Hoffmann. s. & S. Nov. 30. nom

6th st, No. 650, s s, 90 w Av C, 20x97, four-story brk tenem't with stores. Susaa M. Dewing widow, Hartford, Conn., and Leonard H. Dewing, Hartford, Conn., devisees Edwin S. Dewing to Gertrude wife of Adolph Schoensiegel. Jan. 11. 12,250

9th st, No. 230 E., s s, abt 200 w 2d av, 21x65, three-story brk stable. Edward and Florence Tynan, by James J. Nealis guard., to Emma Kohnert. Infant's share. Jan. 15. 6,726

Same property. Hannah M. Tynan widow, Brooklyn, to same. Dower in whole and life estate in 1/2 part part of premises. Dec. 31. 3,834

10th st, No. 19, n s, 100 w University pl, 25x 94.9, two-story brk stable. Matthew W., Matthew S. and Minnie I. Wilson to Henry Iden. *Mt.* \$33,000. Dec. 31. 22,500

11th st, Nos. 314 and 316, s s, abt 232 e 2d av, 38.8x94.10, five-story brk tenem't with stores. Louis M. Jones to Agostino Cavinato. *Mt.* \$14,000. Jan. 12. 24,000

15th st, No. 542, s s, 80 w Av B, 20x80, four-story brk store and tenem't with one-story brk building on rear. Theresa Weil to Benedict A. Klein. Jan. 20. 12,250

Same property. Benedict A. Klein to Jonas Weil and Bernhard Mayer. *Mt.* \$6,000. Jan. 20. 12,250

22d st, No. 111, n s, 141.8 w 6th av, 16.8x98.9, three-story brk dwell'g. William H. Geisenhen to William M. Gage, Brooklyn. Jan. 14. 35,000

22d st, No. 111, n s, 141.8 w 6th av, 16.8x98.9, William M. Gage, Brooklyn, to Samuel W. and Julius S. Ebrich. *Mt.* \$20,000. Jan. 14. nom

24th st, Nos. 36-54 W. 2d st, Nos. 409 and 411 W. 21st st, No. 230 W. 8th av, No. 551. 22d st, No. 528 W.; also, All title in estate of Jane McDonald dec'd. Agreement to sell interest in above and as to management of trust estate. Nancy Barnett, Myrcie, Ireland, to Preston Stevenson individ. and trustee Jane McDonald. July 7. 15,000

24th st, No. 155, n s, 141.8 e 7th av, 83.4x98.9, four-story brk tenem't. Mary L. Cole to John Webber, North Tarrytown, N. Y. 1-5 part. *Mt.* 1-5 of \$42,500. Jan. 21. 11,500

24th st, No. 461, n s, 80 e 10th av, 20x49.4, two-story frame and brk dwell'g. Jane Koomie widow and devisee Peter Koomie to Venna Wernsing. Jan. 8. 7,000

26th st, No. 424, s s, 275 w 9th av, 25x98.9, five-story brk flat. Robert K. Downey to Horace J. Farrington. *Mt.* \$15,000. Jan. 14. 25,000

27th st, No. 330, s s, 428 e 9th av, 22x98.9, three-story brk dwell'g. Foreclos. John S. Cram to Henry Brady. Dec. 18. 14,000

29th st, No. 432 W., s s abt 325 e 10th av, 25x 98.9, three-story brk dwell'g. Lizzie B. Howie to Elizabeth S. Duguid. Jan. 12. 10,650

29th st, No. 163, n s, 121 e 7th av, 23x98.9, two-story brk stable. Charles A. Davison and ano. exrs. John H. Earle to Samuel S. Abbott. Dec. 31. 13,200

Same property. Sarah Earle widow to same. Q. C. Jan. 18. nom

Same property. Samuel S. Abbott to Sarah C. Newman, of Garrisons, N. Y. Jan. 16. 14,000

30th st, No. 225, n s, 254 w 7th av, 21.6x98.9, four-story brk tenem't. 32d st, Nos. 256 and 258, s s, 89.11 e 8th av, 35.1x98.9, four-story brk tenem't with stores.

Frank Wood, Muskegon, Mich., to William S. Wood. 1/2 part. Jan. 12. 10,000

33d st, No. 344, s s, 140 w 1st av, 20x98.9, four-story brk tenem't. Gustav A. Wuerfel and Valentine Wille to Catharine E. Doran. *Mt.* \$6,000. Jan. 15. 9,000

35th st, No. 241, n s, 375 e 8th av, 25x98.9, four-story brk tenem't. Release mort. George Crawford to William H. Ramsey. Jan. 20. 2,000

Same property. William H. Ramsey to Sophie wife of Henry Schmitt. *Mt.* \$27,000. Jan. 20. 38,000

35th st, No. 145, n s, 275 e 7th av, 25x98.9, five-story brk store and tenem't. Patrick and Francis Morgan to Frederick Klingman. Jan. 14. 24,000

35th st, Nos. 511-515, n s, 150 w 10th av, 75x 98.9, two-story brk and frame stables, charcoal depot, &c. Josiah Walker to Elizabeth Walker. Jan. 16. nom

40th st, Nos. 116 and 118, s s, 250 w 6th av, 50x 98.9; No. 116, four-story brk dwell'g; No. 118, one and three-story brk store and dwell'g. Joseph Garry to Al. Hayman, San Francisco. *Mt.* \$6,000. Jan. 18. 85,000

41st st, No. 354, s w cor Prospect pl, 17x75, four-story brk (stone front) dwell'g. Prospect pl, Nos. 9 and 11, e s, 79 n 40th st, 39 6x60, two four-story stone front dwell'gs. Lydia S. Cutting extrs. and trustee Heyward Cutting to Robert L. and Walter Cutting exrs. Robert L. Cutting. Dec. 22. 21,500

45th st, No. 236, s s, 172 w 2d av, 22x70.3 to lane, x25x80.3, four-story brk store and tenement with one-story frame shed on rear. Conrad and Eva B. Zeiger, Brooklyn, to Leopold Maas. Jan. 15. 10,850

49th st, No. 349, n s, 131.3 w 1st av, 18 9x100.5, four-story stone front tenem't. Selina M. Sattler widow to Philip Walter. Jan. 14. 9,000

50th st, No. 352, s s, 112.6 w 1st av, 18.9x100.5, five-story stone front tenem't. George Roll and John Belzer to Martha F. Becker. Correction deed. *Mt.* \$7,000. Re-recorded. June 28, 1881. 9,000

Same property. Samuel Rapp to Ralph Oettinger. *Mt.* \$2,250. Jan. 20. nom

Same property. Same as exr. Henriette Rapp to same. *Mt.* \$2,250. Jan. 20. 12,750

51st st, Nos. 441-445, n s, 440 w 9th av, 60x100.5, three three-story brk dwell'gs. Parker Mann, Washington, D. C., to Julius J. Lyons. Jan. 16. 27,000

Same property. Julius J. Lyons to Harris Mandelbaum. *Mt.* \$23,000. Jan. 18. nom

Same property. Harris Mandelbaum to Alfred Gutwillig. *Mt.* \$26,000. Jan. 18. 31,250

51st st, No. 238, s s, 221 e 8th av, 17x100.5, four-story stone front dwell'g. Charles Mayne to Pauline Neustaedter widow. Q. C. Jan. 15. nom

52d st, No. 41, n s, 436.6 e 6th av, 17x100.4, four-story stone front dwell'g. James J. Coogan to Eleanor Nafew. *Mt.* \$25,000. Jan. 18. 33,000

56th st, No. 441, n s, 225 e 10th av, 25x100.5, five-story stone front flat. John McL. Nash to Charles H. Weillman. C. A. G. *Mt.* \$15,000. Jan. 13. 19,250

57th st, No. 348, s s, 175 w 1st av, 17x72.4x17x 73.6, three-story stone front dwell'g. Aaron Kaplan to Sigmund and Max Schulhof. *Mt.* \$8,000. Jan. 12. 12,000

58th st, No. 404, s s, 88.5 e 1st av, 18x100.4, three-story stone front dwell'g. Frederick Buse to Margareth Frohwein. *Mt.* \$7,000. Jan. 15. 12,000

58th st, No. 326 on map No. 228, s s, 328 e 3d av, 21.8x-x20.6x100.5, three-story stone front dwell'g. Mary McKim to John McKim. *Mt.* \$5,000. Dec. 31. nom

60th st, No. 316, s s, 208.2 e 2d av, 25x100.5, four-story brk tenem't with stores and three-story brk tenem't on rear. Mary J. Sexton to William H. Murphy. Jan. 14. 20,000

65th st, No. 150, s s, 321 e 10th av, 19x100.5, four-story stone front dwell'g. Henry Huber and Adolph C. Tiedemann to Joseph Wallach. B. & S. and C. A. G. Dec. 24. nom

Same property. Joseph Wallach to Henry Seligman. *Mt.* \$19,000. Jan. 4. 27,750

65th st, Nos. 158-164, s s, 192 e 10th av, 72x 100.5. 65th st, No. 150, s s, 321 e 10th av, 19x100.5. Five four-story stone front dwell'gs. Samuel Blackwell to Joseph Wallach. Oct. 24 1890. nom

65th st, No. 134, s s, 100 e Lexington av, 20x 100.5, three-story stone front dwell'g. Max Kobre to Joseph Geller. *Mt.* \$17,000. Jan. 15. See Broome st. 21,000

65th st, Nos. 158 and 160, s s, 228 e 10th av, 36x 100.5, two four-story stone front dwell'gs. Bernard Cohn to John Heyman. *Mt.* \$46,000. Mar. 26, 1890. 56,500

66th st, No. 51, n s, 230 w 4th av, 20x100.5, four-story stone front dwell'g. Alexander H. Nones to Alice Nones. *Mt.* \$30,000. Jan. 21. 4,800

68th st, n s, 500 w Central Park West, 75x100.5, vacant. James R. Smith to Morris Steinhart. *Mt.* \$13,500. Jan. 4. nom

68th st, n s, 325 w Central Park West, 150x 100.5, vacant. Thomas E. Cimmms to Morris Steinhart. *Mt.* \$66,000. Jan. 15. val. consid. and 100

69th st, s s, 100 e Columbus av, 87.6x100.5. 69th st, s s, 225 e Columbus av, 37 6x100.5. One-story frame buildings and vacant. Margaret wife of Francis Crawford, South Mt. Vernon, N. Y., to Edward Oppenheimer and Isaac Metzger. *Mt.* \$24,000. Jan. 18. 55,000

71st st, Nos. 306 and 308, s s, 125 e 2d av, 50x 100.5, two five-story brk tenem'ts. Contract. Frederick Rohrs to Flora wife of Selim Marks. Jan. 14. 43,000

72d st, No. 231, n s, 350 e West End av, 50x 102.2, two-story brk stable and vacant. John B. Smith to John C. Umberfield. *Mt.* \$38,000. Jan. 15. See 75th st. nom

72d st, No. 334, s s, 300 e 2d av, 16.8x102.2, three-story stone front dwell'g. Oscher Wilensky to Sarah Wilensky. *Mt.* \$9,000. Dec. 31. nom

72d st, No. 305, n s, 137 w West End av, 21x 102.2, four-story stone front dwell'g. Frank- lin E. Robinson to Maria Garlic. *Mt.* \$5,000. Jan. 18. 52,500

72d st, No. 45, n s, 60 w Park av, 20x102.2, four-story stone front dwell'g. Alexis M. Leon to Joseph Seidenberg. B. & S. *Mt.* \$31,000. Jan. 16. 48,250

72d st, No. 40, s s, 345 w 8th av, 22x102.2, four-story brk dwell'g. George B. Juckett to Florence S. Striker. B. & S. and C. A. G. April 21. nom

Same property. Florence S. wife of Elsworth L. Striker to S. egfried W. Mayer. *Mt.* \$45,000. Jan. 14. 67,500

74th st, No. 105, n s, 120 w 9th av, 20x102.2, four-story brk dwell'g. Caroline wife of Charles Mayne to Robert H. M. Dawbarn. *Mt.* \$13,000. Jan. 15. 31,000

75th st, No. 26, s s, 420 e Columbus av, 20x95, four-story stone front dwell'g. John C. Umberfield to John B. Smith. *Mt.* \$25,000. Jan. 14. See 72d st. nom

75th st, No. 236, s s, 175 w 2d av, 24 2x102.2, four-story brk tenem't with stores. Max Goebel, Brooklyn, and John Reid, Yonkers, N. Y., to Meyer L. Sire. *Mt.* \$11,500. Dec. 23. nom

75th st, Nos. 233-239, n s, 125 w 2d av, 105x102.2, four four-story brk and stone tenem'ts. Peter C. and Theodore C. Wodzicki, Brooklyn, to Karl M. Wallach. *Mt.* \$59,000. Jan. 18. See Monroe st. 75,000

75th st, n s, 258 w 8th av, 42x102.2. Release mort. Reuben Hoyt to John C. Umberfield. Jan. 15. nom

76th st, No. 223, n s, 280 e 3d av, 25x102.2, four-story stone front tenem't. Therese Steindler to Friedrich and Phillipine Ramus. *Mt.* \$12,000. Jan. 15. 16,000

76th st, No. 157, n s, 238 e Amsterdam av, 18x 102.2. 76th st, No. 155, n s, 256 e Amsterdam av, 19x 102.2. Two four-story stone front dwell'gs. Duncan C. McKinlay to Mary J. Thiery. *Mt.* \$46,000. Jan. 14. 71,500

Same property. Release mort. John M. Canda and John P. Kane, of Canda & Kane, to Duncan C. McKinlay. Jan. 13. nom

Same property. Release mort. The Bradley & Currier Co. (Lim.) to same. Jan. 12. nom

Same property. Release mort. Same to same. Jan. 12. nom

76th st, n s, 250 w Central Park West, 25x102.2, vacant. Catherine A. M. Salmon widow to Jacob Steinhart. Jan. 21. other consid. and 100

78th st, No. 154, s s, 325 w 3d av, 18.9x102.2, three-story stone front dwell'g. Elijah C. Keys exr. Charles C. Keys to Alida Lange. Nov. 30. 13,000

78th st, No. 166, s s, 130 e Amsterdam av, 20x 102.2, four-story stone front dwell'g. Elverton R. Chapman to Ellen A. wife of Henry B. Slaven. *Mt.* \$22,000. Jan. 15. 31,000

80th st, No. 229, n s, 254.2 w 3d av, 25.1x102.2, four-story stone front tenem't. Max Heller to Mary Kelley. *Mt.* \$12,000. Jan. 19. 16,750

80th st, No. 429, n s, 306.6 e 1st av, 25x102.2, five-story stone front tenem't. Charles Sherman to Meyer Goodmann. *Mt.* \$12,000. Jan. 20. 22,000

81st st, No. 303, n s, 66 w West End av, 17x82, three-story brk dwell'g. Fanny S. wife of and Benjamin B. Van Derveer to Louis C. Fuller. B. & S. Jan. 18. nom

Same property. Louis C. Fuller to Benjamin B. Van Derveer. B. & S. Jan. 18. nom

83d st, No. 10, s s, 148 w 5th av, 17x102.2, three-story stone front dwell'g. E. Clifford Potter to Thomas R. Hughes, Weehawken, N. J. B. & S. *Mt.* \$15,000. Jan. 14. 21,500

Same property. Thomas R. Hughes, Weehawken, N. J., to Caroline S. Rogers, New Haven, Conn. *Mt.* \$15,000. Jan. 14. 21,500

83d st, No. 33, n s, 448.9 e 9th av, 26.3x80, three-story brk dwell'g. Foreclos. Lewis H. Hyde to Sylvia A. Lindsley. *Mt.* \$11,000. Jan. 11. 1,300

Same property. William L. Church, Boston, Mass., to same. Q. C. Dec. 16. nom

83d st, No. 33, n s, 448.9 e 9th av, 26 3x80, three-story brk dwell'g. Sylvia A. Lindsley to Charles H. Lindsley. *Mt.* \$11,000. Jan. 15. nom

83d st, No. 314, s s, 225 e 2d av, 25x102.2, five-story stone front tenem't. John C. Blanke to Adolph Pohl. Jan. 14. 23,500

87th st, s s, 100 w West End av, 17x100.5, Release mort. Francis M. Jencks, Newburgh, N. Y., to John C. Heney. Jan. 13. nom

87th st, n s, 196 w Av B, 25x100.8. 87th st, n s, 271 w Av B, 25x100.8. Two five-story stone front tenem'ts. John McLaughlin to Mary Bertsche. *Mt.* \$28,000. Jan. 13. 44,000

87th st, n s, 150 w 1st av, 25x100.8, five-story brk tenem't. Joseph L. Dreyer to Michael Fries. *Mt.* \$15,000 and taxes 1890 and 1891. Jan. 13. See 90th st. exch

87th st, n s, 246 w Av B, 25x100.8, five-story

stone front tenem't John McLaughlin to Franz Leuz and Augusta his wife. *Mt.* \$14,000. Jan. 13 20,000

87th st, n s, 146 w Av B, 25x100.8, five-story brk tenem't. John McLaughlin to Herman Haenelt. *Mt.* \$4,000. Jan. 18. 22,000

87th st, n s, 121 w Av B, 25x100.8, five-story brk tenem't. Same to Franz Flory. *Mt.* \$14,000. Jan. 14. 22,000

87th st, n s, 221 w Av B, 25x100.8, five-story brk tenem't. Same to Mathias Goeren and Sophia his wife. *Mt.* \$14,000. Jan. 11. 22,000

87th st, n s, 171 w Av B, 25x100.8, five-story stone front tenem't. John McLaughlin to John Reheuser. *Mt.* \$14,000. Jan. 12. 22,000

88th st, No. 509, n s, 15 e Av A, 25x100.8, five-story brk tenem't. Joseph Schreiner to John Grede. *Mt.* \$12,000. Jan. 14. 21,000

88th st, n s, 199.6 e Amsterdam av, 0.6x100.8. Release mort and agreement. The New York Life Ins. and Trust Co. with consent of L. v. Dinkelspiel to Samuel R. Donellan, Brooklyn. Jan. 15. nom

89th st, No. 264, s s, 52 e West End av, runs south 24.8 x east 12 x south 43 x east 18 x north 67.8 to st, x west 30, four-story brk dwell'g. Armintha Merritt to Mary E. Starbuck. *Q. C.* Jan. 2. nom

89th st, No. 264, s s, 52 e West End av, runs south 24.8 x east 12 x south 43 x east 18 x north 67.8 to st, x west 30, four-story brk dwell'g. Armintha Merritt to Mary E. Starbuck. *Mt.* \$20,000. Jan. 2. 25,000

89th st, No. 518, s s, 231.3 e Av A, 18.9x100.8, two-story stone front dwell'g. Philip L. Schappert to Lizzie M. Schappert his wife. *Mt.* \$4,500. Jan. 15. nom

90th st, No. 25, n s, 238.6 w Central Park West, 1x100.8, three-story stone front dwell'g. James Brown to Mary E. Richardson. Jan. 16. 26,000

90th st, No. 333, n s, 171 w 1st av, 25x100.8, five-story stone front flat. Frederick W. Sauer and Conrad Gross to Amelia A. Vollmer. *Mt.* \$13,500. Jan. 16. 22,000

92d st, s s, 150 e Amsterdam av, 50x100.8, vacant. Bernard Miller by Mary E. Miller guard. to Andrew A. Smith. Infant's share. *Mt.* \$5,000. Jan. 20. 5,640

Same property. Mary E. Miller widow and Frederick A. Miller to same. 2-3 part. *Mt.* \$5,000. Jan. 18. 11,279

Same property. Release dower. Mary E. Miller widow to same. Jan. 18. 4,081

94th st, No. 156, s s, 271 e Amsterdam av, 18x99.8 to Apthorps lane, x 89x99.11, three-story brk dwell'g. Release mort. Robinson Gill to Walden P. Anderson. Jan. 14. nom

Same property. Release mort. Alexander W. Fraer to same. Jan. 15. 2,500

Same property. Walden P. Anderson to Royal E. Deane. Jan. 15. 24,000

95th st, No. 145, n s, 330 e Amsterdam av, 20x100, three-story stone front dwell'g. Amsterdam Improvement Co. to James F. Hinds. *Mt.* \$14,000. Jan. 20. 23,500

96th st, n s, 225 e Columbus av, 82x80, vacant. Julian B. Hart, Boston, Mass., John I. and David B. Hart to Alexander Walker and Judson Lawson. All title. *C. a. G.* Dec. 29. nom

Same property. Julian B. Hart et al. exrs. Benjamin J. Hart to same. All title. *C. a. G.* Dec. 29. 8,500

96th st, No. 59, n s, 183 e Columbus av, 21x100.11, four-story brk dwell'g. Marie V. Winne to Benjamin Prince. Nov. 30. nom

97th st, Nos. 146 and 148, s s, 300.6 e Amsterdam av, 32.10x100.11.

97th st, Nos. 140 and 142, s s, 400 e Amsterdam av, 33.4x100.11.

Four three-story stone front dwell'gs. Frank L. Smith to Alfred E. Beach. *Mt.* \$41,300. Jan. 13. 70,000

98th st, No. 222, s s, 335 e 3d av, 25x100.11, five-story brk tenem't. Joseph Newborg to Aaron Cohn. *Mt.* \$15,000. Jan. 18. 25,000

98th st, No. 222, s s, 335 e 3d av, 26.3x100.9, five-story brk flat. Nicholas Mehrhof to Ernestine L. Bradley, Richmond Co., N. Y. *Mt.* \$16,718. Jan. 16. 29,000

99th st, n s, 125 w Boulevard, 162.7x101x97.5x100.11, vacant. Ernest A. Redfern to Henry P. Wines. *Mt.* \$40,000. Jan. 15. 40,000

99th st, Nos. 166-160, s s, 140.5 e 10th av, 46.2x76.2 x 46.3x73.10, excepting thereout No. 166 West 99th st, two three-story stone front dwell'gs. Same to same. *Mt.* \$21,000. Jan. 15. 21,000

102d st, No. 104, s s, 100 w Columbus av, 24.11x100.11, five-story brk flat. George Lengemann to Richard W. Van Derstiepe and Emily W. Wetterer. *Mt.* \$14,500. Jan. 15. nom

104th st, n s, 100 w 11th av, 100x110.6x100x108.7, vacant. Ernest A. Redfern to Henry P. Wines. *Mt.* \$41,000. Jan. 15. 45,000

105th st, No. 62, s s, 230 w 4th av, 25x100.11, five-story stone front flat. Release mort. James H. and Frankina Lee, Nelson Holland and Charles S. Kendall, of the Buffalo Door and Sash Co., to Annie E. Wilsey. Jan. 9. 1,500

Same property. Annie E. Wilsey to August Wilks. *Mt.* \$20,000. Jan. 21. 25,000

106th st, s s, 255 w Park av, 25x100.11, vacant. William and E. T. Westerfield and ano. exrs. William Westerfield to J. Allen Townsend. Jan. 14. 7,000

Same property. Release dower. Rachel Westerfield widow to same. Jan. 14. nom

Same property. Release covenant. James F. Stansbury, Elizabeth, N. J., to same. Jan. 20. 35

116th st, Nos. 123-127, n s, 265.6 w 9th av, 59.11x100.11x59.6x100.11, three five-story brk flats. John J. Barnes, Jersey City, to William J. Murphy. Jan. 15. 1,000

106th st, n s, 175 w 8th av, 50x100.11, two five-story stone front flats. Foreclos. Ernest Hall to Francis M. Jencks. *Mt.* \$22,090 and judgment of foreclos. Jan. 11. 5,000

107th st, No. 214, s s, 20.8 e 3d av, 21.10x100.11, four-story brk tenem't. Meredith Howland trustee for Louisa M. Howland to Terence Curry. *C. a. G.* Nov. 7. 9,000

Same property. Terence Curry to Barnett Colen B. & S. Jan. 15. nom

107th st, No. 71, n s, 129 w Park av, 16x100.11.

107th st, No. 73, n s, 113 w Park av, 16x100.11. }
Two three-story brk dwell'gs.
Meyer L. Sire to Christoph A. Schuber. Jan. 14. See 2d av. exch

110th st, Nos. 42 and 44, s s, 100 w Madison av, 50x100.10, two five-story brk flats with stores. Foreclos. Frederick P. Forster to Jacob Bookman. Jan. 18. 31,250

111th st, s s, 190 w 7th av, 50x100.11, vacant. Christopher H. Garden to William M. Garden, Philadelphia, Pa. April 2, 1881. nom

111th st, Nos. 216 and 218, s s, 185 e 3d av, 50x100.11, two four-story brk tenem'ts with stores. Henry Gieschen to Lesser Keyser. *Mt.* \$18,000. Jan. 13. 24,000

112th st, n s, 200 e Grand Boulevard, 25x100.11, vacant. Ernest A. Redfern to Henry P. Wines. *Mt.* \$5,450. Jan. 15. 5,450

113th st, s s, 450 e Grand Boulevard, 25x79.6x27.6x91, vacant. Ernest A. Redfern to Henry P. Wines. *Mt.* \$5,150. Jan. 15. 5,150

113th st, s s, 500 e Grand Boulevard, 25x56.6x27.6x68, vacant. Same to same. *Mt.* \$4,350. Jan. 15. 4,350

113th st, s s, 250 e Grand Boulevard, 75x100.11, vacant. Loton Horton to Edmund M. Smith and Nicholas M. Butler. *Mt.* \$9,000. Jan. 15. 18,900

113th st, No. 414, s s, 195 e 1st av, 25x100.10, four-story brk tenem't with stores and two-story frame dwell'g on rear. John Argentinato to Nicola Maselli, Troy, N. Y. *Mt.* \$8,000. Jan. 14. 12,450

115th st, n s, 409 w 6th av, before widening, 125x100.11, vacant.

115th st, n s, 550 w 6th av, before widening, 75x100.11, vacant.

115th st, s s, gore lot bounded west by Harlem lane and south and east by Adolph Busing's land.
Marion E. Neel, by Frank D. Pavay guard. to Ascher Weinstein. Infant's share. Jan. 15. 110

Same property. John A. and Willia n F. and Mary L. Martin, by Frank D. Pavay guard., to same. Infant's share. Jan. 15. 145

Same property. Oscar M., Ada M., and Florence E. Simpkins, by Frank D. Pavay guard., to same. Infant's share. Jan. 15. 145

116th st, No. 1, n w cor 5th av, 34.6x100.11, five-story brk flat with stores. Foreclos. Edward Jacobs to Benjamin Le Vino. Jan. 21. 57,800

118th st, No. 422, s s, 244 e 1st av, 25x100.10, three-story brk dwell'g. George Hollerieth to Barbara Hollerieth his wife. *Mt.* \$4,000. Jan. 21. nom

121st st, No. 239, n s, 169 w 2d av, 25x100.11, five-story brk tenem't with stores. Simon Herman to Flora wife of Selim Marks. *Mt.* \$15,000. Jan. 13. 20,770

122d st, Nos. 100-08, s e cor 4th av, 89.6x100.11, five four-story brk flats, stores in No. 100. Foreclos. R. B. Gwillim to Horace G. Wood, Brooklyn. Sub. to mort. \$49,000. Jan. 11. 15,500

122d st, No. 163, n s, 90.8 e 7th av, 18.8x100.11, three-story brk dwell'g. Isaac A. Hopper to John S. McWilliam. *Mt.* \$15,000. Jan. 11. 25,300

123d st, No. 252, s s, 266.8 e 8th av, 16.8x100.11, four-story brk dwell'g. Charles A. Hoff to Edward W. Hoegberg. *Mt.* \$8,000. Jan. 18. nom

Same property. Edward W. Hoegberg to Wilhelmia L. Hoff. *Mt.* \$8,000. Jan. 18. nom

124th st, No. 153, n s, 4 e Lexington av, 20x100.11, four-story stone front flat. Ann Neville to Eliza M. Bayly. *Mt.* \$10,000. Jan. 16. 17,000

125th st, No. 70, s s, 149.10 e 6th av, 19.2x100.11, three-story brk store and dwell'g. John J. Sperry to William S. Hollingsworth. *Mt.* \$15,000. Jan. 13. 30,000

Same property. William S. Hollingsworth to Abram J. Martin, Catskill, N. Y. *Mt.* \$15,000. Jan. 14. nom

125th st, Nos. 409, 411 and 413, n s, 100 w 9th av, 82x178x158.2, gore, three four-story brk tenem'ts, store in No. 413. David K. Schuster to Sallie Schuster. *Mt.* \$47,500. Dec. 14. nom

Recorded Dec. 17, 1891.

126th st, No. 5, n s, 110 w 5th av, 16.10x99.11, three-story stone front dwell'g. Walter P. Silleck to Henry G. Silleck, Jr. B. & S. *C. a. G.* Jan. 9. nom

129th st, Nos. 125 and 127, n s, 315 e 4th av, 50x99.11, four-story brk factory with three-story brk factory on rear. George B. Prior to Edward P. Steers. B. & S. and *C. a. G.* *Mt.* \$23,000. Feb. 7, 1888. nom

131st st, n s, 125 e 5th av, 50x99.11, vacant. J. Edgar Leaycraft to William and James

Forbes, joint tenants. *Mt.* \$6,000. Jan. 5. 14,500

132d st, No. 57, n s, 115 w 4th av, 20x99.11, three-story stone front dwell'g. Joseph Gottlieb to Anna S. Cohen. *Mt.* \$7,500. Jan. 15. 13,000

132d st, n s, 410 w 5th av, 25x99.11, vacant. Luzon J. Adams to Felix Salomon. *Mt.* \$3,000. Jan. 19. nom

132d st, No. 230, s s, 485 e 8th av, 15x99.11. Release mort. John Bell to Thomas Bonner and Fred. K. Van Court, of Bonner & Van Court. Jan. 21. 1,374

133d st, n s, 60 e 12th av, 50x99.11, vacant. Cyrus King, Saccarapa, Me., Joseph. Susan A. and Ann W. King widow, Sarah C. Gorham and said Ann W. King extrx. Rufus King to John H. Small, Brooklyn. *Q. C.* March 8, 1890. ucom

Same property. John H. Small, Brooklyn, to The Hudson River Beef Co. *Mt.* \$4,000. Jan. 19. 7,000

142d st, n s, 275 e Grand Boulevard, 100x99.11, three-story brk dwell'g and vacant. Hannah M. Halpin to Peter J. McCoy. *Mt.* \$16,000. Jan. 20. 40,000

144th st, No. 455, n s, 214.2 e Amsterdam av, 20x99.11, three-story brk dwell'g. Charles W. Rounds to Samuel and Alexander Clark. *Mt.* \$14,000. Jan. 2. 19,500

148th st, n s, 275 w 8th av, 150x99.11, vacant. }
148th st, n s, 425 w 8th av, 50x99.11, vacant }
The People of the State of New York to William B. Donihoe. Jan. 3, 1890. letters patent

148th st, centre line if extended, and which point is 749.6 n from n s 145th st and 50 e of e s Edgecombe av, runs north 129.11 x east 50 x south 129.11 to said centre line, x west 50, vacant. Marie H. Olwell widow, Brooklyn, to Darius G. Crosby, Scarsdale, N. Y. *Q. C.* Jan. 7. nom

148th st, centre line if extended, which point is 749.6 n of n s 145th st and 50 e Edgecombe av, runs north 30 to n s said 145th st, x east 50 x south 30 x west 50, vacant. Madeleine Olwell, Brooklyn, by Thomas Proctor guard. to Darius G. Crosby. Jan. 6. 300

149th st, s s, 530 e Amsterdam av, 50x99.11, vacant. Mary M. Gilroy to Jacob D. Butler. *Mt.* \$5,040. Jan. 15. See below. 2,000

149th st, s s, 225 e Amsterdam av, 50x99.11, vacant. Jacob D. Butler to Mary M. Gilroy. *Mt.* \$6,375. Jan. 15. See above. nom

149th st, n s, 100 e Boulevard, 100x99.11, vacant. Richard M. Laumber to Frank Koch. Jan. 18. 14,000

Amsterdam av, No. 767, e s, 75.11 n 97th st, 25x74, five-story brk tenem't with stores. Jacob R. Thoman to William J. McKeown. *Mt.* \$12,000. Jan. 20. 22,250

Amsterdam av (begins Amsterdam av, s e cor Manhattan st } 126th st, runs east 4.6 to s s Manhattan st; x southeast 155.4 x southwest 81 x west 6 x north 40.10 x west 10 to av, x north 99.11, vacant. Eliza M. Bailey to Theodore A. Spear and Frederick A. Tone. Jan. 7. 50,000

Amsterdam (10th) av, No. 301, n e cor 74th st, runs east 25.6 x north 36.4 x west 7.6 x south 6.4 x west 18 to av, x south 30, four-story brk dwell'g.

Amsterdam (10th) av, No. 303, e s, 30 n 74th st, runs east 18 x north 6.4 x east 19 x north 10.8 x east 12.2 x north 10.8 x west 6.1 x southwest 7.7 x west 37 to av, x south 22.4, three-story brk dwell'g. William F. Mott to Jane B. Mott. *Q. C.* Nov. 26, 1883. nom

Amsterdam (10th) av, No. 1055 new No. 144, w s, 50.5 n 66th st, 25.90, five-story stone front flat with stores. Theodore H. Mulch, *Mt.* Vernon, N. Y., to Karl Groll. *Mt.* \$19,000. Jan. 15. 29,000

Av A or Eastern Boulevard, No. 1321, w s, 70.4 s 71st st, 25x100, five-story brk tenem't. Fannie E. wife of Joseph C. Mercalfe, Brooklyn, to William E. Davis. *Mt.* \$18,000. Jan. 12. 28,000

Av B, Nos. 90 and 92 } begins Av B, s w cor 6th st, No. 50.14 } 6th st, runs south 40.2 x west 60.1 x south 13 x northwest 17.10 x northeast 45 to 6th st, x east 89.1, two four-story brk stores and tenem'ts on av and four-story brk tenem't with stores on st. Marks Katz, Brooklyn, to Lena B. Katz, all title; also all title in estate of his late mother, Caroline Katz B. & S. Oct. 1. 4,000

Av C, No. 112, e s, 67.7 st, 18.3x82.5x18.3x—, three-story brk tenem't. Partium John Jeroloman to John U. and C. Frederick Baier. Jan. 18. 8,150

Av C, No. 110, e s, 48.9 n 7th st, 18.3x82.5x18.3x—, three-story brk tenem't. Partium. Same to Morris Franklin. Jan. 18. 8,175

Columbus av, No. 953, e s, 25.11 s 107th st, 25x75, five-story brk tenem't with stores. Newell Martin to William Buhler. Aug. 20. nom

Columbus av, s e cor 69th st, 100.5x100, one and two-story frame buildings and vacant. Amos R. Enn to Edward Oppenheimer and Isaac Metzger. *C. a. G.* Jan. 16. nom

Edgecombe av, e s, 749.6 n 145th st, 129.11x100, vacant. Darius G. Crosby, Scarsdale, N. Y., to Maria Schramme. *Mt.* \$6,000. Jan. 20. nom

Lexington av, No. 1645, e s, 75 n 104th st, 15.10x70, three-story stone front dwell'g. Carrie wife of and Albert A. Meyer to William Laing. Jan. 14. 8,500

Same property. Release mort. The Manhattan Life Ins Co. to Carrie wife of and Albert A. Meyer. Jan. 15. 6,500

Madison av, No. 13.9, e s, 40.4 s 93d st, 20x74, three-story stone front dwell'g. Herman F.

No deman to Meyer Coleman. *Mt.* \$17,000. Jan. 13. **nom**
 Same property. Meyer Coleman to Miriam C. Nordeman. *Mt.* \$17,000. Jan. 13. **nom**
 Madison av, No. 206, n w cor 39th st, 25 x 79 four-story brk dwell'g. }
 39th st, No. 19, n s, 79 w Madison av, 16x49.5, }
 two story brk extension to above dwell'g. }
 Mary N. Agnew widow and sole devisee }
 Cornelius R. Agnew to Mathias H. Arnot, }
 Elmira, N. Y. Jan. 15. 100,000
 New av, or } w s, at intersection with }
 Undercliff av, or } centre line of 148th st, at }
 Coogan av } point 3'0 w 8th av, runs }
 148th st } west 175 x north 30 to n s }
 148th st, x east 175 to w s of av, x south 30, }
 being north 1/2 of 148th st. Release mort. }
 George W. Eggleso to William B. Donihoe }
 Nov. 19. **nom**
 Same property. Release mort. Philip Furlong to same. Nov. 19. **nom**
 New av East, or } begins New av, n w cor 14 th }
 Undercliff av } st, 99.11 x 175, vacant. }
 14-th st } Foreclos. R. Duncan }
 Harris to Delia I. Donihoe. Sub. to judgment }
 of foreclos. of first mort. \$7.29 and int. }
 from Aug. 18 1890; also sub to mort. \$2,487 }
 and int. from Mar. 1, 1888. Feb. 5, 1891. 1,450 }
 Park av, No. 9, w s, 81.2 s 8 th st, 21x100, }
 four-story sto e front dwell'g. James Mc- }
 Donnell to Max Richter. *Mt.* \$22,000. Jan. }
 13. 30,000
 West End av, w s, extends from 98th st to 96th }
 st, 201.10x100, vacant. Alfred E. Beach to }
 Francis M. Jencks. *Mt.* \$16,000. Dec. 1. }
 83,000
 West End av, n w cor 83d st. Party wall }
 agreement John Shea with Gerald L. }
 Schuyler. July 23. **nom**
 West End av, No. 481, n w cor 88th st, 30.8x33.4, }
 four-story brk dwell'g. Alice De W. wife of }
 Henry S. Kearny to H. Seymour Houghton. }
Mt. \$19,000. Jan. 9. 35,000
 West End av, e s, 25.8 s 92d st, 75x100, vacant. }
 Philip D. and Julia A. Mason by Alexander }
 T. Mason guard, to Frank L. Smith. 3/4 }
 parts. Dec 21. 16,667
 Same property. Mabel G. Watson, Boston, }
 Mass., to same. 1/2 part. Dec. 21. 8,333
 West End av, s e cor 92d st, 25.8x100, vacant. }
 J. George and David L. Stacey, Geneva, N. }
 Y., to Frank L. Smith. Dec. 29. 14,000
 West End av, No. 251, w s, 88 s 77th st, runs }
 west 76 x north 10 x east 12 x northeast 11.8 x }
 east 68 to av, x south 20, four-story brk dwell- }
 ing. Release mort. James R. Smith to Hugh }
 Lamb, East Orange, N. J. Jan. 15. **nom**
 Same property. Release mort. Same to same. }
 Jan. 15. **nom**
 Same property. Release mort. Same to same. }
 Jan. 15. **nom**
 Same property. Hugh Lamb, East Orange, N. }
 J., to Despina wife of Anthony P. Ralli. Jan. }
 12. **nom**
 West End av, Nos. 331-339 } begins West End }
 81st st, No. 310 } av, s w cor 81st }
 st, 102.2x100, four two-story frame dwell'gs }
 and frame chapel on av and one two-story }
 frame dwell'g on st. Henry B. Weselman to }
 Anna E. Leaycraft, Brooklyn. 1/2 part. *Mt.* }
 \$37.5 0. Nov. 2. 100
 West End av, n e cor 100th st, 100.11x100, vac- }
 ant. Release mort. The Mutual Life Ins. }
 Co., N. Y., to Frederick Dietz Jan. 21. **nom**
 Same property. Frederick Dietz to Charles G. }
 Jud-on. *Mt.* \$43,000. Jan. 19. 53,000
 1st av, No. 1603, w s, 26.6 n 83d st, 25x70, four- }
 story store front tenem't with stores Samuel }
 Vollman to Charles Flank. Dec. 31. 20,500
 1st av, Nos. 778-784, s e cor 44th st, 100.5x150. }
 44th st, s s, 150 e 1st av, 200x100.5. }
 43d st, n s, 150 e 1st av, 200x109.5. }
 One, two and three-story brk and frame }
 slaughter houses, stables, sheds, &c. }
 Sidney Ward to The New Jersey and New }
 York Abattoir Co. B. & S. *Mt.* \$150,000. }
 Oct. 30. **nom**
 1st av, No. 352, e s, 46 s 21st st, 23x68.8, three- }
 story brk tenem't with stores. Raphael Dan- }
 zigler to Thomas Susman and Lillie his wife. }
Mt. \$8,000. Jan. 15. 11,000
 1st av, No. 1133, e s, 75.5 s 63d st, 25x81.5, five- }
 story brk tenem't with stores. Theodore }
 Muller to Sophie Muller his wife. *Mt.* \$13,000. }
 Jan. 16. **nom**
 1st av, No. 1286, n e cor 69th st, 25.1x113, five- }
 story brk store and tenem't. Julia M. wife }
 of William Habirshaw to Solomon Jacobs. }
Mt. \$4,000. Jan. 15. 36,000
 2d av, No. 1951, w s, 75.11 n 100th st, 25x100, }
 five-story brk tenem't with stores. Johanna }
 Behrens to Anna Meyer. *Mt.* \$18,500. Jan. }
 18. **nom**
 2d av, No. 1889, w s, 75.11 s 98th st, 25x96, }
 five-story brk tenem't with stores. Theodor }
 Koch to Christoph A. Schuber. *Mt.* \$15,000. }
 Nov. 14. **nom**
 Same property. Christoph A. Schuber to }
 Meyer U. Sire. *Mt.* \$15,000. Jan. 14. See }
 107th st. **exch**
 Same property. Meyer L. Sire to Henry Feld- }
 mann. *Mt.* \$15,000. Jan. 14. 21,000
 3d av, No. 2397, e s, 149.11 n 129th st, 25x105, }
 three-story frame store and tenem't. Adelia }
 A. Bunnell widow formerly Smith to Eliza }
 M. wife of Addison Smith. B. & S. C. A. G. }
 Jan. 19. **nom**
 5th av, n w cor 114th st, 50.5x100, vacant. }
 Henry J. Fisher to Jacob A. Zimmermann. }
Mt. \$20,000. Jan. 6. **nom**
 7th av, s w cor 116th st, runs south 100.11 x }
 west 225 x north 37.7 x northeast to 116 h st, }
 x east 27.11, three-story frame dwell'g with }
 two-story frame stable on rear. Release

dower. Mary A. Wood widow to Thomas }
 S. Williams. Jan. 8. **nom**
 Same property. James, John, Maria and Mar- }
 garet Wood. Catharine A. Oissen, Louisa }
 Randall, Julia C. Berdell and Elizabeth C. }
 Kenyon heirs William G. Wood to Thomas }
 S. Williams. Jan. 6. 75,000
 Same property. James and John Wood and }
 ano. exrs. William G. Wood to same. Jan. }
 6. **nom**
 Same property. Thomas S. Williams to Charles }
 A. Peabody, Jr., and Thomas S. Walker. }
 Jan. 16. **nom**
 7th av, No. 614, w s, 60.5 s 43d st, 20x100, four- }
 story brk store and tenem't. William F. }
 Mott exr. and trustee William F. Mott to }
 Jane B. Mott. B. & S. July 2, 1885. 30,000
 7th av, s w cor 111th st, 25.3x100, vacant. }
 Christopher H. Garden to William M. Gar- }
 den, Philadelphia, Pa. April 2, 1881. **nom**
 7th av, s w cor 111th st, 25.3x100, vacant. }
 111th st, s s, 160 w 7th av, 50x110.11, vacant. }
 William M. Garden, Philadelphia, Pa., to }
 Francis J. Schougg. Jan. 18. 35,000
 7th av, No. 2181, n e cor 129th st, 25x96, five- }
 story brk store and flat. Henry J. Barrett }
 to John H. Haaren. *Mt.* \$42,000. Jan. 15. }
 See 8th av. 58,000
 8th av, No. 348, e s, 83.4 n 27th st, 19.7x82, }
 four story brk store and tenem't. Charles }
 and Joseph Lewis to Benjamin B. Johnston, }
 Brooklyn. *Mt.* \$12,000. Jan. 13. 22,100
 8th av, No. 2549, w s, 75 n 136th st, 24.11x85, }
 five story brk store and tenem't. John H. }
 Haaren to Henry J. Barrett. *Mt.* \$16,000. }
 Jan. 15. See 7th av. 28,000
 8th av, No. 2185, s w cor 118th st, 27x100, five- }
 story brk store and flat. Elizabeth wife of }
 Richard E. Johnston to Christian L. Oehler }
 and Philipina his wife. *Mt.* \$32,500. Jan. }
 8. **nom**
 8th av, s w cor 118th st, 27x100. Release mort. }
 Morris Steinhardt to Elizabeth wife of Rich- }
 ard E. Johnston. Jan. 7. 6,000
 10th av, No. 140, e s, 50 n 19th st, 25x80, five- }
 story brk store and tenem't. Foreclos. }
 Charles A. Runk to Harris Beaver. Jan. 20. }
 25,250
 11th av, No. 714, e s, 50.2 s 51st st, 25.1x60, two- }
 story frame store and tenem't. James H. }
 Havens and ano. exrs. and trustees of Henry }
 Wyatt to Casper Engler. Jan. 19. 7,100
 Interior lot, 80 s 55th st and 80 e Av A, runs }
 south 25 x east 75x25x75, with right of way }
 to East River. Randolph Guggenheimer and }
 Henry Clausen, Jr., to John G. Prague. C. }
 a. G. Dec. 1. 7,000

MISCELLANEOUS.

All real property in the City and County of }
 New York whereof George H. Forster died }
 seized. Release dower. Constance A. For- }
 ster widow to Frederick P. Forster exr. }
 George H. Forster. Jan. 14. **nom**
33d and 21st WARDS.
 Bristow st, e s, 175 n Jennings st, 50x100. Ed- }
 ward Lewis to Thomas Morris. Jan. 12. 2,600
 Brown pl, w s, 60 s 134th st, 40x100. Thomas }
 J. O'Kane to Kate Smith. *Mt.* \$3,500. Jan. }
 11. 6,500
 Cornell pl, w s, 125 n Rock st, 50x100. James }
 F. and Patrick H. Sheridan and James S. }
 Segrave to George B. Youngs and Eliza J. }
 his wife. Jan. 5. 997
 Findlay pl, s s, 40.9 e Central av, 10x200 to }
 Clarke pl. Florence Frazee to Archibald }
 Rogers, Hyde Park, N. Y. *Mt.* \$4,400. Dec. }
 31. 7,000
 Forest st, e s, 140 s Rock st, 25x100. James F. }
 and Patrick H. Sheridan and James S. Se- }
 grave to Christian C. Gronborg. Jan. 5. 500
 Hawistone st, e s, 250 n Walnut st, 50x100. }
 Charles H. Francis to Francis O'Rourke. Jan. }
 14. 2,000
 Highbridge st or 4th av, lot 102 map Clare- }
 mont, Westchester County, 76.6 and 122, both }
 on Highbridge st or 4th av, x102.5x133.5. }
 Hannab Ward widow to Joseph Ward. B. }
 & S. Aug. 15. **nom**
 Hoffman st, e s, 308 (2) n e Kingsbridge and }
 West Farms road, 50x124, lot 300 of sub- }
 division lot 86, Fordham, map made by A. }
 Findlay Mar., 1851. Terence Kennedy, Bos- }
 ton, Mass., Thomas P. and Cornelius Ken- }
 nedy heirs T. D. Kennedy to Mary Kennedy. }
 Omission Jan. 14. **nom**
 Hoffman st, e s, lots A, B and A C map 70 lots }
 Cedar Hill plot Powell farm, 50x119.7x50x }
 118.9. Michael Cooney, Philadelphia, Pa. to }
 Nicholas Cooney. July 25, 1887. 600
 Hoffman st, e s, 26 n proposed 189th st, 37x118 }
 x37.3x118.3. Cara S. wife of William H. }
 Coffin to John H. Eden. *Mt.* \$500. Jan. 19. }
 1,800
 Rockfield st, s s, 748.6 w Williamsbridge road, }
 50x 00. John J. Bannan to Rosanna Tor- }
 rance, Hoboken, N. J. *Mt.* \$333, taxes, &c. }
 Oct. 9, 1888. 900
 Southern Boulevard, n s, 100 w St. Anns av, }
 runs west 100 x north 100 x east 50 x north }
 110 to 134th st, x east 50 x south 200 to be- }
 ginning. }
 135th st, s s, 325 e St. Anns av, 50x100. }
 135th st, s s, 525 e St. Anns av, 25x100. }
 138th st, n s, at w s of Harlem River & Port- }
 chester R. R., runs west 187.11 x north 100 }
 x east 202.7 to R. R., x south 101.1. }
 138th st, s s, at w s Harlem River & Port- }
 chester R. R., runs west 48 x south 101.1 x }
 east 48 to R. R., x north 101.1. }
 Port Morris Land and Improvement Co., }
 New York, to William R. Brown, White }
 Plains. Jan. 12. See Walnut av. **exch**

Waverly pl, n e s, part lot 110 map Fairmount, }
 &c., 5'x200. Mary Durick, Brooklyn, to }
 Ellen Ronen. Q. C. Correction deed. Jan. }
 19. **nom**
 Same property. Ellen Ronen to Henry Schu- }
 ler. Jan. 19. 7,000
 Wellesley st, s s, 24.7 e Kirkside av, 20x102.2x }
 20x102.9. John W. Newbury to Charles W. }
 Spooner. *Mt.* \$62. Jan. 15. **nom**
 Wall st, n s, adj Thomas E. Sutton, 17x110, 24th }
 Ward. John Anderson to Margaret And- }
 erson. B. & S. Jan. 7. **nom**
 137th st, s s, 482.6 e Willis av, 16x100. George F. }
 Peken to Rody McLaughlin. *Mt.* \$7,000. Jan. }
 16. 11,000
 135th st, n s, 181.6 w Willis av, runs north 100 x }
 west 25 x north 100 to 136th st, x west 25 x }
 south 20 to 135th st, x east 50. Joseph O. }
 Farrington to Herman Schmuck. Jan. 16. 12,500
 138th st, s s, 281.6 e Alexander av, 50x110. }
 Release mort. Edward and Henry Hirsh to }
 John and Nicholas Cotter. Jan. 20. 15,000
 Same property. Release mort. Same to same. }
 Jan. 20. 15,000
 Same property. Release mort. The Brad- }
 ley & Currier Co. (Lim) to same. Jan. }
 21. **nom**
 Same property. John and Nicholas Cotter to }
 Heinrich Strubbe. *Mt.* \$15,000. Jan. 21. }
 val. consid
 138th st, s s, 156.6 e Alexander av, 25x100, }
 John and Nicholas Cotter to Johanna Do- }
 berty. *Mt.* \$15,000. Jan. 14. **nom**
 143d st, new n s, 50.9 e Willis av, 16.9x97.6x16.10 }
 x99.2, b & l. Margaret A. Stevenson to Ed- }
 ward C. Betzig. *Mt.* \$1,500. Jan. 18. 5,500
 Same property. Charles Van Riper to Mar- }
 garet A. Stevenson, Brooklyn. B. & S. and }
 C. a. G. Jan. 2. **nom**
 146th st, s s, 97 e 3d av, 25x100. }
 146 h st, s s, 122 e 3d av, 0.9x74. }
 Joseph Messerschmidt to Casper Starke. Jan. }
 8. 9,600
 151st st, s s, 350 w Morris av, 25x118.5. Catha- }
 rine Loehr widow and sole devisee Joseph }
 Loehr to Henry Pfeifer. Jan. 16. 1,650
 153d st, n s, 100 w Morris av, 50x100. John }
 Madden to Robert Linke. Jan. 13. 4,150
 154th st, s s, 170 w Elton av, 25x100. Mary J. }
 Icker to Magdalena wife of Peter Devlin. }
 Jan. 18. 5,500
 170th st, s s, 119.9 w Franklin av, 18x abt 125x }
 abt 18.10x abt 124. Arthur Arcander to An- }
 nie Arcander. Morts., taxes and assessm'ts, }
 &c. Jan. 9. 4,000
 Alexander av, w s, 85 n 136th st, 15x75. Thomas }
 J. O'Kane to Kate Smith. *Mt.* \$5,000. Jan. }
 11. 8,500
 Bathgate av, s e s, 126 n e 178th st, 18x90. }
 Frances, Joseph P. and Mary McDermott by }
 John Kerby guard, to John Leddy. Infant's }
 shares. *Mt.* \$4,000. Jan. 15. 4,000
 B. ston av, s e s, 319.7 n e Perot st, 24.6x101x }
 24.9x104.7. }
 Boston av, s e s, 197 n e Perot st, 24.6x118.4x }
 22x121.8. }
 Charles H. Mitchell to Joseph D. Lomax, }
 Troy, N. Y. All title. Jan. 8. 581
 Clinton av, e s, 66 n Oakland pl, 46.3x100x43 x }
 100. Lena Seiferd to Caroline A. Blair. Jan. }
 13. 1,500
 Davidson av, w s, 116 n Fordham Landing road, }
 20x98.9. Adela A. wife of George W. }
 Yeandle to Bradley L. Eaton. *Mt.* \$600. Jan. }
 15. 227
 Forest av, s w cor 161st st, 25x100. Margaret }
 Pfeiffer to Otto Schwenck. Jan. 14. 10,500
 Inwood av, e s, 175 s Wolf pl, 50x130. John }
 Frederick or Frederick Eichler to Solomon }
 Steinfeld. *Mt.* \$4,000. Jan. 18. 6,750
 Madison or Bathgate av, w s, 135.6 s 180th st, }
 21.8x94.8. Jarvis B. Smith to Eliza T. Carey. }
 Jan. 13. **nom**
 Mapes av, n w s, 659 n e Samuel st, 60x150. }
 Thomas J. Ford to Mary A. Ford. *Mt.* \$900. }
 Dec. 10. **nom**
 McLean av, s e cor 1st st, lot 194 map Hyatt }
 farm near Woodlawn. Peter H. J. Krulder }
 to Mary Reiser. Jan. 18. 600
 Robbins av, n w cor Lexington st, 125x169. }
 Ph-be L. Mack widow, Catskill Station, N. }
 Y., to Emily Fogal daughter Alonzo Fogal. }
 Q. C. Jan. 4. **nom**
 Same property. Nannie M. wife of Edward }
 Howe heir Enoch Mack to same. Q. C. Jan. }
 5. **nom**
 Same property. Henry Q. Mack, Catskill Sta- }
 tion, N. Y., to same. Jan. 4. 5,000
 St. Anns av, Eagle av, 156th st and Westches- }
 ter av, lot 97 map of Bensonia Cemetery ly- }
 ing within above block. James Stillman }
 admr. will annex James Stillman dec'd to }
 The German-American Real Estate Title }
 Guarantee Co. Jan. 16. 150
 Taylor av, n w s, 59 n e Clay av, 25x100. Cath- }
 erine M. wife of Ernest Osten to Michael J. }
 Murphy. Q. C. Nov 9. **nom**
 Same property. Michael J. Murphy, Bayonne, }
 N. J., to Catherine M. Osten. Q. C. Dec. }
 15. **nom**
 Valentine av, e s, 25 s Clark st, 25x100. }
 Valentine av, e s, 75 s Clark st, 25x110. }
 Tiebout av proposed, w s, 100 s Clark st, 25x }
 100. }
 Tiebout av proposed, w s, 150 s Clark st, 25x }
 100. }
 William H. Duncan to George W. Vultee. }
Mt. \$7,600. Jan. 18. 32,500
 Vanderbilt av, n e cor 158th st, 30x83.7x26.6x }
 97.8. Caroline Henning, Chicago, Ill. for- }
 merly widow and devisee of Carl Muller to }
 Jacob Rubsam. Nov. 20. 3,145
 Walnut av, s w cor 134th st, runs west 322.5 }
 to N. Y. & N. H. R. R., x south 162.10 x

southeast on curve of R. R. 33.6 to 133d st, x east 322.10 to av, x north 203.5. William R. Brown to The Port Morris Land and Improvement Co. *Mt.* \$14,000. Jan. 12. See Southern Boulevard. exch
 Washington av, w s, 338.6 n 169th st, 24x150. Mary E. Sherwood to Clara wife of Harry Berry. Jan. 11. 3,000
 Webster av, proposed, w s, 25 n Southern Boulevard, 25x96. Alice M. Mullen to Bridget Grimley. *Mt.* \$1,050. Jan. 13. 2,550
 Willis av, n s, 300 w 2d st, 25x100. Skipton Nash to Lavinia Nash widow. Q. C. Sept. 2. nom
 Willis av, es, 31.1 s 148th st, 44.4x52.4 to Bergen av, x8.5x62.8. Contract. Mary and Cecilia Walsh to Gunther K. Ackerman. Jan. 20. 10,000
 Same property. Assign. contract. Gunther K. Ackerman to Anton Loeffler. Jan. 20. 200
 Willis av, w s, 25 n 135th st, 25x100. John and Nicholas Cotter to Henry Battenfeld. *Mt.* \$15,000. Jan. 14. nom
 Same property. Release mort. The Bradley & Currier Co. (Lim.) to John and Nicholas Cotter. Jan. 14. nom
 Same property. Release mort. Edward and Henry Hirsh to same. Jan. 14. 7,500
 Same property. Release mort. Same to same. Jan. 14. 7,500
 3d av, n s, 327.9 w 1st st, 25x100. Thomas C. Andrews to Henry C. Schaefer. Jan. 16. 500
 3d av, e s, part lot 149 map Morrisania, 16.8x 88.2 to new w s of Boston road or av, x16.8x 95. Christiana A. Budde widow to Eliza Prescott. *Mt.* \$3,463. Jan. 13. 6,500
 Bronx River road, w s, lots 213, 215, 217 and 219 map partition sale part Hyatt farm, rear Woodlawn, 24th Ward. Theobald P. Mayer to Marie A. Mayer. *Mt.* \$600. Jan. 20. gift
 Kingsbridge road or Church st, es, 50x129, to a lot heretofore conveyed by grantor to grantee, x50x136.4, 24th Ward. Albert E. Putnam to Patrick King. 2,000
 Kingsbridge road, n s, ate s of old Croton Aqueduct property, runs north 67.4 to road or lane to Claffins, x southeast along same 76.3 to Kingsbridge road, x southwest 64.6 William H. Oakley exr. Dennis Valentine to John Claffin. Dec. 10. 650

LEASEHOLD CONVEYANCES.

Bleecker st, No. 92-96. }
 Mercer st, No. 201. }
 Surrender lease and release. David L. and Joseph L. Newborg, of D. L. Newborg & Son, to Rachel Cohnfeld. Jan. 15. 609
 Canal st, No. 26; also lease made by Emil Goodman to Lidor Greenbaum Aug. 31, 1891. Assign. lease. Elias Dubin to Judith Dubin. nom
 Catherine st, Nos. 22 and 22½. F. S. Vanderpoel exr. to Louis Abrahams. 21 years, from May 1, 1891, per year, 1,560
 Cedar st, No. 95. Assign. lease. John P. Senninger to James Everard. nom
 Centre st, s w cor Reade st, corner store and basement. Assign. lease. August Brakmann to Aloys Dinkelmann. nom
 Centre st, No. 23, store and basement. Assign. lease. Aloys Dinkelmann to Moritz Safran and Louis Bloch, of Safran & Bloch. nom
 Division st, Nos. 32-34. Assign. lease. Otto Kunkel to G. Aug. Dunstaeder. 925
 Essex st, w s, 123.4 n Stanton st, 25x89.9. Assign. lease. George Roll to Oscar Schmidt and Clara his wife. 10,500
 Grand st, Nos. 345 and 347. Assign. lease. George Feck and George W. Fursman to George Bimbrunn. 1,000
 Mott st, Nos. 212 and 214. Assign. lease. Charles Mensching to John Leyb. ½ part. nom
 South st, No. 173. Assign. lease. Hugh Keane, Jr., to August Humburg and John H. Helmers. nom
 South st, Nos. 10 and 11. Assign. lease. Mary E. McNally to Dennis A. Kennelly. 2,800
 5th st, n s, 400 e 2d av, 25x97. Assign. lease. Catharine Spreaten formerly Ossmann admrx. Conrad Ossmann to Johanna Behrens. nom
 6th st, n s, bet Avs A and B, lot 306 map in possession of William Astor, 25x90.10. Assign. lease. George F. and Isabella Daniels and Margaret Henken to Karl Gottlieb and Robert Rabe. nom
 14th st, Nos. 116 and 118 E., n s. Assign. lease. William Meisner to George W. Zahn. nom
 23d st, No. 152 W., first floor and basement. Surrender lease. William Whitlock to Adolph Altman. nom
 23d st, n s, 272 e 10th av, 22x117.6. Consent to assign lease. Katharine T. Moore to Rosella M. Kemp admrx. John A. Kemp. nom
 26th st, No. 315 E. Tax lease. Mayor, &c., New York, to R. Ettinger. Nov. 13, 1,000 years. 29
 30th st, No. 547 W. Tax lease. Mayor, &c., New York to R. Ettinger. Nov. 13, 1890, 1,000 years. 51
 39th st, n s, 131 e 12th av, runs east 85 x north 90 x east 30 x north 8.9 x west 115 x south 98.9. }
 40th st, s s, 200 e 12th av, 50x98.9; also lease made by Charles E. Appleby to Edmund W. Davis, Isaac B. Atwood and Monroe Crane, July 1, 1879. }
 Assign. lease. Jerome D. and Francis M. Gillett indivd. and exrs. Morillo H. Gillett to Edward W., Jr., and Isaac A. Davis. 1-3 part. 8,000
 45th st, No. 311 W. Assign. lease. Patrick J. Cuskey to Robert Gordon. 5,000

52d st, No. 207 E. Assign. lease. Sebastian G. Briukman to Otto Hahn. nom
 66th st, Nos. 144 and 146 W. Tax lease. Mayor, &c., New York, to R. Ettinger. Nov. 13, 1890, 1,000 years. 26
 Madison av, n w cor 52d st, south apartment known as No. 2 on second floor. Assign. lease. Hiram W. Sibley et al. exrs. Fletcher Harper to Margaret D. Sibley. nom
 Same property. Consent to assign. lease. The Berkshire Apartment Assoc. to Margaret D. Sibley. nom
 Willis av, n w cor 143d st, 50x60. Assign. lease. Arthur and Jacob Seabold to Annie Arctander. nom
 1st av, s w cor 81st st, 26.8x75. Assign. lease. Henry Oellig to Sophia Bannan. nom
 1st av, No. 1493. Assign. lease. Michael McSweeney to Maurice Collins. nom
 2d av, No. 1004. Assign. lease. Maurice Loonie to Beadleston & Woerz a corporation. nom
 2d av, No. 160. Assign. lease. The Tabernacle Baptist Church to Thomas J. and George Jenkins. nom
 Same property. Consent to assign. lease. Rector, &c., Protestant Episcopal Church of St. Marks in the Boverly to The Tabernacle Baptist Church. nom
 6th av, s es, 20 n e 12th st, 20.2x80. Assign. lease and consent. James J. Morison with consent of Mary A. Chisolm to Anna R. Morison. 18,500
 6th av, No. 474. Assign. lease. Victor Franquez to Charles Dufort. nom
 Assign. indef lease made by John Swenarton to Edward E. Harvey Sept. 25, 1888. William H. Platt, of The Platt and Eaton Wagon Co., to George R. Bristol. nom
 Grant of power to lease. Herbert T. Conger to Clarence R. Conger. Sept. 10, 1888. nom

KINGS COUNTY.

JANUARY 14, 15, 16, 18, 19, 20.

Apollo st, w s, 117.11 n Meeker av, 125x100. Jeremiah V. Meserole to Mary A. Blauvelt, New York. \$1,750
 Ashford st, w s, 200 s Arlington av, 12.6x97.6. Hiram S. Lyon to Alexander F. Zundt. *Mt.* \$1,000. 150
 Adelphi st, es, 400 s Park av, 25x100. William H. Donaldson to Stephen Combes. 3,500
 Bainbridge st, n s, 223 e Saratoga av, 18x100. Anna E. Kirby to Tillie T. Emerson. *Mt.* \$5,000. exch
 Baltic st, s s, 133.4 e Smith st, 16.8x100. Lucy and Ann Ebbs to Charles and John Ebbs. nom
 Baltic st, s s, 118.4 w 5th av, 19.6x55.4x19.6x 55.3. Juliette F. Morrell to Juliette F. widow, Franklin D. and Samuel H. Morrell. ¾ part. nom
 Beigen st, s s, 460 w 5th av, 60x100 Gertrude Koch, Mary De Launquille and John B. Merrell exrs. Leo E. Koch to Ehas B. Dunn. 500
 Berkeley pl, n s, 166.6 w 8th av, 21x100. Anna C. wife of and Samuel C. Beckwith to Elisha Post. nom
 Berkeley pl, s s, 200 e 8th av, 40x100. George P. Tangeman to Cora H. Tangeman. nom
 Bleecker st, n w s, 48.2 n e Myrtle av, 80x100. Anna A. wife of and Alfred A. Farion to Abram P. Fardon. *Mt.* \$16,800. 23,000
 Bogart st, e s, 50 s Meadow st, 50x100. Mary P. wife of Charles R. Baker to Henry Berau. nom
 Bridge st, e s, 177.5 n Tillary st, 22x100, h & l. Samuel Less, New York, to Gustave Less, of Martin, Tenn. *Mt.* \$4,000. 8,000
 Broadway, n w cor Miller pl, centre lines, 262.10 to Centre of Brooklyn av, x416 to patent line, x260 to centre Miller av, x414.8. Broadway, n w cor Kingston av, centre lines, 269.10 to centre Aitken av, x307.3 to patent, x260 to centre Kingston av, x285.3, Flatbush. }
 Joseph Cummings, Rutherford, N. J., to James D. Leary. nom
 Carroll st, s w cor Fiske pl, 25.9x106x15.10x108, h & l. John Magilligan to Frances C. Buckley. *Mt.* \$7,000. nom
 Chauncey st, n s, 200 e Patchen av, 37.6x 55.4 to Brooklyn and Jamaica pike, x57.6x 55.11. Jane Stow to Arabella S. Sutton. *Mt.* \$4,000. nom
 Cornelia st, s s, 137.10 e Central av, 72x100. Release mort. Virginia A. Kleine to Michael Dowley. nom
 Same property. Release mort. Same to same. nom
 Same property. Release mort. Thomas T. Burr to same. 4,666
 Same property. Release mort. Same to same. 4,666
 Covert st, n w s, 140 n e Evergreen av, 10x172x 10x171. Charles G. Bennett to John S. Bogart. B. & S. and C. A. G. 500
 Cumberland st, w s, 687.3 s Park av, 56x100. William Spencer to Charles P. Nostrand, of Sea Cliff, N. Y. nom
 Dean st, s s, 303.1 w Rochester av, 100x107.2. Lewis Sanders and Louis A. Wagner to William H. Dill. 2,650
 Dean st, n s, 80 e Albany av, 20x80. Benjamin Gates and Robert Valentin; indivd. and as trustees Society of Shakers of New Lebanon, N. Y., to John W. Arthur, of Northport, N. Y. nom
 Dean st, s s, 125 e Rochester av, 25x107.2. Release judgment. John McCormack, of New York, to Celena Hurst. nom
 Decatur st, n s, 115 w Throop av, 20x100. John Gordon to Adam W. Sproule. *Mt.* \$4,500. 8,500

Decatur st, n s, 25 w Saratoga av, 110x100. }
 Decatur st, n s, 153.4 w Saratoga av, 146.8x 100. }
 Ansel H. Van Buren to Peter Gardner. *Mt.* \$64,750. nom
 Decatur st, n s, 75 w Throop av, 20x100. John Gordon to Minnie L. Woodruff. *Mt.* \$4,500. 8,500
 Denton pl, s es, 135 n e 1st st, 5x90. Emeline H. Parsons to Joseph Cato. 250
 Duffield st, es, 275 n Willowby st, 25x100.3. Edward R., William M. and Walter B. Shipman heirs of Wm. M. Shipman to Mary A. Pierson. 9,000
 Eastern Parkway, s s, 50 e Van Sielen av, 25x 100. Herbert C. Smith to Michael Kelly. 6,000
 Elton st, w s, 137.6 s Belmont av, 37.6x83.7x 37.6x83.7. }
 Elton st, w s, 250 s Belmont av, 43.4x84.1x—x 83.10. }
 Chester st, es, 600 s Centre st, 50x100. }
 Rockaway av, w s, 625 s Centre st, 25x100. }
 Rockaway av, w s, 775 s Sackett st, 100x100. }
 Rockaway av, w s, 875 s Sackett st, 25x—. }
 Harriet A. Miller to Herbert C. Smith and Herman F. Koepke. 350
 Elton st, w s, 25 e Blake av, 25x83, h & l. Foreclos. John Courtney to Hermann Boehme. 900
 Fleet pl, w s, 110 s Tillary st, 40x85. Sarah E. Sackett extr. Adam T. Sackett and Florentin Pelletier extr. Jas. H. Titus to Ann wife of Peter Feeley. 2,000
 Front st, n s, 42.3 e Dock st, runs north 109.10 x east 5.6 x north 1.8 x east 51.10 x south 111.6 to Front st, x west 57.4, h & l. John T. Klots exr. John Devoe and as trustee for Willard S. Watson to Willard S. Watson. nom
 Grant st, s s, 171.8 w Canarsie av, 25x111.10x25 x112.6, Flatbush. Partition. Frederick Van Wyck to Ellen O'Connell widow. 950
 Graham st, es, 72 s De Kalb av, 18x45, also parcel n Newtown, Queens Co. John H. Klemmer to Henry Klemmer. exch
 Halsey st, n s, 282 w Lewis av, 18x100x19.8x100. Frances H. wife of Joseph M. Duclot to Margaret Sullivan. *Mt.* \$4,000. 5,500
 Hancock st, s s, 180 w Lewis av, 20x100. James H. Merchant, of New York, to Emma T. Coleman. *Mt.* \$5,000. exch
 Hancock st, n s, 246 w Lewis av, 18x100, h & l. Ferdinand Ehrlich to Johana wife of Isaac Horowitz. *Mt.* \$6,000. nom
 Hancock st, n s, 246 w Lewis av, 18x100, h & l. Joseph Herts to Ferdinand Ehrlich. *Mt.* \$6,000. nom
 Hart st, n s, 162.6 e Tompkins av, 18.9x100, h & l. Robert J. Shadobolt to Elizabeth McGlasson, Stamford, Conn. *Mt.* \$3,750. 5,000
 Harman st, n w s, 200 s w Knickerbocker av, 25x100. William Klemme to Jacob Blank. *Mt.* \$3,000. nom
 Herkimer st, n s, 246 e Hopkinson av, 18x100. Mattie M. Brown to Annie W. Hoyle. *Mt.* \$3,250. nom
 Herkimer st, n s, 100 e Hopkinson av, 0.10x100. John S. Shaw to George and James Potts. 100
 Herkimer st, s w cor Russell pl, 16.3x85.9. William T. Bailey, of Far Rockaway, to Alois Lazansky. 3,900
 Herkimer st, s s, 138.8 w Rochester av, runs south 43.6 x south again 40.6 x west 32 x north 40.2 x north 43.6 to st, x east 36; also, Herkimer st, s s, 192.9 w Rochester av, runs south 43.6 x south again 41.1 x west 15.8 to Hunterly road, x north 86.1 to st, x east 26.2; also, }
 Bambridge st, s s, 175 w Reid av, 33.3x100. }
 Hoik D. Campbell to Joseph D. Willis. *Mt.* \$16,000. 30,500
 Herkimer st, n s, 126 w Sackman st, 22x100. Robert M. Ficker, of New York, to Stephen H. Ackerman. *Mt.* \$2,000. nom
 Herkimer st, n s, 401 e Nostrand av, 40x100, h s & ls. George Brewster to Walter S. Brewster. *Mt.* \$15,000. nom
 Hubbard st, n w s, 575 s w Mill road, 50x129.1, Gravesend. Amelia A. and George A. Gunther exrs. C. Godfrey Gunther to Charles H. Brownhill. 400
 Same property. Charles H. Brownhill to Isaac G. Ring. 700
 Hull st, n s, 262.6 e Saratoga av, 17.6x100. Giulia Brandeis to Charles B. Bergen. *Mt.* \$2,200. 3,500
 Hull st, n w cor Stone av, 30x100. George H. Smith to Margaretha Lewis. *Mt.* \$6,000. nom
 Same property. Margaretha Lewis to Jacob Blank. *Mt.* \$8,000. nom
 Jackson st, s s, 100 e Graham av, 25x100. Foreclos. Jacob Neu to Evadna P. Green. 1,402
 Same property. Evadna P. Green to Barbara Brendel. 1,402
 Jay st, s w cor Tillary st, 20x50.6. William, Jr., Eliza W. and Henry Hamilton, Mary Ann Hawkins and Margaret J. Brown to Henry McDonna. 7,000
 Kosciusko st, n s, 260 w Stuyvesant av, 20x100. Asa W. Parker to Cecilia R. Duffy widow. 5,500
 Kosciusko st, s s, 362.6 w Lewis av, 18.9x10, h & l. Alexander McCormack to Maggie J. Cornell. *Mt.* \$2,800. nom
 Lawrence st, w s, 160.8 n Canarsie road, 33.4 x75. }
 Grant st, s s, 84.8 w Canarsie av, 57x113.4x57 x115, Flatbush. }
 Partition. Frederick Van Wyck to Ellen O'Connell widow. 3,000
 Leonard st, es, 78 s Conselyea st, 22x95. John H. Proctor to Martha Goss. nom
 Louis pl, es, 78 s Herkimer st, 20x49, h & l. Christopher Shutts to John Quell. *Mt.* \$600. nom

Logan st, w s, 230 n Blake av, 20x100. Ebre-
gott Zettler to Emilie Schoenfeld. 400
Macon st, n s, 315.6 w Marcy av, 19.6x100.
Walter L. Scofield to Frances L. Scofield.
Mt. \$11,000. nom
Macon st, s s, 188 e Ralph av, 178x100. Rob-
ert A. Pearson to Bernard Levino. nom
Macon st, n s, 90 e Lewis av, 20x100. George
G. Stephenson, of Amenia, N. Y., to Philo
W. Scofield. nom
Macon st, s s, 116 e Ralph av, 18x100. John R.
Pitt to Greenleaf W. Crossman, of New
York. Mt. \$4,000. 7,000
Madison st, s s, 195 w Sumner av, runs south
100 x west 360 x north 15.4 x east to point 205
w of Sumner av, x north to Madison st, x
east 10. Arnold Sanford to Frank D. Smith.
exch
Same property. Frank D. Smith to Benjamin
Sturges. Mt. \$2,000. 9,000
Madison st, n s, 600 e Reid av, 25x100. Joseph
B. Falk to John H. Kleine. 1,625
Madison st, n s, 525 e Reid av, 75x100. Leon-
ard K. Smith to John H. Kleine. nom
Madison st, n s, 525 e Reid av, 100x100. John
H. Kleine to Virginia A. wife of John H.
Kleine. B. & S. C. a. G. Mt. \$6,000. nom
Market st, e s, 216.1 s Jamaica av, 25x150.10.
Mary A. Hall individ. and extrx. James Hall
to Charles E. Bryson. 650
McDonough st, s s, 205 w Tompkins av, 40x135.
George Brewster to Walter S. Brewster. Mt.
\$20,000. nom
McDonough st, n s, 125 w Howard av, 18x100.
Norma V. D. wife of John S. Griffith to
Thomas McDonald. 5,200
McDonough st, s s, 262.6 w Throop av, 20x100,
h & l. Nina A. Sweeney widow, Pittsburgh.
Pa, to Anna E. Kirby. Mt. \$7,500. 11,000
Melrose st, n w s, 275 s w Hamburg av, 25x118.3
x 27.10x130.6, h & l. Sebastian Mehling to
Eugene Reuter. 6,300
Milford st, w s, 90 n Belmont av, 20x100. Eliza-
beth Lilz to Chauncey J. Hastings. 375
Nelson st, s s, 278.1 w Court st, 21.11x100. Cath-
erine Cody widow to Thomas J. Skuse. 5,600
Osborne st, w s, 100 s Liberty av, 25x100. Her-
bert C. Smith to Abraham Ruth. 700
Pacific st, No. 1439, n s, 40 e Brooklyn av, 20x
110. James O. Carpenter to Jennie Walker.
Mt. \$7,000. 10,500
Pacific st, n s, 472 e Rochester av, 16x100.
Frederick Dhuy to Morris Most. 3,500
Pacific st, s s, 133.4 e Rockaway av, 16 8x107.2.
Robert S. Neely to Moses E. Nichols. Mt.
\$1,833, taxes 1891. 3,000
Pacific st, n s, 440 e Rochester av, 16x100.
Frederick Dhuy to Jacob J. Schneider, of
New York. 3,450
Palmetto st, s s, 240 e Hamburg av, 20x100.
Constantine Reichert to Andrew Schmidt.
4,000
Pierrepont st, n e, 234.2 e Hicks st, runs west
27.6 x north to the centre of Love lane, x east
27.6 x south — to beginning. Maria L. Gal-
lop, of Springfield, Mass., to Charles D. Bur-
well. 1-3 part. Sub. to mort. \$20,000. nom
Plymouth st, s s, 48.10 w Little st, 21.5x70.
William and Ann Farrell heirs of William
Farrell to James Farrell. nom
Plymouth st, s w cor Little st, runs west 70.4 x
south 70 x east 43 x north 75.3. James,
Charles and Catharine Keily heirs of Bridget
Kelly to same as last. nom
Plymouth st, No. 332, s s, 27.5 w Little st, runs
w t 15.5 x south 70 x east 12.6 x northeast
41.10x—. Release dower. Ann Farrell widow
to same as last. nom
Powers st, s s, 100 w Olive st, 25x100. Xavier
Grossweiler to Johanna Pfeiderer. Taxes
1891. 4,250
Powell st, w s, 150 s Blake av, 100x100.
Foreclos. M. L. Towns to Christian W. C.
Dreter. 4,800
Prospect st, s s, 50 w Navy st, 25x75. John
and Edward Kennedy to Leonardo Conte, of
New York. 2,000
Pulaski st, n s, 150 e Marcy av, 25x100. Anna
A. Terry to Eliza H. wife of Charles V.
Terry. nom
Pulaski st, s s, 180 e Marcy av, 20x100, h & l.
Charles H. Badger to Cornelia A. Bailey. 1/2
part. Sub. to life estate of A. G. Badger
and mort. \$5,000. 1,000
Same property. Alfred G. Badger to same.
Q. C. 1,000
Same property. George R. Fowler and ano.
exrs. Sarah A. Badger to same. nom
Osborn st, w s, 100 s Liberty av, 25x100.
Abraham Ruth to Katharina wife of Jacob
Lipps. Mt. \$335. 900
Osborn st, e s, 125 s Eastern Parkway, 25x100.
Morris Goldberger to Samuel Goldberger
and Salomon Linder. 925
Quincy st, n s, 300 w Sumner av, 40x100. Jo-
seph Byk to Clara M. Parkhurst. Mt. \$15-
000. 22,000
Quincy st, n s, 350 e Clason av, runs north 100
x west 7.6 x south 56.9 x south 36 x 7.3 to st,
x east 7.10. Mary A. wife of J. Henry Huckle
to Charles G. Street. 900
Same property. Release mort. Robert A. Ry-
ons to Mary A. Huckle. nom
Quincy st, s s, 456.3 w Throop av, 18.5x100, h &
l. David F. Manning to John P. F. Rooney,
New York. Mt. \$4,000. 7,800
Quincy st, n s, 300 w Sumner av, 40x100, h & l.
Clara M. Parkhurst to Joseph Byk. Mt. \$17-
500. 22,500
Quincy st, s s, 300.2 w Marcy av, 24.10x100.
Mary E. Phelps to Eliza J. Crosby. Mt. \$1-
500. 4,200
Ross st, n s, 250 w Wythe av, 23.6x100, Robert
Beatty to John Mollenhauer. 2,000

Rutledge st, s e s, 100 s w Harrison av, 20x100,
h & l. Philip Aichele to Herman Koster, of
New York. Mt. \$3,500. 10,250
Sackman st, s e cor Belmont av, 50x100. Re-
lease mort. Robert L. Woods to Simon C.
Wilson. 800
Sandford st, e s, 257.3 s Park av, 175x100. Mary
Messinger to Catharina Geyer, Newark, N.
J. Mt. \$28,000. nom
Schaeffer st, n s, 156 w Hamburg av, 16x100.
Mary E. Mason to Edmund B. Lewis. Mt.
\$2,000. 3,500
Schaeffer st, n w s, 268 s w Hamburg av, 32x91
x 32x91.1. Edwin O. Phelps to Robert L.
Neely. nom
Seigel st, s s, 175 w Ewen st, 25x100. Jacob
Feinberg and Joseph Rosenberg to Jacob H.
Werberlovsky. 1/2 part. Mt. \$8,500. 1,150
Seigel st, n s, 175 w Graham av, 25x100. Jacob
H. Werberlovsky to Jacob Feinberg and Jo-
seph Rosenberg. 1/2 part. 2,250
Skillman st, e s, 365 s Willoughby av, 18.9x100,
h & l. Julia M. Pettegrew to Greenlaf W.
Crossman, New York. Mt. \$2,000. nom
State st, n s, 105.9 e Boorum pl, 50x99.9. Will-
iam C. Schermerhorn exr. Peter Schermer-
horn to Carrie V. Mesick. 8,500
Same property. Carrie V. Mesick to Pierre L.
Ronalds. nom
St. James pl, e s, 121.6 s De Kalb av, 19.6x100.
William T. Bailey to Elizabeth R. Bailey.
14,000
St. Johns pl, s w s, 295.5 n w 8th av, 22x100.
Henry D. Lott, of Flatbush, to Cornelia D.
Longmire, of Flatbush. Mt. \$13,500. 23,000
Sterling st, n s, 150.7 w Brooklyn av, 60x81.5
x 63.6x61.11; also,
Sterling st, n s, 530.7 w Brooklyn av, 20x200.2
to patent line, x 21.4x193.4, Flatbush.
Release mort. The National Central Bank
of Cherry Valley, N. Y., to Robert L.
Woods. 500
Stewart st, w s, 237 n Bushwick av, runs west
89.6 x north 35 x east 66.5 x southeast 42. Re-
lease mort. Henry Weil to John Jenkins.
1890. 100
Stockton st, n s, 225 n Throop av, 25x100. Fran-
cis E. Clark to Charles Rissler. 2,500
Sumpter st, s s, 55.1 e Stone av, runs east 24.11x
south 25 x west 2 x northwest 33.11. Re-
lease mort. Augusta L. Potter to James T.
Benedict. 100
Suydam st, s s, 200 s w Knickerbocker av, 25x
100. Conrad Hestermann to Anton Neuen-
hagen. Mt. \$3,500. 6,300
Van Voorhis st, s s, 100 e Evergreen av, 20x
100. Catharine M. Trimble to Noah Teb-
betts Q. C. 25
Varet st, n s, 75 w Humboldt st, 25x100. Jo-
seph Levine to Semche Simon, of New York.
Mt. \$2,800. exch
Warren st, n e s, 200 s e Hoyt st, 18.9x100.
Ruben Cohen to Caroline wife of Lazarus
Brilliant. Mt. \$3,750. 4,000
Woodbine st, s s, 174 n e Hamburg av, 18x100,
h & l. George W. and Charles H. Francisco
to Rachel wife of Oscar Stern. Mt. \$2,500. 4,350
Wyckoff st, s s, 20 e Bond st, 16.8x100. Will-
iam B. Hays to Adolf Eichhorn. 3,000
1st st, s w s, 224.3 n w 7th av, 17.6x100. Fore-
clos. Donald F. Ayres to Alonzo O. Cole.
Mt. \$4,500. 2,025
1st pl, s s, 225 e Court st, 25x133.5, h & l.
Thomas H. Heffron to Jeannette wife of
James Finlay. nom
2d st, n s, 129.2 e Smith st, 20x90.6, h & l.
Elizabeth H. Bache to Marie E. wife of Henry
Tompkins. 5,500
East 3d st, w s, 169.1 s Greenwood av, 40x100,
Flatbush. Anna M. Ferris to Erick An-
drews. 550
North 3d st, n e s, 50 n w Driggs st, 50x97.
Julia C. Edwards to Christina J. Edwards
widow. 1/2 part. C. a. G. Mt. 1/2 of \$2,000.
nom
9th st, n s, 247.10 e 6th av, 60x100. James C.
Atwater, of New York, to John Delmar. 10,000
South 9th st, No. 169, n s, 25 e Driggs st, 25x73
x 25x74.6. Partition. John W. Sanderson to
John McQuade. 11,000
North 10th st, s e cor Roebing st, 25x100. Jo-
seph T. Briggs to Francis J. Gately. 1,050
14th st, n s, 217.10 e 8th av, 20x100. Catharine
Beatty to Mory A. Gerehart, of New York.
Mt. \$4,000. 7,500
Bay 16th st, s e s, 300 s w 86th st, 100x96.8,
New Utrecht. Augusta Stern and Joseph H.
Weil to Alice R. Mack. 2,150
17th st, n s, 100 w 7th av, 16 8x90. Charles G.
Hall to Minnie A. Hall. Q. C. nom
18th st, n s, 290 w 6th av, 20x100.2. Juliette F.
Morrell to Juliette F. widow, Franklin D.
and Samuel H. Morrell. 3/4 parts. nom
19th st, s s, 81 w 8th av, 24x100. Lizzie W.
wife of Arnold Davidson to Ransom F. Clay-
ton. 1,000
20th st, s s, 210 w 4th av, 25x100. Henry W.
Clear to Bridget E. Seary. 1/2 part. 650
21st st, s s, 175 w 7th av, 25x100.2. Ann Hays
to William E. Hays. nom
Bay 29th st, n w s, 100 n e Cropsey av, runs
northwest 65.3 x northeast 12.6 x northwest
31.10 x northeast 47.6 x southeast 96.8 to
st, x southwest 60. Release mort. Caroline
E. Hotchkiss to Caroline wife of Henry C.
Vail. 300
42d st, s w s, 650 n w 12th av, 25x100, New
Utrecht. Frederick P. Price to Eleanor wife
of said Frederick P. Price. nom
50th st, n s, 160 w 4th av, 20x100.2. Foreclos.
Grant Squires to Thomas McGrath. 2,530
50th st, n s, 120 w 4th av, 20x100.2, 8th Ward.
Foreclos. Grant Squires to William J. Con-
way. 2,225

50th st, n s, 140 w 4th av, 20x100.2. Foreclos.
Same to same. 2,320
58th st, n s, 180 e 12th av, 20x100.2. New
Utrecht. James Quin to Edwin A. O'Brien.
300
61st and 62d sts, lots 141, 159 and 160 map No.
2 block 20 660 lots. New Utrecht, of Effing-
ham H. Nichols. Effingham H. Nichols, of
New York, to John J. Carlin. 500
67th st, n s, 300 e 13th av, 20x100. New Utrecht.
Michael McCaffrey to Philip McCaffrey. 175
70th st, s s, 330 w 15th av, 20x100, New Utrecht.
James V. S. Woolley to William C. Cras-
well. 260
71st st, s s, 270 w 15th av, 40x100, New Utrecht.
James V. S. Woolley to Lars Anderson. 460
74th st, s s, 90 w 15th av, 20x100, New Utrecht.
James V. S. Woolley, of New York, to Mary
S. Jasper. 160
74th st, n s, 90 w 15th av, 20x100, New Utrecht.
James V. S. Woolley, of New York, to Henry
V. Lane, of New York. 160
74th st, s s, 543.2 w 18th av, 37.9x100x35.9x100,
New Utrecht. John H. Hanley to Cora B.
Davis. 475
75th st, s s, 150 w 15th av, 20x100, Lefferts
Park. James V. S. Woolley to Maggie A.
Farrell. 175
81st st, n s, 100 e Narrows av, 180x109.4, New
Utrecht. Simon Adler to Grace L. Bard,
Bay Ridge, L. I. 3,600
86th st, north cor West 13th st, 118x111.5 to
West 12th st, x 162.4, Gravesend. James D.
Lynch to Cirello Capazzoli. 6,000
88th st, n e s, 125 w 4th av, 25x89.6x25.10x83.1,
David D. Field to Patrick Cassidy. 273
East 93d st, s w s, 50 s e Flatlands av, 50x150,
Canarsie. Hermann Lohmann to Anna Ot-
terstedt, Anna Butcke, Mary Tiemann and
Annie Bollwinkel. Mt. \$300. 600
East 93d st, s w s, 50x150, Canarsie. Declara-
tion by Anna Otterstedt et al. that they hold
above property in trust for a parsonage.
Arlington av, s s, 77.6 w Warwick st, 37.6x100.
Willard H. Baker to Cyrus V. Washburn.
Mt. \$3,500. 6,500
Arlington av, n s, 76.8 w Warwick st, 35.2x100.
Fred. J. Swift to Lucian J. Gangler. Mt.
\$4,700 and assessm'ts. 7,000
Atlantic av, s s, 144 w Railroad av, runs south
145.4 x west 41.8 x north 139.2 to av, x east
42.7. Ella H. wife of Franz Leffmann to
Anna E. Kirby. Mt. \$900. nom
Atlantic av, s s, 137.1 e Clinton st, 43.11x80.
Lorenz Weher, of New York, to Esther Seh-
lang. Mt. \$12,000. 22,000
Bay av, south cor Cedar st, 20.3x100x60.11x
107.11, South Greenfield. Thomas MacNamara
lunatic by Daniel Higbie committee to Pat-
rick Garvin. All title. 710
Bedford av, s e cor North 15th st, 10x225.
John J. and Michael S. Gorman to Anton
Mannel. 10,000
Belmont av, n s, 32.9 w Osborn st, 14.9x100x
14.6x100. Gilbert S. Thatford to Morris Ro-
senbaum. 1,950
Blake av, s s, extends from Hendrix st to
Schenck av, 200x100. Henry and John Von
Glahn to Murtha H. Kavanagh. Correction
deed. nom
Same property. Murtha H. Kavanagh to Jo-
seph H. Hammell. 4,500
Blake av, s e cor Hendrix st, 25x100. Joseph
H. Hammell to Elizabeth Germann, of New
York. nom
Blake av, s s, 25 e Hendrix st, 25x100. Same
to Frederick Germann, Jr., of New York. nom
Blake av, s s, 50 e Hendrix st, 50x100. Same
to Frankiin P. Germann, of New York. nom
Bushwick av, southerly cor Aberdeen st, runs
southwest 90 x southeast 20 to Hull st, x
northeast 79.2 to land Manhattan Beach R.
R., x north 22.1 to av, x northwest 180.6 to
beginning. Theodore Kienld trustee to Lou-
isa F. wife of John Reilly. Sub. to mort. nom
Same property, with all title in front court-
yard and all land in rear. Dennis Sheehan
to Louisa L. Gibbins. Mt. \$24,800, also taxes,
&c. nom
Bushwick av, n e s, 40.2 n w Stewart st, 21.1x
79.6. Mary Grady, of New York, to Henry
Weil. nom
Same property. Henry Weil to Thomas Alex-
ander. 3,000
Central av, s w s, 25 s e Palmetto st, 25x100.
Sophia Anderson to John M. Hirn and Mary
E. his wife, joint tenants. 3,800
Christopher av, e s, 175 s Eastern Parkway, 25x
100, h & l. Samuel Meshel to Charles Meshel.
3,800
Clason av, w s, 73.3 s Dean st, 24.6x100. A.
Ross Matheson to Walter Luke, of New York.
Mt. \$3,000. nom
Clinton av, e s, 146 s Fulton st, 33.4x120. Will-
iam Hurry to Montrose W. Morris. Mt. \$6-
000. 9,000
De Kalb av, s e cor Gramast, runs south 72 x
east 45.5 x north 18 x west 30.4 x north 54 to
av, x west 15.1, h & l. Henry Klemmer to
John H. Klemmer. Mt. \$2,500. exch
Flatbush av, e s, adj John J. Kiernan, 98.8 to
A. Vanderveers, x 13.9x105x91.5. Thomas
Farrell to James Butler. 300
Flatbush av, e s, 66.3 s Diamond st, 21.10x103x
21.10x104, Flatbush. Aaron S. Robbins to
Louis S. Steers. 2,183
Flushing av, n s, 333.8 w Broadway, 20x60.10x
20.9x66.6. Elizabeth Wellenberger widow
and devisee of Theodore Wellenberger to
Theresa Wittmann. Mt. \$800. gift
Franklin av, w s, 57.2 s Putnam av, runs south
51.6 x west 80 x north 8.8 x west 1 x north
42.10 x east 81, h & l. Margaret R. wife of

Robert W. White, Mary K. wife of George L. Strong, Robert W. White, Jr., and Elizabeth W. wife of Edward C. Cox to William H. Scott trustee. C. a. G. nom
 Same property. William H. Scott trustee to Robert W. White, Jr., Glen Ridge, N. J. nom
 Franklin av. No. 458, w s, 91.6 s Putnam av, runs west 81 x south 8.6 x east 1 x south 8.8 x east 80 to av, x north 17.2, h & l. Robert W. White, Jr., to Sarah Clem. Mt. \$2,000. 4,000
 Same property. Margaret R. wife of Robert W. White et al to same. Q. C. See above. nom
 Franklin av, w s, 91.6 s Putnam av, runs west 81 x south 8.6 x east 1 x south 8.8 x east 80 to av, x north 17.2. Release mort. Warren G. Brown and Charles E. Beebe exrs. Alfred Lockwood to Sarah Clem. 333
 Gates av, s e s, 225 s w St. Nicholas av, 75x100. John Markert, of New York, to Brooklyn City R. Co. 3,000
 Gates av, n s, 240 w Sumner av, 20x100, h & l. Frank D. Smith to Arnold Sanford. Mt. \$7,300. nom
 Gates av, s e s, 175 n e Knickerbocker av, 50x100. Melissa Clark to Ernst Augustin. Sub. to mort. and taxes 1891. nom
 Gates av, n s, 240 w Sumner av, 20x100, h & l. Thomas Brown to Frank D. Smith. Mt. \$7,300. 11,000
 Glenmore av, s s, 58 e Snediker av, 25x100, h & l. Lena Durchholz to Emma H. Blinn. Mt. \$1,800. nom
 Glenmore av, s s, 50 w Alabama av, 50x100. August Droge to William and Frederick H. Wortman. 4,500
 Graham av, n w cor Varet st, 50x100, bs & ls. Peter Mayer to Hyman Schlivinski and Hyman Schwartz, New York. 22,000
 Greene av, n s, 100 w Lewis av, 20x100. Fannie C. Burnham to Martha M. Campbell. Mt. \$5,000. 9,000
 Greene av, n s, 250 w Marcy av, 25x100. Le Grand L. Clark, Summit, N. J., to Edward Quinton. Mt. \$2,650. 3,750
 Greene av, s e s, 120 n e Knickerbocker av, } 40x88x43.4x71.3; also,
 Greene av, s e s, 250 s w Irving av, 20x100, }
 Jacob Blank to A. Stewart Walsh. Mt. \$6,900. nom
 Greenwood av, s s, 80 w East 5th st, 40x100, Flatbush. Anna M. Ferris to John F. Cunningham. 750
 Hamburg av. east cor George st, 25x100, h & l. John Bremer to Florence wife of Philip Aron. Mt. \$3,000. 9,000
 Hamburg av, n e s, 100 n w Madison st, 18.9 x 100, h & l. John Wahl to Marie Forster. nom
 Hamilton av. south cor Prospect pl, 49x232.6, bs & ls, New Utrecht. Thomas J. Clarke to William J. Clarke, Eliza wife of George M. Sene and Joseph L. Clarke, each 1-3 part. val consid. and 350
 Hegeman av, s s, 80 e Montauk av, 20x90. William H. Jackson to James Philbom. 225
 Hudson av, e s, 24 s Tillary st, 21x50x15x50. Partition. William J. Carr to Terence McCabe. 1,500
 Jefferson av, s s, 220 w Nostrand av, 20x100. Foreclos. Gerard M. Stevens to Thomas H. Elliott exr. Stephen Puttus. 3,000
 Jefferson av, s s, 260 w Nostrand av, 20x100. Foreclos. Same to same. 4,000
 Jefferson av, s s, 200 w Nostrand av, 20x100. Foreclos. Same to same. 5,000
 Jefferson av, s s, 180 w Nostrand av, 20x100. Foreclos. Same to same. 3,000
 Jefferson av, s s, 240 w Nostrand av, 20x100. Foreclos. Same to same. 4,000
 Jefferson av, s s, 320 w Nostrand av, 20x100. Foreclos. Same to same. 3,000
 Kent av, s e s, 50 n e North 10th st, 25x100, h & l. Julia Fitzsimmons to Adeline Reilly. 1,500
 Knickerbocker av, n e s, 25 e s Himrod st, 25x100. Ernst Augustin to Mary May. Mt. \$3,500 and taxes 1891. nom
 Knickerbocker av, n w cor Schaeffer st, 20x75. Mary E. wife of Isaac D. Mason to Orson W. Sheldon. Fort Ann, N. Y. Mt. \$4,000. nom
 Knickerbocker av. southerly cor De Kalb av, 25x80. George Koch and Frederick Koerner to Franz Milon. Mt. \$4,500. 9,800
 Knickerbocker av, s w s, 100 n w Stanhope st, 50x100. Jacob Blank to Thomas Ross. Mt. \$2,500. nom
 Lafayette av, n s, 164 e Reid av, 16x100. Harriet wife of Owain L. Hughes to Rose McKenna. Mt. \$1,400. 2,800
 Lafayette av, n s, 359 w Nostrand av, 18x100. Julius and Julius B. Davenport exrs. Ann Wilson to Daniel Van Nostrand. 4,800
 Lafayette av, n s, 200 e Marcy av, 115x100. Emily M. wife of and Walter D. Munson to Edward W. Phillips. Mt. \$12,000. 20,000
 Lewis av, e s, 60.8 n Kosciusko st, 16.8x75. John D. Fish, of Hempstead, N. Y., to Hoik D. Campbell. Mt. \$6,000. nom
 Liberty av, s s, 251.9 w Eldert av, 25x100. Bernhard J. Pink to Alexander Wilson. 3,000
 Lott av, s w cor Watkins st, 200 to Osborn st, x to New Lots road, x to Watkins st, x to Henry E. Woodward to Henry T. Danforth, of Russell, Kansas, 1/2 part, and Mary W. wife of Herbert C. Smith, 1/2 part. 20,825
 Manhattan av, No. 20, e s, 325 s Meserole av, 25x100. John Powers exr. James Wilkinson to John J. Stein. 6,250
 Morgan av, w s, 75 s Harrison pl, 25x100. Jacob Kleinmans to Catharina wife of George Fleig. Mt. \$3,000. 6,900
 Myrtle av, s s, 151 w Grove st, runs west 25 x south 77.10 x southeast 77.10 to Grove st, x east 25 x northwest 67.4 x north 67.4. John A. Heiselmann to Charles A. Braun. 5,500

Myrtle av, n s, 160 w Tompkins av, 20x100. Isaac Horowitz to Ferdinand Ehrlich, of New York. Mt. \$2,500. nom
 Nassau av, n s, 75 e Manhattan av, 25x100. Sarah M. Disbrow widow to Andrew Nisbit. 2,500
 New York av, s w cor Sterling st, 125x100. Sterling st, s w cor Brooklyn av, runs west 539.10 x south 100 x east 25 x south 100 to Lefferts av, x east 195 x north 100 x east 100 x south 100 to Lefferts av, x east 80 x north 100 x east 20 x south 60 x east 95.5 to Brooklyn a., x north 164.8.
 Brooklyn av, n w cor Sterling st, 41.2x116.9x40x110.7.
 Sterling st, n s, 150 7 w Brooklyn av, runs north 61.11 to patent line, x west 297.10 x south 159.4 to st, x east 280.
 Sterling st, n s, 470.7 w Brooklyn av, runs north 172.9 x west along patent line 64 x south 193.4 to st, x east 60, Flatbush.
 Robert L. Woods to Myra T. Woodruff. Mt. \$4,675. nom
 Same property. Myra T. Woodruff to V. Florine Lazarus. Mt. \$8,175. nom
 Nostrand av, s e cor Quincy st, 100x125. William G. Willson and ano. exrs. Ebenezer Willson to Joseph A. Burr, Jr. 22,350
 Ocean av, e s, lot 210 map United Freenaod's Land Assoc. No 3, South Greenfield, 10x100. Mary L. wife of William F. Jewell to Martinus W. and Edward D. Schoonmaker. Q. C. nom
 Same property. Martinus W. and Edward D. Schoonmaker to Patrick Whalen. 300
 Same property. Christian W. C. Dreher to Saine R. Wemmell. 1/2 part. 2,400
 Ovington av, n s, 80 e 12th av, 20x105.3x20x105.2, New Utrecht. Julia Alfonsia to Charles Carlson. Sub. to mortis., &c. 1,300
 Prospect av, n e s, 425 s e 3d av, 15.6x55.10x15.6 x54.4. Foreclos. John Courtney to Terence McCormack, Little Rock, Ark. 1,700
 Putnam av, s s, 256 e Reid av, 19.6x100. Michael May to Rose Guntzburger. Mt. \$4,500. 6,400
 Putnam av, s s, 314.6 e Reid av, 19.6x100. Michael May to Carrie P. Summersgill. Mt. \$4,500. 6,500
 Putnam av, n s, 98 w Throop av, 18x100, h & l. William A. Vail to Hattie De M. Taylor. Mt. \$4,500. 7,050
 Ralph av, e s, bet Herkimer st and Atlantic av, being lots 16 and 54 block 162 Assessor's map, 2nd Ward. Harry F. Brinkerhoff to William G. Hoople. B. & S. 100
 Ralph av, e s, 80 n Atlantic av, 18.7x61.4, h & l. Frances A. Skelton to Christopher P. Skelton. Q. C. nom
 Ralph av, e s, 80 n Atlantic av, runs east 61.4 x north 18.7 x east 28.8 x north 24.6 x west 90 to Ralph av, x south 43.11, bs & ls. Christopher P. Skelton to J. Egbert Houghtaling. Q. C. nom
 Same property. J. Egbert Houghtaling to William G. Hoople. 5,000
 Rockaway av, s e cor Dean st, 114.5x100. Mary E. Cook, Newtown, L. I., to Salvatore McCus. 6,500
 Rochester av, s w cor Dean st, 100x186.7. Edward M. Grout to Freeborn G. Smith. C. a. G. 1,200
 Schenck av, w s, 150 s Eastern Parkway, 25x100. J. Wyckoff Van Siclen to Conrad Hinkler, of New York. 800
 Schenck av, e s, 150 n Dumont av, 25x100. Albert H. W. Van Siclen to Francesco and Luvigi Cacace. 450
 Schenectady av, e s, 167 s Herkimer st, 18.6x100. Henry L. Langridge to Mary F. Hoage. Mt. \$2,400. nom
 Same property. Isaac Hoage to Henry L. Langridge. Mt. \$2,400. nom
 Sheffield av, w s, 225 s Fulton av, 50x100, h & l. Foreclos. John Courtney to The Nassau Co-operative Building and Loan Assoc. 4,300
 St. Marks av, n s, 120 w Bedford av, 20x128.6, h & l. Foreclos. Stephen B. Jacobs to Joseph H. Lufburrow. 7,450
 St. Marks av, s s, 152 e Vanderbilt av, 16x131. George Hodges to William A. Robbins. Mt. \$3,000. nom
 St. Marks av, s s, 152 e Vanderbilt av, 16x131. William A. Robbins to Philando C. Langdon. Mt. \$3,000. exch and 750
 St. Marks av, n s, 125 w Grand av, 25x164.6x26.6x155.9. Malcom H. Angell to Maria E. Angell. 5,500
 St. Marks av, s s, 220 w Saratoga av, 40x127.9.
 St. Marks av, s s, 360 w Saratoga av, 40x127.9.
 Lizzie W. wife of Arnold Davison to Anna M. Davis. 3,000
 Stone av, e s, 1111 s Sumpter st, runs south 13.1 x east 77.10 x west 33.9 to Sumpter st, x south away from street — x west 46.9. Elizabeth Carr to James T. Benedict. 500
 Stone av, s e cor Sumpter st, 11.1x46.9x — to Sumpter st, x55.1.
 Sumpter st, s s, 55.1 e Stone av, runs east 24.11 x south 25 x west 2.1 x northwest 33.11. Mary F. Bradford to James T. Benedict. (Gores in this and above conveyance taken together make a 25-foot lot) nom
 Stone av, s e cor Sumpter st, 25x80. James T. Benedict to Mary F. Bradford. 100
 Stone av, n e cor Riverdale av, 250x — to Christopher av, x south to Riverdale av, x —, 22 lots.
 Stone av, e s, 230 s Livonia av, runs east to Christopher av at point 229.6 s of Livonia st, x west to Stone av at point 232.8 s Livonia av, x north 2.8.

Max Cohen and Barret Friend to Joseph Newborg. Mt. \$4,000. 12,000
 Stone av, w s, 100 s Eastern Parkway, 100x100. Byron W. Clarke to Barret, Frank and Simon Rose. 4,000
 Sumner av, n e cor Ellery st, 25x100. Valentin Grosz av Grosz to Catharina and Margaretha Grosz or Grosz. 18-6. 7,500
 Sumner av, e s, 25 s Ellery st, 25x100. Valentine Grosz or Grosz to Louis F. Grosz or Grosz. 1886. 5,500
 Sumner av, n e cor Ellery st, 25x100. Catharina and Margaretha Grosz or Grosz to Louis F. Grosz or Grosz. 7,500
 Sumner av, N. o. 425, n e cor Macon st, 30x95. Alexander Cable to Paul P. Todd, of New York. Mt. \$6,000. exch
 Thatford av, e s, 212 n Glenmore av, 17.7x100. Oscar W. Velsor, of Hempstead, N. Y., to George Potts. 300
 Thatford av, e s, 200 n Riverdale av, 25x100. Correction deed. Pauline and William Hartman to Frank Grossbart. Mt. \$1,375. 1,675
 Thatford av, n e cor Sutter av, 25x100. Joseph Newborg to Max Cohen and Barret Friend. Mt. \$1,500. 4,750
 Thatford av, w s, 100 s Sutter av, 25x100, h & l. Samuel Tankoos to The Keystone National Savings Loan and Investment Assoc., New York. Mt. \$750. 1,300
 Throop av, s e cor Bartlett st, 25x95. Release mort Jacob Frankenthal, of New York, to Jacob Aronson. 500
 Same property. Samuel Bernstein, of New York, to Alois Lazansky. Mt. \$7,000. 8,650
 Throop av, No. 377, e s, 50 n Van Buren st, 20x100, h & l. Clara M. Parkhurst widow to Nicholas and Catharine Mueller. 2,900
 Same property. Louisa G. Clapp and ano. exrs. Mordecai Johnson to Poline Byk. 2,750
 Same property. Poline Byk to Clara M. Parkhurst. 2,750
 Tompkins av, w s, 60 s Hancock st, 20x100, h & l. Thomas S. Faulkner to Benjamin B. Johnston. Mt. \$1,500. 1,000
 Troy av, e s, 25 n Precise st, 25x100. Henry B. Jenkins to Annie V. Aquilar. 1,000
 Troy av, w s, 220 s Herkimer st, 0.3x100. Charles J. Warren, of New York, to Emily M. Couch. nom
 Van Pelt av, s w cor North Henry st, 100x131.3x115.9x72.11. Otto C. Jappen to Christian J. Jappen. 2,000
 Vermont av, w s, 200 s Glenmore av, 100x100. The Congregation Abawath Cheed of New York to Henry Wright. nom
 Vernon av, n s, 205 w Sumner av, 20x100. Adela wife of and John N. Longhi to Della F. Longhi. gift
 Vienna av, s e cor Shepherd av, 20x95. William H. Jackson, of New York, to Patrick Hearn, of New York. 275
 Voorhies av, s e cor East 27th st, centre lines, runs 23.2 x south 132 x west 69.9 x north 13.4 x west 152 to centre East 27th st, x north 130. Gravesend. Foreclos. John Courtney to James W. Birkett. 1,500
 Voorhies av, s e cor East 27th st, centre lines, runs 23.2 x south 132 x west 65.9 x north 13.4 x west 152 to centre East 27th st, x north 130. Gravesend. William H. Curtin to James W. Birkett. Q. C. nom
 Same property. James W. Birkett to William H. Curtin. 2,500
 Washington av, e s, 80.4 s Pacific st, 17.10x16.10x68.3. Peter F. Hack to Frederick Schmeckpeper. Mt. \$1,500. 2,900
 Washington av, e s, 120.3 s Fulton st, 25x100. David J. Ramsdell to George R. Brown. Mt. \$2,000. 38,000
 Wortman av, n w cor Ashford st, runs west 100 x north 85 x west 100 to Warwick st, x north 120 x east 20 to Ashford st, x south 205. William C. Hoffman, of New York, to Margareta Hoffman. nom
 3d av, w s, 81 s 12th st, 20x75. Johannah Klein to Jacob Klein. All title. Mt. \$3,000. nom
 4th av, w s, 80.2 s 33d st, 20x80. John Nicholson to D. lia C. Murray. 4,675
 5th av, s e s, 45 S n e 19th st, 17x100. Mathilde wife of Charles Rebehn to William H. Dill. nom
 Same property. William H. Dill to Charles Rebehn. nom
 5th av, n e cor Lincoln pl, 40x100x39.8x100. Mortimer J. Lyons to William J. Conway. 10,250
 Same property. William J. Conway to Edwin B. Strout. Mt. \$7,000. nom
 5th av, e s, 40 n Park pl, 20x78.10. William H. Scott to Mary Levy. 7,250
 6th av, easterly cor 4th st, 95x97.10. Edward H. and Grace D. Litchfield individually and as trustees of Henry P. Litchfield to Edwin B. Strout. 12,000
 7th av, s e cor St. Johns pl, 22.1x100. Walter and George Luke exrs. Andrew Luke to A. Ross Matheson. other consid. and 13,500
 7th av, s e cor Douglass st, 22.1x100. Foreclos. Gerard M. Stevens to Walter and George Luke exrs. Andrew Luke. Mt. \$10,000. Nov. 8, 1889. 5,000
 7th av, w s, 69.9 n 1st st, 19.9x80. Mt. \$10,000.
 7th av, e s, 21 n Garfield pl, 19.9x80. Mt. \$10,000.
 George T. Riley to Eliza A. wife of John T. Biers. exch
 Same property. Cevetra B. Sheldon to George T. Riley. Correction deed. nom
 7th av, w s, 30.7 s Carroll st, 81.8x100. Release mort, Stephen B. Sturges to John F. Hart. nom

8th av. n e cor Garfield pl. 100x112. Frank L. Corwin to George C. Hollister trustee, Rochester, N. Y. Mt. \$29,000. nom

14th av, w s, 40 s 66th st, 60x100, New Utrecht. Effingham H. Nichols, of New York, to Kate J. Branigan. 825

16th av, e s, 55 s Bath av, 60x108.4, New Utrecht. Charles E. Finn to Catherine M. wife of James Finn. nom

18th av. s e s, 140 s w 86th st, 40x65.5x40x63.5, New Utrecht. John V. Van Pelt to Patrick Fleming. 1,200

18th av, s e s, 500 s w 86th st, 50x83.5x51x81, New Utrecht. John G. Van Pelt to Christopher Rankhofer. 1,200

Lot 216 block 9 map 1, 197 lots of William Ziegler, New Utrecht and Flatbush. Release mort. William Ziegler to John Morris. 200

Lots 166-169 block 4 map 1 618 lots, Cowenboven farm, New Utrecht. Charles J. Kusey to Thomas W. Topham. Mt. \$360. 306

Lot 197 map A. W. Parker property, Bath Beach. John Falvello to Henry Whitney. 500

Lots 1 and 2 map of plots 12 and 13 J. T. Tapscott property, Flatbush. Lavinia S. Tapscott to John J. O'Brien. 550

Interior lot, 118 8 w Prescott pl and 80 n Atlantic av, runs west 14.4 x north 18 7x14 4x 18 7 Alfred Frederickson to Frances A. Skelton. Correction deed. nom

All grantor's 1-9 part in all lots of land in Brooklyn of which Moses and Pauline Kronheim died seized. Jacob and Judith Kronheim to Simon Kronheim. 500

Brooklyn and Jamaica pike, s e cor Elderts lane. 284x303x280x330, except part conveyed by Ackerly to W. A. Cobb, and part taken for Grant av. Aaron A. Ackerly to Sarah V. U. wife of Daniel A. Cobb. 1/2 part. 3,000

Canaris or Little lane, n s, 350 e Prospect st, 50x150, Flatbush. John H. Coulter to Henry T. Jaffrey. Mt. \$2,600. 3,500

Declaration by James V. S. Woolley, that in all conveyances made by him he has intended to convey the streets adjoining, and that he hereby does make such conveyance. Similar declaration by Effingham H. Nichols, in relation to property conveyed by him. Declaration by parties as to their identity with the grantors and mortgagees in certain instruments of conveyance by Francoise and Henry Gueslin. 500

Jan ave and Brooklyn plank road, centre line, s s, 27 e Sumner av, runs south to centre line of block, x east 20 x north to centre of road, x west — Martha E. Prendergast to Catharine Ashald. 500

WESTCHESTER COUNTY.

JANUARY 13 TO 18—INCLUSIVE.

CORTLANDT.

Lutz, Chas. F. to Jane Clune, lot 13 w s Washington st, map Simpson estate. \$825

McI'ord, Robt. to Chas. W. Lancaster, e s Frederick st, 50 s Franklin, 50x120. 250

EASTCHESTER.

Bard, Wm. H. to Edw. J. Flynn, lot 120 n w s Fulcon st, Washingtonville, 50x100. 800

Same to Mary Smith, part lot 38 s e s Matilda st, South Washingtonville, 25x100. 450

Same to Edmund R. Foley, part same lot, 25x100. 450

Same to Geo. P. Langdon, lot 36 n e s Kossuth av, 50x110. 800

Same to Wm. A. Langdon, lot 41 s w s same av, 50x110. 800

Same to Henry Rohde, lot 429 e s 5th av, Central Mt. Vernon, 50x100. 2,250

Brown, Lucien V. to Chas. M. Teed, w s Glen av, 297 n Sidney, 60x100. 1,775

Becktoft, Rosa J. to Gretchen Schwenk, lot 355 n s North st, Central Mt. Vernon, 50x100. 6,700

Cash, Patrick to Eugenie Mianny, gore south of lot 598 e s 7th av, Mt. Vernon, 15 8x— 2,500

Crean, Ellen L. to Wm. H. Bard, lot 332, Washingtonville, 50x100. 600

Dederer, Geo. H. to Geo. W. Bard, n s Monroe st, 2 9 e Franklin av, 25x91. 412

Ebert, Lily B. to Wm. S. Canfield, north 1/2 lot 167 w s 2d av, Mt. Vernon, 50x105. 3,000

Finney, Clara L. to Chas. G. Martin, part lot 424 w s 5th av, Mt. Vernon, 12x105. 500

GREENBURGH.

Heiderman, Julius to Wm. Dellett, lots 98, 99 and 100 w s Catharine st, South Washingtonville, 150x100. 1,500

Lyon, Emma M. to Susan S. White, w s Fulton av, 419 n White Plains road, 50x110. 1,500

McMorrow, Patrick to Geo. Northrup, lot 429 e s 5th av, Central Mt. Vernon, 50x100. 2,100

LEWISBORO.

Northrup, Geo. to Wm. H. Bard, same property. nom

Oster, Conrad et al. H. D. Lent ref. to Marietta Coffey, lots 1023 and part 1024 s s Stevens av, Mt. Vernon, abt 199x5. 3,000

Phelps, Myron H. to Thos. R. Hughes, lots 38-41 Prospect av, Vernon Park, 100x100. 4,000

Hughes, Thos. R. to E. Clifford Potter, same property. 4,000

Blackwell, Wilson H. to Churchill C. Macray, lots 531 and 532, Ardsley. 610

Findlay, An. to Robt. Caterson, tract on Central av and road from Harts Corners to Scarsdale, 131 acres. 45,000

MAMARONECK.

Hayes, Richard to Sarah A. Warren, lot 206 and west 1/2 204 n s Grand st, Washingtonville, 75x100. 200

Larchmont Manor Co. to Frank A. Moore, s w cor Linden and Grove avs, abt 198x210. 5,088

Rich, Jas. W. and ano. to Fred. E. Thompson, lots 39 and 40, Grand Park. 440

MOUNT PLEASANT.

Smadbeck, Louis to Maurice Blankensee, lots 153, 154, 9 6 and 917, Sherman Park. 800

Same to Steph. W. Cornell, lots 1, 34, 1035 and 1036. 750

Same to John B. Zapp, lots 2013 and 2014. 250

Same to Gottfried Rudman and wife, lots 1210-1213. 600

Same to Michael Durr, lot 541. 100

Same to Wm. A. Wagner, lot 640. 150

Same to Gustav A. Goede, lot 629. 100

Same to C. Henry Mead, lots 226, 227, 366 and 367. 400

Same to Theo. W. Bradley, lots 228 and 229. 250

Same to Timothy O'Connell, lots 1479 and 1480. 400

Same to Jacob Buttner, lots 2230 and 2231. 300

Same to Martin Weiss, lots 620, 621, 632, 633 and 634. 500

Same and ano. to Cecile Meny, lots 165-168, Lakehurst. 800

Same to Grace E. Grannatt, lots 383 and 384. 300

Same to Chas. E. Durfee, lots 33 and 34. 200

Same to Julia Pfeiffer, lots 307 and 308. 400

Smith, Wm R. to John Walder, lots 62 and 63 block 5, Lake Kensico. 400

Taylor, Moses W. to Jas. B. Hammond, n s road from Unionville to Tarrytown, 54x120. 1,025

NEW ROCHELLE.

Hilderbrand, Adam to John A. Hilderbrand, s e cor 5th st and Washington av, 100x100. nom

New, Jacob to John Hauser, n w cor Grove and Av A, abt 50x100. 1,100

OSSINING.

Wheeler, Jas. L. exr. of to Florence H. Wheeler, e s Briar Cliff road, 44.6x—; also, e s Sing Sing road, adj Stephen Orser. 5,000

Wheeler Florence H. to Edgar F. Wheeler, same property. 5,000

PELHAM.

Heisser, Eliza to Frank Chaloux, e s Pelhamville av, 50x100. 250

Pelhamdale Land Co. to Louis C. Young, lots 87 and 88 block A. 400

RYE.

Bird, Henry and ano. to Eleanor Hall, lot 2 and part 4 e s Stuyvesant av, Wainwright map, abt 202x390. 2,750

WESTCHESTER.

Allen, Arthur F. to Wm. Springstead and ano., n w s d st, 100 s w Madison av, 50x100. nom

Bowne, Benj F. to G. De Witt Clocke, lot 106 n s 14th av, Wakefield, 100x114. 800

Camp, Hugh N. to Chas. Wurz trustee of, lot 366 McGraw est. 250

Herold, Geo. to Wm. H. Hoffman, west 1/2 lot 86, Unionport, 50x108. 350

Heiman, Elizh. to Ernst Quisser, w s Newell av, 225 s Julianna st, abt 25x250. 600

Smadbeck, Louis to Mark E. Harrigan, lot 54, map Westchester terrace, 24x130. 200

Same to Angelo Zucchi, lots 1, 2 and 3. 1,850

WHITE PLAINS.

Buckhout, Charlotte to Geo. Clarke, w s Madison, 33.4x— to R. R. —

Cromwell, David to Oscar E. Morton, e s Chester av, 177 s Post road, 60x132. 1,500

Ferris, Kath C. to John Read, lots 258-264 n w s Westmoreland av, Fisher map. 3,400

Marran, Elizh to Theo. H. Banks, lots 22 and 23 e s Bronx st, map Hart Purdys lots. 600

Maloney, Daniel W. to same, lot 24, adj. 320

YONKERS.

Barnes, Ella L. to Abram G. Moore, lots 211, 212, 225 and 226 Hyatt farm. 4,300

Butler, Marcia F. to Jas V. Lawrence, lot 17 and part 16 map Nodine Hill property, Flag estate. 7,000

Cain, Jeremiah, by J. F. Daly ref., to Ignatz Lampe, e s Orchard st, 96.6 n Myrtle st, 25x100. 850

Davidson, John to The Sherwood Park Land Co., lot 35, Sherwood Park. 625

Dykes, Annie V. to Wm. Simmonds, e s Beech st, 25 n Poplar, 25x115. 2,800

Emlich, Joana to Mary J. Crotty, lots 90A and 91A, map Hyatt farm. 450

Fee, Samuel R. to East Side Land Co, lot 35, Shearwood Hill. 500

Lowerre, Warren H. to Jos. Andrews, lot 166 e s Waverly st, city map. 950

Nathan, Marcus to Elizh Miller, lot 128 map part Sherwood Park Land Co., 38.6x80. 600

New York and Yonkers Land Co to Mary S. Rich, lots 131, 132, 133 and 133A map Bryn Mawr. 1,235

Parsells, Edw. W. to Steph. P. Wright, lots 23 and 25 map Bryn Mawr Heights. 600

Same to Mary S. Rich, lots 123, 125 and 127 same map. 750

Same to Martin J. Quinn and ano., lot 93 same map. 250

Robison, Morris to Jos. Augusetin, lot 32 e s Willow st, abt 17x100. 400

Simmonds, Annie to Annie V. Dykes, s s Ash st, 280 e Oak, 30x100. 900

Skinner, Alb. L. and ano. to Arno Mohrman, s s Ash st, 55 e Oak, 25x100. 650

Sherwood Land Co. to Clarence M. Fowler, lots 8 and 10. 1,200

Same to Wm. N. Davidson, lot 9. 600

Same to John Davidson, lot 11. 600

Sherwood Park Land Co. to Mary Nolan, lot 34. 625

Same to Elizh. Miller, lot 35. 650

Shonnard, Sophia A. to And. C. Fields, e s Warburton av, 910 n Shonnard terrace, abt 270x160. nom

Tschan, Cath. to Aslan Sahagian, n s Palisade av, adj grantee, 26x150. 4,500

MORTGAGES.

NOTE.—The arrangement of this list is as follows. The first name is that of the mortgagor, the next that of the mortgagee. 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 rates used as headings are the rates 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 5 6 per cent.

NEW YORK CITY.

JANUARY 14, 15, 16, 18, 19, 20, 21.

Allen, Hannah J. to Benjamin W. Winans et al. exrs. William W. Winans, Park av, w s, 22 2 s 86th st, 20x70. Jan. 12, 3 years, 5%. \$10,000

Address, Henry W., Sr., to Hoadley & Co. 102d st, n s, 150 e Amsterdam av, 25x96.5. Sub. to mort. \$17,500. Dec. 31, due July 1, 1892. 5,000

Same to same. 102d st, n s, 175 e Amsterdam av, 25x96.5. Sub. to mort. \$17,500. Dec. 31, due July 1, 1892. 5,000

Armstrong, Thomas H. and Louis Eickwort, of T. H. Armstrong & Co. to John A. Kelly. Co umbus av, No. 542. Lease. Jan. 16, installs. 1,700

Allen, George W. legatee Samuel B. Allen to Abigail Allen widow. 24th st, No. 415, n s, 175 w 9th av, 25x98.9. 1-5 part. Payable on decease of mortgagee. May 1, 1891. 900

Allen, William H., Newark, N. J., legatee Samuel B. Allen to Abigail Allen widow. 24th st, No. 415, n s, 175 w 9th av, 25x98.9. 1-5 part. Payable on decease of mortgagee. May 1, 1891. 900

Same to Abigail Allen extr. Samuel B. Allen. 24 b st, No. 415, n s, 175 w 9th av, 25x98.9; 21st st, n s, 116 e 9th av, 21x98.8. Collateral to another mortgagee. Nov. 10. 1,600

Barnes, Alfred C. to Gustavus, Henry and Richard Sienterg. Spring and Crosby sts. P. M. Sub. to mort. \$50,000. Jan. 21, installs, 5%. 50,000

Beach, Elizabeth wife of Franklin G. Chicago, Ill., to Catharine Bagot Houston st, No 32, n s, 75 e Wooster st, 25x100. 1/2 part. Dec. 15, due Dec. 1, 1894, 5%. 5,000

Bendix, Lueder and Anna his wife to Friedrich Knobel. 45th st, s s, 175 e 9th av, 21x100 4. Jan. 17, 5 years, 5%. 8,500

Bleistift, Abraham I. to Greenwood Cemetery. Cannon st, No. 52, e s, 100 n Delancey st, 25x100. Jan. 21, due Feb. 1, 1897, 5%. 15,000

Bolen, John to Nancy Crozier. 54th st, n s, 244 e 1st av, 125x100.5; 54th st, s s, 294 e 1st av, 50x100.5. Jan. 20, 1 year, 5%. 5,000

Brockner, Washington to Jennie J. Mandeville, South Orange, N. J. 12d st, s s, 138 e 7th av, 19x100.11. Jan. 21, due Jan. 1, 1895, 5%. 18,000

Butler, James A., Portland, Conn., William H. G. Butler, Middleown, Conn., Samuel O. Butler, Meridan, Conn., and Minerva W. Williams widow, legatees of Samuel B. Allen to Abigail Allen widow. 24th st. No. 415, n s, 175 w 9th av, 25x98.9. 1-5 part. May 1, 1891, payable on decease of mortgagee. 900

Baier, John W. and C. Frederick Baier to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Av C. P. M. Jan. 18, 1 year, 4 1/2%. 4,500

Baker, Robert B. to Herman Strauss and Bertha his wife. 31st st, s s, 293.9 w 2d av, 18.9x98.9. Jan. 18, 3 years, 5%. 5,000

Berry, Clara wife of and Harry to Mary E. Sherwood. Washington av. P. M. Jan. 11, 3 months. 1,500

Bertsche, Mary to John McLaughlin. 87th st. P. M. Jan. 13, due Sept. 1, 1896, 5%. 2,000

Bohlen, Carsten H. to James C. Nicoll. Alexander av, s e cor 137th st, 15x60. Jan. 18, 3 years, 5%. 7,000

Butler, Hunt M. Rochester, N. Y., to Harry Granger, Rochester, N. Y. Walker st, n s, 99 11 e Broadway, 49.9x80.10x49.9x81; w alker st, n w cor Courtlandt alley, 25.3x80.10. 1/2 part. Nov. 16, 1891, installs. 700

Butler, Jacob D. to Mary M. Guroy. 149th st. P. M. Sub. to mort. \$—. Jan. 15, due Dec. 15, 1894, 5%. 1,335

Bendheim, Adolph M. and Joseph Schwarzhild to THE MUTUAL LIFE INS CO of New York. 8th av, n e cor 118th st, 100.11x100. Dec. 29, due Dec. 30, 1892, 5%. 23,000

Blume, Anton F. and Mary V. his wife to Solomon W. Albro. 134th st, s s, 250 w 8th av, 25x99.11. Jan. 1, 3 years, 5%. 1,400

Behrens, Johanna to Anna wife of George J. Meyer. 5th st. Leasehold. P. M. Jan. 18, 5 years or installs, 5%. 7,000

Breen, James R. and D. Allison Breen to Michael Elias. 87th st, s s, 150 w Central Park West, 100x100.8. Sub. to mort. \$76,500. Jan. 12, due Oct. 2, 1892. 15,000

Burkhardt, Charles and Adele his wife to George Ringler & Co. 93d st, n s, 125 e 2d av, 25x100.8. Jan. 12, 5 years or installs, 4,286

Bendheim, Henry M. to Adolph M. Bendheim. 197th st, s s, 125 e 7th av, 60x99.11. Sub. to mort. \$25,000. Jan. 6, due Jan. 11, 1893. 8,000

Benjamin, Miriam R. and John F. Henry to Ludwig Heuermann. 94th st, n s, 284 e Amsterdam av, 17x100.8. Jan. 18, 7 months. 1,000

Boehm, Ferdinand to Edward Schell exr. James C. Baldwin. Manhattan st, e s, 70 s 3d st, 35.6x35.10x75.6. Jan. 18, 1 year, 5%. 1,500

Brauns, Angelina to Isaac Aivis. 77th st, No. 309, n s, 91.8 e 2d av, 16.8x102.2. Jan. 19, 1 year. 1,000

Burke, William E. individ and exr. Ellen Burke to THE MUTUAL LIFE INS. CO. of New York. Sullivan st, s e cor Broome st, runs south 42 x east 70 x north 10 x east 2 x north 32 to Broome st, x west 72. Jan. 18, 1 year, 5%. 15,000

Barnieg, John to Carl A. Weber. Delancey st. P. M. Jan. 20, due Jan. 1, 1897, or installs, 4 1/2%. 4,500

Beaver, Harris to Samuel Heidelheimer. 10th av. P. M. Jan. 20, 3 years, 5%. 17,500

Belsky, Frank to Anna wife of Josef Wavra. Stebbins av, s e s, 401 s w Freeman st, runs southeast 104 1/2 x west 136 to av, x northeast 86 7 to beginning. Jan. 16, 5 years, 5%. 900

Beran, Joseph to Josiah Solomon et al. exrs. Samuel J. Solomon. Houston st, No. 25 W. P. M. Jan. 19, due Jan. 20, 1893, 5%. 35,000

Berkowitz, Morris to Louis Goodman. 11th st, n s, 245.6 e Av A, 25x103.3. Jan. 14, 2 years. 5,000

Conlan, Michael and Terence Gannon to THE GERMAN SAVINGS BANK, New York. 84th st, No. 446, s s, 143.9 w Av A, 24.8x104. Jan. 18, due Jan. 20, 1893. 16,000

Same to same. 84th st, No. 448, s s, 119.1 w Av A, 24.8x104. Jan. 18, due Jan. 20, 1893. 16,000

Curtiss, Addie B. wife of and Henry W. mortgagors with David J. King et al. exrs. Edward J. King mortgagors. Extension of mort. at increased interest. Dec. 30. nom

Cantwell, Nellie F. wife of and John M. to Otis K. Dimock and Martiu D. Fink. Mott av, e s, 168.9 n 165th st, runs north 26 x east 87.9 x south 25.9 x west 12.6 x south 0.3 x west 7.3 to beginning. Jan. 13, 1 year. 739

Carey, Eliza T. wife of George to Thomas O'Connor. Bathgate av, w s, 136.1 s 180th st, 21.1x94.8. Jan. 14, 5 years, 5%. 2,600

Cassidy, Louis G. to Julia R. wife of John Kinkele. 121st st, s s, 188 w 7th av, 15x100. Jan. 2, 1 year. 1,500

Cararro, Dominic to Conrad Stein. Baxter st, No. 7. Saloon lease. Jan. 16, demand. 800

Cavinato, Agostino to Louis M. Jones. 11th st. P. M. Jan. 15, 1 year. 9,500

Chauveau, Jean T. and Marguerite his wife to Charles Ranhofer. West End av, e s, 100.11 s 99th st, 50.6x100. Jan. 2, 3 years, 5%. 5,000

Cohen, Barnett to Martha J. Stanicis extr. Theodore Stanicis. 107th st. P. M. Jan. 16, due Jan. 18, 1897, 5%. 7,000

Same to Flora wife of Henry Pohalski and Rachel L. wife of Simon Epstein. Same property. P. M. Jan. 16, installs. 750

Cohn, Aaron to Joseph Newborg. 98th st. P. M. Jan. 18, 5 years or installs. 4,000

Collins, Maurice to Bernheimer & Schmid. 1st av, No. 1493. Saloon lease. Jan. 14, note, demand. 2,500

Cooke, Thomas F. to The Bradley & Currier Co (Lim.) 79th st, s s, 94 w Av A, 50x102.2. Sub. to mort. \$33,000. Jan. 2, 3 months. 5,700

Cotter, John and Nicholas to Edward and Henry Hirsh. Willis av, w s, 25 n 135th st, 25x100. Jan. 14, 1 year, 5%. 15,000

Crosby, Mary L. wife of and Henry A., Short Hills, N. J., to Fanny K. Crosby and Mary B. Schieffelin. 95th st, No. 121, n s, 233 w Columbus av, 17x100.8. Jan. 16, 3 years, 4 1/2%. 8,000

Same to Adam Kropf. Same property. Sub. to last mort. Jan. 16, 3 years. 3,500

Cutting, Robert L. and Walter exrs. and trustees Robert L. Cutting to Nina A. de la Tournelle. 41st st, s w cor Prospect pl. P. M. Dec. 22, due Jan. 13, 1893, 5%. 5,000

Same to Nina A. de la Tournelle, Augusta U. von Klenck and Laura J. D. L. d'Avenel. Prospect pl, e s, 79 n 40th st. P. M. Dec. 22, due Jan. 13, 1893, 5%. 4,500

Same to Clifford A. Hand exr. Richard C. Hand. Prospect pl, e s, 93.9 n 40th st. P. M. Dec. 22, due Jan. 13, 1893, 5%. 4,500

Cohen, George J. and Samuel J. Blumenthal, of Cohen & Blumenthal, to George E. Hyatt, Brooklyn. 54th st, s s, 350 w Columbus av, 50x102.2. Jan. 19, demand. 1,500

Cotter, John and Nicholas to William H. Payne. 138th st, s s, 281.6 e Alexander av, 25x100. Jan. 21, 3 years, 5%. See Conveys. 15,000

Same to same. 138th st, s s, 306.6 e Alexander av, 25x100. Jan. 21, 3 years, 5%. See Conveys. 15,000

Davey, Andrew to Conrad Gielhausa. 1st av. No. 1522, e s, 77.2 s 80th st, 25x75. Sub. to mort. \$10,000. Jan. 14, 2 years, 5%. 2,500

Dunstaedter, G. Aug. to Obermeyer & Liebman, a corporation. Division st, Nos. 32 and 34. Store lease, &c. Jan. 6, demand. 450

Dauphinas, Victoria to Zoller Lumber Co., Fort Plain, N. Y. Bedford st, e s, 96 1/2 s Christopher st, runs south 42.6 x east 50.3 x

south 12.5 x east 20.11 x north 23.3 x east 8.9 x north 13.4 x east 0.8 1/2 x north 15.9 x south-west 25.6 x south 8.1 x west 55.6 to beginning. Sub. to mort. Jan. 12, due July 1, 1892. 3,000

Dawbarn, Robert H. M. to Donald Mackay, Englewood, N. J. 74th st. P. M. Jan. 15, 1 year, 5%. 16,000

Deane, Royal E. to Charles Lanier trustee for Mary L. Stone. 94th st. P. M. Jan. 15, due Feb. 1, 1895, 5%. 12,000

Dippold, John and Lena his wife to John C. Bianke. 86th st, s s, 325 e 2d av, 20x102.2. Jan. 15, due Jan. 1, 1894. 1,600

Dow, Myron W. to Emanuel Heilner and Moses J. Wolf. North Moore st and West Broadway. P. M. Jan. 18, due Dec. 1, 1892. 23,000

Same to same. Same property. Building loan. Jan. 18, due Dec. 1, 1892. 18,000

Same to Thomas Hagan. Same property. Sub. to mort. \$41,000. Jan. 18, due Dec. 1, 1892. 5,000

Dreyer, Anna M. wife of Joseph L. to John Rieixinger and Maria his wife. 90th st, No. 333, n s, 175 w 1st av, 25x100.8. Sub. to mort. Jan. 15, due Jan. 1, 1894. 3,000

Dufort, Charles to Beadleston & Woerz, a corporation. 6th av, No. 474. Store lease. Jan. 15, demand. 700

Dyett, Margaret P. wife of Arthur to Solomon H. Kohn. 71st st, s s, 331.3 w Columbus av, 18.9x100.5. Jan. 18, 3 years, 5%. 25,000

Devlin, Magdalena wife of Peter to Mary J. Icker. 154th st. P. M. Jan. 18, 5 years, 5%. 3,000

de Anquinos, William A. to Adam P. Dienst and John M. Lunck, of Dienst & Lunck. 98th st, s s, 525 w Central Park West, 25x100.11. Secures credits of Thomas and Georgiana F. Webster. Dec. 17, 4 months. 4,748

Donnellon, Samuel R., Brooklyn, to MUTUAL RESERVE FUND LIFE ASSOC. 88th st, n s, 199.6 e Amsterdam av, 3 lots, together in size 51x100.8, 3 mort., each \$14,500. Jan. 20, due Feb. 1, 1893, 5%. 43,500

Same to James W. Green trustee for Mohawk Valley Lumber Co. Same property. 3 mort., each \$1,358. Each sub. to prior mort \$14,500. Jan. 20, 6 months. 4,074

Edgar, George to Isaac Metzger. 87th st, s s, 350 w Central Park West, 100x100.8. Jan. 20, demand. 10,000

Same to THE METROPOLITAN LIFE INS. CO. New York. 87th st, s s, 350 w Central Park West. 5 lots, each 20x100.8. 5 mort., each \$22,500. Jan. 21, due Oct. 1, 1894, 5%. 112,500

Eisenberg, Philip to George G. De Witt and ano. trustees Sarah Talman dec'd. Stanton st, s s, 100 w Columbia st, 25x100. Jan. 21, 5 years, 5%. gold, 18,000

Engler, Casper to James H. McGean and ano. exrs. and trustees Oda Duff. 11th av. P. M. Jan. 20, 3 years or installs, 5%. 4,000

Freudenthal, William and Christina M. his wife and Kate T. Wagner to Samuel H. Stone. Grand st, s s, 25 e Clinton st, runs south 75 x east 25 x south 25 x east 25 x north 100 to Grand st, x west 50. Jan. 15, 6 months. 5,000

Fergusson, Owen to THE NEW YORK LIFE INS CO. Central Park West, w s, 125.8 s 94th st, 25.4x100. P. M. Aug. 4, 1891, 1 year, 7,000

Federell, Rudolph to Ida Cregier. 35th st, n s, 94 e 8th av, runs north abt 47.6 x east abt 0.6 x north abt 51.3 x east 18.9 x south 98.9 to st, x west 19. Jan. 18, due Jan. 20, 1894. 2,000

Ferry, William R. to John C. West. 3d av, s s, 93.4 n 31st st, runs northwest along s s of former Louisa st 148.6 x south 16.10 x east 66 x south 5.5 x east 80, gore. All title. Jan. 18, due Jan. 1, 1893. 300

Flieg, Babette J. wife of and John to George Ehret. Amsterdam av, s e cor 167th st, 122x100x56.11x119.4. Jan. 19, 1 year, 5%. 4,500

Flory, Franz to John McLaughlin. 87th st. P. M. Jan. 14, due July 1, 1894, 5%. 2,000

Falls, Thomas J. mortgagor with Marie A. Walter individ. and extr. George Walter mortgagor. Extension of mort. at 5%. Dec. 30. nom

Fogal, Emily to Henry Q. Mack, Catskill Station, N. Y. Robbins av, n w cor Lexington st. P. M. Jan. 20, due Jan. 6, 1893, 5%. 3,000

Friedrich, Louis and Heinrich Giese mortgagors with David J. King et al. exrs. Edward J. King mortgagors. Extension of mort. at increased interest. Jan. 9. nom

Fay, Michael and William Stacom to THE UNITED STATES LIFE INS. CO., New York. 10th st, No. 215 E. n s, 25x 1/2 the block. Dec. 3, due Dec. 1, 1896, 5%. 28,000

Feeney, Peter to Mary T. Cosgrove. 15th st, s s, 306.3 e 9th av, 18.9x81.3. Dec. 23, 3 years, 5%. 7,000

Flank, Charles to Samuel Vollman. 1st av. P. M. Dec. 31, due July 15, 1897, 5%. 14,000

Same to same. Same property. P. M. Sub. to last mort. Dec. 31, installs, 5%. 4,000

Forbes, William and James to George E. Hyatt, Brooklyn. 131st st, n s, 125 e 5th av, 25x99.11. Jan. 5, due July 1, 1892. 12,000

Same to same. 131st st, n s, 150 e 5th av, 25x99.11. Jan. 5, due July 1, 1892. 12,000

Same to J. Edgar Leaycraft. 131st st, n s, 125 e 5th av, 50x99.11. P. M. Sub. to mort. \$24,000. Jan. 5, due July 1, 1892. 7,500

Fortunato, Elizabeth wife of Michael to Hyman & Heinzelman. 146th st, Nos. 527 and 529 W., n s, bet 10th av and Boulevard. Jan. 15, note. 2,000

Franklin, Morris to Julius H. and William F. A. Von Sachs, Av C. P. M. Jan. 18, 5 years, 4 1/2%. 4,500

Gelles, Isaac to Frederic J. Middlebrook, Brooklyn. Market st, No. 16, e s, 25x86. Jan. 15, 5 years, 5%. 24,000

Same to same. Same property. Sub. to last mort. Jan. 15, 1 year. gold, 3,000

Gill, Elinor, Bensonhurst, L. I., to Thomas Halstead. Chestnut st. n w s, adj land of James Duubar, runs northwest along Dunbar's land 143.3 to land formerly of Daniel Mapes, x southwest 75 x southeast 143.3 to st, x northeast 75. Jan. 14, 3 years. 50

Goldstein, Esther S. wife of Hermann formerly Marks to THE EMIGRANT INDUSTRY SAVINGS BANK. Av B, n w cor 6th st, 22.2x70. Jan. 12, 1 year, 4 1/2%. 15,900

Grant, Fanny E. widow to Sayer J. Slawson. 93d st, n s, 134 e Amsterdam av, 17x89.3 to s s Apthorp's lane, x17x90.1, with all title to lane. Jan. 18, 1 year. 1,000

Gross, Anna to Margaret Denkinger. Morris av, s e s, lots 149 and 150 map of Prospect Hill estate, Fordham, 100x130.6. Jan. 11, due Jan. 15, 1895. 250

Gage, William M., Brooklyn, to Moses Goldsmith and Solomon Plaut. 23d st. P. M. Jan. 14, 3 years, 5%. 20,000

Germany, Catherine widow to Bernhard Kolb. 116th st, n s, 266.6 w Pleasant av, 14x100.10. Dec. 30, 1 year. 500

Goodman, Louis to Hyman Schnitzer. Madison st, n s, 185 w Pike st, 25x82. Jan. 14, notes. 4,000

Goodman, Meyer to Charles Sherman. 80th st. P. M. Jan. 20, installs, 5%. 7,000

Groll, Karl to Fredericka Billman. 45th st, n s, 75 w 11th av, 25x75. Jan. 12, due Jan. 1, 1895, 4 1/2%. 5,000

Gerhardt, William to THE HARLEM SAVINGS BANK. Bergen av, e s, part lot 47 map of East Melrose, &c., 23d Ward, 38x78x38x57. Jan. 18, demand, 5%. 200

Goeren, Mathias and Sophia his wife to John McLaughlin. 87th st. P. M. Sub. to mort. \$14,000. Jan. 11, 5 years or installs, 5%. 2,000

Gardiner, Rebecca widow to Lambert Suydam. 125th st, n e cor Park av, 90x99.11. Jan. 21, 3 years. 10,000

Grattan, Angelina A., of St. Helena, Cal., legatee of 1-5 part of Saml. B. Allen's estate to Abigail Allen widow and life tenant. 24th st, No. 415, n s, 175 w 9th av, 25x98.9. May 1, 1891. 900

Horner, Edward H., Max Sussman and Gabriel Strusser to New York Exchange and Investment Co. Consent of stockholders to mortgage of 15,000

Halpin, Luke to Jacob Ruppert. 10th av, No. 849, s w cor 56th st. Lease. Dec. 7, demand. 3,000

Harrison, Anna M. wife of and Benjamin J. to Peter A. Burkhardt. 130th st. P. M. Sub. to mort. \$8,000. Jan. 13, due Jan. 14, 1893. 2,000

Holland, William J. to James Lynch. 4th st, s s, part lot 8 map Elbert Herrig farm, 14x56. 1-3 part. Sub. to mort. \$4,000. Jan. 9, 2,000

Hurst, William H. and Minnie E. his wife to Rose C. Newman. 7th av, e s, 50.2 n 53d st, 25.1x100. Jan. 13, due Dec. 31, 1896, 5%. 7,000

Hanrahan, Mary wife of and James to THE GREENWICH SAVINGS BANK. 108th st, No. 178, s s, 286 e Lexington av, 17x100.11. Jan. 15, due Jan. 1, 1893, 5%. 6,400

Harlow, Carrie V. and Edwin J. to Anna N. Rogers. Park View terrace, e s, 238.5 s Kirkside av, 28x114.10x25.8x107.11. Jan. 15, 3 years. 3,000

Hausman, William to Aaron and Barnett Levy, Sophia Gruenstein and Solomon Feunberg. Lewis st. P. M. Sub. to mort. \$24,000. Jan. 15, installs. 5,250

Humburg, August and John H. Helmers to Beadleston & Woerz, a corporation. South st, No. 173. Lease. Jan. 16, demand. 5,000

Haenelt, Herman to John McLaughlin. 87th st. P. M. Jan. 18, due Jan. 1, 1895, or installs, 5%. 2,000

Herzog, Nina extr. Max Herzog mortgagor with Lehman Bernheimer, Munich, Bavaria, mortgagor. Extension of mort. payable in gold. Jan. 18. nom

Holdtmann, Charles to Bernheimer & Schmid. 9th av, No. 654. Saloon lease. Jan. 16, note, demand. 600

Houghton, H. Seymour to Alice de W. wife of Henry S. Kearney. West End av and 88th st. P. M. Jan. 9, installs. 13,000

Howell, Helen E. wife of Byron C., Westfield, S. L., to Charles L. Jones. 97th st, No. 68, s s, 144 e Columbus av, 19x100.11. Jan. 19, 6 months. 2,000

Held, Samuel J. mortgagor with Lehman Bernheimer, Munich, Bavaria, mortgagor. Extension of mort. at 5%, payable in gold. Jan. 20. nom

Higgins, James and James King, of Higgins & King, to THE GERMAN SAVINGS BANK, New York. 82d st, n s, 27.9 e Lexington av, 30x102.2. Jan. 19, due Jan. 20, 1893. 25,000

Same to same. 82d st, n s, 57.9 e Lexington av, 30x102.2. Jan. 19, due Jan. 20, 1893. 25,000

Isaacs, John to George Jeremiah exr. George A. Jeremiah. 30th st, No. 302, s s, 75.9 e 2d av, 21.6x98.9. Jan. 20, 5 years, 5%. 6,500

Jordan, James and Thaddeus Moriarty to James P. Kernochan et al. trustees of Eleanor L. Cenci. 23d st, Nos. 155, 157, 159, n s, 84 w 3d av, 78x98.9. Jan. 14, due April 25, 1893. 10,000

Jencks, Francis M. to THE MUTUAL LIFE INS. Co. of New York. West End av, n w cor 98th st, 100.11x100. Jan. 13, due Jan. 14, 1893. 25,000

Johnson, Henry J. to Eurette L. Clocke. Cambridge av, w s, 75 s Columbine st, 50x100. Jan. 18, 2 years. 200

Same to same. West End av, s w cor 99th st, 100, 11x100. Jan. 13, due Jan. 14, 1893. 25,000

Jenkins, Thomas J. and George to George W. Murray, Montclair, N. J. 2d av, n e cor 10th st, 25x105. Leasehold. Jan. 12, 10 years, 5% gold, 25,000

Judson, Charles G. to Frederick Dietz and Samuel McMillan. West End av and 100th st. P. M. Jan. 19, 1 year, 5%. 43,000

Keirns, John to THE TITLE GUARANTEE AND TRUST CO. Sylvan pl, n w cor 120th st, 25x95.1. Jan. 15, due Jan. 21, 1897, 5%. 6,000

Klein, Marie A. wife of Joseph F. to Charles Muller. Garfield st, e s, 100 n Valentine av, 50x125. Sub. to any liens of record. Jan. 21, 3 years, 4 1/2%. 5,000

Koch, Frank to Richard M. Laimbeer. 149th st. P. M. Jan. 21, 3 years, 5%. 12,000

Kehoe, John to Solomon H. Kohn. Prince st, n s, 25 e Wooster st, 25.8x95. Jan. 14, 3 years, 5%. 55,000

Same to Jacob Hirsh. Prince st, No. 123, n s, 25x95; Prince st, n s, 50 e Wooster st, 0.8x95. Sub. to mort. \$55,000. Jan. 14, 1 year. 12,000

Keyser, Lesser to Henry Gieschen. 111th st, Nos. 216 and 218, s s, 185 e 3d av, 2 lots, 2 P. M. mort., each 7,500. Jan. 14, 5 years, 5%. 15,000

Same to same. Same property. 2 mort., each \$1,500. Jan. 14, 3 years or installs, 5%. 3,000

Klungman, Frederick to Morgan Bros. 35th st. P. M. Jan. 14, 3 years, 5%. 19,000

Kohnert, Emma to Moses Goodman. Orchard st, No. 188, e s, 25x87.6. Jan. 12, due July 1, 1892. 3,000

Krakauer, Jacques to Thompson Dean. 5th av, e s, 38.9 n 36th st, 28x125. Jan. 19, due June 2, 1895. 10,000

Krauss, George V. to Harlem River Building Loan and Savings Assoc. Clinton av, n w s, 290.5 s w Jefferson st, 58.11x150. Jan. 18, installs. 2,000

Kroeger, Doris to Mary A. Smith and ano. exrs. and trustees Samuel Smith. 58th st, No. 411, n s, 139.9 e 1st av. 16.8x100.4. Jan. 12, 3 years, 5%. gold, 7,000

Kroeger, Doris wife of Henry to Alfred Dolge. Same property. Jan. 12, 2 years. 2,000

Kehoe, James to THE EMIGRANT INDUSTRY SAVINGS BANK. Hudson st, No. 149, s w cor Hubert st, 19x97. Jan. 20, 1 year, 4 1/2%. 2,000

Same to same. Hudson st, No. 147, w s, 19 s Hubert st, 19x97. Jan. 20, 1 year, 4 1/2%. 2,000

Klein, Benedict A. to George N. Kanenbley. 15th st, No. 542 E. P. M. Jan. 20, 3 years, 5%. 6,000

Kerrigan, Thomas F. to Bernheimer & Schmid. Stanton st, No. 340. Saloon lease. Jan. 15, note, demand. 600

Kilcoyne, Michael J. to James Buckhout. 178th st, Webster and Burnside avs. P. M. Jan. 11, 5 years, 5%. 22,000

Klumpp, John G. to Christina Keilbach. 85th st, No. 539, n s, 123 w Av B, 25x102.2. Jan. 15, due Jan. 1, 1897, 5%. 10,000

Kohnert, Emma wife of and Otto to Charles I. Kruger and Caroline F. his wife. 9th st. P. M. Jan. 15, 3 years, 5%. 8,000

Lagomarsino, Teresa and Domenico to Theodore W. Kramer. Mott st, No. 34, e s, 56.9 s Pell st, runs east 56.11 x north 11.8 x north-west 26.6 x west 31.2 to Mott st, x south 17.5. 1/2 part. Jan. 13, 1 year. 500

Laing, William to THE MANHATTAN LIFE INS. CO. Lexington av. P. M. Jan. 14, due Jan. 15, 1895, 5%. 6,500

Lenz, Franz and Augusta his wife to John McLaughlin. 87th st. P. M. Jan. 13, due Sept. 1, 1896, 5%. 2,000

Linke, Robert to Moses G. Wright. 153d st, n s, 100 w Morris av, 50x100. Jan. 13, 3 years. 2,000

Same to same. Same property. Jan. 13, 2 years, 5%. 1,250

Loonie, James J. and Eugene Parker to James Flanagan. Norfolk st. P. M. Jan. 14, 1 year, 5 1/2%. 12,000

Lange, Alida wife of and Gustav to THE NEW YORK SAVINGS BANK. 78th st. P. M. Nov. 30, due Dec. 1, 1896, 4 1/2%. 7,500

Leddy, John to John Kerby guard, of Frances, Joseph P. and Mary McDermott. Bathgate av. P. M. Jan. 15, 1 year, 5%. 1,000

Loehr, Catharine widow and devisee Joseph Loehr to Anton Meyer. 151st st, s s, 300 w Morris av, 50x118.5. Jan. 16, 3 years, 5%. 2,000

Lyons, Julius J. to Julia wife of Parker Mann, Washington, D. C. 51st st. P. M. Jan. 18, due Jan. 14, 1894, 5%. 23,000

Lazarus, Sarah, Josephine, Frank and Annie and Agnes wife of Montague Marks and Mary wife of Leopold Lindau to Franklin N. Billings, Woodstock, Vt. Broadway, n w cor Exchange alley, 28.6x203.7 to Trinity pl, x 28.5x202.4; Liberty st, Nos. 95 and 97, n s, 237.9 w Broadway, 30x119x30x118.7 in 3 courses; 14th st, n s, 100 e 10th av, 150x103.3; 15th st, n s, 150 e 10th av, 100x103.3; Harrison st, Nos. 34-38, n e cor Washington st, 60.5x50 x60.9x50; 55th st, n s, 95 w 3d av, 40x100.6; 55th st, n s, 155 w 3d av, 40x100.6. Dec. 31, due July 1, 1897, 4%. gold, 30,000

Langrebe, William and Louisa his wife to Samuel G. Derrickson. 151st st, s s, 500 w Courtlandt av, 25x100; 150th st, n s, 500 w Courtlandt av, 25x136.10. Dec. 23. Equitable mortgage to secure attorney's fees to extent of 15% of gross amount on sale of above. 5,000

Mott, Hopper S. to Ruth A. Wallace. 55th st, s s, 450 w 11th av, 128.6x15.10x-x41.8. Sept. 23, 1890, 5 years, 5%. 25,000

Mela, Ferdinand H. to David Gutmann. Houston st, Nos. 25 and 27 W. P. M. Sub. to mort. \$60,000. Jan. 19, due Jan. 2, 1893. 20,000

McManus, Catharine widow to Silas D. Gifford, Tuckahoe, N. Y., guard of Edith M. Lee. Wales av, east cor 149th st, 50x105. Already mortgaged to mortgagee. Jan. 8, 3 years, 1,000

McWilliam, John S. to Isaac A. Hopper. 122d st, No. 163 W. P. M. Jan. 11, 6 months, 5%. 5,000

Moses, Mary and Joseph to Nathan Scheib. Willett st, No. 64. P. M. Jan. 2, due July 1, 1892. 400

Mandelbaum, Harris to Julius J. Lyons. 51st st. P. M. Jan. 18, due Jan. 19, 1893. 3,000

McKelvey, John J. to Jennie F. Des Brisay. Private drive and land of N. Y. C. & H. R. R. R. Co. P. M. Dec. 1, 1891, installs, 5%. 1,520

McMillan, Samuel to John Watts De Peyster, Red Hook, N. Y. Grand Boulevard and 107th st. P. M. Jan. 12, 3 years, 5%. gold, 25,000

McQuade, Thomas to Gustav Lange. 17th st, No. 421, n s, 250 w 9th av, 25x92. Jan. 18, 3 years, 5%. 21,000

Same to same. 17th st, Nos. 421 and 423, n s, 250 w 9th av, 50x92. Jan. 18, 6 months. 8,000

Same to Otto Maier. 17th st, No. 423, n s, 275 w 9th av, 25x92. Jan. 18, 3 years, 5%. gold, 21,000

Miller, Burnett E., Cortlandt, N. Y., to Frederick J. Middlebrook. 112th st, n s, 175 e 5th av, runs north 100.11 x east 25 x south 78 x northeast 38 x south 51.6 to x west 50. Jan. 13, 1 year, 5%. gold, 6,000

Miller, Elizabeth S. to Charles F. Southmayd et al. trustees for William Astor and remainders. 74th st, s s, 140 e West End av, 20 x102.2. Jan. 11, due Jan. 10, 1895, 4%. gold, 3,000

Miller, Swasey mortgagor with Charles F. Southmayd et al. trustees for William Astor and remainders mortgagees. Extension of reduced mort. at 4%. Jan. 11. nom

Murphy, William H. to Jacob Lamour. 60th st, s s, 268.2 e 2d av, 25x100.5. Jan. 15, 3 years, 5%. 13,000

Morris, Thomas to John Lewis. Bristow st, e s, 200 n Jennings st, 25x100. Jan. 12, 1 year, 5%. 650

Same to same. Bristow st, e s, 175 n Jennings st, 25x100. Jan. 12, 1 year, 5%. 650

Mayer, Mark to Elias B. Schlesinger. Lots 39 and 40 map Metropolitan Real Estate Assoc., Fordham Ridge. June 2, 1890. 500

Martin, Abram J., Catskill, N. Y., to William S. Hollingsworth. 125th st. P. M. Jan. 14, 5 years or installs, 5%. 15,000

Nally, Mary A. to The Daily News Building, Savings and Loan Assoc. 114th st. P. M. Nov. 31, installs. 5,250

Neill, Edward M. to Franklin N. Billings, Woodstock, Vt. Bowery, Nos. 146 and 148; Broome st, No. 343, being Bowery, s w cor Broome st, runs south 50.8 x west - x south 30.10 x west 20.6 x north to Broome st, x east 97.1. Jan. 13, due Jan. 14, 1895. gold, 16,000

Niwenbous, Siebrand to Catharine A. Taylor et al. trustees for Kate W. Winthrop, Mary Lewis, George C. and Henry A. C. Taylor. Fulton st, No. 219. P. M. Jan. 19, due Jan. 21, 1895, 4 1/2%. 10,000

Nones, Alice wife of and Alexander H. to THE UNITED STATES TRUST CO., New York, guard. Charles A. Nones. 90th st, s s, 75 e 9th av, 25x100.8. Jan. 20, due Jan. 1, 1893, 1,920

Same to same as guard. Blanche E. Nones. Same property. Equal lien with last mort. Jan. 20, due Aug. 1, 1892. 1,920

Oettinger, Ralph to Carrie A. Moseman. 50th st, s s, 112.6 w 1st av, 18.9x100.5. Jan. 21, 5 years, 5%. 8,000

Oettinger, Marx and Moses and Moses Steinhart to Samuel McMillan, Boulevard and 105th st. P. M. Jan. 19, 1 year, 5%. 15,000

Oppenheimer, Edward and Isaac Metzger to Amos R. Eno. Columbus av, s e cor 69th st. P. M. Jan. 16, due Jan. 20, 1895, 5%. 40,000

Oehler, Christian L. and Philipina to Elizabeth Johnston. Schav. P. M. Jan. 8, due Jan. 15, 1895, 5%. 3,500

Pohl, Adolph to John C. Blanke. 83d st. P. M. Jan. 14, 5 years, 5%. 14,500

Paris, Auguste J. to Margaret Miller widow, London, Eng. Creston av, e s, 278.7 s Donnybrook st, 40x75.1x40x74.11. Jan. 19, due Jan. 20, 1895, 5%. 4,000

Pfeiffer, Jacob to Emanuel Neuman. Sheriff st, No. 105. P. M. Jan. 18, installs. 1,500

Prescott, Eliza widow to Christiana A. Budde. 3d av, e s, part lot 149 map Morrisania, 16.8x88.2 to new w s of Boston road or av, x16.8x95. Jan. 13, 4 years, 5%. 963

Perry, Alexander mortgagee to Pine Cahn mortgagor. Acknowledgement of receipt of \$5,000 on account of mort. made by Pine Cahn to Bertha Lissauer July 21, 1890, and statement that amt due thereon is 4,000

Robinson, Thomas J. to Maretta W. Howard and Sylvanus T. Cannon. 85th st, s s, 304.9 e 3d av, 24.9x102.2. Jan. 20, 6 months. gold, 10,000

Ramus, Friedrich and Philippine his wife to Therese Steindler. 76th st. P. M. Jan. 15, installs. 2,000

Ranney, Marie C. wife of Ambrose L., Victoria C. Morris widow, Ann Arbor, Mich., and Kate C. wife of Arthur A. Boyer, East Orange, N. J., to John G. Broughton admr. 30th st, n s, 351 e 7th av, runs north 98.9 x

east 24 x south abt 60 x southwest 12 x southeast 35 to st, x west 21. Jan. 13, 1 year, 5%. 1,500

Richman, Rachel to Louis L. Richman. Stanton st, n s, 50 w Lewis st, 25x80. May 1, 1891, 4 years. 3,000

Rooney, Ann and John P. T. exrs. John Rooney to Mary A. Humes as trustee. 35th st, No. 224, s s, 225 w 7th av, 25x98.9. Jan. 13, 1 year, 5%. 5,000

Rosenberg, Hyman and Emil Reibstein to Daniel Levinsky and Jacob Samuelson. Division st. P. M. Jan. 15, installs. 3,100

Rhumstruck, Henry exr. and Anna K. Bammann extr. John Bammann to Dora Bammann. 87th st. P. M. Jan. 1, 5 years, 5%. 7,000

Rice, Charlotte A. and Charles M. to Lucy M. Rice. Broadway, No. 435, n w cor Howard st, 26x75. Jan. 14, 1 year, 4 1/2%. See Conveys. 40,000

Richter, Max to THE DRY DOCK SAVINGS INST. Park (4th) av, w s, 81.2 s 80th st, 21x100. Jan. 14, due Jan. 15, 1895, 4 1/2%. 15,000

Riehl, Agnes formerly Gieb mortgagee with Michael Gebhard. Affidavit correcting date in mort. made by Adolph Newman. Jan. 8. 3,000

Ries, Herman H. and John F. to THE GERMAN SAVINGS BANK, New York. 10th st, s s, 72 w 1st av, 28x92.3. Jan. 13, due Jan. 14, 1893. 10,000

Rofrano, Paul to Lorenzo Campiglia. Roosevelt st, Nos. 23 and 25, w s, 50x100. 1/2 part. Jan. 18, 1 year, 4 1/2%. 5,000

Rohrs, Frederick to Paul G. Decker. Westchester av, n e cor Eagle av, runs east 102.4 x north 116.5 x east 15 x north 75 x west 115.2 to Eagle av, x south 212.9. Jan. 19, 1 year. gold, 5,000

Ruff, Charles to THE FARMERS' LOAN AND TRUST CO. Madison st, No. 305, n s, 75 e Montgomery st, 26.6x93. Jan. 20, 3 years, 5%. 23,000

Reynolds, Martha wife of and William, Brooklyn, to Thornton M. Rodman, Flushing, L. I. Houston st, No. 404 E, n s, 20x55.6x20.2x58.1. Jan. 19, 2 years, 5%. 1,000

Robinson, William G., Augusta L. and Willmarth A. to Sharon Dairy. Consent to mortgage for 10,000

Rubsam, Jacob to Caroline Henning, Chicago, Ill. 158th st. P. M. Nov. 20, due Dec. 4, 1894, 5%. 1,887

Sammert, Philip to William H. Jackson. Bond st. P. M. Jan. 15, 1 year, 5%. 21,000

Same to Frederic J. Middlebrook, Brooklyn. Same property. P. M. Jan. 15, 1 year. gold, 2,000

Schmitt, Florian and Anna his wife to Peter Doelger. Willis av, e s, 25 n 146th st, 25x100. Jan. 15, 3 years, 5%. 10,000

Schmuck, Herman to Joseph O. Farrington. 135th st. P. M. Jan. 16, 1 year, 5%. 9,500

Schnugg, Francis J. to William M. Garden, Philadelphia, Pa. 7th av and 111th st. P. M. Jan. 18, 2 years, 5%. 28,000

Schuber, Christoph A. to Meyer L. Sire. 107th st, No. 71, n s, 129 w Park av, 16x100.11. Jan. 14, 2 years, 5%. See Conveys. 1,325

Schuyler, Gerald L. to The Bradley & Currier Co. (Lim.) - West End av, n w cor 83d st, 96x100. Sub. to mort. \$117,900. Jan. 13, 6 months. 19,200

Schwenck, Otto to Margaret Pfeiffer. Forest av and 161st st. P. M. Jan. 14, due Jan. 1, 1897, or installs, 5%. 8,000

Sheehan, Ann to Michael F. McGoldrick; Brooklyn. Lot in 23d Ward, begins at point on west boundary line of land late of estate of Wm. W. Fox, 93.5 from n e cor lot 67 on map of village of Woodstock, runs north 50 x west 106.11 x south 52.5 x east 122.7. Jan. 13, due Jan. 15, 1894. 1,000

Schaeffer, John C. and Wilhelmina S. to Wilhelmina S. Schaeffer guard. of Louisa H., John C. and Frederick W. Schaeffer. 24th st, n s, 183.4 e 10th av, 20.10x98.9. Jan. 9, demand. 5,000

Schrader, Anna M. to David Stevenson. Brook av, n e cor 144th st, 25x100. Jan. 20, 1 year. 1,200

Schramm, John N. to Miss Jennie Reeves, Bay Shore, L. I. 146th st, s s, 99.8 e Willis av present line, 25x100. Correction mort. Sept. 30, 2 years. 1,700

Smith, Andrew A. to Mary E. and Frederick A. Miller. 92d st. P. M. Sub. to mort. \$5,000. Jan. 21, due Jan. 18, 1893, 5%. 13,400

Same to Mary E. Miller guard. of Bernard Miller. Same property. P. M. Sub. to mort. \$5,000. Equal lien with last mort. Jan. 21, due Jan. 18, 1893, 5%. 4,594

Smith, Eliza M. wife of Addison to Adelia A. Bunnell. 3d av. P. M. Jan. 15, 1 year, 5%. 8,000

Steinhardt, Jacob to Catherine A. M. Salmon. 76th st. P. M. Jan. 21, 2 years, 5%. 12,000

Safran, Moritz and Louis Bloch to P. Ballantine & Sons, a corporation. Centre st, s w cor Reade st. Store lease. Jan. 19, note, demand. 4,000

Safran, Moritz to P. Ballantine & Sons, a corporation. 20th st, No. 114 W. Lease. Jan. 19, note. 900

Schuyler, Gerald L. to John J. Houlahan. West End av, n w cor 83d st, 96x100. Sub. to mort. \$107,000. Jan. 16, 6 months. 5,000

Schulhof, Sigmund and Max to Aaron Kaplan and Rachel his wife. 57th st. P. M. Jan. 12, installs. 1,200

Sharon Dairy, a corporation, to Willmarth A. Robinson. Broadway, No. 1697; 46th st, Nos. 219 and 221 W. Lease. Jan. 14, 3 years. 10,000

Steinert, Anna M. widow to Margaretha Dennerlein. Courtlandt av. n w s, 50 n e 158th st, 50x100. Jan. 13, 3 years, 5%. 500

Steinhardt, Morris to James R. Smith. 68th st. P. M. Jan. 4, due Feb. 1, 1893, 5%. 24,000

Schultz, Louisa to Amy L. Slade extrx. of Frederic J. Slade. Cannon st. P. M. Jan. 12, due Jan. 5, 1895, 5%. gold, 10,000

Same to Ignatz Schultz. Same property. P. M. Jan. 12, 2 years. 3,500

Schwed, Meyer and Mary his wife to Bremer Verein. 2d av. e s, 60.5 s 55th st, 21x64. Jan. 18, due Jan. 1, 1897, 5%. 8,000

Shea, John B. to John Eichler Brewing Co. College av, e s, 105 n Powell pl, 35x95. Jan. 19, 1 year, 5%. 6,000

Stolz, George to Auke Dooper. 151st st, n s, 275 e Courtlandt av, 25x115x25x115.1. Jan. 1, 3 years. 3,000

Schweizer, Christiana to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Amsterdam av, w s, 25.5 s 63d st, 25x100. Jan. 12, 1 year, 4 1/2%. 15,000

Schoensiegel, Gertrude wife of and Adolph to Charles Herrlich. 6th st. P. M. Jan. 14, due Jan. 15, 1895, 5%. 5,000

Sickles, Laura B., Croton Falls, N. Y., to William H. Clough. Mercer st, No. 123, w s, 125 n Prince st, 25x100; 6th av, e s, 79.2 s 25th st, 19.7x6; Hubert st, s e cor Collier st, 20x57; Greenwich lane, w s, 20 n West 12th st, 20x56.6 x 19.2x60.10; Waverly pl No. 147, n e s, 45.4 n w Gay st, 22x62.1; 6th av, No. 34, e s, 17 s 4th st, 17.1x56x17.1x57.1; West Washington pl, s w s, lot No. 10 map Samuel Whittemore, 20x91.7 to 4th st, x21.9x100.2; 13th st, No. 160, s s, 172.7 e Greenwich av, 19.11x63.1x21x56; 116th st, s s, 200 e 10th av, 25x100; Nassau st, n w s, lot 11 map Ann White, 24.7x102.6 to Theatre alley, x24.7x102.9. All title. Nov. 30, due Nov. 10, 1893. 15,000

Same to same. Bleeker st, No. 192, w s, 50 n Macdougall st, 25x98. All title. Nov. 30, due Nov. 10, 1893. 15,000

Solomon, William and Simon H. Whiteman to Charles Lanier trustee for Drusilla L. Craven. Chrystie st, No. 86, e s, 25x100. Jan. 12, due Feb. 1, 1897, 5%. 23,000

Same to Jonas Weil and Bernhard Mayer. Same property. Sub. to last mort. Jan. 14, installs. 3,750

Spear, Theodore A. and Frederick A. Tone to Eliza M. Bailey. Amsterdam av and 126th st. P. M. Jan. 6, 1 year, 5%. 45,000

Starke, Caspar to John Schneider. 146th st, s s, 72 e 3d av, runs east 50.9 x south 74 x west 0.9 x south 26 x west 50 x north 100. P. M. for part of above Sub. to mort. \$5,000. Jan. 12, 3 years. 4,000

Same to Joseph Messerschmitt. 146th st, s s, 97 e 3d av, 25x100; 146th st, s s, 122 e 3d av, 0.9 x 74. P. M. Jan. 8, 5 years, 5%. 5,000

Stevens, Benjamin to William H. Morton. Forest av, e s, 190.2 s Strong av, 25x200x25.8 x300. Jan. 13, due May 1, 1892. 150

Shellard, Henry H. to The Bank Clerks' Co-operative Building and Loan Assoc. Monroe av, w s, north 1/2 lot 46 map of Mount Hope, 50x100. Jan. 16, installs, 5%. 7,600

Smith, Du Bois, Smithtown, L. I., to Orleans R. E. Pell. Greenwich st, No. 789, e s, 93.10 s 12th st, 34.6x66.5x34.8x66.5. Jan. 15, due April 10, 1892. 3,000

Smith, Elizabeth K. to Charles J. Obermayer, Brooklyn. 123d st, s s, 425 e 8th av, 50x100.11. Jan. 12, demand. 5,000

Same to THE GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO. Same property. Jan. 12, demand. 5,000

Smith, Frank L. to J. George and Davis L. Stacey, Geneva, Ont. West End av, s e cor 92d st. P. M. Dec. 29, due Dec. 30, 1892, 5%. 9,300

Same to Alexander T. Mason guard. of Philip D. Mason. West End av, e s, 25.8 s 92d st. P. M. Dec. 21, 1 year, 5%. 5,833

Same to Alexander T. Mason guard. of Julia A. Mason. West End av, e s, 50.8 s 92d st. P. M. Dec. 21, 1 year, 5%. 5,833

Same to Mabel G. Mason, Boston, Mass. West End av, e s, 75.8 s 92d st. P. M. Dec. 21, 1 year, 5%. 5,833

Smith, Hugh to Clara Hopps. 146th st, n s, 340 w Brook av, 25x100. Jan. 14, 3 years, 1,000

Stevens, John W. and Owen McElroy, Sr., to Alexander Brown, Philadelphia. Le Roy st, No. 57 and 59, n s, 66.3 e from land of Trinity Church, runs north 60.4 x west 28.9 x south 60.6 x east 31.1. Dec. 14, 3 years, 5%. gold, 20,000

Same to same. Le Roy st, Nos. 61 and 65, n s, adj land of Trinity Church, runs north 61.6 x east 24.7 x south 60.6 x west 35.2. Dec. 14, 3 years, 5%. gold, 20,000

Sturtz, Lizzie to Solomon Bachrach. Clinton st, No. 176, e s, 174.10 s Grand st, 25x100. Jan. 14, 3 years. 3,000

Thompson, Henry C. to Bradley L. Eaton trustee for Willson, Adams & Co., Church E. Gates & Co. and E. M. Pritchard & Son. Lorillard st, w s, abt 203.2 n 187th st, abt 44 x 90x100.2x90. Sub. to contract of sale. Jan. 15, 1 year. 4,880

Toner, Mary E. to Susan Murray. 64th st, No. 317, n s, 150 w 11th av, 25x100.5. Sub. to mort. \$13,500. Jan. 2, 3 years. gold, 2,500

Torrance, Rosanna wife of Henry to Harlem Co-operative Building and Loan Assoc. Rockfield st, s s, 748.6 w Williamsbridge road, 50x100. Jan. 5, installs, 5%. 2,000

Townsend, J. Allen to William Westerfield and ano. exrs. William Westerfield. 106th st. P. M. Jan. 14, due April 21, 1892, 5%. 5,000

Trainer, Patrick S. mortgagor with Martha L. Young mortgagee. Extension of mort. Jan. 15. nom

Umberfield, John C. to Gideon Fountain. 75th st, No. 47, n s, 200 e Columbus av, 20x102.2. Jan. 12, due Jan. 8, 1893. 5,000

Van Iderstine, Richard W. and Emily W. Wetterer to George Lengemann. 102d st. P. M. Sub. to mort. \$14,500. Jan. 15, 3 years or installs. 3,000

Vogel, Henry mortgagor with Charles Gulden mortgagee. Extension of mort. Jan. 11. nom

Vollmer, Amelia A. to Frederick W. Sauer and Conrad Gross. 90th st. P. M. Jan. 16, due Jan. 15, 1893, or installs, 5%. 1,500

Vultee, George W. to William H. Duncan. Valentine av, Liebout av. P. M. Jan. 18, demand, 5%. 17,600

Wahl, Elise wife of and Hermann, Jersey City, N. J., to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 3'd st, n s, 300 e 7th av, runs east 25 x north 73 x northeast 52.2 x north 30 x west 75 x south 115.6. Jan. 13, 1 year, 4 1/2%. 15,000

Walker, Alexander and Judson Lawson to Julian B., David B. and John I. Hart. 96th st. P. M. Dec. 29, due Jan. 18, 1893, 5%. 27,000

Williams, Thomas S. to James Wood et al. exrs. William Wood. 7th av and 116th st. P. M. Jan. 6, due Feb. 2, 1895, 5%. 55,000

Wines, Henry P. to Ernest A. Redfern. 99th st, n s, 125 w Boulevard. P. M. Jan. 15, due Jan., 1893, 5%. 29,500

Same to same. 99th st, s s, 140.5 e 10th av. P. M. Jan. 15, 1 year, 5%. 11,000

Same to same. 104th st, n s, 100 w 11th av. P. M. Jan. 15, 1 year, 5%. 27,000

Same to same. 112th st, n s, 200 e Grand Boulevard. P. M. Jan. 15, 1 year, 5%. 3,225

Same to same. 113th st, s s, 450 e Grand Boulevard. P. M. Jan. 15, 1 year, 5%. 2,875

Same to same. 113th st, s s, 500 e Grand Boulevard. P. M. Jan. 15, 1 year, 5%. 2,675

Walker, Mary A., Westfield, S. I., to Anna N. Rogers. Riverview terrace, n w cor Dock st, 100x96x101x89; Riverview terrace, w s, 125 n Dock st, 82x103x82.5x97.6, error. Jan. 14, due July, 1892. 5,000

Same to same. Sedgwick av, w s, 819.6 n from easterly side of Riverview terrace, runs south 103.2x188x165.2x153.7; Riverview terrace, w s, 207 n Dock st, 100x110x100.6x103. Jan. 14, 6 months. 5,000

Walter, Philip to Selina M. Sattler. 49th st. P. M. Jan. 14, due Jan. 15, 1895, 5%. 4,500

Whitmore, Joseph to Charles E. Tracy and ano. trustees James Bogert dec'd. Allen st, No. 22, e s, abt 22x50.1x abt 22.3x50.1. Dec. 17, due May 15, 1895, 5%. Re-recorded. gold, 9,000

Wulfbop, Jr., John to Benedict and William H. Fischer, Charles E. Diefenthaler and Ernest Roloff, of B. Fischer & Co. 1st av, No. 205, w s, 40 n 103d st, 20x75. Lease. Jan. 18, demand. 2,500

Wodzicki, Peter C. and Theodora C. his wife, Brooklyn, to Karl M. Wallach. Monroe st, n w cor Scammel st. P. M. Jan. 18, installs. 6,000

Same to Charles Brothers. Same property. Jan. 18, due July 1, 1892. 1,400

Walter, Lena to THE NEW YORK LIFE INS. CO. 65th st, s s, 148 w 3d av, 16x100.5. Jan. 18, 1 year. 500

Walker, Elizabeth to Warren M. Merrill. 35th st, n s, 150 w 10th av, 75x98.9. Jan. 20. Secures surety to bail bond of Josiah Walker in penal sum of 10,000

Weidmann, Lina to Frederick Hildebrandt. 13th st, n e s, 410.6 n w 2d av, 16.6x103.3. Jan. 21, installs, 5%. 1,000

Weil, Babette wife of and Lazarus to Lina Rosman extrx. Nathan Rosman. Mitchell pl, No. 2, n s, 18 e 1st av, 18x80.10. Jan. 21, 5 years, 5%. 6,000

Weinberg, Rachel wife of and Louis to Simon Davis. Delancey st, No. 127, s s, 40 w Norfolk st, runs south 56 x west 7 x south 12 x west 13 x north 68 to st, x east 20. Jan. 20, installs. 2,500

Yeandle, Adelaide A. wife of George W. to Mount Morris Co-operative Building and Loan Assoc. Davidson av, w s, 3x3.5 s St. James st, 50x98.9. Jan. 12, installs, 5%. 500

Seitz, Dobbs Ferry, N. Y. Thatford st, e s, 100 s Glenmore av, 25x100. Jan. 20, 3 years. 3,500

Bert, Christine and Louis to Joseph Russ. Palmetto st, n w s, 817.5 n e Bushwick av, 29x100. Jan. 18, 1 year. 500

Bloodgood, Sidney to Ada F. Bloodgood. Stuyvesant av, w s, 41.10 s Halsey st, 19.3x80.6. 2d mort. Jan. 14, 1 year, 5%. 1,000

Buonaguro, Louise widow to Antonio Parento and Angelo his wife. Clason av, e s, 150.7 s Flushing av, 25x98.8. Jan. 19, 2 years, 5%. 1,000

Burns, John and James V. Johnson to The Title Guarantee and Trust Co. 10th st, n s, 244.11 w 5th av, 16.8x100. Jan. 20, 3 years, 5%. 3,000

Bard, Grace L. to Simon Adler. 81st st, New Utrecht. P. M. Jan. 11, 1 year. 1,800

Begley, Hugh J. to The Title Guarantee and Trust Co. Nassau st, n e cor Adams st, runs east 25 x north 64 x west 15 x north 12 x west 10 to Adams st, x south 76. Jan. 16, 1 year, 5%. 3,500

Same to same. Atlantic av, s s, 50.1 e Boerum pl, 25.1x80x25x80. Jan. 16, 1 year, 5%. 2,500

Same to same. Johnson st, s s, 95.5 e Lawrence st, 24x100. Jan. 16, 1 year, 5%. 3,000

Bierds, Charlotte A. wife of and William A. to Percy Hicks, North Hempstead, L. I. 3d av, e s, 87.4 n 8th st, 22x95.9. Jan. 15, due Jan. 1, 1894. 1,000

Brady, Genevieve to Ida Miller. Pulaski st, n s, 267.5 w Marcy av, 17.5x100. Jan. 16, 3 years, 5%. 1,300

Brendel, Barbara to Evadna P. Green. Jackson st. P. M. Jan. 2, 3 years. 1,850

Beers, Nathan T. and Elizabeth L. his wife to George F. Rogers. Gates av, n s, 100.3 w St. James pl, 21.6x87.

Behneke, Carl W. to Johann and Christiane Muller. 15th st, No. 195, n e s, 158.6 n w 5th av, 20x78. Jan. 7, due Jan. 1, 1895, 5%. 600

Benedict, James T. to The Title Guarantee and Trust Co. Stone av, s e cor Sumpter st, 25x80. Jan. 13, 1 year. 1,500

Bulkley, Harrie to Edward L. Spencer. Douglass st, n s, 400 w Franklin av, 140x131. Jan. 14, demand. 3,000

Capazzoli, Cirello to The Citizens' Co-operative Building and Loan Assoc., Bath Beach. 86th st. P. M. Jan. 5, installs, 5%. 4,500

Cassidy, Charles J. to George Ehret. North 6th st, No. 151. Saloon lease. Jan. 7, demand. 1,500

Clark, Mary T. and Catharine A. to Harry Loomis. St. Marks av, n s, 125 e Albany av, 25x174x—x165.4. Jan. 6, 3 years, 5 1/2%. 700

Cobb, Sarah V. N. wife of and Daniel A. to John C. Schenck et al. trustees Isaac C. Schenck. Brooklyn and Jamaica turnpike, s w cor Elderts lane, 284x307x280x330. Jan. 14, 3 years. 3,000

Coben, Max. and Barnet Friend to Joseph Newborg. Thatford av, n e cor Sutter av, 25x100. Jan. 8, 4 years. 1,200

Conte, Leonardo to John and Edward Kennedy. Prospect st, s s, 50 w Navy st, 25x75. Jan. 13, 5 years, 5%. 500

Cunningham, John F. to Anna M. Ferris, Greenwood av, Flatbush. P. M. Jan. 15, 3 years, 5%. 630

Curtin, William H. to Mary S. M. Sarles, Monmouth, N. J. Voorhies av, centre line, at intersection with centre line of East 27th st, runs east 232 x south 132 x west 65.9 x north 13.4 x west 152 to centre East 27th st, x north 130, Gravesend. Jan. 13, 3 years. 3,000

Caolo, Joseph and Domenica his wife to Elizabeth A. Gilbert trustee Peter G. Taylor. Denton pl, s e s, 120 n e 1st st, 20x90. Nov. 11, 3 years. 250

Carey, Peter J. to Thomas Magrane. Benson av, n e s, 260.2 n w De Bruyns lane, 50x200. New Utrecht. Jan. 18, 3 years. 3,500

Combes, Stephen to Mary J. Winters. Adelphi st. P. M. Jan. 18, demand, 5%. 1,000

Same to William H. Donaldson. Same property. P. M. Jan. 2, 3 years, 5%. 2,000

Conway, William J. to Martense B. Story trustee Isaac Orr. 50th st, s s, 120 w 4th av, 2 lots. 2 mortg., each \$2,000. P. M. Jan. 14, 2 years 5%. 4,000

Conway, William J. to Mortimer J. Lyons. 5th av, n e cor Lincoln pl. P. M. Jan. 19, 3 years, 5%. 7,000

Crossman, Greenleaf W. to John R. Pitt. Maccon st, s s, 116 e Ralph av, 18x100. Jan. 20, 4 years. 1,500

Cummings, Thomas J. to John Keenan. Croysey av, s w s, extends from Jones st to road from New Utrecht Bay to New Utrecht, —x—, New Utrecht. Jan. 15, 5 years. 6,000

Dowley, Michael to H. F. Burroughs & Co. Cornelia st, s e s, 84 n e Central av, 17.10x100. Jan. 19, 1 year. 1,000

Derby, Jane O. formerly Carpenter to Lawrence Hurlburt. Lafayette av, n e cor Nostrand av, 20x65. Jan. 14, 1 year. 1,000

Dill, William H. to Lewis A. Wagner and Lewis Saunders. Dean st. P. M. Jan. 4, 1 year, 5%. 1,650

Ditmer, Margaret wife of and Charles to Meta Fincken. Wolcott st, n s, 295 w Conover st, 30x100. Jan. 15, 1887, demand, 5%. 1,000

Doherty, Daniel F. to The Germania Savings Bank, Kings County. 3d av, east cor 16th st, 20x55.2x—x54. Jan. 15, 1 year, 5%. gold, 2,000

Dowley, Michael to Mary B. Fisher. Cornelia st, s s, 191.10 e Central av, 18x100. Jan. 15, 3 years, 5%. 2,000

Same to William E. Valentine, Queens, L. I. Cornelia st, s s, 173.10 e Central av, 18x100. Jan. 11, 3 years, 5%. 2,500

Same to Phebe E. Valentine, Queens, L. I.

KINGS COUNTY.

JANUARY 14, 15, 16, 18, 19, 20.

Aguilar, Annie V. to The South Brooklyn Co-operative Building and Loan Assoc. Troy av. P. M. Dec. 29, installs. \$1,000

Allers, Diedrich to The Williamsburgh Savings Bank. South 9th st, n w cor Roebing st, 18.9 x80. Jan. 15, 1 year, 5%. 5,000

Asburn, Charles to John W. Brown. Hancock st, s s, 321.6 e Reid av, 18x100. Jan. 15, demand. 1,150

Same to The Title Guarantee and Trust Co. Same property. Jan. 15, 3 years, 5%. 3,500

Allan, John T. and Nathaniel Proskoy to Helvetia B. Dutcher. 6th st, n e s, 237.10 n w 5th av, 20x100. Jan. 15, due Feb. 1, 1892. 500

Alexander, Thomas to Henry Weil. Bushwick av. P. M. Jan. 19, due Feb. 1, 1897, or installs, 5%. 2,500

Ahrens, John to John Ahrens exr. Gesche Meyer. Russell pl, e s, 167 s Herkimer st, 23 x95. Jan. 1, 5 years, 5%. 4,000

Aron, Florence wife of Phillip to John Bremer. Hamburg av, east cor George st. P. M. Jan. 19, 5 years, 5%. 4,000

Balsam, Samuel and Moritz Handler to Joseph

Cornelia st, s s, 155.10 e Central av, 18x100. Jan. 11, 3 years, 5 % 2,500
 Same to Amy Moody. Cornelia st, s s, 137.10 e Central av. 18x100. Jan. 15, due Jan. 1, 1895, 5 % 2,500
 Dreher, Christian W. C. to Lucy F. Rouyon extrx. Alphonse Rouyon. Orient av, w s, 150 s Blake av, 100x100. Jan. 7, 3 years, 3,000
 Dultgen, August and Emma his wife to Carl G. Gregor. Newel st, w s, 200 s Nassau av, 25x100. Jan. 18, 1 year, 5 % 500
 Erslev, Bertha M. to Edwin S. Updike, Sr., New York. Lexington av, n s, 326 e Reid av, 34x100. P. M. Oct. 8, due April 8, 1892, 5,000
 Erickson, Charles A. to John F. Nelson. 5th av, n w cor 77th st, 107.2x84x100x123.8, New Utrecht. Jan. 19, demand, 500
 Flood, Caroline M. formerly Waddell and Eliza M. Atkinson to Daniel B. Stearns. Bayard st, No. 185, n s, 21 w Smith st, 24x100. Jan. 19, due Jan. 1, 1897, 1,600
 Feldberg, Jonas and Sarah Barasch to Michael Seitz. Ewen st, n w cor Moore st, 25x75. Jan. 15, 5 years, 5 % 4,000
 Fleig, Catharina wife of and George to Louis Heidt. Morgan av. P. M. Jan. 13, 5 years, 4 % 1,000
 Fleming, Patrick to John V. Van Pelt, both of New Utrecht, L. I. 18th av, s e s, 140 s 86th st, 40x65.5x40x63.5, New Utrecht. Jan. 16, due Aug. 1, 1892, 5 % 1,200
 Feeley, Ann to Sarah E. Sackett extrx. Adam T. Sackett and Florentin Pellier extrs. James H. Titus. Fleet pl. P. M. May 1, 1891, 2 years, 1,500
 Feldberg, Jonas and Sarah wife of Abraham Barusch to The Title Guarantee and Trust Co. Ewen st, n w cor Moore st, 25x75. Jan. 15, 3 years, 5 % 10,000
 Finlay, Jeannette M., Bayonne, N. J., to Thomas H. Heffron and Hans S. Christian. 1st pl, s s, 225 e Court st, 25x133.5. Jan. 9, due Jan. 2, 1893, 2,315
 Frank, Barnett and Simon Rose to Byron W. and Helen S. Clarke. Stone av. P. M. Nov. 30, due April 7, 1892, 4,600
 Forster, Maria widow to John Wahl and Babetta his wife. Hamburg av, n e s, 100 n w Madison st, 18.9x100. Jan. 19, due Feb. 1, 1897, 5 % 2,600
 Gollner, Ervin G. to Emily M. Willson, Pearl River, N. Y. 6th st, n s, 347.10 w 5th av, 3 lots, each 16.8x100. 3 mort., each \$1,000. Jan. 20, 1 year, 3,000
 Grennell, John C. and James M. Mooney to The Title Guarantee and Trust Co. Flatbush av, e s, 148.1 s Fulton st, 37.6x84.3x39.3x72.9. Building loan. Jan. 13, demand, 20,000
 Gately, Francis J. to Joseph T. Briggs. Roebling st, s s, 100 e North 10th st, 25x100. Jan. 14, due Feb. 1, 1897, 5 % 500
 Gimbernat, Charles to James H. Alexandre. 17th av, w s, 125 n Bath av, 100x108.4, New Utrecht. Jan. 12, 1 year, 500
 Goater, Robert to The Germania Savings Bank, Kings County. 13th st, n e s, 272.10 n w 7th av, 25x100. Jan. 14, 1 year, 5 % gold, 1,000
 Goldberger, Samuel and Solomon Linder to Sarah A. Bartlett. Osborn st, e s, 125 s Eastern Park, 25x100. Jan. 7, 3 years, 2,000
 Gottschald, Paul H. to John Knoebel and Lena his wife. Blecker st, e s, 425 n Evergreen av, 25x100. Jan. 12, due Jan. 1, 1895, 5 % 4,500
 Grote, Ernst A. to The Williamsburgh Savings Bank. Rochester av, s w cor Bergen st, 43.9 x75. Jan. 14, 1 year, 5 % 2,500
 Grossbart, Frank to Pauline and William Hartmann. Thatford av. P. M. Sub. to mort. \$1,200. Jan. 16, installs, 175
 Guensten, Henrietta wife of and Ole to William O. Moore et al extrs. Abraham Underhill. 59th st, n s, 260 w 12th av, 60x100.2. New Utrecht. Jan. 14, 3 years, 3,000
 Guntzburger, Rose to Michael May. Putnam av. P. M. Jan. 12, due Jan. 1, 1893, 400
 Geary, Richard to Thomas C. Balderston et al. Supreme Trustees of the Order of Tontu. Logan st, e s, 90 n Belmont av, 4 lots, each 20x100. 4 mort., each \$2,250. Jan. 16, 3 years, 5 % 9,000
 Same to same. Belmont av, n s, 30 e Logan st, 4 lots, each 20x100. 4 mort., each \$2,250. Jan. 16, 3 years, 5 % 9,000
 Greene, George W. to Isaac D. Einstein and Emil Wolf. Hancock st, n s, 60 e Nostrand av, 20x100. Nov. 24, 2 years, 1,000
 Gibbons, Louisa L. to James H. Watson and James H. Pittinger, of Watson & Pittinger. Bushwick av, south cor Aberdeen st, runs southwest 90 x southeast 200 to Hull st, x northeast 79.2 to Manhattan Beach R. R. Co.'s land, x north 22.1 to av, x northwest 180.6, with all title to courtyard in front of Bushwick av. Nov. 28, 1 year, 10,000
 Harper, Thomas H. to Hart K. Brundrett trustee. Putnam av, s s, 375 e Tompkins av, 20x100. Jan. 18, 5 years, 5 % 5,000
 Hoople, William G. to Christopher P. Skelton. Ralph av. P. M. July 17, due Jan. 18, 1895, 5 % 5,000
 Hurst, Alexander D. and Celena to Abram S. Post. Dean st, s s, 125 e Rochester av, 25x107.2; Dean st, n s, 175 e Rochester av, 25x100. Jan. 5, 5 years, 1,300
 Hira, John M. to Jacob K. and Mary L. Eberle. Central av, south cor Palmetto st, 25x100. Jan. 2, 3 years, 5 % 1,500
 Same to same. Central av, s w s, 25 s e Palmetto st, 25x100. Jan. 2, 3 years, 5 % 2,000
 Halstead, Isaac to Henry C. M. Ingraham trustee Jol n R. and Benjamin P. Wiggins. Prospect pl, s s, 116.9 w Schenectady av, runs west 128.4 x south 100 x east 139.1 x north

50 x northwest 8 x northwest 45. Jan. 9, due Jan. 1, 1894, 3,400
 Hart, John F. to Augusta A. Roby. 7th av, w s, 30.7 s Carroll st, 81.8x100. Jan. 13, due Aug. 10, 1892, 8,550
 Same to The Metropolitan Life Ins. Co. Same property. 3 mort., each, \$11,000. Jan. 13, due April 1, 1894, installs, 6 % until April 1, 1892, afterwards 5 % 33,000
 Helm, George and Gustave A. to Conelius Cowenhoven. Lots 6-67 block 18 map No. 2. Effingham H. Nichols, New Utrecht. Dec. 24, 3 years, 3,500
 Hillenbrand, William and Dorothea his wife to The Title Guarantee and Trust Co. Stockholm st, s s, 325 w Knickerbocker av, 25x100. Jan. 14, demand, 2,500
 Hubbs, Grace H. wife of Lloyd to Marie E. Jacobson. Macon st, n s, 150 e Tompkins av, 37.6x100. Jan. 12, due July 1, 1894, 800
 Intermark, Hermann H. to C. H. Young. 4th av, e s, 20 n Warren st, 20x82.2. March 12, 1890, 3 years, 5 % 3,000
 Same to Christopher H. Young. 4th av, n e cor Warren st, 20x82.2. Jan. 2, 1887, demand, 5 % 6,000
 Isele, Elizabetha to Allemania Lodge No. 9 A. O. G. F. Blecker st, s e s, 190 n e Irving av, 20x100. Jan. 2, due Jan. 1, 1897, 5 % 2,500
 Isbill, Charles to Theresa Williamson trustee. Jefferson av, s s, 266.9 e Stuyvesant av, 16.4x100. Jan. 16, 3 years, 5 % 4,500
 Jones, Jennie, Wichita, Kan., to Anna Reynolds. 3d av, east cor 89th st, runs southeast 610 x northeast 93.7 x north 417 11 x north 90 to 88th st, x northwest 113.4 to av, x southwest 200, New Utrecht. Jan. 4, 1 year, 5 % 272
 Johnson, William H. M. to Henry A. Latimer. Troy av, w s, 25 s Bergen st, 50x100. Jan. 20, due Jan. 21, 1893, 600
 Kathmeyer, Charles H. to The Brooklyn Savings Bank. North Oxford st, w s, 352.3 n Myrtle av, 60x100. Jan. 16, 1 year, 5 % 4,000
 Kelly, Michael to The Co operative Building Bank. Eastern Parkway. P. M. Dec. 22, installs, 5,000
 Same to Herbert C. Smith. Eastern Parkway. P. M. Sub. to mort. \$5,000. Dec. 22, installs, 1,000
 Kelley, Richard J. and Joseph H. Deery mortgagors with Samuel Doughty et al extrs. Samuel S. Doughty mortgagees. Extension of mort. Dec. 1. nom
 Kirby, J. Mason to Charles E. Ring. Decatur st, n s, 273.4 e Howard av, 86.8x100. Sub. to mort. Jan. 9, due April 12, 1892, 268
 Keymer, M. Sophia wife of and George to Mary H. Dutton, Lebanon, Conn. 1st st, s s, 84 w 6th av, 16x100. Dec. 31, 3 years, 5 % 2,500
 Kleine, John H. to Joseph B. Falk. Madison st. P. M. Jan. 15, 1 year, 5 % 1,000
 Same to Leonard K. Smith. Madison st. P. M. Jan. 15, 3 years, 5 % 5,000
 Koster, Hermann to Philip Aichele. Rutledge st. P. M. Jan. 14, 3 years, 5 % 1,750
 Kuck, Maria wife of Johann to Caroline Wermann. Georgia av, n w cor Liberty av, 25x100. Jan. 12, due Dec. 30, 1894, 1,200
 Klemmer, John H. to Henry Klemmer. De Kalb av, s e cor Graham st, 25.1x54. Jan. 16, 2 years, 5 % 550
 Kallenbach, Ferdinand J. to August H. Schumpf. Van Siclen av, e s, 50 s Arlington av, 50x100. Jan. 1, 3 years, 5 % 4,000
 Kidney, George to Phebe T. Woolley, Jamaica, L. I. East 5th st, centre line, lots 31-35 and 56-60 block 13 map Ocean Parkway extd to East 4th st; Av D, centre line, at intersection centre line of East 4th st, lots 1-5 block 13 same map, Flatbush. Jan. 15, 1 year, 1,500
 Kriete, Anna R. C. W. wife of and John to Anna R. Tiedmann. Furman st, s e s, 393 s w Bushwick av Boulevard, runs southeast 100 x southwest 90.6 x north 97.6 x northwest 7.8 to Furman st, x northeast 60.4. Jan. 18, 3 years, 5 % 800
 Lavery, John to Maria E. Angell. Herkimer st, s w cor Buffalo av, 15x89.9. Herkimer st, s s, 105 w Buffalo av, 30x89.9. Jan. 18, 3 years, 5 % 5,500
 Lewis, Margaretha to George H. Smith. Hull st, n w cor Stone av. P. M. Jan. 15, 3 years, 5 % 2,000
 Same to A. Stewart Walsh. Greene av. P. M. Jan. 13, installs, 1,000
 Loschert, Augusta wife of and Linus to Nathan Michael and Henry May. Varet st, s s, 225 e Ewen st, 25x100. Jan. 16, 1 year, 5 % 2,500
 Lufburrow, Joseph H. to Abram M. and Edwin A. Sweet, of A. M. Sweet & Son. St. Marks av. P. M. Jan. 18, due Jan. 1, 1895, 5 % 6,500
 Lichtenstein, David to Joseph Newborg. Cooper av, n w s, 354 n e Bushwick av, 16x100. Jan. 13, installs, 500
 Lipps, Katharina wife of Jacob to Abraham Ruth. Osborn st. P. M. Jan. 15, 6 months, 5 % 165
 Lyons, John to Edward White. Gates av, s e s, 250 s w Knickerbocker av, 25x100. Jan. 14, 1 year, 1,050
 Lindbloom, Maria to Eliza Hall. Jerome st, e s, 80 n Blake av, 20x100. Jan. 15, 3 years, 800
 McCormack, Terence, Little Rock, Ark., to Melicent Stebbins, Rye, N. Y. Prospect av. P. M. Jan. 29, due Jan. 1, 1895, 1,200
 Murray, Delia C. to The South Brooklyn Building and Loan Assoc. 4th av. P. M. Jan. 19, installs, 4,700
 Maher, Daniel to Carl A. Mertz. Newell st, e s, 255.1 n Van Cott av, 25x100. Jan. 13, due Jan. 1, 1894, 1,000
 Most, Morris to Frederick Dhuy, Jr. Pacific st. P. M. Jan. 12, due July 1, 1896, 900

Malone, Ellen widow to James Costello. 22d st, n s, 150 w 6th av, 25x100. Jan. 10, due Jan. 2, 1897, 5 % 2,500
 Mannheim, Julius to Aaron Heymann. Manhattan av, e s, 250 n Nassau av, 50x100. Jan. 15, 3 years, 5 % 3,000
 Manning, Ellen to Beadleston & Weerz. Conover st, west cor Vandyke st, 20x80. Jan. 15, demand, 1,000
 Mannel, Anton to The Kings County Savings Inst. Bedford av, n w s, 25 n e North 10th st, 3 lots, each 25x100. 3 mort., each \$3,000. Jan. 2, 1 year, 9,000
 Matthews, Annie wife of and Joseph to The Bulmer Lumber Co. Osborn st, n w cor Livonia av, 25x100. Jan. 7, demand, 1,500
 McEvoy, Julia wife of Peter H. to Caroline Carry. 66th st, e s, 200 n 6th av, 25x100.2. Jan. 13, 3 years, 500
 McGrath, Thomas to Martense B. Story trustee Isaac Orr dec'd. 50th st. P. M. Jan. 14, 3 years, 5 % 2,000
 Morgan, William I. to The Title Guarantee and Trust Co. Prospect pl, n s, 225 w Franklin av, 25x118.6x60.5x63.9. Jan. 14, demand, 2,000
 Maher, John to Ella Lakeland, Coney Island av, n w cor Hineckley pl, 100.3x103.11x100x111.3, Flatbush. Jan. 2, due Jan. 1, 1895, 5 % 1,500
 Matheson, A. Ross to The Title Guarantee and Trust Co. 7th av, s e cor St. Johns pl. P. M. Jan. 18, 3 years, 5 % 10,000
 Same to same. Clason av, w s, 73.3 s Dean st, 24.6x100. Jan. 18, 3 years, 5 % 3,000
 McCue, Salvatore to Mary E. Cook, Newtown, L. I. Rockaway av, s e cor Dean st. P. M. Jan. 4, due Sept. 1, 1892, 6,200
 Morris, Montrose W. to William Hurry. Clinton av, e s, 146 s Fulton st, 33.4x120. Jan. 15, 1 year, 5 % 6,000
 Mountain, William H. to Robert C. McIlwain, Keokuk, Iowa. Bay 35th st, n w s, 260 n e Benson av, 60x96.8. Jan. 16, 2 years, 800
 Mueller, Nicholas to Stephen R. Post and Louisa G. Clapp extrs. Mordecai Johnson Throop av, e s, 50 n Van Buren st, 25x100. Jan. 18, 3 years, 5 % 2,250
 Nichols, Moses E. to Robert S. Neely. Pacific st. P. M. Jan. 1, installs, 831
 Neilson, Kezia to Frank J. Blodgett, Stockbridge, Mass. 54th st, n s, 240 w 4th av, 20x100.2 Dec. 31, due May 1, 1895, 4,500
 Noonan, Peter to The Title Guarantee and Trust Co. Kent av, w s, 341.4 n Myrtle av, 26.7x100. Jan. 15, 3 years, 5 % 2,500
 Noteboom, Wolter to Justus Batzing. Schenck av, e s, 224.8 s Fulton av, 25x100. Jan. 1, 1 year, 5 % 900
 Otterstedt, Anna, Anna Butecke, Mary Tiemann and Annie Bollwinkel, Canarsie, L. I., to Hermann Lohmann. East 93d st, s w s, 50 s e Flatland av, 50x150, Flatlands. Jan. 2, 5 years, 5 % 300
 O'Brien, Hannah to Anne Fitzhenry. Willow pl, w s, 127.2 s Joralemon st, 22.8x80. Jan. 18, 3 years, 5 % 3,000
 Papen, Dietrich H. and Winifred to Martin Semken. Schenck av, e s, 100 n Blake av, 25x100. Jan. 5, due Jan. 1, 1897, 5 % 2,400
 Parsons, Emeline H. to Mary Stanley. Denton pl, s e s, 160 n e 1st st, 20x90. Jan. 14, due Feb. 1, 1895, 750
 Same to Mary Stanley. Denton pl, s e s, 140 n e 1st st, 20x90. Jan. 14, due Feb. 1, 1895, 750
 Peckham, William C. to The Title Guarantee and Trust Co. Clason av, w s, 100 n Quincy st, runs west 127.7 x south 19 x east 46.7 x north 3 x east 81 to av, x north 16. Jan. 4, due Jan. 18, 1895, 5 % 4,500
 Purves, Allan L. to Isabella Home. Vanderbilt st, s s, 155 e Short st, 45x104, Flatbush. Dec. 21, due Dec. 31, 1896, 5 % 4,500
 Parkhurst, Clara M. widow to Joseph Byk. Quincy st, n s, 320 w Sumner av, 20x100. Jan. 11, 1 year, 1,250
 Same to same. Quincy st, n s, 300 w Sumner av, 20x100. Jan. 11, 1 year, 1,250
 Pfeider, Johanna wife of and Christian to Robert Thomas. Powers st. P. M. Jan. 12, 3 years, 5 % 2,200
 Pierson, Mary A. to Edward R. Shipman extr. William M. Shipman. Duffield st, e s, 275 n Willoughby st, 25x100.3. Jan. 14, 2 years, 5 % 2,000
 Same to same. Duffield st, e s, 275 n Willoughby st, 25x100.3. Jan. 14, 5 years, 5 % 6,000
 Post, Elisha to Samuel C. Beckwith. Berkeley pl. P. M. Sub. to mort. \$10,000. Jan. 14, installs, 2,750
 Same to same. Same property. P. M. Jan. 14, 3 years, 5 % 10,000
 Potashinski, Wolf to Emma V. Pitkin, Brattleboro, Vt. Eastern Parkway, s e cor Christopher av, 25x100. Jan. 15, 3 years, 4,500
 Prave, Emma M. to Alfred Fitzoy. Clinton st, w s, 50 s Pacific st, 25x100. Jan. 14, due July 14, 1893, 700
 Price, Eleanor E. to Rachel A. Bryan extrx. Hugu H. Bryan. 42d st. P. M. Jan. 1, 5 years, 2,500
 Pink, Lizzie A. to George R. Haydock extr. Jane A. Brown. Bergen st s s, 20 w Howard av, 20x75. Jan. 19, due Jan. 1, 1895, 420
 Phillips, John V. to Thomas Muldon, Hoboken, N. J. Ferimore st, n s, 45 w Canarsie av or road, 160x100, Flatbush. Jan. 13, 3 years, 5 % 1,400
 Ramsdell, David J. to Robert F. Rhodes. Washington av, e s, 120.3 s Fulton st, 25x100. Jan. 12, 1 year, 5 % 7,000
 Ranhofer, Christopher to John V. Van Pelt. 18th av. Jan. 16, due Jan. 1, 1897. See Conveys, 1,200

Remsen, George H. to Theodore D. Dimon. Metropolitan av, n s, 300 w Olive st, runs north 45 x northwest 44 9 to Orient av, x southwest 89.11 x south 54 to Metropolitan av, x east 100. Jan. 13, 3 years. 500

Same to same as exr. Hannah S. Dimon. Same property. Jan. 13, 3 years. 1,500

Rissler, Charles to Francis E. Clark. Stockton st. P. M. Oct. 31, 1 year, 5%. 1,500

Rosenblum, Morris to Michael Posner. Belmont av, n s, 33 w Osborn st, 14.6x100. Jan. 6, due Jan. 5, 1894, 5%. 450

Same to Gilbert S. Thatford. Same property. P. M. Jan. 5, installs. 1,100

Roth, Henry to Ida Mayer. Hamburg av, e s, 25 n Hart st, 25x100. Nov. 24, due Dec. 1, 1894, 5%. 3,500

Ruth, Abraham to Herbert C. Smith. Osborn st. P. M. Jan. 10, 6 months. 325

Richardson, Harriet, Flatbush, to The Flatbush Co-operative Savings and Loan Assoc. Lots 509 and 510 block K map Zabriskie hme- stead, Flatbush. Jan. 18, installs. 3,520

Roesel John and Anna his wife to Martin B. Euler. Sumpter st, s s, 100 w Stone av, 90x 100. Jan. 16, demand. 1,951

Roche, Elizabeth widow to The Produce Ex- change Building and Loan Assoc., New York. Summit st, s s, 120 w Hicks st, 20x100. Dec. 17, installs. 3,000

Raab, William and Hattie P. his wife to Ber- tha wife of Anton Kessler, Rockville Centre, L. I. 67th st, n s, 180 e 15th av, 40x100, New Utrecht. Jan. 15, 1 year. 2,000

Schmitt, Frank and Elizabeth his wife to Flora K. Fleisch. Fulton st, s s, 150 w Ralph av, 25x100. Jan. 2, installs. 8,000

Schoenfeld, Emilie wife of and Henry to Bertha C. Snedeker. Logan st, w s, 230 n Blake av, 20x100. Jan. 20, 3 years. 1,500

Sturges, Benjamin to Julia E. King. Madison st, s s, 195 w Sumner av, runs south 100 x west 360 x north 15 4 x east — x north to st, x east 10. Jan. 20, due Jan. 1, 1897. 4,500

Searly, Bridget E. to Henry Wiggins. 20th st, s s, 210 w 4th av, 25x100. Jan. 1, 3 years. 500

Sickles, Laura B., Croton Falls, N. Y., to William H. Clough. Newtown road, near cross roads so called at n w cor of land of William W. Betts, 67.8x109x92; Diamond st, n e cor Schenectady av, 25x90, Flatbush; Grand st, s w s, 125 n w 9th st, —x77x25x77, strip 0.3 wide adj; Fulton st, n s, adj land of Alden Spooner, 24x110, indef. All title. Nov. 30, due Nov. 10, 1893. 15,000

Silbermann, Carrie to Frederick F. Eden. Kosciusko st, n w s, 327.8 s w Bushwick av, 18x98 9. Jan. 2, 6 years, 5%. 3,000

Sloan, Thomas to William N. Crane guard. William M. Crane. Windsor pl, s s, 211.6 e 7th av, 13.8x100. Jan. 19, 3 years. 950

Schmeckpeper, Frederick to Peter F. Hack. Washington av. P. M. Jan. 14, due July 1, 1892. 400

Sellers, Henry, Flatbush, L. I., to John Joy. East 3d st, w s, 569 5 n Greenwood av, 25x100, Flatbush. Jan. 13, 3 years. 600

Shaw, Ambrose B. to Rose Reis. Tulip st, s s, 320 e Nostrand av, 40x100, Flatbush. Jan. 14, 2 years. 200

Smitt, George to Jane M. Lawrence. Wood- bine st, n w s, 175 n e Central av, 25x100. Jan. 15, 3 years, 5%. 1,000

Steeley, Paul A. to Beadleston & Woerz. Con- over st, No. 238, store and part cellar. Lease. Jan. 15, demand. 1,000

Steers, Louis S. to Aaron S. Robbins. Flat- bush av. P. M. Jan. 15, 3 years, 5%. 1,200

Stein, John J. to John Keppel. Manhattan av. P. M. Jan. 14, 1 year. 4,500

Stern, Rachel wife of and Oscar to George W. and Charles H. Francisco. Woodbine st. P. M. Jan. 15, installs. 1,250

Strout, Edwin B. to Grace D. Litchfield in- divid. and with Edward H. Litchfield exrs. Edwin C. Litchfield. 4th st, n e s, 48.11 s e 6th av. P. M. Jan. 12, due Jan. 15, 1895, 5%. 4,000

Same to Edward H. Litchfield. 6th av and 4th st. P. M. Jan. 12, due Jan. 15, 1895, 5%. 4,000

Scotfield, Philo W. to Mary M. Stephenson guard. Charles S. Stephenson et al. Lewis av, n e cor Macon st, runs north 30 x east 90 x north 70 x east 20 x south 100 x west 110. April 1, 4 years, 5%. 7,350

Skuse, Thomas J. to The South Brooklyn Sav- ings Inst. Nelson st. P. M. Jan. 4, 1 year, 5%. 2,400

Solomon, Annie to Abraham Feinberg. That- ford av, e s, lot 198 map 2 Gilbert S. That- ford, 26th Ward, 100x100. Jan. 5, note. 20

Tostevin, Margaret A. to Earl A. Gillespie, Woodhaven, L. I. Osborn st, e s, 175 s Dum- ont av, 50x100. Jan. 18, demand. 5,000

Taylor, Hal S. to Henry Morrison exr., &c., Henry I. Hart. Hart st, s s, 287 w Throop av, 19x100. Nov. 25, installs. 1,222

Thiem, George to Augusta Roemer. Ashford st, w s, 100 n Glenmore av, 50x90. Jan. 1, 5 years, 5%. 1,100

Todd, Paul P. to Henry J. Batchelder. Sum- ner av, No. 425, n e cor Macon st, 30x95. Jan. 16, demand. 500

Tremmel, Albert and Barbara his wife to Will- iam Luther. Stockholm st, s e s, 350.8 w Knickerbocker av, 25x100. Jan. 15, 3 years, 5%. 3,300

Taylor, Hal S. to Harry Williams, Chicago, Ill. Hart st, s s, 287 w Throop av, 19x100. Jan. 14, 1 year, 5%. 1,500

Van Doorn, George F. to Marie A. Udall. Buf- falo av, w s, 111.9 s Bergen st, 16x100. Jan. 18, due May 1, 1895. 2,000

Same to same. Buffalo av, w s, 95.9 s Bergen st, 16x100. Jan. 18, due May 1, 1895. 2,000

Same to Helen Embury. Buffalo av, w s, 79.9 s Bergen st, 16x100. Jan. 18, due May 1, 1895. 2,000

Same to same. Buffalo av, w s, 63.1 s Bergen st, 15.11x100. Jan. 18, due May 1, 1895. 2,000

Van Orden, George O. to The Title Guarantee and Trust Co. 6th av, n e cor 15th st, 56x98 —x54x97.10. Jan. 16, demand. 20,000

Vincent, Elizabeth M. to Rudolph and Otto E. Reimer. Willoughby av, n s, 83 w Skillman st, runs north 35 x east 3 x north 20 x west 20 x south 55 to av, x east 17. Jan. 12, 1 year. 240

Van Buren, Ansel H. to Cornelius Macardell, Middletown, N. Y. Decatur st, n s, 25 w Saratoga av, 275x100, except however No. 633 Decatur st already conveyed. Builder's loan. Jan. 16, demand. 7,000

Same to Edgar O. and Nancy Pearce trustee Hosea O. Pearce. Decatur st, n s, 25 w Sara- toga av, 18.4x100. Jan. 16, due Jan. 1, 1895, 5%. 5,750

Voorhies, Cornelia with Harry A. Gubner both mortgagees. Agreement as to priority of mortg. made by Georgia A. Voorhies. Jan. 9. nom

Voorhies, Georgia A. to Harry A. Gubner. Lots 188 and 189 plot No. 2 map Adrien T. Stryker, Gravesend. Jan. 9, 1 year. 355

Winterwerb, Charles to John L. Culver. But- ler st, s s, 300 w Clason av, 50x131. Jan. 1, 3 years. 2,000

Whitehead, Sylvester C. to The Title Guar- antee and Trust Co. Macon st, s s, 115 e No- strand av, 60x100. Jan. 19, demand. 22,500

Same to same. Macon st, s s, 175 e Nostrand av, 60x100. Jan. 19, 1 year. 5,000

Same to Walter S. Brewster. Macon st, s s, 175 e Nostrand av, 60x100. Jan. 19, 1 year. 1,500

Wolf, John to George L. Balheimer. 11th st, n s, 87.10 w 8th av, 50x55.8x50x55.5. Jan. 14, 1 year. 700

Woodworth, Harry to John F. Werner. Little Nassau st, n s, 75 e Kent av, 25x75. Jan. 18, 3 years. 500

Wasburn, Monroe B., Buffalo, N. Y., to Julia W. Barr. De Kalb av, s e cor Vanderbilt av, 27.7x85.11x9.11x89.8. Jan. 12, due Mar. 10, 1892, 5%. 1,000

Watson, Wm. D. to Obermeyer & Liebmann. Atlantic av, No. 2837. Saloon lease. Jan. 13, demand. 650

Weber, Elizabeth to Bernhard 'Davidsburg. Bergen st, n e s, 150 n w Underbill av, 25x 147.6x26 8x157.10. Jan. 13, 1 year, 5%. 150

Werner, Theodore H. to John Haas. De Kalb av, n w s, 225 n e Hamburg av, 25x100. Jan. 14, due Jan. 1, 1895, 5%. 3,500

Wetjen, Henry to Frederick Strauss. Partition st, n e s, 159 s e Van Brunt st, 21x100. Jan. 13, 1 year. 300

Wilson, Alexander to Bernhard J. Pink. Lib- erty av. P. M. Jan. 2, due Jan. 1, 1897, 2,000

Woodruff, Myra T. to Robert L. Woods. New York av, Sterling st, &c., Flatbush. P. M. Jan. 14, 1 year. 3,500

Wright, Henry to Henry M. Kingman and ano. exrs. Martin E. Kingman. Vermont av, w s, 200 s Glenmore av, 100x100. Jan. 13, 3 years, 5%. 3,500

Same to same. 7,500

Garden, William M., Philadelphia, Pa., to C. Henry Garden. 28,000

Grapanthe, Antoinette to Charles Coudert surviving trustee. 2,000

Hachmeister, Philippina A. to Henry Koch. 2,000

Harrstedt, Elizabeth wife of Henry M. W. to Charles Groll. nom

Heilner, Emanuel and Moses J. Wolf, of Heilner & Wolf, to Adelheid Brill. 2,512

Hudson River Bank to The United States Fire Ins. Co. 30,204

Heilner, Emanuel and Moses J. Wolf to Jacob Frankenthal. 6,375

Hewlett, William H., Manhasset, L. I., to Susan R. La Grange. 4,016

Jagle, George W. exr. J. Jacob Hockenjos to Louise Jagle guard. Louise Jagle, Jr. order of Court

Jacobs, Solomon to Carl A. Drucklieb. 2,000

Johnson, George F. to Sigmund Cohn. 3,000

Kahl, Louis to The Title Guarantee and Trust Co. 15,000

Kropf, Adam to Georgie Fricke. 1,000

Kane, John P. to Sigmund Cohn. 3,800

Krakower, Fanny to Henry Waters and Henry Meyer. 14,876

Knickerbocker, Edwin W. to James Atchison exr. John Bennett. 5,500

Kearney, Alice De W. to Emma A. Schley. nom

Lawrence, Frank M. guard, estate of John F. Nevius to John F. Nevius. nom

Levi, Annie J. to Joseph C. Levi as trustee. 22,000

Lappine, Cecilia T. to Jacob Schwarz. 1,200

Levey, Robert to Louise Frank. 3,000

Lewis, John A. et al. trustees for Cornelia M. Sherman to Alexander M. Lewis, Jersey City, N. J. 2,010

McLaughlin, Rody to George F. Picken. 3,000

Merritt, Robert B. to Frederick Baker, Brooklyn. 1,250

Mackenzie, Marilla, West Haven, Conn., to Francis H. Weeks. 2,000

Mayer, David to David Mayer Brewing Co. 3 assigns. nom

Meyer, Henry to Henry Waters. 10,125

Murray, Nicholas to Minerva J. Murray. 8,004

Morrison, David M. trustee James M. Morri- son dec'd to David M. Morrison, Brooklyn. 25,490

Same to same. 2,000

Morrison, David M. trustee James M. Morri- son dec'd to David M. Morrison, Brook- lyn. 25,490

Same as exr. James M. Morrison to same. 12,094

Middlebrook, Frederic J., Brooklyn, to Ed- ward Bell. 983

Middlebrook, Frederic J., Brooklyn, to George T. Smith. 12,000

Same to John A. Lewis et al. trustees for Cornelia L. Fowler. 6,036

Same to Pauline Ettlinger. 6,000

Same to Katharine R. Jackson. 12,025

Same to Robert H. Coleman trustee for Anne C. Rogers. 8,050

Same to same. 8,050

Merritt, Richard P. exr. Benjamin Merritt to Matthew F. Merritt et al. trustees for Matthew F. Merritt. 300

Oehler, Christian L. and Philpina to Eliza- beth Johnston. 4,300

Ormiston, Annie to Eliza A. Mott extrx. Solomon Mott. 4,950

Paris, Auguste J. to Marie J. Myers. 3,020

Putnam, Tarrant exr. Emma A. Putnam to Clifford Putnam. nom

Payne, Frederick W., Jersey City, N. J., to Mariett L. Bowers, Brooklyn. 2,000

Parry, William A. and ano. exrs. Charles T. Parry to William M. Garden. 7,000

Pruden, W. Edgar exr. Joseph S. Pruden to Roger V. Bonnell. 1,500

Powell, Sarah H. to Elizabeth P. Bond, Swarthmore, Pa. 2,000

Prince, Benjamin to Young J. Muir. nom

Purdy, Samuel M. guard. of Harriet E. Palmer to James C. de La Mare. 1,016

Rieser, Jacob to Hugo Weil. 4,000

Same to Michael Fay and William Stacom. 5,000

Same to same. 5,000

Same to same. 1,000

Same to same. 2,000

Same to same. 3,250

Riehl, Agnes, formerly Geib, to Barbara Muller. 1,000

Reeves, Jennie, Bay Shore, L. I., to Simon Adler and Henry S. Herrman. nom

Same to same. nom

Stern, Oscar to Emilia Snow. 750

Street, Francis L., Cora, Mont., to Edgar B. Van Winkle. 18,000

Stewart, William R. et al. exrs. Julia Rhinelander to The Corn Exchange Bank. 222,000

Scott, Nora to Mary E. Miller. 5,000

Surridge, Thomas W. to Edward B. Fel- lows. 1,400

Same to same. 900

Sliney, Frederick F. to Annie M. Harrison. Rerecorded. 3,000

Strong, John R. exr., &c., George T. Strong to Charles E. Strong. Assigns 8 mortg. nom

Same to George T. Strong, Vevey, Switz. Assigns 5 mortg. nom

Same to Lewis B. Strong, East Springfield, N. Y. Assigns 9 mortg. nom

Strong, Charles E. to John R. Strong, Long Branch, N. J. Assigns 8 mortg. nom

Sabler, Adeliza F. et al. exrs. Henry E. Merriam to Maria H. Crane. 2 assigns. nom

Same to Adeliza F. Sabler. nom

Schnitzer, Robert to Peter Schupp. 4,000

MORTGAGES---ASSIGNMENTS.

NEW YORK CITY.

JAN. 14 TO 21—INCLUSIVE.

Andrews, Jane E. and ano. admrs. Theo- dore Crane to George H. Coutts, Brook- lyn. \$8,000

Anderson, Henry H. and ano. exrs. Fred- erick A. P. Barnard to the trustees of Columbia College, New York. 2 assigns., each. nom

Burkhardt, Peter A. to Barbara Burkhardt. 2,000

Boettner, John C. and Christian Hache- meister survivors of George Ringler & Co., to George Ringler & Co., a corpora- tion. nom

Bonnell, Roger V. to Eibe D. Cordts. nom

Brown, William R. exr. David S. Babcock to Christian F. Goeller and ano. trustees for Joseph Shiner. 4,567

Bendheim, Adolph M. to Sarah W. A. de Lima. 8,000

Cohn, Sigmund to Susanna Leute. 3,000

Chedsey, Francis B. to Charles Brown, Montclair, N. J. 2,500

Crane, Warren C. to Annie Curran, Brook- lyn. 400

Cruft, Samuel B. admr. Edward Cruft to Catharine E. L. Duryee, New Utrecht, N. Y. 5,000

Curry, Bridget to Thomas O'Connor. 1,000

Day, Henry S. to Henry Batjer. 7,500

Decker, Paul G. to Frederic G. Moore. nom

Davies, Alice S. H. extrx. John M. Davies to The Bank of the Metropolis, New York. 7,500

Same to same. 9,733

Furnald, Francis P. to Maria H. Crane. nom

Greenfeld, Samuel to Morris and Henry Kahn. 1,517

Green, Garret E., Nyack, N. Y., to Nathan Wise. 7,500

Gordon, Katie to Amelia P. wife of Will- iam Beck. 3,500

Gebhard, Michael to Louis Wirth. Re- recorded. 6,000

Gieschen, Henry to John B. Ireland trustee Andrew L. Ireland dec'd. 7,500

Table listing names and amounts for Kings County, including Sampson, Edward C. exr. William R. Thurston, Jr., to Marie A. Sherman, London, Eng., accrued interest and 11,500.

KINGS COUNTY.

JANUARY 14 TO 20—INCLUSIVE.

Table listing names and amounts for Kings County, including Ainslie, James, Jr., to John J. Maxwell, \$1,509; Barclay, James S. trustee Eliza B. Howell dec'd to Richard L. Howell, 2,021.

Table listing names and amounts for Kings County, including Kellogg, Annie B. widow to The Atlantic Trust Co. trustees for Amelia W. Kellogg daughter of said Annie B. Kellogg, gift.

JUDGMENTS.

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

NEW YORK CITY.

Table listing names and amounts for New York City, including Jan. 18 Atwood, Osmond H—E T Baker, \$327 81; 18 Adams, Henry, assignee James L Walsh—Thomas Slavin, 25 81.

Table listing names and amounts for New York City, including 18 Blanchard, Charles A—C F Smith, 5,201 75; 18 Bellotte, Henry A, A E Massman, 575 26; 18 Bradhurst, Laura F—A C Field, exr., costs 87 88.

Table listing names and addresses, including: 21 Ehle, Alonzo W—A A Spadone... 547 91; 21 Eldridge, Charles H—East Side Bank... 275 21; 22 Eckert, Joseph—Albert Meyer... 229 53; 18 Frost, Frank—J K Meade... 559 19; 19 Fretz, Annie—William Simon... 229 44; 20 Feinberg, Isaac—Rebecca Abrahams... 69 50; 20 Frankel, Aaron H—Asher Salwen... 61 58; 20 Flynn, John J—Francis Higgins, recvr... 1,094 40; 20 Ferrell, Frank J—Adelaide O Zimdars... 557 63; 20 Flannagan, W W—F A Pellas... 5,000 00; 20 Feist, Simon—J M Johnson, exr... 8,341 02; 20 French, William A } John Wygand... 97 43; 20 French, Waldo L } ... 97 43; 21 Fowler, Julia T—Amelia R Moore... 5,832 12; 21 Freund, Getzel } Leopold Brand... 62 70; 21 Freund, Fanny } ... 62 70; 22 Furboter, Henry—J T Huner... 435 32; 22 Foxwell, Charles, Jr—David Lapsley... 61 15; 22 Fechteler, Henry—Elise Ferber, admrx... 37 15; 16*Giles, Stephen W—W L De Forest... 28 20; 16*Gaylor, Frank C—Charles Gaylor... 259 87; 18 Gardner, George—Michael Scanlon... 38 42; 18 Gross, George B—Robert Hill... 177 49; 18 Garner, William H } People State N.Y. 500 00; 18 Garner, Ida } ... 500 00; 18 Garner, William H—the same... 500 00; 19 Goldthwaite, James C—A R Metz... 1,684 40; 19 Grovsteen, William P—W H Roberts... 102 30; 19 Goodell, Enoch A—L J Grant... 72 53; 19 Goldberg, Nathan—M J Grossman... 1,087 33; 19 George, John—Francis Higgins, recvr... 2,891 67; 19 Gordian, Harris—Germania Bank... 88 34; 20 Gillie, Daniel R—Henry McShane Co (Lim)... 1,705 61; 20 Gent, Louis A—F J Plant... 329 19; 20 Goldy, H A—N Y Wall Paper Co (Lim)... 983 32; 20 Greenough, David L—John Wygand... 97 43; 21 Gardiner, Joel S—J E Nichols... 529 29; 21 Grad, Osiat } Leopold Brand... 115 90; 21 Grad, Rosa } ... 115 90; 22 Gleeson, John—Eagle Brewery... 1,869 02; 22 Grimwood, Thomas—Commercial Bank... 622 65; 22 Goodchild, Robert A—A C Haynes... 673 25; 16 Hopkins, Peter H—J C McEachen... 120 05; 16 Hayes, John—F A Levy... 118 43; 16 Hills, Edwin M—W L De Forest... 28 20; 16 Hawington, Mary Pauline—Mary E Dwinelle... 502 06; 16 Hoffman, Peter R—D S Moore... 171 06; 16 Hnick, William A—O W Van Campen... 110 00; 18 Herkower, Adolph—Moritz Samisch... 23 50; 18 Harmon, John—Peter Kiernan... 63 49; 19 Hosford, Henry E—J M Stewart... 3,635 43; 19 Hirschberg, Augusta } Hugh Lamb... 285 06; 19 Hirschberg, Hulda } ... 285 06; 19 Hirschbein, Nathan } James Car-Hirschbein, Moritz J } stairs... 38 62; 19 Hillier, John H—F B Whitney... 71 66; 20 Hughes, Bernard J—Henry Huber... 287 25; 20 Hendrick, Patrick—J S Spencer... 896 53; 20 Hofele, Ferdinand W—Thomas Farrell... 44 35; 20 Harrison, Mayer—John Baehr... 260 00; 20 Hess, Adolph—Max Freund... 264 54; 20 Henry, George } Edgar Wright... 122 40; 20 Henry, George T } ... 122 40; 20 Haskell, George E—John Wygand... 97 43; 21 Hughes, John—D G Yuengling, Jr, Brewing Co... 348 84; 21 Hazard, William—F B Thurber... 712 41; 21 Haas, William—C F Rosenkrantz, Jr... 208 55; 21 Hartman, E J—East Side Bank... 275 21; 21 Howe, Benjamin—Importers' and Traders' Nat Bank... 8,543 62; 22 Hiserodt, Warden—Mayor, &c... 9,984 18; 22 Hill, Arthur A—T C Bassor... 344 54; 22 Hyder, John—David Biskinty... 117 45; 22 Hempel, L—Valentine Cook... 79 10; 22 Hawkins, Gardner C—Michael Brendel... 721 64; 22 Hirsch, William D—W D Godley... 199 74; 16*Jennings, Peter J—Leo Loeb... 27 62; 18 Jones, A Delmont—G E Whipple... 7,044 29; 19 Johnson, Thomas V—T G Palmer... 611 62; 20 Jones, Herbert A—E T Dickinson... 329 83; 20 Johnson, Thomas V—C H Downs, trustee... 244 50; 22 Jencks, Francis M—Edward Kearney... 101 35; 16 Knowles, William—Henry Lindenmeyr... 125 46; 16 Krom, John L—J J McCabe... 229 67; 18 Kottl, Isidore } Henry Tissot... 206 62; 18 Kottl, Adolph } ... 206 62; 18*Knowlton, Edward M } Isaac Saper-Knowlton, E M } stein... 101 68; 20 Keller, William L—Lehman Levy... 559 16; 20 Kayton, Henry—H H Heinrich... 344 79; 21 Knizek, Vaclaw—Sidney Bell... 67 84; 21 Kostka, Barbara—Max Lichtenstadter... 110 55; 21 Korn, Isidore S—Jean Baron... 425 22; 21*Kepeles, Joseph—East Side Bank... 526 94; 22 Kirk, John J—John Fleming... 161 36; 22 Keeler, David B—W J Demorest... 274 78; 22 Kasschau, Jean H—W A Brady, costs... 18 94; 16 Lowenstein, Joseph H—Rudolph Schoverling... 1,024 33; 16 Langerman, Walter S—J V Black... 44 99; 18 Loud, Frederick E—Thomas Lidgerwood... 1,834 45; 18 Long, Walter P—A H Hume... 103 34; 18 Lowerre, Warren H—Joseph Borthk... 377 05; 19 Levino, Alexander—Conrad Muller... 158 62; 19 Leopold, Samuel } Ives, Blakeslee & Leopold, Simon } Williams Co... 288 32; 19 Lewis, William J } Henry Lewis... 175 46; 19 Lewis, William C } ... 175 46;

Table listing names and addresses, including: 19 Latham, George—Francis Higgins, recvr... 83 09; 19 Lyons, Jane—Herman Hahnenfeld... 116 29; 20 Lyons, Algernon B } Cook & Bern-Lyons, Winfield F } heimer Co... 266 63; 20 Lyon, Dore—S L Malcolm... 1,220 98; 20 Lyon, James A } Abraham Steers... 585 14; 20 Lyon, Emma } ... 585 14; 21 Levy, Julius } Jerome Bern-Levy, Augustus H } heimer... 7,541 50; 21 Levy, Moses S } ... 7,541 50; 21 the same—J M Valentine... 520 76; 21 Lustberg, Julia, admrx—Max Stiner... 116 56; 21 Lynch, James—Morris Tolc... 349 12; 21 Ladue, Dewitt C—Henry Eggers... 180 83; 21 Levysong, George—Joseph Sawyer... 2,374 75; 22*Link, Frederick } Louis Stutz... 1,529 88; 22*Link, John } ... 1,529 88; 22*Levy, Moses L } Importers' and Levy, Julius } Traders' Nat Bank... 2,093 76; 22*Levy, Augustus H } ... 2,093 76; 16 Mahony, Daniel P—Henry Lindenmeyr... 125 46; 16 Manzinger, Daniel—American Champagne Co (Lim)... 448 97; 18 Miller, John } J E Blood... 177 40; 18 Miller, Eliza L } ... 177 40; 18 Mayer, Charles } Corbia Cabinet Lock Mayer, Albert } Co... 93 15; 18 Muldoon, William H } Margaret Muldoon, Kate } Dunn... 227 69; 19 Mahony, Daniel P—Title Guarantee & Trust Co... 185 26; 19 Miller, Barnett—M J Grossman... 1,087 33; 19 Morrison, David A—J W Crawford... 230 92; 19 Meyer, Edwin O—Katherine T Morgan... 320 67; 20 Morris, Gouverneur—C S Bull... 268 91; 20 Maclean, Donald—W D B James... 12,432 65; 20 Murphy, Daniel—Ernest Osten... 221 51; 20 Motley, Thornton N } F A Pellas... 6,240 90; 20 Macauley, Daniel } ... 6,240 90; 20 Moulton, Francis J—Caleb Haley... 362 89; 21 Munzinger, John C—Charles Schaefler... 636 35; 21 Miller, George E } Fannie K Koss... 397 49; 21 Miller, Ida H } ... 397 49; 21 Murphy, James—David Ledwith... 180 86; 21 Maynard, Edwin B—Importers' and Traders' Bank... 8,543 62; 22 Mayer, Charles G—Nason Mfg Co... 1,424 31; 22 Morrison, William, Jr—W J Demorest... 274 78; 22 Miller, Thomas—Siegfried Gruner... 96 90; 16 McQuade, Neil—S Solomon Distilling Co... 469 44; 16 McGuckin, Henry J—Henry Lindenmeyr... 125 46; 19 McLaughlin, George C—Bartholomew Donegan... 528 87; 19 McLaughlin, George—Robert Edwards... 222 99; 20 Macieus, Donald—W D B James... 12,432 65; 20 McAuliffe, Cornelius W—H J Grant, Sheriff... 129 62; 20 Macauley, Daniel—F A Pellas... 6,240 90; 20 McGlynn, David—J J Brady... 305 39; 20 McCracken, William } Edgar Wright... 122 40; 20 McCracken, James } ... 122 40; 21 McKenzie, Jane—A J Horgan... 82 27; 21 Noxon, Charles H } Eugene Kelly... 420 51; 19 Noxon, William E } ... 420 51; 20 North, Charles F—J J Bunte... 61 10; 21 Nobis, John C, assignee Charles Nobis—Cyrus Cole... 358 61; 21 Nelson, George P—W P Gerz... 195 04; 16*Oberndorfer, Nathan—Rudolph Schoverling... 1,024 33; 18 O'Brien, John—John Flanagan... 2,225 17; 19 Osborn, William—A C Haynes... 248 65; 21 O'Hara, Grace—Aline Santin... 170 17; 21 O'Connor, Edward J—W H Jackson... 71 13; 21 O'Brien, Patrick F—Wright Gillies... 112 48; 21 Ohlmeyer, Herman—Hugo Eiche... 616 07; 22 O'Meara, Patrick B—Charles Danuke... 139 04; 16 Pierce, Warham N—Madison Square Bank... 73 25; 16 Parsons, Robert G—George Bleistein, prest... 157 46; 16 the same—the same... 22 15; 18 Price, Samuel F B—Hardwood Decorative Co... 12,915 20; 18 Pierce, Henry M—D T Stevens... 4,964 98; 18 Palmer, Newton—John Simmons... 602 39; 18 Pickert, Richard F—Silver Creek and Morris Coal Co... 100 87; 18 Price, Walter J } Harry Schleuning, Price, Catherine } ... 478 35; 18 Pfister, Victoria—J J Golding... 80 61; 19 Prince, Leonard K—Bartholomew Donegan... 528 87; 19 Provost, Frederick—W H Jackson... 295 00; 19 Price, Walter J—Peter De Witt... 160 21; 19 Price, Samuel—Richard Williams... 73 20; 20 Page, Elizabeth—O B Quigley... 81 66; 20 Pfohlmann, George—Beadleston & Woerz... 183 00; 20 Poling, Samuel—Caleb Haley... 362 89; 20 Price, Walter S—Mutual Life Ins Co... 90 80; 20 the same—the same... 293 81; 21 Pierson, Ely F—Cook & Bernheimer Co... 114 81; 21 Prince, Leonard K—C H Wilson... 47 13; 21 Price, Theodore D—R C Williams... 523 73; 22 Parsloe, Charles T—A S Seer... 1,070 74; 21 Quennard, George H—J V A Craighead... 301 85; 16 Rosenbloom, Harris—Robert Smith... 227 75; 16 Rose, Alfred E—George Bleistein, prest... 157 46; 16 the same—the same... 22 15; 16 Rinschler, Anton—Dewitt Mull... 671 61; 18 Roe, Townsend V—John Simmons... 170 57;

Table listing names and addresses, including: 18 the same—the same... 602 39; 18 Reynolds, Michael—Henry Ideo... 48 00; 18 Roedel, Randolph H—Albion Cox... 163 65; 18 Ryer, William W—D M Porter... 609 36; 19 Runyon, Orin E—Consolidated Chemical Engine Co... 451 20; 19 Rogers, J Bard—T W Jones... 402 60; 19 Richardson, Abijah—F P Osborn... 1,996 37; 20*Rigaumont, Victor B—Matilda G Andrus... 151 36; 20 Rendle, Arthur E—W C Rogers... 532 75; 21 Ross, Alexander—C H Cone... 194 04; 21 Radaziner, Adolph—Leopold Brand... 115 90; 21 Rudolph, James—Abraham Steers... 229 41; 21 Richman, Jacob—S J Newell... 129 58; 21*Robinson, Moses—J D Eisenstein... 147 06; 22 Robbins, Thomas H—H C Needham... 348 50; 22 Rosenberg, Max L } S C Marum... 41 99; 22 Rosenberg, Lena } ... 41 99; 16 Schutts, Christopher } Hermann Mer-Schutts, Katie } tens... 821 48; 16 Schuyler, Charles E—Elizabeth Stewart... 119 80; 16 Springer, William P—Clinton Hall Assoc... 108 07; 16 Schlosser, George—American Champagne Co (Lim)... 448 97; 18 Studwell, George H } Mutual Benefit Sanger Eugene B } Assoc... costs 398 21; 18 Schiffendecker, Sebastian—H F Clafflin... 328 50; 18 Salisbury, John, Jr—Metropolitan Telephone and Telegraph Co... 40 85; 18 Stafford, William H—Western Nat Bank... 458 88; 18 Scott, George H—New England Granite Works... 1,049 78; 18 Sommers, Bernard—Emanuel Woessner... costs 64 95; 18 Sherman, Edwin, exr George W Day—Laura J Day... 10,000 00; 19 Steindler, Joseph—R J Hoguet... 941 13; 19 Stolpa, Hugo E—Bartholomew Donegan... 528 87; 19*Stafford, Edward F—W E Miller... 169 29; 19 Somerville, Lowery—Morris Finkelstein... 88 51; 19 Schroeder, Otto—Edward Regensburg... 113 06; 19 Steindler, Joseph—J T Decker... 4,737 86; 19 Sardy, John L—T W Jones... 402 60; 19 Stevenson, Charles A—Francis Higgins, recvr... 83 09; 20 Stewart, Theodore L—Louis Jaek... 157 93; 20 Sussnitzky, Charles—Celia Shapiro... 267 50; 20*Satiuk, Frederick—E C Hazard... 165 00; 20*Scherwinsky, Max—John Baehr... 260 00; 20 Server, Edward A—Francis Higgins, recvr... 257 04; 20*Seabold, Jacob—Abraham Steers... 555 14; 20 Stark, Adolph—H W Foote... 142 99; 21 Sheehy, Bridget—J C Schafer... 724 42; 21 Schneider, George—Frederick Robitscher... 100 41; 21 Stafford, Edwin F—Charles Parker... 141 02; 21 Stolpe, Hugo H—C H Willson... 47 13; 21 Schmitt, Frank—Charles Heckmann... 344 35; 21 Styles, Clara } German Exchange Bank... 214 98; 21 Styles, Frederick W } ... 214 98; 21 Stoessel, Adolph—Anca E O... 138 89; 21 Sullivan, James T—James McCarthy... 432 34; 21*Solomon, Ephraim—J M Valentine... 1,972 19; 21 Smiuey, Frederick—E G Tuckerman... 130 66; 22 Schwarzer, August F—N Y Gas Fixture Co... 364 22; 22 Stover, Edward R } St Louis Stamp-Schneider, Charles } ing Co... 160 24; 22 Sheeben, John L—H C McLearn... 178 46; 22 Shearcraft, Frederica—Herman Weiler... 170 11; 22 Stuart, James H—Mutual Reserve Fund Life Assoc... 121 73; 22 Sawyer, Samuel A—Siegfried Gruner... costs 96 90; 22 Schumann, Hermann } Frederick Hess Stern, Henry } costs 78 30; 22 Smith, James M—Mayor, &c... 9,984 18; 16 John E Somers Paint Co—Atlantic White Lead and Linseed Oil Co... 859 51; 16 The Simonds Soap Co—G H Wyckoff... 2,097 57; 16 The N Y Elevated } R R Co } Henry Steubing... 2,404 66; 16 The Manhattan } Railway Co... 308 54; 16 The Manhattan Shade Cloth Co—Nat'l Lead and Oil Co... costs 123 18; 16 The Lyceum—J S Ellis, trustee... costs 123 18; 16 The Manhattan Railway } Ellen Cavanaugh } costs 86 18; 16 The Metropolitan Ele } vated Railway Co } ... 86 18; 18 John E Somers Paint Co—W T Lindeman... 1,454 33; 18 Independent Ice Assoc—Metropolitan Telephone and Telegraph Co... 18 87; 18 The Bogota City Railway Co—R A Benedict... 4,871 60; 18 The Solenoid Telephone Co—People State N Y... costs 25 00; 18 The Lugo Dynamo Electric Co—the same... costs 25 00; 18 Fort Hamilton Brewing Co—John Boyle... 192 12; 18 Fonda Lake & Port Leyden Paper Co—Abendroth & Root Mfg Co... 790 71; 19 Manhattan Shade Cloth Co—Warren Mfg Co... 1,092 69; 19 John E Somers' Paint Co—Dean Linseed Oil Co... 487 02; 19 The Mayor, Aldermen, &c—W R Newell... 1,528 41; 19 the same—Austin Finegan, assignee... 603 78;

Table listing various businesses and individuals in the first column, including 'The N Y Elevated R R Co', 'The Manhattan Rail-way Co', 'McCrae Electrotyping and Stereotyping Co', etc.

Table listing various businesses and individuals in the second column, including '22 Wallace, David L—Siegfried Gruner', '19 Youngling, Louis—J C Ebmeyer', '19 Zalish, Joseph—Betzy Zalish', etc.

Table listing various businesses and individuals in the third column, including '18 Stillwell, Andrew—C Meyer, Jr', '19 Schiffendecker, Sebastian—Aaron Clafin & Co', '19 Selbie, John H, assignee for creditors', etc.

KINGS COUNTY.

SATISFIED JUDGMENTS.

NEW YORK.

January 16 to 22—Inclusive.

Table listing satisfied judgments in New York, including 'American Surety Co—W A Wakefield (1885)', 'Same—same (1885)', 'Black, Joseph R—John Spence (1891)', etc.

Table listing property owners and amounts, including NY Elevated R R Co., National City Bank, and various individuals like Ranken, John M. and Reid, Walter.

Table listing property owners and amounts, including Esther Freedman and Mrs. David Cohen, and various individuals like One Hundred and Eighteenth st.

Table listing property owners and amounts, including A. D. Patterson, Swanson, and various individuals like The Brooklyn and Jamaica turnpike.

*Vacated by order of Court, †Suspended on Appeal ‡Released. §Reversal. ¶Satisfied by Execution.

KINGS COUNTY.

January 15 to 21—inclusive.

Table listing property owners and amounts in Kings County, including Alfano, Guiseppa-B Rametta, Bartlett, John R., and others.

Table listing property owners and amounts in Kings County, including Greenwich av, No. 366, Franklin st, Nos. 194 and 194 1/2, and others.

Table listing property owners and amounts in Kings County, including Waverley pl, No. 116 W, 22x37, Daniel Fields, and others.

SATISFIED MECHANICS' LIENS.

NEW YORK CITY.

Table listing satisfied mechanics' liens in New York City, including Jan. 16 Waverley pl, No. 116 W, 22x37, Daniel Fields, and others.

MECHANICS' LIENS.

NEW YORK CITY.

Table listing mechanics' liens in New York City, including Jan. 16 Worth st, No. 7, n s, 105.3 e Hudson st, 24.3x102.

Yours respectfully, WILLIAM HILGERS.

KINGS COUNTY.

Table listing mechanics' liens in Kings County, including Jan. 15 Nichols av, s, 75 n Havens pl, 8x95.

Table listing mechanics' liens in Kings County, including Jan. 15 Nichols av, s, 75 n Havens pl, 8x95, and others.

*Editor RECORD AND GUIDE: The liens filed by Ward & Reilly against premises Boston avenue and 164th street are not claims against the property. Scully, who employed them, was paid in full by the owner, T. WEBSTER.

Owen Cumskey agt Squier & Whipple and William E. D. Stokes. (June 8, 1891)..... 10,000 00
 One Hundred and Fourteenth st, s s, 173 7 }
 w 5th av, 17 8x100.11..... }
 22 One Hundred and Fourteenth st, s s, 236.9 }
 w 5th av, 18.3x100.11..... }
 A. S. Nichols agt Margaret E. Conlon. (Nov. 14, 1891.) (Released).....

*Cancelled by order of Court.
 †Discharged by depositing amount of lien and interest with County Clerk.
 ‡Discharged by order of Court on filing bond.

KINGS COUNTY.

Jan.
 15 McDonough st, s s, 250 e Reid av, 106.4x100. Simpson Sheppard agt Charles G. Reynolds, owner, and Van Wagner & Co., contractors. (Lien filed Jan. 14, 1891).... \$299 00
 15 Thatford av, e s, 212 n Glenmore av, 86x100. George Potts, Sr., agt Oscar W. Velsor, owner and contractor. (Jan. 6, 1892)..... 300 26
 15 Ralph av, n e cor Macon st, 100x400. William C. Fisher agt F. Augustus Coulling, owner, and S. G. Holland, contractor. (Aug. 26, 1891)..... 251 32
 Howard av, e s, 167 s Herkimer st, 16.8x100.....
 16 Howard av, e s, 217 s Herkimer st 50x100.....
 John Victory agt The German-American Title Guarantee Co., owner, and Elizabeth Smith, contractor. (Jan. 12, 1892)..... 145 00
 16 Same property. James J. McCue agt same owner and contractor. (Jan. 12, 1892)..... 400 00
 16 Liberty av, s s, 50 w Watkins st, 100x100. James O'Connor agt Charles W. Tomlinson and Israel Y. Cochran, owners, and Salvatore Bove, contractor. (Oct. 3, '91)..... 85 15
 16 Stone av, e s, 200 n Blake av, 50x100. Louis Bossert agt Louis Regenbogen, Samuel Davis, Bernard and William Schlechter, owners and contractors. (Nov. 19, 1891)..... 792 37
 16 Twenty-first av, w s, 300 s 86th st, 10x95.8. New Utrecht. Frank Schmidt agt J. B. Brush, owner, and Robert Morrison, contractor. (Dec. 4, 1891.) (Deposit)..... 39 00
 18 Eastern Parkway, s s, 50 e Van Siclen av, 25 x100. Emil Reineking agt Mr. and Mrs. John Powers, owners and contractors. (Dec. 18, 1891)..... 120 00
 18 Adams st, w s, 75 s Myrtle av, rus south 135.9 x west 65 x north 95 x west 25 x north-west 60 x east 19.3 x north 25 x east 27.6 x south 25 x east 75. Peter A. Johnson agt Richard Hyde and Louis C. Behman, owners, and George Buchanan and Reilly, contractors. (Nov. 7, 1892)..... 500 00
 Eleventh av, east cor 66th st, 50x100.....
 18 Eleventh av, west cor 66th st, 50x100, New Utrecht }
 Hobby & Doody agt John Doe, unknown owner, and O'Reilly Bros., contractors. (Jan. 15, 1892)..... } 236 60
 20 Bay 26th st, n w s, 100 n e Benson av, 60x96.8. New Utrecht. Walter T. Hudson agt Charles H. Simonson and Luc Rioux. (Nov. 16, 1891)..... 253 00
 20 Douglass st, n s, 291 e Albany av, 131.10x130. Marshall W. Day and Alfred J. Lamb, Jr., agt William Masker, owner and contractor. (Jan. 18, 1892)..... 53 25
 21 Stone av, e s, 250 s sutter av, 50x100. The Henry McShane Mfg. Co. agt Davis & Regenbogen, owners, and Pascoe & McCormack, contractors. (Dec. 24, 1891)..... 75 00
 21 Overington av, n s, 75 w Stewart av. Francis Connelly agt John J. Page, owner, and Edwin Dennington, contractor. (Oct. 26, 1891)..... 300 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.

Norfolk st, No. 76, five-story brk flat, 25x88.6, tin roof; cost, \$22,000; Loonie & Parker, 48 West 119th st; ar't, C. Rentz. Plan 60.
 Houston st, Nos. 244-250 E., four five-story brk flats, 24.9x90, tin roofs; cost, \$20,000 each; E. L. Winthrop exr. 23 East 33d st; ar'ts, Boeckell & Son. Plan 81.

BETWEEN 14TH AND 59TH STREETS.

40th st, No. 26 W., four-story and basement brk and stone dwell'g, 30x74.8, tin roof; cost, \$50,000; H. Knapp, 25 West 24th st; ar'ts, D'Oench & Simon. Plan 78.
 46th st, Nos. 117 and 119 W., five-story brk stable, 50x94 and 100.5, tin roof; cost, \$30,000; Flora I. Bradbury, 243 West 50th st; ar'ts, D. & J. Jardine. Plan 76.
 3d av, No. 367, five-story brk, iron, stone and terra cotta flat, 24.8x72.9, tin roof; cost, \$20,000; Mrs. M. Spero, 1622 Lexington av; ar'ts, Flemer & Koehler; b'rs, H. H. and N. F. Vought. Plan 90.
 10th av, w s, 50 n 46th st, four-story brk building, 25x60, tin roof; cost, \$12,000; J. J. Fullam, 406 West 51st st; ar't, J. W. Cole. Plan 84.
 11th av, n w cor 26th st, four-story brk building, 49.4x90, iron and slate roof; cost, \$12,000; lessees, J. B. and J. M. Cornell, 141 Centre st; ar't, G. B. Cornell. Plan 75.

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

3d av, n w cor 87th st, five-story brk building, 26.6x100, gravel roof; cost, \$26,000; lessee, T. E. Whiffen, Mount Vernon, N. Y.; ar't, F. Wenemer. Plan 61.
 77th st, No. 177 E., rear, one-story brk building, 27.6x13, tin roof; cost, \$1,200; Mayor, &c., City Hall; ar't, C. B. J. Snyder. Plan 79

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

Boulevard, n e cor 75th st, five two-story brk dwell'gs, irreg., tin roofs; cost, \$23,790; T. W. Myers, Stewart Building; ar'ts, Little & O'Connor; b'r, A. Nugent. Plan 59.
 125th st, s s, 125 w Amsterdam av, three five-story brk and stone flats, 25x87.5, tin roofs; cost, \$22,000 each; G. A. Smith, 2236 7th av; ar't, C. Sidney; m'a, J. O. Clement. Plan 65.
 Central Park West (8th av), w s, bet 103d and 104th sts, nine five-story brk and stone flats, corners 27.5x96, inside 21x81.6, tin roof; total cost, \$265,000; J. C. Barth, 190 West 100th st; ar't, E. Wenz. Plan 92.
 87th st, s s, 220 e Columbus av, six four-story and basement brk and stone dwell'gs, 20x22 and 23x56, with extension, tin and slate roofs; total cost, \$162,000; ow'rs and ar'ts, C. Buek & Co., 264 Columbus av. Plan 56.

NORTH OF 125TH STREET.

Lexington av and Harlem River, frame boat house, 25x60, felt and gravel roof; cost, \$300; lessee, W. L. Oliver, 2168 Lexington av. Plan 65.
 150th st, No. 526 W., two-story frame stable, 25x25, tin roof; cost, \$600; W. Eggie, 257 East 86th st; ar't, F. Wenemer. Plan 83.
 182d st, n s, 25 w Audubon av, two-story frame dwell'g, 20x46.6, tin roof; cost, \$3,500; J. C. Byrne, 66 West 106th st; ar't, J. Stroud. Plan 77.
 182d st, n s, 25 w Audubon av, rear, one-story frame building, 25x20, tin roof; cost, \$300; J. C. Byrne, 66 West 106th st; ar't, J. Stroud. Plan 89.

23D AND 24TH WARDS.

138th st, 239 n of East River front, two-story brk building, 24x63, iron roof; cost, \$2,000; Central Gas Light Co., Alexander av and 142d st; ar't, H. S. Innen. Plan 66.
 149th st, s s, 226 w Courtlandt av, three two-story and basement frame dwell'gs, 16.8x50, tin roofs; cost, \$3,200; J. Rehm, Westchester av; ar't, C. F. Lohse; c'r, H. Jaeger. Plan 68.
 160th st, s s, 50 w Boston av, three-story and basement frame dwell'g, 20x42, tin and slate roof; cost, \$5,000; R. O'Connor, 676 East 140th st; b'rs, Burke & Co. Plan 64.
 Bambridge av, e s, 75 n William st, two-and-a-half-story frame dwell'g, 20x44, shingle roof; cost, \$2,900; Adaline Lawrence, 1638 Washington av; c'r, C. H. Schuyler. Plan 42.
 Cauldwell av, w s, 100 s 165th st, three-story frame dwell'g, 20x42, tin roof; cost, \$5,500; G. F. Arbogast, Prospect av, near 165th st; ar't, M. J. Garvin. Plan 70.
 Creston av, e s, 50 n Primrose st, two-story and attic frame dwell'g, 36x63, tin and slate roof; cost, \$10,000; B. F. Cohen, Fordham, N. Y.; ar't, A. B. Marshall. Plan 71.
 Primrose st, n s, 150 e Creston av, one-story and loft frame stable, 42x42, tin and slate roof; cost, \$2,000; ow'r and ar't, same as last. Plan 72.
 Creston av, e s, 100 s Primrose st, two-story frame dwell'g, 32x48, tin and slate roof; cost, \$7,500; J. B. Haskin, Fordham, N. Y.; ar't, A. B. Marshall. Plan 73.
 Crotona av, n e cor Elmwood pl, two-story frame dwell'g, 24x53.6, tin roof; cost, \$3,500; M. Paperczinsky, 636 East 137th st; ar't, C. McKinney; c'r, H. Stese. Plan 69.
 Inwood av, e s, 150 s Wolf pl, two-story frame dwell'g, 22x45, tin roof; cost, \$5,000; Mary Wunder, Claremont av and Devoe st; ar't, C. F. Lohse; c'r, G. Wunder. Plan 67.
 Union av, No. 1288, frame shed, 10x25, tin roof; cost, \$40; C. F. Heinz, on premises. Plan 74.
 Andrews av, w s, 250 n Hampton st, two-story frame dwell'g, 32x50, shingle roof; cost, \$7,000; S. C. Hunter, 1851 Lexington av; b'rs, Tolin & Son. Plan 82.
 164th st, s s, 90 e Fleetwood av, six two-story and basement frame dwell'gs, 19x38, tin roofs; cost, \$4,600 each; A. Dooper, 150th st, near Melrose av; ar't, A. F. A. Schmitt. Plan 94.
 Briggs av, w s, 352 n Travers st, three-story frame dwell'g, 25x30, tin roof; cost, \$2,500; H. Peterson, 469 East 87th st; ar't, E. Wenz. Plan 91.
 Inwood av, s e cor 174th st, frame shed, 18x130, gravel roof; cost, \$20; Mrs. D. Schlapp, s w cor Jerome av and 174th st; ar't, J. A. Kerby. Plan 80.
 Morris av, s e cor 148th st, four-story brk flat, 26 6x71, tin roof; cost, \$16,000; Betty Otten, 519 Morris av; ar't, M. J. Garvin. Plan 88.
 Roboias av, No. 447, one-story frame building, 20x45, gravel roof; cost, \$1,000; Caroline Bunzler, on premises; ar't, C. F. Lohse. Plan 85.
 Union av, w s, 250 n 163d st, rear, one-story frame stable, 10x11 gravel roof; cost, \$40; lessee, W. A. Sanders, 886 Tinton av; c'r, E. G. Ward. Plan 93.
 Washington av, w s, 338.6 n 169th st, rear, two-story frame stable, 16x47.4, tin roof; cost, \$600; H. Berry, 892 Jackson av; ar't, C. C. Churchill. Plan 87.

KINGS COUNTY.

Plan 55—Leonard st, e s, 175 s Greenpoint av, one four-story frame (brk filled) tenem't, 25x65, gravel roof; cost, \$5,500; ow'rs and c'rs, J. A. & W. H. Port, No man av and Russell st; ar't, F. Weber; m'n, not selected.
 56—Berrian st, w s, 235 s Wortman av, one two-story frame store and dwell'g, 20x35, tin roof; cost, \$2,000; Bernard Bardon, Montauk av.
 57—Atlantic av, n s, 100 e Van Siclen av, one one-story frame play room, 15x40, tin roof; cost, \$200; St. Malachy's Home, on premises; b'r, J. C. Smith.

58—Pacific st, s s, 170 e 6th av, one two-story brk stable, 60x50, gravel roof, wooden cornice; cost, \$3,000; B. Garvey, 28 Hanson pl; ar'ts, I. D. Reynolds & Son; b'r, not selected.
 59—Osborn st, w s, 100 n Eastern Parkway, two three-story brk stores and tenem'ts, 25x55, tin roofs, wooden cornices; cost, \$6,000 each; Rapp & Zwickel, on premises.
 60—Wyckoff av, n e cor Greene av, one three-story frame (brk filled) store and tenem't, 25x57, tin roof; cost, \$6,000; W. F. Dreyer, 1081 Flushing av; ar'ts, D. Acker & Son.
 61—Varet st, Nos. 103 and 105, two four-story frame (brk filled) stores and tenem'ts, 25x90, tin roofs; cost, \$7,000 each; S. Simon and — Feldberg, 35 East Broadway, New York; ar't, H. Vollweiler; b'r, not selected.
 62—High st, No. 242, one one-story brk stable, 20x20, tin roof; cost, \$280; John Crooks, on premises; ar't, R. Von Lehn.
 63—Graham av, No. 439, s s, 50.6 from Frost st, one three-story frame (brk filled) tenem't, 25x58, tin roof; cost, \$4,000; Wilhelm Storm, on premises; ar't, P. Hehl; b'r, K. Reuter and Spaeth & Senger.
 64—Hancock st, n s, 101 w Central av, six two-story and basement frame (brk filled) dwell'gs, 20x46, tin roofs; cost, \$2,500 each; ow'r and c'r, Edw. F. Spear, 183 Patchen av.
 65—5th av, e s, 75.2 n 53d st, one two-story frame store and dwell'g, 25x45, tin roof; cost, \$2,000; ow'r and b'r, Frank M. Foye, 339 31st st; ar't, J. L. Quesbury.
 66—Pacific st, No. 1054, one one-story brk repair shop, 16 6x40, gravel roof; cost, \$500; B. C. Miller, Bergen st.
 67—St. Marks av, No. 673, one two-story brk stable, 49x25, tin roof, brk cornice; cost, \$2,000; Frank D. Creamer, foot 42d st; ar't, W. A. Fischer; b'r, day's work.
 68—42d st, s s, 290 e 3d av, two three-story frame (brk filled) tenem'ts, 20x40; tin roofs; cost, \$2,800 each; Chas. H. Hart, 43d st and 3d av; ar'ts, H. L. Spicer & Son.
 69—Milford st, w s, 125 n Liberty av, one two-story frame dwell'g, 20x40; tin roof; cost, \$2,000; Gustave Nanz, Milford st, near Liberty av; ar't, L. F. Schilling; b'r, F. Gundermann, Jr.
 70—Nostrand av, e s, 200 n Park av, one four-story brk tenem't, 25x60, tin roof, iron cornice; cost, \$1,000; H. Kilian, 28 Floyd st; ar't, F. Holmberg.
 71—Nostrand av, e s, 225 n Park av, one four-story brk store and tenem't, 25x60, tin roof, iron cornice; ow'r and ar't, same as last.
 72—4th av, s w cor Butler st, seven four-story brk stores and tenem't, 21.6 and 26 6x77 10 and 60, tin roofs, iron cornices; total cost, \$70,000; ow'r and b'r, Thomas F. Martin, 321 4th av; ar't, W. M. Coats.
 73—Evergreen av, n w cor Bleeker st, one one-story frame stable, 16x21, tin roof; cost, \$50; Edward Menahan, on premises.
 74—Myrtle av, n e cor Nostrand av, one three-story brk store and dwell'g, 21x35, tin roof, wooden cornice (on rear of lots); cost, \$4,500; R. J. Godwin, 526 Bedford av; ar't, S. Harbison; c'r, J. S. Hough.
 75—Herkimer st, n s, 50 e Hopkinson av, two two-story and basement brk dwell'gs, 17.9x40, gravel roofs, wooden cornices; cost, \$3,500 each; James and George Potts, 2297 Pacific st; ar'ts, A. Gordon and E. Neuschler.
 76—Herkimer st, n s, 85.6 e Hopkinson av, one two-story and basement brk dwell'g, 15x40, gravel roof, wooden cornice; cost, \$3,200; James and George Potts, 2297 Pacific st; ar'ts, A. Gordon and E. Neuschler.
 77—5th av, w s, 75 n 49th st, one two-story and attic (brk filled) dwell'g, 20x40, shingle roof; cost, \$2,800; Wm. C. Thomas, 3d av and 53d st; ar'ts, H. L. Spicer & Son.
 78—Withers st, s s, 275 e Union av, two three-story frame factories, 25x98, and one boiler house, 20x29 and 14, gravel roofs; cost, \$4,000; ow'r and ar't, E. Reed Burns, 249 Front st, New York.
 79—Madison st, s s, 150 w Evergreen av, one two-story frame shop or wood house, 25x14, tin roof; cost, \$125; Chas. W. Metcalf, 1048 Madison st.
 80—Butler st, Nos. 1118 and 1120, s s, 150 e Brooklyn av, two two-story and basement brk and brown stone dwell'gs, 20 and 17x50, tin roofs, iron cornices; cost, each, \$5,000; C. W. Tuttle, 425 West 57th st, New York; ar'ts, King & Symonds.
 81—Grattan st, n s, 125 e Morgan av, two three-story frame (brk filled) tenem'ts, 25x58, tin roofs; cost, \$8,000; ow'rs and b'rs, J. Kleinklaus and C. Hestermann, 71 Morgan av.
 82—Meresole st, s s, 50 e Humboldt st, one three-story frame (brk filled) carpenter shop, 25x23, tin roof; cost, \$700; ow'r, ar't and b'r, Jacob Rueger, 194 Meresole st.
 83—Osborn st, e s, 150 n Eastern Parkway, one two-story frame tailor shop, 18x25, tin roof; cost, \$800; Joseph Morris, Osborn st.
 84—Monitor st, e s, 180 n Nassau av, one two-story and basement frame (brk filled) dwell'g, 20x32, gravel roof; cost, \$1,800; Peter Clifford, 106B Nassau av.

ALTERATIONS NEW YORK CITY.

Plan 47—8th av, Nos. 310-314, one-story extension, 24x14; cost, \$250; H. C. Miner, 115 East 34th st; ar't, W. H. C. Hornum.
 48—144th st, s s, 200 w Lane av, one-story extension, 10.6x21; cost, \$300; P. Geehan, on premises.
 49—1st av, Nos. 185 and 187, new smoke house; cost, \$1,500; lessee, C. H. Reed, 310 East 69th st; ar't, C. Rentz.
 50—Can't st, Nos. 85-89, raised one story, damaged by fire repaired and building made fire-

proof above third tier beams; cost, \$30,000; G. H. and J. P. Chattillon, 14 East 80th st; ar't, J. Kastner.

51—Gurard av, w s, 125 s St. Juliet st, one-story extension, 24x8, interior repairs, new front; cost, \$350; Elizabeth Schneider, 244 West 144th st; m'n, W. H. Farmer; c'r, W. Fredericks.

52—149th st, No. 524 E., front alterations; cost, \$5; M. Del Zindice, on premises; ar't, C. C. Churchill.

53—70th st, n s, 80 e 3d av, basement and cellar extension, 4'x16, new dumb-waiter and chimney altered; cost, \$2,000; Little Sisters of the Poor, 207 East 70th st; ar'ts, D & J Jardine.

54—Prince st, No. 28, yard roofed over; cost, \$500; J. Ryan, 131 East 91st st; b'r, W. D. Wines.

55—Morre st, No. 255, interior repairs; cost, \$200; M. Fitzgerald, on premises.

56—54th st, No. 443 W., front alteration; cost, \$700; C. Raab, on premises; b'r, N. Raab.

57—24th st, Nos. 3 and 15 W., interior alterations, new elevator, shaft and stairs, walls altered, skylights in roof, new front steps, stoop and fire escapes; cost, \$18,000; agent, B. Williamson, Dobbs Ferry, N. Y.; ar't, W. G. Jones; b'rs, Jones & Co.

58—Cortlandt st, No. 22, interior alterations, new front entire; cost, \$10,000; W. H. Bradford, 21 Washington pl; m'ns, F. & W. E. Bloodgood; c'rs, Smith & Son.

59—James st, No. 50, new store front; cost, \$800; A. Sbarbero, 31 City Hall pl; ar't, T. Banks.

60—4th av, No. 112, interior alterations and strengthened; cost, \$5,800; F. S. Bradford, exr. 36 Maple av, Morristown, N. J.; c'r, W. O'Connor.

61—Greenwich st, Nos. 270 and 272, walls altered and new fronts; cost, \$1,600; lessee, J. S. Coward, 743 Av C, Bayonne, N. J.; b'r, P. Roberts.

62—Melrose av, n e cor 154th st, interior alterations and new front; cost, \$800; C. Modes, 63 East 154th st; ar't, C. F. Lobse.

63—Melrose av, s w cor 154th st, moved to new foundation; cost, \$400; Maggie Moulett, 1205 Franklin av; ar't, J. W. Decker.

64—Forsyth st, No. 80, interior alterations and walls altered; cost, \$1,000; R. Hurwitz, president, 44 Pike st; ar't, F. Ebeling.

65—34th st, No. 329 E., one-story extension, 40 x42, interior alterations, walls altered and new elevator; cost, \$8,000; B. Galewski, 170 Henry st; ar'ts, S. J. Chen & Co.

66—34th st, No. 331 E, walls altered and new front; cost, \$1,500; ow'r and ar'ts, same as last.

67—35th st, No. 145 W., interior alterations, walls altered and new front; cost, \$1,500; ow'r and b'r, F. Klingmann, 132 West 22d st; ar't, G. F. Pelham.

68—1.5th st, No. 70 W., three-story extension, 19.2x9.10, cellar deepened, interior alterations and walls altered; cost, \$4,000; A. J. Martin, Catskill, N. Y.; ar't, T. E. Thomson.

69—1st av, No. 1487, interior alterations; cost, \$2,500; L. Sobel, on premises; ar't, F. Ebeling.

70—Broadway, No. 638, interior alterations; cost, \$50; lessee, Adler & Co., 230 West 104th st; c'r, J. Yung.

71—153d st, No. 617 E., two-story extension, 22 x22, and interior alterations; cost, \$1,200; P. Blauth, on premises; ar't, C. F. Lobse.

72—152d st, No. 543 E., moved to new foundation; cost, \$500; P. Platz, on premises; ar't, C. F. Lobse.

73—Elton av, No. 778, new vent shaft and interior alterations; cost, \$600; J. Paul, 668 East 157th st; ar't, C. H. Horenburger.

74—Coenties slip, No. 22, roof altered, interior alterations and repair damage by fire; cost, \$1,000; J. Froehlich, 105 Greenwich st; ar'ts, Graul & Frobe.

75—153d st, Nos. 553-563 E., three-story extension, 25x59.6; cost, abt \$7,000; A. Wuensch, on premises; ar'ts, Weber & Drosser.

76—2d av, No. 1642, one-story extension, 18.8x 21.8, as vault under walk, and walls altered; cost, \$2,000; Wilhelmina Schroder, on premises; ar't, C. Stegmayer.

77—9th st, No. 414 E., interior alterations; cost, \$100; E. R. Stehl, on premises; ar't, F. Ebeling.

78—Henry st, No. 94, six-story extension, 25x 59 and 67, interior alterations and walls altered; cost, \$15,000; lessee, Margareth Munch, 305 East 115th st; ar't, A. Munch.

79—Macombs Dam road, e s, 200 n 172d st, one-story extension, 20x18; cost, \$200; M. F. Rhoads, on premises.

80—2d av, No. 1427, one-story extension, 20x22, interior alterations and walls altered; cost, \$3,000; V. Grimm, 894 2d av; ar't, E. Wenz.

KINGS COUNTY.

Plan 17—Montrose av, No. 129, one-story frame extension, 9.6 and 25x43 and 18, tin roof; cost, \$150; Andrew C. Roesch, on premises; ar't, F. J. Berlenbach, Jr.; b'r, not selected.

18—Ewen st, No. 329, two-story frame extension, 8x11, tin roof; cost, \$75; Wm. Wehmhoefer, 329 Ewen st; ar't and c'r, C. Schneider.

19—Atlantic av, No. 293, add one story to extension; cost, \$135; Mr. Kreger, 26 3 Atlantic av; b'rs, J. F. Burr and C. A. Bormann.

20—Fulton st, No. 2070, two-story frame extension, 20x4, tin roof; cost, \$500; ow'r and ar't, Gus Ruppert, on premises; b'r, C. Bauer.

21—South Elliott pl, No. 59, flat tin roof on front half of building; cost, \$450; Mrs. Clara Cantoni, 56 South Portland av; ar't and b'r, C. Eaton.

22—De Kalb av, No. 590, one-story brk extension, 12.6x62, tin roof, interior alterations; cost, \$800; G. J. Volckening, 653 Lafayette av.

22—Manhattan av, No. 192, add frame one story; cost, \$900; James Campbell, Long Branch, N. J.; ar'ts and b'rs, Randall & Miller.

24—Harman st, No. 276, raised 5 ft. on frame story; cost, \$500; Mr. Stone, on premises.

25—Union av, w s, 90 n North 7th st, one-story frame extension, 20x10, tin roof; cost, \$100; Ella Rabinovitch, 63 Moore st; ar't, H. Smith; b'r, J. Pomeroy.

26—De Kalb av, s e cor Wyckoff av, two-story frame extension, 25x6, tin roof; cost, \$500; T. Timony; ar'ts, Langston & Dahlender.

27—Hicks st, Nos. 444 and 446, interior alterations; cost, \$75; P. Sollard, 442 Hicks st; ar't, W. M. Coats.

28—Calver st, s e cor Oakland st, add one story of frame; cost, \$1,000; Mrs. Brenner, on premises; ar't, J. B. Craus; b'rs, C. C. Gately and J. A. & W. H. Port.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Jan.

19 Sackett, Franklin W. and Charles H. Welch (composing firm of Sackett & Welch, jewelers, at No. 53 Maiden lane), to Charles Benner, without preferences.

20 Curtis, Edward W. (mfr. and jobbing photograph albums, at Nos. 265 and 267 Canal st, to Edward Mackinley; without preferences.

20 Nobis, John C. (stair builder, at No. 258 West 25th st, to Charles L. Denks; preferences, \$900.

21 Bruus, Emma (cand. ice cream and soda water business, at No. 1034 3d av), to John H. Bellamy; without preferences.

22 Swain, Joseph B. (manufacturers of and dealers in chairs, at No. 207 Canal st, to Joel S. Mason; without preferences.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

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

New York, Tuesday, Jan. 19, 1892.

REGULATING, GRADING, ETC.

148th st, from Amsterdam to St. Nicholas av. }
 148th st, from Railroad av East to Courtlandt av. }
 150th st, from e s Walton av to e s River av, and }
 crosswalks laid at intersecting av. }
 153d st, from w s Morris av to e s Railroad av East. }
 165th st, from Westchester av to Union av. }
 Av B, from 86th st to Harlem River. }
 College av, from Morris av to 146th st. }
 Convent av, from 127th to 135th st. }
 Morris av, from n s 14d st to n s 148th st. }
 Railroad av, from Harlem River to 156th st, and }
 crosswalks laid at intersecting sts. }

MAINS.

73d st, bet Av A and Exterior st; water. }
 81st st, bet Amsterdam av and Boulevard; water. }
 136th st, from 3d to Rيدر av; water. }
 137th st, from 3d to Rيدر av; water. }
 183d st, bet Jerome and Valentine avs; gas. }
 Koenwood av, from St. James st to Kingsbridge }
 road; gas. }
 Edenwood av, from St. James st to Kingsbridge }
 road; water. }

PAVING.

146th st, from w s 3d av to e s Morris av; trap }
 block. }
 162d st, from w s Courtlandt av to e s Morris av; }
 trap block. }
 153d st, from w s Courtlandt av to e s Morris av; }
 trap block. }
 College av, from Morris av to 146th st; trap block. }
 Morris av, from n s 142d to n s 148th st; granite }
 block. }
 St Annus av, from n s 138th to n s 156th st; granite }
 block. }
 Westchester av, from w s Trinity av to w s Prospect }
 av; granite block and crosswalks laid at }
 intersecting st and av. }

CROSSWALKS.

149th st, at e s Mott av.†

LAMP POSTS ERECTED AND LAMPS LIGHTED.

183d st, bet Jerome and Valentine avs.†
Edenwood av, from St. James st to Kingsbridge road.†

CULVERTS.

165th st, near Intervale av.†

CURBING, FLAGGING, ETC.

148th st, from Amsterdam to St. Nicholas av. }
 148th st, from Railroad av East to Courtlandt av. }
 150th st, from e s Walton av to e s River av. }
 153d st, from w s Morris av to e s Railroad av }
 East. }
 165th st, from w s Union av to Westchester av. }
 Av B, from 86th st to Harlem River. }
 Convent av, from 127th st to 135th st. }
 Railroad av East, from bulkhead line Harlem }
 River to s s 156th st. }

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending January 16, 1892. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

FENCING VACANT LOTS.

95th st, in front of Nos. 204 and 206 E.

LAMP POSTS ERECTED AND LIGHTED.

12th st, in front of No. 296 W.

BROOKLYN BOARD OF ALDERMEN.

BROOKLYN, Jan. 18, 1892.

ELECTRIC LIGHTING.

Ewen st, s w cor Powers st. }
Powers st, s w cor Lorimer st. }

FENCING VACANT LOTS.

2d st, s s, bet 5th and 6th avs. }
5th st, e s, bet 2d and 3d avs. }

FLAGGING.

Halsey st, s s, bet Reid and Patchen avs.†
2d st, s s, bet 5th and 6th avs. }
5th st, e s, bet 2d and 3d avs. }

LAMP-POSTS ERECTED AND LIGHTED.

Sackett st, bet 4th and 5th avs. }
South 3d st, No. 141, in front of. }

PAVING, GRADING, ETC.

Park pl, n s, bet Utica and Schenectady avs. }
North 13th st, bet Bedford and Union avs. }
Schenectady av, w s, bet St. Marks av and Bergen }
st. }

ADVERTISED LEGAL SALES.

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

Jan.

06th st, No. 35, n s, 338 w 8th av, 19x100.11, four-story brk dwell'g, by K. V. Harnett & Co. 25

Madison av, No. 1837, s e cor 120th st, 40x75. 25

Madison av, No. 1835, e s, 40 s 120th st, 40x75. 25

Two five-story brk flats. 25

by William Kennelly. (Amt due \$7,687; sub. to mortg. \$107,480) 25

Arlington sq, Nos. 7 and 9, begins 8th av, s e cor Bleeker st, No. 425 } blecker st, runs }
8th av No. 2 } northeast 41.11 x }
southeast 40 x east 17.2 x south 22.5 x west 76.9 }
to Bleeker st, x north 27.7 to beginning, seven- }
story brk flat with stores, by R. V. Harnett. }
(Amt due \$38,867; prior mortg. \$—) 25

West st, N. J., 521, n e cor Horatio st, 20.5x73.6x20.5 }
x75, vacant, by J. C. Lalor. (Amt due \$13,790) 25

West st, e s, 20.5 n Horatio st, 20.5x73.1x7.4x73.6 }
vacant, by J. C. Lalor. (Amt due \$10,153) 25

West st, e s, 40.10 n Horatio st, 20.5x70.7x20.4x73.1 }
vacant, by J. C. Lalor. (Amt due \$1,836) 25

West st, e s, 61.3 n Horatio st, 20.5x70.9x20.4x70.7 }
vacant, by J. C. Lalor. (Amt due \$9,836) 25

Horatio st, n s, 75 e West st, 25x81.6, vacant, by J. }
C. Lalor. (Amt due \$7,700) 25

Horatio st, n s, 130 e West st, 25x81.6, vacant, by }
J. C. Lalor. (Amt due \$7,700) 25

Horatio st, n s, 125 e West st, 75x81.6, vacant, by }
J. C. Lalor. (Amt due \$22,494) 25

South st, Nos. 296-209, begins south st, n s, 79.5 }
Water st, Nos. 401-405 } e Carharine slip, 11'x }
145 to Water st, x110x145.6, 1-14 part, three- }
story brk stores on South st and three five- }
story brk stores on Water st; also 25

All right, title and int. to piers Nos. 35 and 37 }
in East River on s s South st, bet Catharine }
and Market slips; also 25

Land under water, etc. }
by D. P. Ingraham & Co. (Amt due \$4,445) 25

Columbus (sth av), No. 860, n w cor 102d st, 25.11x }
75, five-story brk store and tenem't, by William }
Kennelly. (Amt due \$5,434; prior mort., abt }
\$20,000) 26

St. Nicholas av, e s, 158.9 s 145th st, 25x100, vacant }
lot, by William Kennelly. (Amt due \$5,024) 26

7th av, No. 399 } begins 7th av, s e cor 32d }
32d st, Nos. 170 and 172 } st, 23.9x110, three-story }
frame (brk front) store and tenem't on av; No. }
172 32d st, three-story brk tenem't; No. 170, }
three-story frame store and tenem't, by Smyth }
& Ryan. (Partition sale) 26

St. Nicholas av, s e cor 145th st, 33.9x100x26 }
101.5, vacant. (Amt due \$10,106) 26

St. Nicholas av, e s, 33.9 s 145th st, 25x100, vacant. }
(Amt due \$6,766) 26

St. Nicholas av, e s, 58.9 s 145th st, 25x100, vacant. }
(Amt due \$6,766) 26

St. Nicholas av, e s, 83.9 s 145th st, 25x100, vacant. }
(Amt due \$5,668) 26

St. Nicholas av, e s, 108.9 s 145th st, 25x100, vac- }
ant. (Amt due \$5,668) 26

St. Nicholas av, e s, 133.9 s 145th st, 25x100, vac- }
ant. (Amt due \$5,121) 26

by William Kennelly. 27

Madison st, No. 184, s s, 225.8 w Rutgers st, 21.2 }
100, five-story stone front tenem't with stores. }
Madison st, No. 182, s s, 226.8 e Pike st, runs }
south 113.6 x east 25 x north 13.6 x east 3.9 x }
north 100.2 to Madison st, x west 28.10 to be- }
ginning, five-story stone front tenem't with }
stores 27

by D. P. Ingraham & Co. (Amt due on No. 184 }
\$17,321 and \$26,288 on No. 182) 27

Pell st, No. 21, s s, abt 20 w Doyer st, 21x56.8x13 }
58.4, five-story brk store and tenem't, by D. P. }
Ingraham & Co. (Amt due \$3,300) 27

35th st, No. 221, n s, 260 e 3d av, 25x9.9, three-story }
brk tenem't, by D. P. Ingraham & Co. (Amt due }
\$10,344) 27

97th st, No. 66, s s, 163 e Columbus av, 10x100.11, }
four-story brk dwell'g, by William Kennelly. }
(Amt due \$20,174) 27

85th st, No. 16, s s, 141 w 8th av, 20x102.2, four- }
story brk dwell'g, by B. L. Kennelly. (Amt due }
\$5,310) 25

51st st, No. 402, s s, 19 e 1st av, 18x100.5, three-story }
brk dwell'g, by William Kennelly. (Amt due }
\$8,016) 29

145th st, No. 502, s s, 84 w Amsterdam av, 29x }
99.11 29

145th st, No. 504, s s, 113 w Amsterdam av, 29x }
99.11 29

145th st, No. 506, s s, 142 w Amsterdam av, 29x }
99.11 29

145th st, No. 508, s s, 171 w Amsterdam av, 29x }
99.11 29

Four five-story brk flats }
by Smyth & Ryan. (Amt due on each abt \$11,560) }
Av A, Nos. 3e9 and 391, w s, 49.5 e 24th st, 49.4x81.5 }
No. 3e9, one-story brk building with two-story }
brk building on rear; No. 391, four-story b k }
store and tenem't, by Smyth & Ryan. (Amt }
due \$21,341) 29

Av A, s w cor 24th st, 49.5x81.5, vacant, by Smyth & Ryan. (Amt due \$6,500)..... 29
Feb.
88th st, Nos. 17-23, n s, 175 w 8th av, 75x100.8, four four-story brk dwell'gs, by R. V. Harnett & Co. (Amt due \$46,945)..... 1
90th st, Nos. 151-155, n s, 175 w 8d av, 75x100.11, three five-story b k flats, by William Kennelly. (Amt due \$40,347)..... 1
133d st, n s, 100 e 7th av, 25x99.11, vacant, by D. P. Ingraham & Co. (Amt due \$1,030)..... 1
Av A, s e s, adj lot 144 and known as 145, 146, 147 and 166 map Prospect Hill estate at Fordham, runs southeast 761 to Av E, x southwest 50 x north-west 130 5 x southwest 100 x northwest 130 6 to Av A, x northeast 150 to beginning, by James L. Wells (Amt due \$101 636)..... 10th
Amsterdam (10th av) begins Amsterdam av, s w Hamilton pl cor 142d st, 24.11x149.7 to Hamilton pl, 27.1 to 143d st, x139, vacant, by R. V. Harnett & Co. (Amt due \$7,374)..... 1

KINGS COUNTY.

Jan
Lot at Sheephead Bay, begins at s w cor of a lot now or formerly of Abraham A. Emmons, runs south 176 x east 310 x north 186 x west to beginning, with rights of road 16 ft wide through lands of Stephen S. Voorhis to road or highway; partition; by T. A. Kerrigan, at the Real Estate Exchange, 189 and 191 Montague st. 26
2d pl, No 108, s s, 25 e Court st, 25x133.74, three-story and basement brk dwell'g; assessed value, \$5,700; by J. Cole, at 389 Fulton st. 29
Atlantic av, n w cor Jerome st, 47.9x89.5x47.6x84.11x4, two four-story frame flats with stores, by Gerard M. Stevens, ref., at County Court House 29
7th av, w s, 20.8x4 s1st st, 105.11x90.9, four four-story double brk flats and stores, by F. A. Kerrigan, at 13 Willoughby st. 29
Feb.
Gold st, No. 256, w s, 1'0 n Johnson st, 25x100, one-story brk carriage house and two-story brk stable on rear; assessed value, \$, 100 1
Madison st, No. 341, n s, 80 w Tompkins av, 20x50, three-story brk dwell'g; assessed value, \$3,700 1
2d st, No. 479, n s, 130.9 w 7th av, 20x100, two-and-a-half-story brk dwell'g; assessed value, \$3,000 1
Bushwick av, No. 1601, n e s, 20.2 n w Stewart st, 20x79.6, two-story frame dwell'g; assessed value, \$1,800 1
Liberty av, s s, 77 e Railroad av, 25x100, two-story brk dwell'g and store; assessed value, \$1,800 1
by T. A. Kerrigan, at 13 Willoughby st. 1
Jamaica av, n w cor Barb'y st, 54.5x112.9x45x112.7, three two-and-a-half-story frame detached dwell'gs; assessed value, \$2,800, by Gerard M. Stevens, ref., at County Court House. 1

LIS PENDENS.

NEW YORK.

Jan.
165th st, n s, extends from Intervale av to Kelly st, 200.5x80.3x200x94.3. James S. Herrman agt Daniel Herrman et al.; partition; att'y, N. B. Hoxie. 16
37th st, n s, 64.3 e 2d av 28.6x24.8. Union Dime Savings Inst. agt Charlotte C. Miles; action to discharge satisfaction of mortgage; att'y, Arnoux, Kitch & Woodford. 16
54th st, s s, 20 e 10th av, 25x100.5. Nicholas McCool, Jr, agt William Rankin et al.; action to set aside conveyance, also to set aside a mortgage; att'y, George B. Halsey. 18
151st st formerly Gouverneur st, s s, 500 w Courtland av, 25x100 18
150th st formerly Denman st, n s, 500 w Courtland av, 25x136 10 18
Louisa Landgrebe agt William F. Langrebe et al.; partition; att'y, S. G. Derrickson. 18
8d av, e s, 80.2 s 51st st, 2.3x76. Thomas S. Smith agt Benjamin H. Tuthill and ano.; action to have used declared a mortgage, and also to have other deed cancelled; att'y, Cornelius D. Gould. 18
Greenwich st, n e cor 11th st, runs east 42.4 x north 0.6 x east 23.5 x s uth 5 to 11th st, x west 76 to Greenwich st, x north 19.7 to beginning. Michael Fritz agt Daniel Van Antwerp et al.; partition; att'y, Frank H. Smiley. 18
7th av, n w cor 16th st, 23x53. Caroline Palmer agt George E. Seaman et al.; partition; att'ys, Palmer & Boothby. 19
Courtland av, n w cor Gouverneur st, 115.7x150x115.2x150. John Everett Hopkins and ano. agt Caroline J. Sanguinetti et al.; action to have quit claim deed adjudged null and void; att'y, I. Newton Williams. 19
74th st, s s, 44.2 w Columbus av, 20x102.2 19
74th st, s s, 48.2 w Columbus av, 18x102.2 19
74th st, s s, 56.2 w Columbus av, 3x102.2 19
John Schuback agt Adam Faeger and ano.; action to set aside conveyances; att'y, Charles E. Meyer. 20
106th st, s s, 255 w Park av, 21x100.11. John B. Smith agt Eugene T. Westerfield et al.; action to recover possession of premises; att'y, A. C. Fransoli. 21
Madison av, s e cor 134th st, 10 x60. Thomas B. McCormack agt Thomas Jetter et al.; action to obtain deed of conveyance; att'y, Herman Frank. 21
14th st, n s, 42 e 5th av, 56x129. Louis Isenburger agt Remington Vernam and ano.; action to require sheriff to attach property to satisfy judgment; att'ys, Rose & Putzel. 21
116th st, s s, 310 w 2d av, 75x100.11. Connecticut Mutual Life Ins. Co. agt Julia Duffy indiv. and admx et al.; att'ys, Platt & Powers. 21
Mott st, e s, 57 3n Pell st, 59.8x25. William H. Cummings agt Benjamin L. Coffin et al.; att'y, Frederick M. Littlefield. 21
124th st, s s, 243.9 e 6th av, 18.9x101.1. Elizabeth C. Kenyon agt Thomas H. Steers exr. et al.; att'y, Joseph O. Brown. 21
37th st, n s, 1.9 w 8th av, 76x98.9x59.6x99.10 21
87th st, n s, 175 w 8th av, 24x99.10x30.2x99 21
8th av, s e cor 52d st, 40.5x8 21
Mary Alice Raymond agt William H. Long et al.; att'y, James C. Brady. 21
Lots 1104, 1105, 1106 and 1107 map Bloomingdale tract, 12th Ward. Anthony Yeoman et al. agt John Townsend et al.; action to obtain a judgment that cests. convey premises, &c.; att'y, M. T. Rosenberg. 22

FORECLOSURE SUITS.

Jan.
11th and 12th av, 311t and 32d sts—the block. John J. McLean agt John T. Howland et al.; foreclos. mechanic's lien; att'ys, Arnoux, Kitch & Woodford. 16
82d st, s s, 225 e 10th av, 3 lots together in size 56 x102.2. Union Lime Savings Inst. agt Felix Hrown et al.; 3 actions; same att'ys. 16
Bowery, e s, 250.8 n e cor 1st st, 25x10x25x100.2. William McNamee agt Jacob Henningsen et al.; att'ys, Goodhart & Phillips. 18
28th st, Nos. 225-239, n s, 304.1 e 8th av, runs north 88.9 x east 74.7 x north 10 x east 49.9 x south 19.9 x east 24.10 x north 11.10 x east 26.9 x south 91.0 to st, x west 175.11 to beginning. James P. Kernochan and ano. trustees agt Cary & Moen Co. et al.; att'y, J. Frederic Kernochan. 18
41st st, s s, 300 w 7th av, 20x98.9. Frank Goldman agt Parke Lewis; att'y, Lewis J. Conlan. 18
53d st, s s, 275 e 11th av, 125x100.5. Otto Volkening agt James O'Donelan et al.; att'y, N. A. McBride. 18
Boston av, n e cor Teasdale pl, runs east 104.8 x north 107 x west 50 x north 100 to 164th st, x west 76 5 to av, x south 198.8 to beginning. George Ward agt Georgiana Webster et al.; foreclos. mechanic's lien; atty, N. J. O'Connell. 19
Essex st, No. 9, w s, 2.0 s Hester st, 20x87. Isaac Smith agt Wolf Cohen et al.; att'ys, Metzger & Goldey. 19
21st st, No. 125, n e s, 33 e Lexington av, 27x98.9. Equitable Life Assurance Society of U. S. agt (Lara L. Field; att'ys, Mc all and Arnold. 19
7th av, w s, 19.11 n 128th st, 30x75. Murray Hill Bank agt Joel B. Smith et al.; amended notice; att'y, W. H. Nafis. 19
Lots 136, 138, 140 and 142 map partition sale of Hyatt farm, near Woodlawn, each lot 25x 60. James P. Paulding trustee agt Louise Siebert et al.; att'ys, Bartlett, Wilson & Haydn. 19
93d st, Nos. 11-17, n s, 230 e 5th av, 76.8x55. Otto Kruger and ano. agt Philip Braender et al.; foreclos. mechanic's lien; att'y, Eugene Otterbourg. 19
Edgecombe av, e s, 107.4 s 137th st, 17.6x90. Sarah H. Wentworth agt Fannie E. Garrison et al.; att'y, Andrew M. Clute. 20
101st st, n s, 150 e Columbus av, 25x100.11. David Malcolm agt Sophia Oppenheimer; foreclos. mechanic's lien; att'y, Culver & Anthony. 20
Spring st, No. 135, n s, 75 e Wooster st, 25x100. Isaac D. Brower agt Samuel Corn et al.; amended notice. 20
94th st, s s, 13.9 w 8th av, 18.9x100.8. Ira O. Miller agt Mary Gault et al.; att'y, Ira O. Miller. 21
43th st, n s, 170 e 8th av, 20x100.5, leasehold. Julius W. Brunn agt Charles B. Perry indiv. et al. exrs.; att'ys, Salomon, Dulon & Sutor. 21
10th av, n w cor 95th st, 2 lots, together in size } 50.8x86 21
10th av, s w cor 60th st, 25.8x89.8 21
Nancy L. Sherwood and ano. agt Andrew T. Doyle et al.; 3 actions; att'y, William C. Orr. 21
32d st, No. 345, s s, 117.6 w 1st av, 17.6x98.9. Joseph Hassell agt Griffen Tompkins et al.; att'y, Louis Wertheimer. 22
Pearl st, No. 516, n s, 224.8 e Broadway, 21x 22
William Burns agt Anna E. Leacraft et al.; foreclos. mechanic's lien; att'y, A. J. Skinner. 22
4th av, s w cor 74th st, 102.2x100. Adolf Kuitroff agt James E. Huctor et al.; att'y, C. Banbridge Smith. 22
11th st, n s, 309 e 6th av, 34x103.3. Bradley & Currier Co. (Lim.) agt John J. Crawford et al.; foreclos. mechanic's lien; att'y, Thomas C. Ennever. 22

LIS PENDENS, KINGS COUNTY.

Jan.
Sumner av, n e cor Macon st, 30x95. Robert Martin agt Jeanie Cable; att'ys, Greene & Welch. 15
Garfield pl, n s, 90 w 7th av, 150x100. Spencer Aldrich agt John H. Styles; att'y, Spencer Aldrich, in person. 15
Marcy av, n e cor Hooper st, 100x105. Thomas Rogers agt The Stero-Relief Decorative Co. et al.; foreclos. mechanic's lien; att'y, James Kearney. 15
Atlantic av, s s, 315.4 w Utica av, 16.8x100. James A. Hegeman agt John A. Luscott; att'ys, Garretson & Eastman. 16
Atlantic av, s s, 293.8 w Utica av, 16.8x100. Alfred Hoogland and ano. exrs. Ann Hegeman agt same; same att'ys. 16
Atlantic av, s s, 332 w Utica av, runs west 16.8 x south 95.8 x southeast 4.8 x east 14.10 x north 100. James A. Hegeman agt same; same att'ys. 16
Atlantic av, s s, 348.8 w Utica av, runs west 16.8 x south 65.5 x southeast 42.8 x north 95.8. Same agt same; same att'ys. 16
Pearl st, w s, 75 n Concord st, 50x97.6. Samuel Lodge, No. 63 I. O. O. F. B. agt Nisan Hess and Agnes Hickey indiv. and exrs. Patrick V. Hickey; att'y, J. H. Bernkopf. 16
7th av, n w cor 22d st, 125x100. Alexander M. Halsey agt James R. Robb; att'y, Charles R. Halsey. 16
Pacific st, n s, 116.8 e Rochaway av, 16.8x100. Abbie Willis agt George R. Waldron; att'ys, Garretson & Eastman. 18
4th av, s e s, 39.5 s w 22d st, 15.1x99. Hannah J. Moses agt Adolph Rehbein; att'y, Edward J. Dooley. 18
Ewen st, n e cor Johnson av, 25x100. Philip J. Maue exr, Philip Maue agt Barbara Maue; action for construction of will; att'y, Max Brill. 18
Macon st, n s, 100 w Patchen av, 100x100. Randolph H. Cole agt Alfred L. Beasley; att'y, R. H. Cole, in person. 18
Cornelia st, n w s, 90 n e Central av, runs north-west 100 x northeast 140 x northwest 160 to Putnam av, x northeast 370 to Hamburg av, x southeast 200 to Cornelia st, x southwest 510. Virginia A. Kleine agt Walter Hopkins; att'y, Charles R. Hopkins. 18
Sumner av, No. 425, n e cor Macon st, 30x95x95. George Weber agt Alexander Cable; action to return deed; att'ys, Brewster & De Wolf. 18
Withers st, n s, 66 w Union av, 44x90.3x62.1x92.3. Jeremiah V. Meserole agt William K. Dixon; action to set aside deed; att'ys, Jackson & Burr. 18
Uderhill av, w s, 81 n st. Marks av, 20x100. Mary L. Smith agt Francis McMahon; att'ys, Stitt & Phillips. 18
Gates av, n s, 39 w Stuyvesant av, 19.6x100. Harriet M. Goodnow agt William B. Biersd; att'y, A. W. Parker. 19
Hull st, s s, 93.9 w Hopkinson av, 18.9x88.2x18.10x50.3. Elizaeth W. Alonich agt Thomas Donohue; att'y, Spencer Aldrich. 19

Myrtle av, n s, 107 w Lewis av, 150x100 1
Myrtle av, n s, 350 w Lewis av, 30x110 1
William E. Cleary agt Max Hallheimer; foreclos. mechanic's lien; att'ys, Hy and Zabriskie. 19
Stagg st, n s, 60 e Leopard st, runs north 25 x east 15 x north 1.3 x east 25 x south 50 to st, x west 40. Charles V. Stehlin agt Mary Stehlin; partition; att'ys, Gugenheimer & Uetenvyer. 19
Putnam av, Nos. 1003-1011, n s, 20 e Howard av, 20x100. James H. Lee et al. agt Robert L. Moores and Charles A. Le Quense; foreclos. mechanic's lien; att'y, Tallmadge W. Foster. 20
Madi on st, s s, 20 e Howard av, 20x100. Same agt same; foreclos. mechanic's lien; same att'y. 20
Madison st, s e cor Howard av, 20x100. Same agt same; foreclos. mechanic's lien; same att'y. 20
Haucock st, n s, 162 w Marcy av, 22x 00. Susanna E. C. Russell agt Emma F. Carey; att'y, Randolph H. Cole. 20
Putnam av, s s, 315.2 e Stuyvesant av, runs east 84.10 x south — x northwest 118. 20
Jefferson av, n s, 23.4 w Reid av, runs east 6.4 x north 100 x west 1.7 10 x southeast 142.6. 20
Frank P. Ward agt Charles Isbill; att'y, Archibald C. Shenstone. 20
Bambridge st, n s, 156.3 w Ralph av, 18.5x100. (Cen tentine Y. Robinson agt Samuel R. Good; att'y, David K. Case. 20
Greene av, s s, 125 w Central av, 63 1'x100 20
Greene av, s s, 233.10 w Central av, 16.2x100 20
Virginia A. Kleine agt Ebenezer S. Blydenburgh; att'y, Charles R. Halsey. 20
Lafayette av, s s, 315 e Sumner av, 18.6x100. Henry A. Moore agt Franc E. Andrews; att'y, John F. Nelson. 21
Lexington av, n s, 240 e Stuyvesant av, 20x100. Wilton G. Berry agt George Walker; att'y, Samuel F. Prentiss. 21
Nichols av, w s, 75 n Union av, 85.9x91. Alonzo Reed agt Thomas D. Willis; att'y, Albert G. McDonald. 21
Lexington av both sides, from Grand av to Broadway. The Brooklyn Elevated Railroad Co. agt Adeline Osborn et al.; action to acquire real estate; att'ys, Hoadley, Lauterbach & Johnson. 21

RECORDED LEASES.

NEW YORK.

Per Year

Baxter st, No. 7, store and back room. Annie Friedman admrx, Solomon Friedman to Charles Graveur; 3/4 years, from Sept. 1, 1891 \$420
Same property. Assign. lease. Charles Graveur to Dominick Carraro nom
Same property. Assign. lease. Dominick Carraro to Conrad Stein nom
Broadway, No. 173, corner store. The New York Steam Co., a corporation, to Max Marx and Henry M. Davis; 4 years, from May 1, 1893. 9,000
Broome st, No. 6, store and basement. August F. Schwarzler to Henry Iba; 5 years, from May 1, 1891. 900, 1,020
Same property. Consent to assign, lease. George C. Hollister and William H. Schmach to same. nom
Same property. Assign lease. Henry Iba to Caspar Iba nom
Same property. Caspar Iba to Patrick McCue; 4 1/2 years, from Feb. 1, 1892 900, 1,020
Chambers st, Nos. 173 and 175. George E. Smith to Henry W. Lordts; 5 years, from May 1, 1892. 6,500, 6,750
Canal st, No. 61, s ore, first floor and basement. Max Rosenthal to Laser and Charles H. Shulman; 5 1/2 years, from Feb. 1, 1892. 2,400
Grand st, No. 397. Clara M. Bryde to Maria Seyler; 3 1/2 years, from April 1, 1892 1,720
Grand st, No. 582. Elise Sohn to Leopold Walter; 5 years, from Jan. 4, 1892. 1,000
Greenwich st, No. 270. Elathione A. Bleakley to James S. Coward, Bayonne, N. J.; 6 years, from May 1, 1893. 1,620
Greenwich st, No. 416, store and basement and first four rooms over store. Frederick Bohde to William Von Scheele; 4 1/2 years, from Feb. 1, 1892 1,140
Houston st, No. 193 E. Anthony Reichardt to Philip P. Link; 3 years, from May 1, 1892. 900
Hudson st, No. 262, store floor and part cellar. Henry Morrison and David Lowenbein exrs. Adolph Lowenbein to James McCauley and John McGuire; 5 years, from Dec. 1, 1891. 1,500
Same property. Assign. lease. James Maccauley and John McGuire to The Henry Elms Brewing Co nom
Mulberry st, Nos. 81-83. Rachel Aronson to Vincenzo De Vito; 5 years, from May 1, 1892. 6,000
Pearl st, No. 181, store floor and front cellar and basement of No. 14 1/2 Cedar st. Gordon Cuard, London, England, to Herman Brandt; 10 years, from May 1, 1891. gold, 2,000
Same property. Assign. lease. Hermann Brandt to Henry Wiley nom
Pearl st, No. 189, upper part above store. William F. Smith to Bruno Diaz, Jr, & Co.; 1 year, from May 1, 1892. 750
Sylvan pl, n w cor 120th st, being No. 1 S 1/2 n pl and 153 East 120th st. John Keiras to Margaret Farrell and Charles L. Lamb; from Jan. 18, 1892, to Jan. 1, 1907, at \$50 per month for first 4 months; after, per year, taxes, &c., and in gold 1,200, 1,500, 1,800
Stanton st, No. 50. William A., Theodore A. and Mary L. Warner to Martin Reeder; 5 years, from Dec. 12, 1891 1,500
Stanton st, No. 310. Jonas Weitand Bernhard Mayer to F. L. Weiss; 5 years, from Jan. 1, 1890 1,100
Same property. Assign. lease. Frederick D. Weiss to Thomas F. Kerrigan nom
26th st, No. 413 W., west store. William F. Smith to John Lynch; 3 1/2 years, from Jan. 1, 1892. 312
31st st, No. 133 W. J. R. Wigger to Michael Fitzgerald; 5 years, from May 1, 1891. 1,400
32d st, No. 148 E. Ray E. Howard to Mary Frick; 5 years, from May 1, 1892. 1,200
42d st, No. 61 W., store. James Wafely to Charles L. Newcomb; 3 1/2 years, from Nov. 1, 1891 1,300, 1,500
40th st, No. 340 W., store. Henry Tonyan to Henry C. Schatenkerk; 5 years, from Feb. 1, 1892, with privilege of renewal for 5 years. 660
52d st, No. 6 3 W., store and house. Henry Deike exr. D. F. Deike to Jacob Rottmann; 5 years, from May 1, 1891. 800
59th st, No. 20 W. Alfred T. Edward to Louis D. Ray and George F. Cole; 3 years, from Aug. 1, 1891. 3,250

Table listing property owners and addresses in the left column, including details like store numbers and lease terms.

Table listing property owners and addresses in the middle column, including details like restaurant fixtures and business types.

Table listing property owners and addresses in the right column, including details like furniture and business types.

HOUSEHOLD FURNITURE.

Table listing household furniture items and owners, including details like item descriptions and prices.

CHATTELS.

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

NEW YORK CITY.

JANUARY 15 TO 21—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures, including names of owners and addresses.

Gorta, Robert. 556 9th av....Krakauer Bros. Piano. 230
Grand, A. 125 E 108th...L Baumann. 153
Gelger, Mrs. B. 108 E 87th... B M Cowperthwait & Co. 111
Gillespie, Annie M. 43 Jane...L Baumann. 227
Gillon, Mary. 398 2d av...Fennell & P. (R) 118
Gleason, Ellen. 223 13th av...O'Farrell & Co. 132
Goodsen, B. 82 Canal...Alexander Bros. 141
Goldstein, Michael. 1697 3d av...W E Wheelock & Co. Piano. (R) 175
Gordon, N. G. 287 W 41st...J Baumann. 351
Green, Chas. 317 E 69th...Fennell & P. (R) 497
Griffa, R. H. 2053 Lexington av...Fennell & P. (R) 118
Guillard, Ellen N. Storage. L Van Nostrand. 237
Groothfield, Jennie. 304 E 83d...J Moriarty. 181
Goldstein, Carolina. 131 Forsyth...S I Herschmann. 200
Gottlieb, Henry. 230 Stanton...Krakauer Bros. Piano. 285
Gold, Isaac. 26 Forsyth...M Schultz. 1,400
Hasselt, Katie. 537 8th av...J Early. 124
Hebron, G. W. 64 Morton...Brooklyn F Co. 310
Hughes, John. 48 Columbus av...J Early. 182
Haermann, Richard. 173 E 122d...Fennell & P. 115
Haarman, Kate. 421 W 19th...E Hafner. 500
Hagan, Mary. 942 1st av...Fennell & P. (R) 112
Hagenburg, John. 200 E 115th...H Thoesen. 120
Hannigan, Eliza. 15 W 100th...J Baumann. 231
Harper, W E & E. 172 W 94th American Guarantee Assoc. 150
Hartman, Irene. 474 W 146th...Jordan, M & Co. 150
Harris, Henrietta E. 104 E 127th...J Bauman. 189
Hart, Minnie. 434 W 29th...L Baumann. 172
Harrison, Nellie. 788 6th av...J Baumann. 285
Hawlik, Harry. 104 E 8th...D M Brown. 115
Hays, Mrs F. J. 116 W 14th...O'Farrell & Co. 280
Hazlett, James. 156 3d av...J Moriarty. 161
Heard, Julia. 106 W 40th...L Baumann. 172
Helmman, Rosa. 229 E 136th...D M Brown. 179
Herman, Louis. 163 West Houston...C R Ruegger. 239
Hughes, Mary T. 432 W 29th...W E Wheelock & Co. Piano. 250
Humphrey, Maud. 82 W 87th...Brooklyn F Co. 135
Huntington, E. C. 126 W 83d...J Coogan. (R) 120
Johnson, Mary. 312 W 47th...J Baumann. 160
Jardin, Hattie. 242 W 16th...W E Wheelock & Co. Piano. (R) 196
Joiner, Sophie. 323 Willis av...Fennell & P. (R) 3 9
Jones, Mrs A. 19 Bethune...J Moriarty. (R) 292
Kane, R. V. 222 9th av...Jordan & M. 189
Kelly, Annie W. 315 Madison...W E Wheelock & Co. Piano. 275
Koenigsberg, Theresa. 161 E 63d...B M Cowperthwait & Co. 529
Kellard, Mary M. 3 W 46th...J Baumann. 683
Kennedy, Thos. Jr. 206 E 34th...W E Wheelock & Co. Piano. 275
Kimball, May. 200 W 41st...J Baumann. 114
Klammer, Isidor. 48 Lewis...R Rosenheim. 120
Klein, Rosalie. 261 E 4th...R Rosenheim. 230
Lambert, Kate. 12 Forsyth...D M Brown. 123
Leon, H. S. 72 E 120th...H Thoesen. (R) 137
Leon, Manual. 216 E 84th...J McEnery & Co. 187
Lessor, Emil. 211 E 108th...D M Brown. 212
Levy, Isaac. 250 E 125th...H S Eisler. 199
Lewis & Kipp. 169 W 49th...J Baumann. 317
Liftchild, Eugene. 1395 5th av...J Baumann. 150
Lusk, Carrie. 163 W 5th...J Baumann. 659
Lewinski, M. 245 East Broadway...F G Smith. Piano. (R) 345
Luftus, Mary. 401 W 34th...L Baumann. (R) 123
Mayer, Mr. 223 E 123d...A Romer. 130
McCormack, Mrs. 641 Water...J Wolf & Son. (R) 129
McDonald, Margaret. 147 Sullivan...F G Smith. Piano. (R) 165
Miller, Mrs. 1748 Park av...A Romer. 140
Moon, D. H. 2651 8th av...C H Mitchell. 125
Munday, J. E. 233 W 143d...L Baumann. 175
Martin, Katie E. 307 E 103d...G Feck. 128
McCarthy, Sarah. 1521 3d av...J Baumann. 283
McDonald, Minnie. 157 W 49th...L Baumann. (R) 145
Morelli, Felix. St Josephs Hospital...B M Cowperthwait & Co. 215
Mulle, William. 193 W 63d...J Baumann. 160
Marx, Annie. 55 E 106th...H Brunhald & Co. 506
Mason, Kate. 361 W 36th...B M Cowperthwait & Co. 127
Matthaei, G. F. 850 9th av...J Baumann. 147
Marshall, James. 520 E 85th...W E Wheelock & Co. Piano. (R) 220
McAndrews, Mrs John. 428 E 13th...H Thoesen. 108
McCarrick, Ann. 302 W 116th...Alexander Bros. 100
McCready, Rose. 41 Grove...W E Wheelock & Co. Piano. 300
McDermott, Mrs Timothy. 42 Morton...B M Cowperthwait & Co. 131
McMahon, Mary. 346 E 18th...W E Wheelock & Co. Piano. 300
Mengoni, Marianno. 209 W 46th...B M Cowperthwait & Co. 504
Meyer, Joseph. 154 E 113th...H Thoesen. (R) 320
Miller, Sam. 53 Pike...H S Eisler. 216
Morris, Julia W. 96 Lexington av...R J Morris. 700
Same...Mary Morris. 700
Same J Brown. 560
McCullough, Ed McClain, Simpson & Co. 130
Nihs, Mrs Henri. 317 E 46th...H Thoesen. (R) 187
Norton, Dessie E. 147 E 28th...W E Wheelock & Co. Piano. (R) 230
Olsen, J. B. 606 E 135th...R M Walters. Piano. 219
O'Connor, Daniel. 53 E 85th...E D Farrell. 163
Oestrie, Mary. 219 3d av...W E Wheelock & Co. Piano. 325
O'Rourke, Mrs John. 325 W 43d...O'Farrell & Co. 165
Osborn, Mary N. 256 W 26th...W J Guinevan. 130
Outlan, W. C. 155 W 53d...W Guinevan. 137
Outman, B. A. 136 W 63d...L Baumann. 361
Petrie, Frederick. 601 Kosciusko st, Brooklyn...H F Kasschau & Co. (R) 125
Pretoro, John. 235 E 83d...H F Kasschau & Co. (R) 100
Pape, M. 234 W 48th...L Baumann. 136
Pierra, F M. 830 W 30th...L Baumann. (R) 247
Plesant, B. E. 211 W 38th...L Baumann. (R) 113
Poole, B. F. 216 E 56th...L Baumann. 148
Pierce, J. H. 231 W 41st...W E Wheelock & Co. Piano. 355
Porter, L. D. 171 W 25th...J Baumann. 177
Price, Josephine. 56 Lawrence st and 184th st and Amsterdam av...O'Farrell & Co. 287
Quigley, M. J. 663 11th av...J Early. 718
Parent, C. W. 303 W 117th...Brooklyn F Co. 362
Phillips, W. L. 147 W 62d...J Early. 248

Ranson, W. E. 900 Broadway...A E Ranson. Paintings, &c. 1,100
Redpath, Hattie. 2309 2d av...J Baumann. 125
Reno, J. D. 205 E 41st...W E Wheelock & Co. Piano. (R) 185
Reynolds, Mary. 186 Lexington av...J R Reynolds. 2,500
Robrs, Fred. 105 and 107 E 102d...J & J Dobson. Carpets. 526
Ross, Rosa. 157 E 18th...J J Murphy. 100
Robbins, Josephine. 18 and 20 W 22d...W Warbrick. 6,215
Roshach, W. 254 E 111th...A Romer. 156
Raphael, Sara. 322 E 4th...Krakauer Bros. Piano. 300
Shaw, Sarah B. 104 W 23d...E C Hinsdale. 635
Simmonds, Nellie. 127 W 56th...J Baumann. 538
Stanley, Louisa. 265 W 40th...J Baumann. 292
Stellflug, Frederick. 3034 3d av...W Reubel. 120
Stouveler, Frank. 236 W 127th...J Baumann. 144
Sullivan, Denis. 147th st and Southern Boulevard...M Crimmins. 329
Sachs, Morris. 329 E 79th...J Wolf & Son. 158
Schiff, Mrs D. 247 E 118th...D Schwarzkopf. 629
Schiff, Mrs G. 520 E 89th...D Schwarzkopf. 125
Scully, Katie. 518 E 83d...L Baumann. (R) 181
Stevens, Mary. 107 Henry...R M Walters. Piano. 190
Scoffin, F. S. 216 W 25th...J Baumann. 115
Servant, Ferdinand. 131 W 23rd...J Baumann. 249
Shelton, Nora. 212 E 20th...J Machell. 530
Simmons, Della. 156 E 120th...Fennell & P. 117
Smith, G. D. 1453 Broadway...L Baumann. 183
Smith, Maggie B. 506 W 145th...W B Smith. 200
Stanley, Belle. 155 E 47th...H Thoesen. 475
Stone, M. A. 134 W 46th...Alexander Bros. 400
Stroud, Jennett. 1239 Ogden av...W E Wheelock & Co. Piano. (R) 115
Sullivan, Robert. 35 Carmine...D Schwarzkopf. 126
Sutpher, E. W. 126 Liberty...Brooklyn F Co. 171
Sweeney, W. H. 1727 Park av...Fennell & P. 212
Sachs, S. 92 Division...D Daudes. 300
Selden, C. W. 40 W 50th...J Early. 293
Smith, F. B. 48, 50 and 40 E 23d...J S Smith. 683
Taylor, Elizabeth C. 308 W 70th...J Gregg & Co. 275
Taylor, Mrs G. 35 E 9th...F H Cordts. 775
Theobald, Anna. 395 7th av...D Schwarzkopf. 238
Traub, Hattie. 323 E 90th...W E Wheelock & Co. Piano. 300
Travis, A. H. 246 W 143d...J Baumann. 223
Tunney, Margaret E. 343 E 89th...M Breslin. Piano. 410
Turnour, Thos. 213 E 40th...J Moriarty. 209
Taylor, Elizabeth C. 308 W 70th...J Gregg & Co. 198
Van der Esch, P and A. 1773 1st av...D Ingram. (R) 370
Van Camp, Lee. 162 E 46th...H Thoesen. (R) 405
Wakefield, S M and W A. 112 Washington pl...Lincoln Land G Assoc. 100
Warschawsky, Meyer. 132 Suffolk...H Thoesen. (R) 100
Weiss, Nicholas. 312 5th...J Moriarty. 343
Wilkins, Flora M. Cortland and West sts...J Gregg & Co. Piano. 242
Wing, Ella. 264 W 143d...J Baumann. 132
Woodson, Mary. 306 W 43d...O'Farrell & Co. 149
Warner, W. L. 326 W 59th...J Baumann. 301
Whelan, Nellie. 323 W 47th...J Baumann. 200
Willmet, C. G. 308 E 28th...B M Cowperthwait & Co. 140
Ward, M. A. Webster av...L Baumann. 154
Walter, Jennie L. 136 W 120th...D Schwarzkopf. 120
Washburn, Julia. 231 W 16th...H Israel & Son. 732
Washington, Nellie. 103 W 3d...J M Israel. 340
Williams, H. M. 64 E 109th...F G Smith. Piano. (R) 202
Wright, Mrs A. K. 45 W 93d...F G Smith. Piano. (R) 365
Walker, Charles. 356 E 124th...V Clowes. (R) 1,000
Wiyuker, Samuel. 222 Av C...C Braitsch. Piano. 115
Yashinsky, M. 166 6th av...H Thoesen. 213

MISCELLANEOUS.

Armstrong, T H & Co. 542 Columbus av...J A Kelly. Horses, &c. 1,700
Same...same. Horses, &c. 1,700
Armstrong, T H & Co...D P Nichols & Co. Cab. 1,301
Albones, Anton. 628 Water...F Sackett. Machinery, &c. (R) 2,000
Arietta, Francis. 216 Mott...F Brunje. Horses. 276
Armstrong, T H & Co...D B Dunham. Coaches, &c. 679
Alber, Conrad. 1758 2d av...J Lutz. Bakery Fixtures. 250
Bush, R. I. 872 6th av...E M Stone. Butcher Fixtures. 250
Bachenheimer, Emil. 161 E 113th...E Gilch. Butcher Fixtures. 232
Bloch Sisters. 277 7th av...E Marquel. Machinery. 1,954
Burnham, G H & Co. 158 and 190 West Houston...H N Burnham. Press. 5,350
Bischoff, A. H. 1424 Av A...A D Puffer & Sons. Soda Fixtures. 146
Baker, Leander...tothschild Bros. Wagon, &c. 19
Basso, Filippo. 247 E 115th...A Schwaab & Son. Barber Fixtures. 249
Becker, W. H. 128 7th av...J Crawford. Butter Store Fixtures. 85
Belmonte, Disnisco. 519 Canal...L Ruggiero. Barber Fixtures. 170
Berg, K. 103 Suffolk...J L Morrison Co. Machine. 80
Blakeney, B. E. 2435 8th av...C W Baldy. Butcher Fixtures. 500
Blume, Robert. 14 Stanton...P Strobel & Son. Tables and Chairs. 379
Bundy, R. H. 408 6th av...A Schwaab & Son. Barber Fixtures. (R) 117
Bunny, T. F. 226 Cherry...P Scherer. Co. Horses, Trucks, &c. 500
Carucci, Fratelli. 168 Thompson...Marvin Safe Co. Safe. 120
Cappell, M. 762 11th av...R Rainforth. Barber Fixtures. 50
Chetwood, E. 176 Lexington av...Fischer Bros. Drug Fixtures. 50
Same...same. Drug Fixtures. 200
Same...same. Drug Fixtures. 100
Cohen, Wolf. 1454 1st av...E Marschieder. Butcher Fixtures. 209
Clark Bros...P Barrett. Truck. (R) 327
Chingio, Giuseppe. 83 Chambers...M Shmuro. Barber Fixtures. 165
Dugan, James. 330 and 233 W 10th...D N Gibbs. Horses, Wagon, &c.

de Preissig, Edward. 1099 1st av...Damon & Peets. Press, &c. 460
Darrow & Gregory. 22-26 Reade...T E Fell. Machinery. 2,000
Dowell, B. F. 68 and 70 Wooster...J C Dowell. Machinery. 1,000
Dawney & Curry. 74 E 93d...Delemater Iron Works. Machinery. 340
Davidson, M. A. 75 W 11th...A C Davidson. Horses, Wagon, &c. 900
Derlin, Henry. 1652 2d av...L Korndorfer. Cigar Fixtures. 900
Dislberger & Perelman. 43 Eldridge...W Roedes Furniture and Fixtures. 710
Doering, O. A. 34 E 95th...Prentiss Tool Co. Machinery. 167
Doll, Henry. 1687 2d av...P Lorian. Bakery Fixtures. 600
Donovan, William. 216 E 36th and 329 E 31st...D P Nichols & Co. Cab. 800
Doying, W. A. E. 70th st and Av A...W Z Larned. Machinery. (R) 50,000
Engel, William. 539 W 50th...H Ruopp. Bakery Fixtures. 500
Evans, J. F. 2160 7th av...A E Coday. Laundry Fixtures. 500
Edwards, Albert. 356 Washington...A M Stein & Co. Trucks. 3,500
Fause, Thomas. 8 Franklin...M Kaplan. Bakery Fixtures. 50
Felleman, W. M. 2682 8th av...W Rogers. Confectionery Fixtures, &c. 265
Fonda Lake and Port Leyden Paper Co...Watertown Steam Engine Co. Engine. 1,135
Forman, T. O...R Bonker. Horse "Startle, Jr." 4,000
Fortuato, Elizabeth. 123d st and 10th av...S F Hyman. Machinery. 1,600
Freitag Printing Co. 42 Franklin...Van Allens & E. Press. (R) 992
Franco, A and G. 40 Spring...A Cannella. Grocery Fixtures. 750
Guarino, Alfonso. 247 Elizabeth...M S Barilati. Drug Fixtures. 1,140
Guy, Patrick. 117 W 18th...T Hyland. Coupe. 50
Gavamona, Raffel. 320 E 23d...H K Rainforth. Barber Fixtures. 101
Goldschmidt, Theresa. 181 E 78th...E Marschieder. Butcher Fixtures. 260
Goldstein, Wm. 1649 1st av...J Weiss. Barber Fixtures. 50
Graach, P Antonio. 449 W 42d...R Rainforth. Barber Fixtures. 137
Gray, Catherine. 435 1/2 W 32d...W C A White. Grocery Fixtures. 135
Gauante, Nicola. 500 Grand...A Schwaab & Son. Barber Fixtures. 810
Gefner, Wolf. 149 Rivington...J Lonon. Butcher Fixtures. 200
George, W. F. 62 E 125th...F A Greenough. Store Fixtures. 225
Gibson, J. M. 58 Liberty and 104 E 22d...N E Provost. Office Fixtures and Furniture. 485
Goldberg, Samuel. 292 Bowery...A Solomon. Machinery. 600
Goldschmidt, Theresa. 181 E 78th...E Marschieder. Butcher Fixtures. 260
Goldthwaite, W. M...Derby & Kilmer Desk Co. Desks. 249
Hartstein, Bernard. 2004 2d av...S Markovitz. Safe. 60
Heissenbuttel, Dora. 1831 Amsterdam av...G Breden. Grocery Fixtures. 500
Hubbard, Edward...D P Nichols & Co. Cab. 306
Harlan Turn Hall...P Strobel & Son. Tables and Chairs. 398
Hartmann, Charles. 445 Amsterdam av...C Yuengling. Fish Market, Horse, Wagon, &c. 200
Hartman, Franz. 131st st and Alexander av...P Prybil. Machinery. (R) 53
Howell, H. E. 21 W 3d...Van Allens & E. Press. 275
Hub Pub Co. 21...Valentine & Co. Trade Marks. 6,900
Jennings, W. N. 9 and 11 Franklin...Van Allens & B. Press. (R) 2,900
Kelly, P. J. 34 North Moore...Van Allens & B. Press. (R) 650
Klaner, J. A. 204 and 206 Columbus av...C Rohe. Butcher Fixtures. 1,060
Same. 178 E 85th...same. Butcher Fixtures. 980
Kenyon, W U & Co. 888 8th av...J W Tufts. Soda Fixtures. 1,400
Kerrigan, John. 509 W 30th and 537 W 32d...T F Kerrigan. Horses, Trucks, &c. 1,000
Same...L Littlefield. Horses, Trucks, &c. 867
Klemeyer, Herman. 506 E 56th...H Diedrichs. Horse, Cart, &c. 250
Krohn, Ernest. 52 E 4th...J Schott. Music Fixtures, &c. 600
Same...J A Weber. Music Fixtures, &c. 800
Kirchert, Fred. 2858 3d av...Miller & Huber. Bakery Fixtures. 547
Kolle, Philip. 122 W 46th...J Polya. Coach. (R) 150
Lapidus, Louis. 107 Clinton...E Marschieder. Butcher Fixtures. 183
Leblang, H. 1406 Av A...Marvin Safe Co. Safe. 120
Lechter & Hertz. 75 1st av...Lincoln I and G Assoc. Machinery and Furniture. 150
Laubis, Bertha. 1694 2d av...A Van Drathen. Bakery Fixtures. 400
Lovell, F F & Co. 142 and 144 Worth...First National Bank of Champlain. Press, &c. 50,000
Lynch, P. J. 512 10th av...Nat Cash Reg Co. Register. 225
McNamara, Michael. 332 W 21st...J B Brewster & Co. Coach. 400
Minrath, George. 787 8th av...F R Minrath. Drug Fixtures. (R) 2,500
Maleham, Mrs E. G. 42 E 43d...Bramhall, Deane & Co. Range, &c. (R) 191
Maas, Rudolph. 175 Broome...Fannie Stern. Horses, Wagon, Machinery. 2,500
Maresca, Pasquale. 73 W 11th...A Schwaab & Son. Barber Fixtures. 500
Martin, Hounar. 1102 Lexington av...A Scherich. Barber Fixtures. 492
Metz, A. R. 60 John...C M Vreeland. Press. 500
Millie, T. H. 1288 Broadway...J R Judd. Store Fixtures. 250
Mayers, Isaac. 366 8th av...L Spero. Coupe. 120
McCormack, J. C. 3d and Franklin avs...F T Higgins. Furniture Store. 2,500
Nofka, Kate. 326 10th av...C L Steinert. Fancy Goods Fixtures, &c. 650
Naule, D. D. 129 Barrow...Knickerbocker Ice Co. Horses, Carts, &c. 675
Obermeier, F. X. 241 W 33d...W Kohlsiek. Laundry Fixtures. 200
Overin & Markert. 148 E 39th st, 43d st and 7th av, 1540 Broadway and 53th st and Park av...A Markert, Sr. Horses, Coaches. (R) 120,750

Table listing names and addresses, including Lee, W. S., manager; Murray, O.; Pease, E. K.; Powers, J.; Rhod-s, A. and G. H.; Schildt, J. M.; Thompson, F.; Turano, M.; Ulliano, R.; Venzels, H.; Ventura, G.; Wechsler, P.; Wernersbach, G.; Woodcock, J. H.; Wilkens, J.

Table listing names and addresses, including Cross I. M.; Crump, A. E.; Cummings, R. H.; Curtis, W. H.; Davis, Joseph; De Forest, E. L.; Denman, A. R.; De Witt, Wm H.; Dodd, G. F.; Drayton, H. S.; Dykman, August; Edwards I. M.; Field, W. P.; Fletcher, George; Ford, M. E.; Genueng, Patrick; Gile, F. A.; Gontzar, Isa; Gould, S. G.; Grobert, Ursula; Guerin, M. P.; Hanna, T. L.; Hasinger, Peter; Hassinger, A. H.; Have eye, W. F.; Hill, Wm.; Hochadel, Mary; Houiss, John; Howell, J. E.; Hneber, G. E.; Hunt, R. E.; Keasbey, E. J.; Kelly, Harry; Kiernan, Patrick; King, I. A.; Kirkpatrick, Andrew; Kopf, J. T.; Leddy, James; Lemassena, Lillian; Leslie, M. M.; Lewenstein, Jacob; Lister, J. C.; McGowan, M. J.; Lyon, A. E.; Lyons, Polhemus; McGown, J. A.; Mills, S. D.; Moore, John; Nairn, S. F.; Nicols, W. S.; Oakes, J. K.; Phythian, John; Rarkinson, William; Satter bwaite, T. E.; Sellow, T. G.; Smith, C. L.; Smith, F. H.; Stagg, J. E.; Stockton, C. S.; Ulrich, Henry; Wagner, Albert; Wallace, J. P.; Weatherby, Harry; Wilde, E. S.; Wilcox, F. C.; Williams, Charles; Williams, W. A.; Young, M. E.

Table listing names and addresses, including Kingsland, M. G.; Kinney, Bernard; Kusterer, C. U.; Longfelder, Samuel; Bachmann, Jacob; Marcus, W. E.; Mc'oll, Michael; Meyer, Herman; Miller, C. T.; Miller, H. D.; Miller, M. G.; Morehead, A. B.; Palmer, A. W.; Parsons, W. H.; Parsens, W. H.; Pucciarelli, Emilio; Rachman, Jacob; Reed, F. P.; Robinson, F. A.; Robinson, James; Rodzies, Mary; Koubrich, Christian; Russell, C. E.; Seratelli, Gus; Smith, A. G.; Stryker, A. A.; Thomas, I. C.; Trengove, J. E.; Van Doren, P. C.; Voorhees, Rosanna; Webb, J. N.; Williams, M. K.; Wilmore, J. A.; Wilson, Andrew; Zeffif, D. A.

BILLS OF SALE.

Table listing bills of sale, including Cameron, R. E.; Ernst, Susan; Farrell, J. P.; Furboter, H.; Goldberger, J.; Grow, D.; Hofman, A.; Hollwedel, H. A.; Jappen, O. C.; Jones, W. K.; Lederhaus, F. N.; Neuwecker, J.; Overbeck, J.; Overbeck, N.; O'Connell, M.; Sigorelli, A.; Weaver, G. O.; Wheeler, J. W.; Wunsel, A. A.; Zweygart, F.

Table listing bills of sale, including Cross I. M.; Crump, A. E.; Cummings, R. H.; Curtis, W. H.; Davis, Joseph; De Forest, E. L.; Denman, A. R.; De Witt, Wm H.; Dodd, G. F.; Drayton, H. S.; Dykman, August; Edwards I. M.; Field, W. P.; Fletcher, George; Ford, M. E.; Genueng, Patrick; Gile, F. A.; Gontzar, Isa; Gould, S. G.; Grobert, Ursula; Guerin, M. P.; Hanna, T. L.; Hasinger, Peter; Hassinger, A. H.; Have eye, W. F.; Hill, Wm.; Hochadel, Mary; Houiss, John; Howell, J. E.; Hneber, G. E.; Hunt, R. E.; Keasbey, E. J.; Kelly, Harry; Kiernan, Patrick; King, I. A.; Kirkpatrick, Andrew; Kopf, J. T.; Leddy, James; Lemassena, Lillian; Leslie, M. M.; Lewenstein, Jacob; Lister, J. C.; McGowan, M. J.; Lyon, A. E.; Lyons, Polhemus; McGown, J. A.; Mills, S. D.; Moore, John; Nairn, S. F.; Nicols, W. S.; Oakes, J. K.; Phythian, John; Rarkinson, William; Satter bwaite, T. E.; Sellow, T. G.; Smith, C. L.; Smith, F. H.; Stagg, J. E.; Stockton, C. S.; Ulrich, Henry; Wagner, Albert; Wallace, J. P.; Weatherby, Harry; Wilde, E. S.; Wilcox, F. C.; Williams, Charles; Williams, W. A.; Young, M. E.

Table listing bills of sale, including Kingsland, M. G.; Kinney, Bernard; Kusterer, C. U.; Longfelder, Samuel; Bachmann, Jacob; Marcus, W. E.; Mc'oll, Michael; Meyer, Herman; Miller, C. T.; Miller, H. D.; Miller, M. G.; Morehead, A. B.; Palmer, A. W.; Parsons, W. H.; Parsens, W. H.; Pucciarelli, Emilio; Rachman, Jacob; Reed, F. P.; Robinson, F. A.; Robinson, James; Rodzies, Mary; Koubrich, Christian; Russell, C. E.; Seratelli, Gus; Smith, A. G.; Stryker, A. A.; Thomas, I. C.; Trengove, J. E.; Van Doren, P. C.; Voorhees, Rosanna; Webb, J. N.; Williams, M. K.; Wilmore, J. A.; Wilson, Andrew; Zeffif, D. A.

CHATTEL MORTGAGES.

Table listing chattel mortgages, including Alexander, G. F.; Hegarty, J. Jr.; Peters, C. to G. Elret.; Van Allens & Broughton to C. W. Tracy.

Table listing chattel mortgages, including Cross I. M.; Crump, A. E.; Cummings, R. H.; Curtis, W. H.; Davis, Joseph; De Forest, E. L.; Denman, A. R.; De Witt, Wm H.; Dodd, G. F.; Drayton, H. S.; Dykman, August; Edwards I. M.; Field, W. P.; Fletcher, George; Ford, M. E.; Genueng, Patrick; Gile, F. A.; Gontzar, Isa; Gould, S. G.; Grobert, Ursula; Guerin, M. P.; Hanna, T. L.; Hasinger, Peter; Hassinger, A. H.; Have eye, W. F.; Hill, Wm.; Hochadel, Mary; Houiss, John; Howell, J. E.; Hneber, G. E.; Hunt, R. E.; Keasbey, E. J.; Kelly, Harry; Kiernan, Patrick; King, I. A.; Kirkpatrick, Andrew; Kopf, J. T.; Leddy, James; Lemassena, Lillian; Leslie, M. M.; Lewenstein, Jacob; Lister, J. C.; McGowan, M. J.; Lyon, A. E.; Lyons, Polhemus; McGown, J. A.; Mills, S. D.; Moore, John; Nairn, S. F.; Nicols, W. S.; Oakes, J. K.; Phythian, John; Rarkinson, William; Satter bwaite, T. E.; Sellow, T. G.; Smith, C. L.; Smith, F. H.; Stagg, J. E.; Stockton, C. S.; Ulrich, Henry; Wagner, Albert; Wallace, J. P.; Weatherby, Harry; Wilde, E. S.; Wilcox, F. C.; Williams, Charles; Williams, W. A.; Young, M. E.

Table listing chattel mortgages, including Kingsland, M. G.; Kinney, Bernard; Kusterer, C. U.; Longfelder, Samuel; Bachmann, Jacob; Marcus, W. E.; Mc'oll, Michael; Meyer, Herman; Miller, C. T.; Miller, H. D.; Miller, M. G.; Morehead, A. B.; Palmer, A. W.; Parsons, W. H.; Parsens, W. H.; Pucciarelli, Emilio; Rachman, Jacob; Reed, F. P.; Robinson, F. A.; Robinson, James; Rodzies, Mary; Koubrich, Christian; Russell, C. E.; Seratelli, Gus; Smith, A. G.; Stryker, A. A.; Thomas, I. C.; Trengove, J. E.; Van Doren, P. C.; Voorhees, Rosanna; Webb, J. N.; Williams, M. K.; Wilmore, J. A.; Wilson, Andrew; Zeffif, D. A.

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including Allen, M. F.; Barber, T. G.; Bobb, Adam; Brown, S. T.; Chanick, John; Ciapp, A. G.; Coe, S. A.; Coe, J. A.; Coggeshall, Walter; Collins, C. H.; Coolbaugh, F. W.; Coudert, F. R.; Corby, F. M.; Cranford, M. J.; Creeden, D. J.

MORTGAGES.

Table listing mortgages in Essex County, including Allen, W. F.; Bachman, Jacob; Benn-t, E. H.; Bouton, E. D.; Brannick, John; Brown, James; Canfield, H. W.; Coolbaugh, F. W.; Crisp, O. E.; Curtis, W. H.; Decker, Chas. M.; Douglas Donald; Farley, Peter; Farrell, Bernard; Fellen, Theresa; Fischmaur, Lessor; Gless, Elizabeth; Griffin, C. H.; Hornadee, Mary; Holt, Isabella; Hornleia, Fred; Hughes, George; Jackson, E. W.; Jacobus, Wm.; Kelly, Daniel.

Table listing mortgages in Essex County, including Kingsland, M. G.; Kinney, Bernard; Kusterer, C. U.; Longfelder, Samuel; Bachmann, Jacob; Marcus, W. E.; Mc'oll, Michael; Meyer, Herman; Miller, C. T.; Miller, H. D.; Miller, M. G.; Morehead, A. B.; Palmer, A. W.; Parsons, W. H.; Parsens, W. H.; Pucciarelli, Emilio; Rachman, Jacob; Reed, F. P.; Robinson, F. A.; Robinson, James; Rodzies, Mary; Koubrich, Christian; Russell, C. E.; Seratelli, Gus; Smith, A. G.; Stryker, A. A.; Thomas, I. C.; Trengove, J. E.; Van Doren, P. C.; Voorhees, Rosanna; Webb, J. N.; Williams, M. K.; Wilmore, J. A.; Wilson, Andrew; Zeffif, D. A.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including Atken, Elizabeth; Beekman, Catharine; Bernitt, J. C.; Broun, F. A.; Bouton, N. J.; Brockley, John; Brown, James; Carroll, Michael; Cereghino, Joseph; Corwin, J. E.; Crevier, J. C.; Dessart, C. H.; Eberhard, F. N.; Edz.e, Is. ac; Edwards, J. N.; Elliot, D. G.; Fall, Charles; Flemming, James; Garbo, D. H.; Glenn, Eliza; Godfrey, Henrietta; Greyer, C. W.; Hoadley, B. H.; Hoboken Land and Lupt Co.; Hohn, Oscar; Jarvis, A. M.; Jones, Julia; Jones, J. M.; Kaiser, Aurst; Keenan, Charles; Klein, Joseph; La Grassa Salvatore; Lathrop, J. C.

JUDGMENTS.

Table listing judgments in Hudson County, including Adler, A. S.; Clancy, E. A.; East Orange Riding Academy; Eben, Bernard; Francisco, L. F.

Table listing names and amounts, including Loft, William-J Meyding, Macauliffe, Mary and E M Plummer by sheriff, J P Northrop, Bayonne, Maxwell, Annie C-Elizabeth Maxwell, etc.

MORTGAGES.

Table listing mortgage details, including Atkins, Ada E-J De Vries, 3 years, Borthwick, Jessie-Catharine Downie, Hoboken, 2 years, etc.

MISCELLANEOUS.

ATLANTIC WHITE LEAD AND LINSEED OIL COMPANY, Manufacturers of

"ATLANTIC" PURE WHITE LEAD.



The best and most reliable White Lead made and unequalled for uniform Whiteness, Fineness and Body.

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

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

A. KLABER, Importer of and Worker in MARBLE, ONYX & GRANITE Steam Works, 238 to 244 EAST 57th STREET, At 2d Av. Elevated R. R. Station. NEW YORK

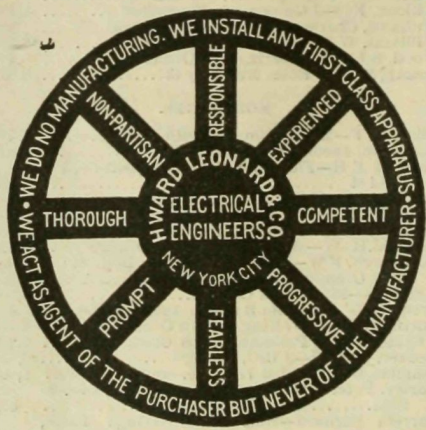
Table listing names and amounts, including Gottschalt, C F-Helena A Seibel, Union, 4 years, Green, William-Carrie F Kenyon, Kearney, 1 year, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgage details, including Abbott, Mrs Ann, New Durham-L Baumann, furniture, 103, Ahrens, C D, Union-C N Bu meister, butcher shop fixtures, 400, etc.

MISCELLANEOUS.

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Table listing names and amounts, including Lentz, Achille-Bernheimer & Schmid, pool table, 140, Lorenz, Francis, Hoboken-Jordan & Moriarty, furniture, 128, etc.

BILLS OF SALE.

Table listing bills of sale, including Church, A B-E M Church, shipsmith, tools, &c. nom, Barrille, Guiseppe and Gandezia-J O'Connor, 418, etc.

MECHANIC'S LIEN.

Table listing mechanic's liens, including Cutley, Bridget, owner; J H Cutley, builder; H Delatash, claimant, 667.

BUILDING MATERIAL MARKET.

The immense pressure upon our columns this week and the generally quiet condition of business all around induces us to omit a detailed report of the markets. The changes, however, are few and unimportant. Brick have been less plenty owing to ice in the river and a hesitation among manufacturers about making shipments, with the influences rather stiffening upon values though demand has not improved. Cement remains dull for both domestic and imported stock. Lime has arrived to some extent without finding compensating demand and could probably be bought comparatively low. Lath are easing off with \$3.50@2.75 now top rates on spruce, and sellers of hemlock looking for custom at \$2.00@2.10 per M. Lumber generally is without much animation, but there is more or less figuring on specials for spring delivery and at a full line of valuation, the market ruling quite firm.

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